



Cotswold District Local Plan Viability Assessment



Prepared for
Cotswold District Council

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1 Summary

- 1.1 This report tests the ability of developments in Cotswold District to accommodate policies in the emerging Local Plan.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to development. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy can be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with best practice and requirements set out in the PPG on viability.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Section 106 obligations) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical. The Council is testing the viability of its emerging Local Plan policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21 followed by period of instability after the 2022 'Fiscal Event'. Forecasts for future house price growth point to growth in mainstream south-west England housing markets, although there is a degree of short term uncertainty while buyers adjust to a structural shift in mortgage rates after the end of the period of ultra-low rates from 2009 to 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Cotswold District has a mix of previously developed sites and greenfield sites (with the latter forming the bulk of expected housing land supply); differences between sites in terms of capacity; varying existing use values; variations in residential and commercial values; and varying infrastructure costs, which will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should therefore be based on scheme and site-specific circumstances.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 35% on brownfield sites and

40% affordable housing on greenfield sites. The tenure split sought by the emerging policy is 80% rented (further subdivided as 60% social rent and 20% affordable housing) and 20% shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies from schemes comprising houses to flatted schemes with mixed-use elements) and benchmark land value. In most circumstances, developments brought forward on greenfield sites will be able to meet the 40% target. However, the results for brownfield developments do not point to any particular level of affordable housing that most schemes can viably deliver. The target is most readily achievable on developments brought forward on the lower of the two brownfield land benchmarks.
- The Council expects the bulk of its housing supply to come forward on greenfield sites. The 40% target will be more readily achieved on greenfield sites, but the 35% target will more of a stretch to deliver on brownfield sites. The emerging policy addresses the differences in viability on brownfield and greenfield sites by seeking a lower target on the former than the latter. Where developments on brownfield sites cannot viably meet the full 35% target, site-specific viability assessments submitted with planning applications will identify the viable percentages.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept more affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 35% to some extent.
- In December 2025, the government issued a consultation on changes to the NPPF including “GB8: Golden Rules” which require that development brought forward on land released from the Green Belt should deliver increased tangible benefits for communities, including higher levels of affordable housing, green space and necessary infrastructure improvements. Our testing of 50% affordable housing indicates that this should be viable, if required.
- **Affordable housing contributions on small sites:** Emerging Core Policy 41 requires that schemes providing between 3 and 9 units should contribute towards affordable housing, either on-site or through financial contributions. We have tested this requirement which appears to be no less viable for schemes of this scale than larger schemes of 10 or more units. For practical reasons, it is likely that many developers will seek to deliver this obligation through financial contributions at the equivalent of the main policy requirement. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.
- **Biodiversity Net gain:** We have tested the impact of the Council’s emerging policies which reflects the statutory minimum 10% biodiversity net gain. This requirement has a relatively modest impact on residual land values of less than 2%-3% in most cases and therefore be viably absorbed.
- **Accessibility:** Similarly, the Council’s emerging policy seeking 5% of private and affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability. The change in residual land values resulting from this requirement is less than 3% in most cases.
- **Net Zero Carbon/reduced carbon:** the Council’s emerging plan seeks net zero carbon development with no fossil fuel heating systems. National standards are moving in this direction over the plan period with the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 14% on average. It is possible that units developed with highly efficient heating and on-site power

generation will attract premium sales values which could offset some of the additional costs.

- The impact of net zero carbon in operational energy terms is therefore relatively modest in most cases and higher in others (particularly specialist housing for older people), but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability, with an average reduction in residual land values of circa 42%). It should be noted, however, that the emerging policy does not seek zero embodied carbon, just “low levels”.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate its emerging Local Plan policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the Cotswold District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward, particularly on sites in the major settlements.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 3.3% in March 2026. The medium to long term impacts on inflation as a consequence of USA and Israeli strikes on Iran remains to be seen.
- 2.7 The BoE's November 2023 Monetary Policy Report identified *"a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections"*. The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with three further rate cuts to 4.25% in June 2025, 4% in August 2025 and 3.75% in December 2025 where it remains as at April 2026. Again, the medium to long term impacts on of USA and Israil strikes on

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

Iran as it relates to the Base rate and mortgage lending rates remains to be seen.

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

- 2.9 In its April 2026 House Price Index release, Nationwide reported that annual UK house price growth increased to 2.2% in March, from 1.0% in February. Commenting Nationwide's Chief Economist, Robert Gardener, observed that,

"UK annual house price growth picked up to 2.2% in March, from 1.0% in February. Prices increased by 0.9% month on month, after taking account of seasonal effects.

The pickup in house price growth suggests that the market had regained momentum after the slowdown recorded around the turn of the year. However, the sharp rise in global energy prices in response to developments in the Middle East represents a significant shock to the global economy, clouding the outlook.

In the near term, UK economic growth is likely to be slower and inflation higher than previously expected, although ultimately the impact will depend on the duration of the shock as well as the policy response. The outlook for interest rates is particularly uncertain and dependent on whether the demand or supply side of the economy is more adversely affected".

- 2.10 The March 2026 Halifax House Price Index report published in April 2026 reports that house prices reduced by -0.5% in March, following a +0.3% rise in February. The annual rate of growth also slowed from +1.2% in February to +0.8% in March.

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

"House prices fell -0.5% in March, following the modest +0.3 per cent increase seen in February. As a result, the average property price is now £299,677. The pace of annual growth has also eased, slowing to +0.8 per cent from +1.2 per cent the previous month, suggesting the market has lost some momentum as spring begins.

The recent slowdown in the housing market reflects the wide uncertainty regarding the conflict in the Middle East. Concerns about higher energy prices have pushed up inflation expectations, which in turn led to a rise in mortgage rates, reducing confidence that interest rates will be cut this year and dampening the initial momentum in the market seen at the start of the year.

The effect on house prices will largely depend on how long-lasting these pressures prove to be and the wider implications for the economy and unemployment. Mortgage rates are a key factor for buyers, particularly those getting on the ladder for the first time, who are already balancing the challenge of saving a deposit, with the cost of borrowing. As a result, many are likely to watch movements in mortgage rates closely, before making a decision on any home purchase. In this environment, professional advice can play an important role in helping people understand their options and make informed decisions that are right for their individual circumstances.

However, the recent increase in UK mortgage rates has been more modest than the sharp rises seen during the mini budget of 2022. Further, many households will already be on fixed deals, protecting them from the latest rate rises. Taking all this into account, house prices may prove resilient, even if uncertainty weighs on market activity in the near term."

- 2.12 In their March Housing Market Update, Savills reflect on the April 2026 Nationwide report that, *"House prices rose by 0.9% in March. Annual growth to March was 2.2%, up from 1.0% in February. This is the highest level since the Budget, however this momentum will likely fade over the coming months as rising mortgage rates slow activity".*

- 2.13 They go on to consider that *"geopolitical uncertainty will drive inflation, but not to the same extent as 2022. Oxford Economics expects inflation to peak at 4% in Q4 2026 before falling sharply below 2% in 2027. The effects of this spike are likely be more muted than in 2022 when a combination of the*

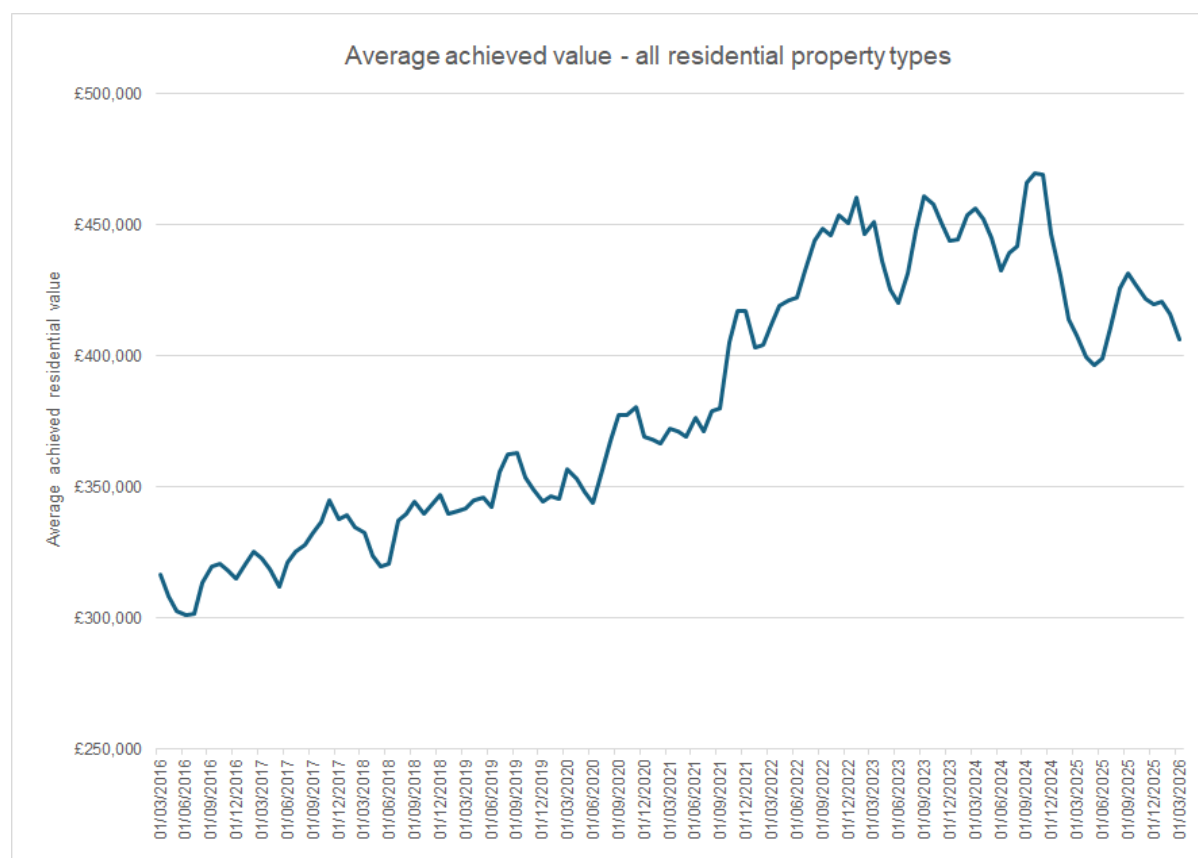
global economy restarting after Covid, Russia's invasion of Ukraine, and the mini-Budget caused a large and prolonged inflationary shock, and saw annual inflation reach a peak of 11.1% in October 2022. The current situation is one in which the UK and global economy is growing more slowly than 4 years ago, and the prospect of inflation increasing to the same level is less likely".

- 2.14 Savills also report on The Bank of England's adoption of a 'wait and see' approach to further rate cuts or rises. They set out that, *"The effects of this are already being felt with the Bank of England pausing rate cuts, and with the mortgage markets adopting a more cautious approach. Lenders have already raised rates by 1% from where they were in January, with 2- and 5- year fixes at 4.8% and 4.9%, respectively. The number of mortgage products available in the UK has fallen from 8,500 to 7,000 but this is a modest change when compared to 2022, when a quarter of all mortgage products were taken out of the market."*
- 2.15 The latest five-year forecast from Savills was published 5 November 2025. Their overall forecast growth over the five year period 2026 to 2030 stands at 22.2% across the UK as a whole; 21% in the South West; and 17% in the South East.

Local Housing Market Context

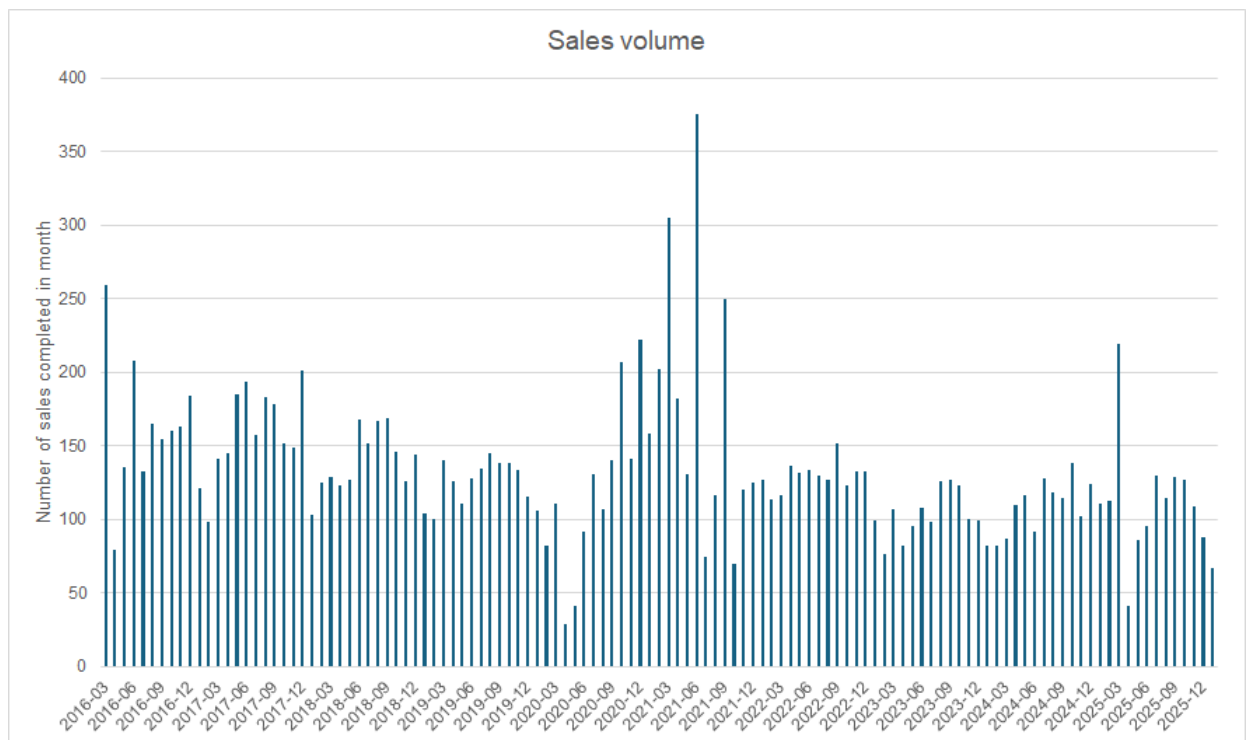
- 2.16 Residential property prices in the Cotswold District have followed recent national trends, with values increasing steadily between 2015 and late 2022 and then falling back slightly over 2023 to early 2026 (see Figure 2.16.1). In March 2026, sales values were 28% higher than in March 2026. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), albeit with a further fall in volumes from October 2025.

Figure 2.16.1: Average sales values in Cotswold District



Source: Land Registry

Figure 2.16.2: Sales volumes in Cotswold District (sales per month)



Source: Land Registry

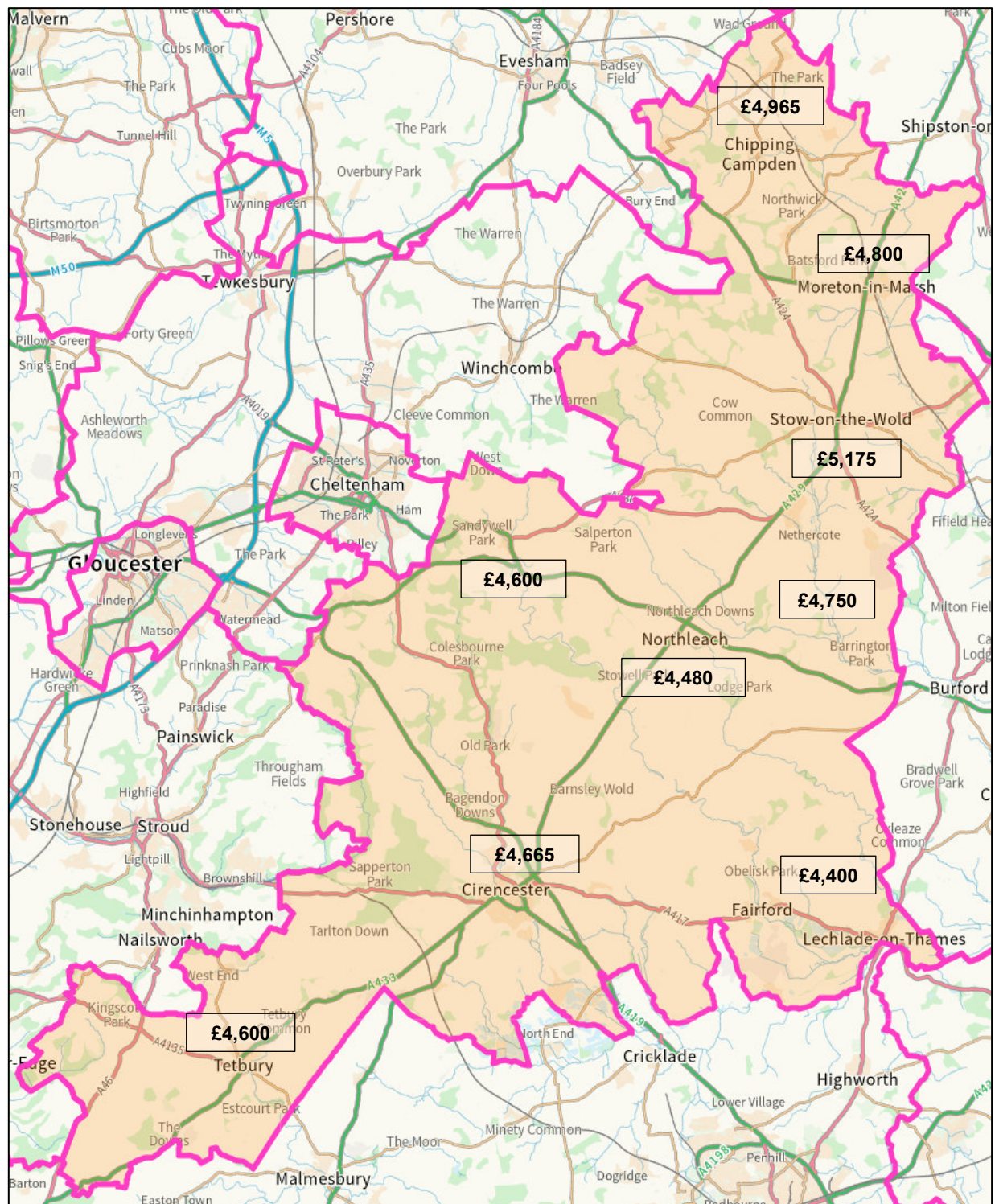
- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2026 is that values in 'mainstream' south-west of England markets are expected to increase by 2% in 2026; 4% in 2027; 5% in 2028; 5% in 2029; and 3.5% in 2030, equating to cumulative growth of 21% over the period 2026-2030.
- 2.18 In common with other Districts in the south west of England region, there are variations in sales values between different parts of Cotswold District, as shown in Figure 2.18.1. Highest sales values are achieved in the north east of the District at Moreton-in-Marsh, Stow-on-the-Wold and Chipping Camden. Values are lowest in the south eastern parts of the District in Northleach and Fairford.

National Policy Context

The National Planning Policy Framework

- 2.19 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019.
- 2.20 Paragraph 35 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

Figure 2.18.1: Sales values in Cotswold District (approx. £s per square metre)



Sources: Map – Ordnance Survey; Values – Land Registry

- 2.21 Paragraph 59 of the NPPF suggests that “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether

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

- 2.22 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council's adopted and emerging Local Plan policies relating to affordable housing are applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.23 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted², but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.24 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority and Cotswold have chosen not to.
- 2.25 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.26 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.27 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.28 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer

² And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.29 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.30 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.31 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide "a useful reference point"³. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.32 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.33 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.34 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.

³ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

CIL in Cotswold

- 2.35 The Council adopted its CIL Charging Schedule on 3 August 2018 and it came into effect from 1 June 2019. The Charging Schedule applies a single rate to all residential development across the District and a single rate to all retail development. All other uses are nil rated. The adopted and indexed CIL rates are summarised in Table 2.35.1.

Table 2.35.1: Adopted and indexed CIL rate

Development type	Original CIL Rate	2026 Rate
All residential development, including Sheltered Housing and Extra-care housing but excluding the Chesterton Strategic Site	£80	£100.63
Retail development	£60	£75.47
All other development	£0	£0

- 2.36 The Council has advised that it will be undertaking a review of its CIL Charging Schedule and it expects to adopt a new Charging Schedule soon after the Local Plan has been adopted in 2028. CIL rates will be informed by evidence of viability, but it is expected that Local Plan strategic allocations will be zero rated for CIL purposes, given that they will be delivering community infrastructure on-site, as well as funding highways improvements.

Local Policy context

- 2.37 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which will not be altered by the Council's new Local Plan.
- 2.38 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as likely section 106 obligations. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.39 The Council undertook a first stage consultation on its Regulation 18 Local Plan between February and March 2022. It undertook a second stage Regulation 18 consultation in the seven week period up to 2 January 2026. The policies that the Council is consulting on in the Regulation 19 stage are summarised at Appendix 1 and the policies with cost and/or potential viability impacts are summarised in Table 2.38.1.

Table 2.38.1: Emerging policy approaches with potential viability implications

Policy ref	Title	Summary of requirements	Cost implications for development
Core Policy 24	Net Zero Carbon New Buildings	New dwellings to be designed and built to be net zero carbon in operation, including generation of renewable energy on site and be constructed with low levels of embodied carbon.	Tested in the study.
Core policies 33, 34, 35, 36 and 37	Sustainable Transport	Requires that development contributes towards Cotswold decarbonisation strategy by promoting sustainable travel and reducing carbon emissions, including designing schemes to support inclusive travel. Developments will contribute to improvements in public transport primarily through CIL but also S106 to a lesser degree.	This could be achieved by encouraging modal shift through provision of electric vehicle charging points for all residential units. The cost of this is tested. Other measures such as connecting a development to existing public rights of way and cycle routes should be achievable through design process without adding to cost. Cil and section 106 obligations incorporated into the appraisals.
Core Policy 54	Biodiversity and Geodiversity Features Habitats and Species	Indicates the Council's support for developments which conserve or enhance biodiversity and geodiversity; and developments which reverse habitat fragmentation. Development expected to deliver a net gain in biodiversity when there is an opportunity to do so.	Statutory requirement for 10% biodiversity net gain tested in the appraisals.
Core Policy 40	Standards for new residential development	Developments to provide a mix of housing in terms of size, type and tenure to meet housing need and demand. Minimum of 80% of units (across private and affordable tenures) to be 3 beds or fewer beds. Developers to comply with nationally described space standards. 5% of plots on schemes with 20 or more units to be provided for custom build or self build. 67% of all new dwellings to meet M4(2) standards. 8% of all new dwellings to meet M4(3) standards.	Mix reflected in the appraisals. Space standards reflected in appraisals. These requirements are broadly neutral as the plot value is calculated on the end value of the completed custom build house less the construction cost and a small builder's profit. The end plot value is broadly equivalent to the residual land value that the plot would have generated had it been delivered directly by the main developer. Reflected in the appraisals.
Core Policy 41	Affordable Housing	35% of new dwellings on brownfield sites and 40% of new dwellings on greenfield sites required on sites providing 10 or more dwellings (or 0.5 ha or more, or more than 1,000 sqm).	Tested in the VS.

Policy ref	Title	Summary of requirements	Cost implications for development
		In rural areas, schemes of 3 to 9 units to provide affordable housing. 80% of units to be provided as rented housing (further split 60% social rent and 20% affordable rent) and 20% as intermediate housing.	
Core Policy 43	Specialist Accommodation for Older People	Sets out where this type of housing would be accepted Specialist housing required to provide affordable housing in line with Core Policy 41	Land use matter only. Tested in the appraisals.
Core Policy 6	Infrastructure Delivery	Indicates that development will be permitted where infrastructure requirements are met, where necessary secured with planning obligations.	Planning obligations incorporated in the appraisals.
Core Policy 65	Social and Community Infrastructure	Sets out pre-conditions for granting planning permission for community facilities, including proven need, viability of the facility, located in an accessible area by public transport or cycle etc Seeks to prevent the loss of existing community facilities unless it can be demonstrated that there is no longer local demand. Or alternatively that the facility has been reprovided. Major developments will be required to contribute towards the development of social and community infrastructure through on-site provision or through financial contributions.	This policy does not give rise to any viability issues for developers. The policy will protect existing sites from speculative purchase for alternative uses. Costs reflected in the appraisals.
Core Policy 38	Parking Provision	Developers required to demonstrate need for the volume of parking spaces proposed in a development. Parking to be located out of clear site of main positions of site if possible. Should not result in additional development costs if carefully designed. Provision of secure space for cycles required. Should be possible at very limited cost through careful design. Electric vehicle charging points required. Sets out requirements for proposals for new car parking.	No additional cost. Cost tested in appraisals. Primarily a land use matter only.

Development context

- 2.40 The Cotswold District is a predominantly rural local authority area in Gloucestershire covering approximately 450 square miles (around 1,200 square kilometres) with a population of about 91,000. The District lies within the wider Cotswolds National Landscape, with a very high proportion of land subject to environmental and heritage constraints, influencing the extent and location of new

development.

- 2.41 The settlement pattern within the District is dispersed, reflecting its rural character. The principal town and main service centre is Cirencester, with a population of just over 20,000 and a key role in retail, employment and public services. Other important market towns include Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water, Tetbury and Chipping Campden, which serve as principal or secondary settlements providing day-to-day facilities for surrounding rural catchments. Below this tier, there are villages and hamlets distributed across the District, with more limited services and development opportunities.
- 2.42 The District benefits from good strategic connectivity. Kemble and Moreton-in-Marsh stations are both on mainline routes with direct services to London Paddington (typical journey times of around 1–1.5 hours). Stations outside the District at Cheltenham, Gloucester and Stroud provide wider regional connections. The road network includes key routes such as the A429 (Fosse Way), the A417/A419 corridor linking Cirencester to Swindon and Gloucester, and connections to the strategic motorway network (M4 and M5) beyond the District.
- 2.43 In terms of development opportunities, the emerging Plan identifies a mix of site types to meet housing and economic needs, including strategic sites (for example, at Moreton-in-Marsh), allocations within principal settlements, and smaller sites within villages. The Council also supports a range of employment-generating uses, including business, retail and tourism, alongside the protection of existing employment areas and encouragement of rural diversification and reuse of buildings.
- 2.44 The emerging plan recognises the challenges of balancing between accommodating significant housing and economic growth and conserving the District's high-quality landscape and historic environment. The spatial strategy therefore concentrates growth in the most sustainable and accessible settlements, while managing the scale and type of development elsewhere, resulting in a pattern of predominantly on strategic in sustainable and unconstrained locations with more limited small/medium developments in villages.

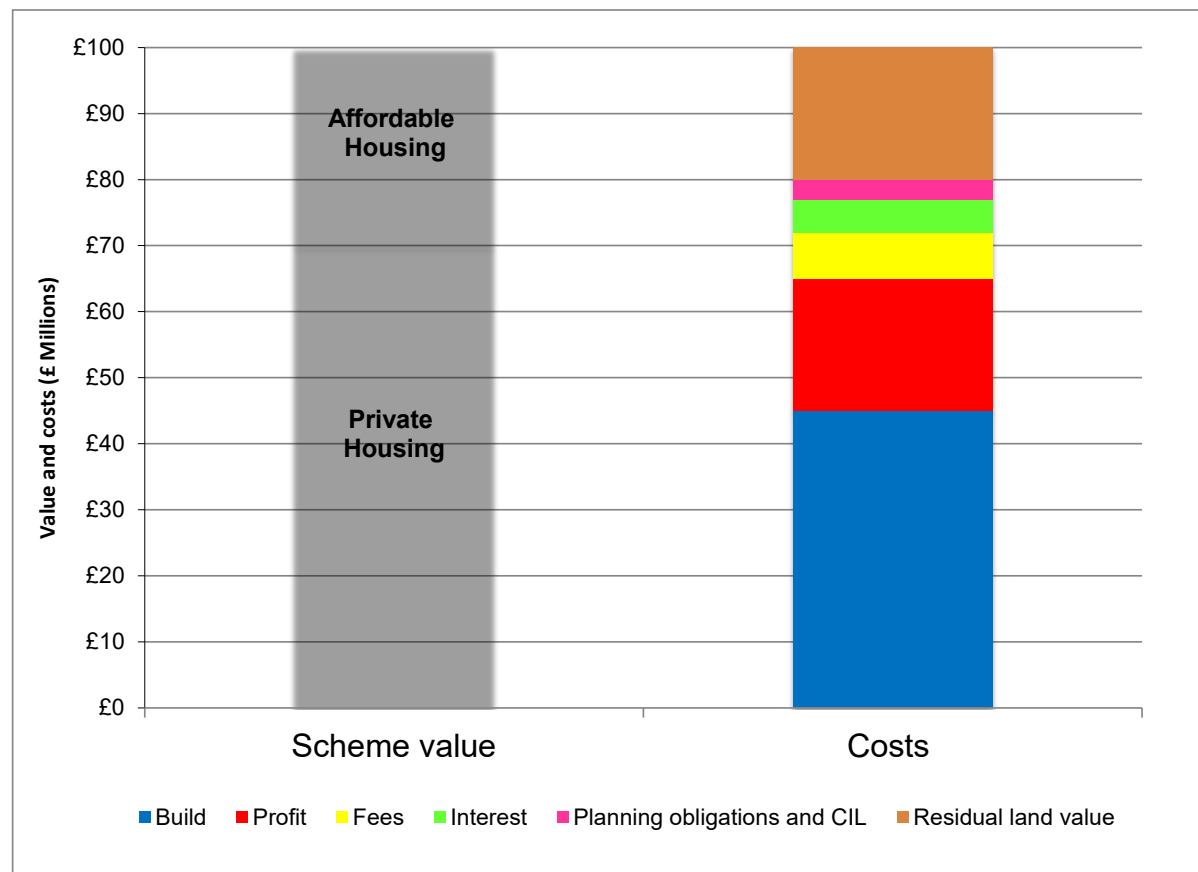
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Cotswold District and tests the Council's emerging planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, Section 106 obligations and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



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

accurately assessed in 'normal' circumstances. In districts like Cotswold, some sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as abnormal ground conditions or decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁴ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021, 2023 and 2025), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁵ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come

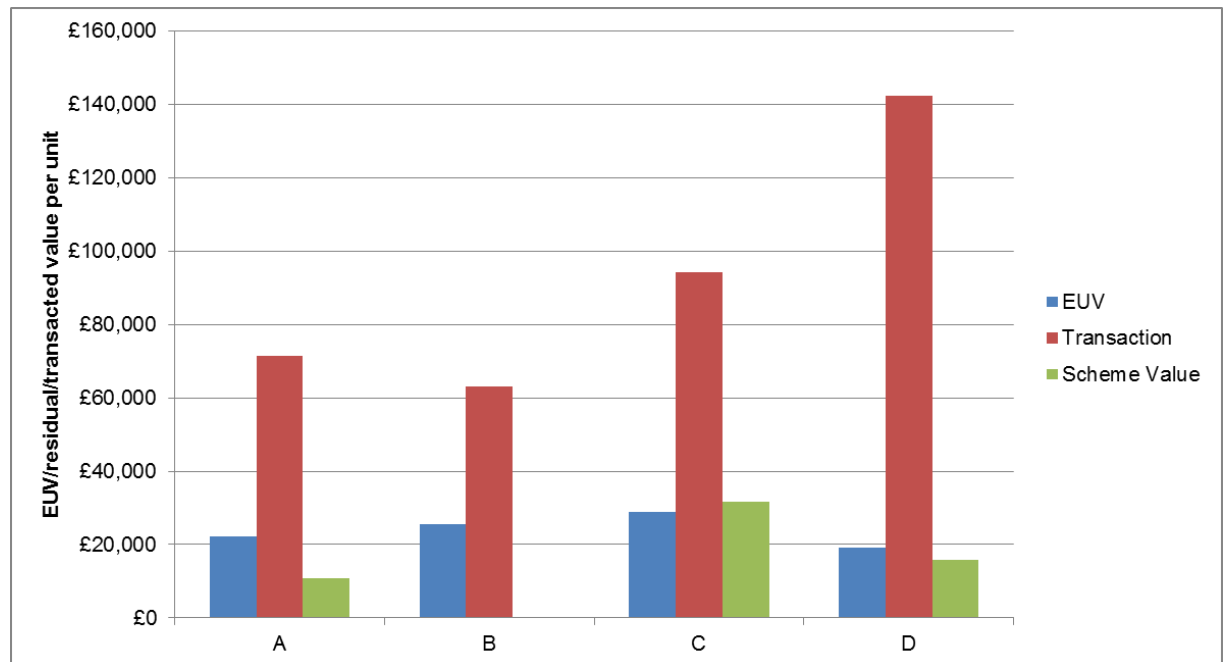
⁴ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁵ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this pre-dates the PPG on viability, it is consistent with the approach required by the PPG.

forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

- 3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Cotswold District, where a significant proportion of land supply will be greenfield sites, there is typically greater scope to make downwards adjustments to land values, as the uplift arising from redevelopment provides a significant uplift above existing use values.
- 3.11 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the proponents have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.12 These issues are evident from a recent review we undertook of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



- 3.13 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 47 development typologies across the District, these include a range of typologies which were informed by past development types and sites allocated in the emerging Plan and housing trajectory, to reflect the development expected to come forward during the plan period. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Local Plan.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Cotswold District, as noted in Section 2. We have considered comparable evidence of new build schemes in the District to establish appropriate values for testing purposes. This exercise involved analysis of 4,177 transactions recorded by the Land Registry between March 2022 and March 2026 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the District will attract average sales values ranging from circa £4,400 per square metre (£409 per square foot) to circa £5,175 per square metre (£480 per square foot), as shown in Figure 2.13.1. The highest sales values are achieved in Chipping Norton, Chipping Camden and other smaller rural settlements. Properties in Northleach attract the lowest sales values in the District-wide range.
- 4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).
- 4.4 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2026 is that values in 'mainstream' south-west of England markets are expected to increase by 2% in 2026; 4% in 2027; 5% in 2028; 5% in 2029; and 3.5% in 2030, equating to cumulative growth of 21% over the period 2026-2030.

Table 4.3.1: Growth scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	Subsequent years 2031 onwards
Values	2.0%	4.0%	5.0%	5.0%	3.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: Downside scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	Subsequent years 2031 onwards
Values	0.0%	2.0%	3.0%	3.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

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

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
CDC-RES1 Small scheme (1 unit) 25 dph	0.05	1	85	85	-	-	-	-	85	2
CDC-RES2 Small scheme (1 unit) 30 dph	0.04	1	85	85	-	-	-	-	85	2
CDC-RES3 Small scheme (5 units) 25 dph	0.24	5	85	425	-	-	-	-	425	2
CDC-RES4 Small scheme (5 units) 30 dph	0.20	5	85	425	-	-	-	-	425	2
CDC-RES5 Small scheme (10 units) 30 dph	0.42	10	85	850	-	-	-	-	850	2
CDC-RES6 Small scheme (10 units) 35 dph	0.36	10	85	850	-	-	-	-	850	2
CDC-RES7 Medium scheme (20 units) 30 dph	0.83	20	85	1,699	-	-	-	-	1,699	2
CDC-RES8 Medium scheme (20 units) 35 dph	0.71	20	85	1,699	-	-	-	-	1,699	2
CDC-RES9 Medium scheme (30 units) 30 dph	1.25	30	85	2,549	-	-	-	-	2,549	2
CDC-RES10 Medium scheme (30 units) 35 dph	1.07	30	85	2,549	-	-	-	-	2,549	2
CDC-RES11 Medium scheme (40 units) 30 dph	1.67	40	85	3,399	-	-	-	-	3,399	2
CDC-RES12 Medium scheme (40 units) 55 dph	0.91	40	87	3,461	-	-	-	-	3,461	2
CDC-RES13 Large scheme (50 units) 30 dph	2.08	50	85	4,248	-	-	-	-	4,248	2
CDC-RES14 Large scheme (50 units) 40 dph	1.56	50	86	4,279	-	-	-	-	4,279	2
CDC-RES15 Large scheme (75 units) 30 dph	3.13	75	85	6,373	-	-	-	-	6,373	2
CDC-RES16 Large scheme (75 units) 35 dph	2.68	75	85	6,373	-	-	-	-	6,373	2
CDC-RES17 Large scheme (100 units) 30 dph	4.44	100	85	8,497	-	-	-	-	8,497	2
CDC-RES18 Large scheme (100 units) 55 dph	2.42	100	87	8,652	-	-	-	-	8,652	2
CDC-RES19 Large scheme (150 units) 30 dph	6.67	150	85	12,745	-	-	-	-	12,745	2
CDC-RES20 Large scheme (150 units) 35 dph	5.71	150	85	12,745	-	-	-	-	12,745	2
CDC-RES21 Large scheme (200 units) 30 dph	8.89	200	85	16,993	-	-	-	-	16,993	2
CDC-RES22 Large scheme (200 units) 35 dph	7.62	200	85	16,993	-	-	-	-	16,993	2
CDC-RES23 Large scheme (300 units) 30 dph	13.33	300	85	25,490	-	-	-	-	25,490	2
CDC-RES24 Large scheme (300 units) 35 dph	11.43	300	85	25,490	-	-	-	-	25,490	2

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
CDC-RES25 Large scheme (400 units) 30 dph	17.78	400	85	33,987	-	-	-	-	33,987	2
CDC-RES26 Large scheme (400 units) 35 dph	15.24	400	85	33,987	-	-	-	-	33,987	2
CDC-RES27 Large scheme (500 units) 30 dph	23.81	500	85	42,484	-	-	-	-	42,484	2
CDC-RES28 Large scheme (500 units) 35 dph	20.41	500	85	42,484	-	-	-	-	42,484	2
CDC-RES29 Large scheme (750 units) 30 dph	38.46	750	85	63,725	-	-	-	-	63,725	2
CDC-RES30 Large scheme (750 units) 35 dph	32.97	750	85	63,725	-	-	-	-	63,725	2
CDC-RES31 Strategic site (1,000 units) 30 dph	55.56	1,000	85	84,967	-	-	-	-	84,967	2
CDC-RES32 Strategic site (1,000 units) 35 dph	47.62	1,000	85	84,967	-	-	-	-	84,967	2
CDC-RES33 Strategic site (1,300 units) 30 dph	72.22	1,300	85	110,457	-	-	-	-	110,457	2
CDC-RES34 Strategic site (1,300 units) 35 dph	61.90	1,300	85	110,457	-	-	-	-	110,457	2
CDC-RES35 Strategic site (2,000 units) 35 dph	95.24	2,000	85	169,934	-	-	-	-	169,934	2
CDC-RES36 Strategic site (2,500 units) 35 dph	119.05	2,500	85	212,418	-	-	-	-	212,418	2
CDC-RES37 Strategic site (3,500 units) 35 dph	166.67	3,500	85	297,385	-	-	-	-	297,385	2
CDC-RES38 Strategic site (4,000 units) 30 dph	222.22	4,000	85	339,868	-	-	-	-	339,868	2
CDC-RES39 Strategic site (4,000 units) 35 dph	190.48	4,000	85	339,868	-	-	-	-	339,868	2
CDC-ELDER1 Older person's housing scheme (C3) 35 dph	2.08	50	88	4,403	-	-	-	-	4,403	2
CDC-CARE1 Care home scheme (C2) - 70 units	0.40	-	-	-	-	-	-	2,951	2,951	2
CDC-EMP1 Employment - industrial 40% plot ratio	5.00	-	-	-	250	-	500	2,500	15,000	2
CDC-EMP2 Employment - industrial 45% plot ratio	5.00	-	-	-	250	-	1,000	4,000	15,250	2
CDC-EMP3 Employment - industrial 40% plot ratio	10.00	-	-	-	250	-	2,000	6,000	28,000	2
CDC-EMP4 Employment - industrial 45% plot ratio	10.00	-	-	-	250	-	3,500	6,500	30,500	2
CDC-EMP5 Employment - industrial 40% plot ratio	20.00	-	-	-	500	-	5,000	15,000	52,000	2
CDC-EMP6 Employment - industrial 45% plot ratio	20.00	-	-	-	500	-	5,000	25,000	51,000	2

Affordable housing tenure and values

- 4.5 The Emerging Local Plan requires provision of affordable housing on-site on all residential developments capable of providing 10 or more units. Emerging Core Policy 41 requires 35% affordable housing on brownfield sites and 40% on greenfield sites. Developments of 3 to 9 units brought forward in rural areas are also required to provide affordable housing in line with the percentages sought on schemes of 10 or more units.
- 4.6 The emerging policy requires a tenure split of 80% rented housing (further subdivided as 60% social rent and 20% affordable rent) and 20% intermediate housing.

Table 4.6.1: Unit mix tested

Number of bedrooms	Private housing	Social/Affordable Rented	Affordable Home Ownership
1	5%	25%	25%
2	35%	35%	45%
3	40%	30%	25%
4	20%	10%	5%
Total	100%	100%	100%

- 4.7 The rents for social and affordable rents are summarised in Table 4.7.1. Social rents are calculated in accordance with the formulae contained within the Housing Corporation document 'Rent influencing regime: Implementing the rent restructuring framework' (2001). This requires that rents are set on the basis of relative property value and relative county earnings. Affordable rents are, in principle, set at 80% of market rent, but in practice they are capped by the relevant Local Housing Allowance ('LHA') for an area. Cotswold District lies within the 'Broad Rental Market Areas' ('BRMA') of Cheltenham, Gloucester, Warwickshire South and West Wiltshire.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£111.58	£126.19	£144.14	£165.41
Affordable Rent (capped by LHA)	£126.58	£166.85	£195.62	£276.16

- 4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.9 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (between 25% and 50%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ⁶
Social rent	£2,675	£2,279	£2,168	£2,485	£2,219
Affordable rent	£2,845	£2,821	£2,750	£3,583	£2,759
Shared ownership ⁷	£3,113	£3,113	£3,224	£2,737	£2,964

- 4.11 The Homes England 'Affordable Homes Programme 2026-2031' document indicates that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 The development typologies incorporate employment floorspace, assumed to be a mix of office, retail, light industrial and logistics floorspace. Our assumptions on rents and yields for this floorspace are summarised in Table 4.12.1. These assumptions are informed by 285 lettings of similar floorspace in the District recorded by CoStar since March 2020 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£575	7.00%	12
Office	£260	6.50%	12
Industrial and warehousing	£160	5.00%	12

- 4.13 In addition, the typologies incorporate care homes and our assumptions are summarised as follow:

- Care and accommodation charge: £1,500 per week;
- Earnings before interest, tax, depreciation and amortisation: 30% of gross operating income;
- Gross Floor area: 42 square metres per room, including common areas and other facilities;
- Blended net rent per square metre: £607;
- Investment yield: 10%.

Build costs

- 4.14 We have sourced build costs from the RICS Building Cost Information Service ('BCIS'), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to a BCIS multiplier) as at 16 May 2026 are as follows:

Table 4.14.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,559	10%	£1,715

⁶ Net on acquiring RP's oncosts at 5% of capital value.

⁷ Based on the average District-wide unrestricted market value. Initial equity stakes adjusted where necessary to ensure that the units are affordable to purchasers with gross household incomes not exceeding £80,000 per annum.

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Flats	816 Flats – 3-5 storeys	£1,816	10%	£1,998
Older persons housing	447 Care homes for the elderly	£2,197	10%	£2,417
Retail	345 Shops	£1,586	10%	£1,745
Offices	320 Offices air conditioned generally	£2,428	10%	£2,671
Industrial	282.12 Advance factories over 2,000 square metres GIA	£920	10%	£1,012

- 4.15 As noted in Table 4.18.1, the base costs above are increased by 10% to account for external works (including any garages or parking spaces).
- 4.16 The LHDG guidance 'Viability Testing Local Plans' (August 2012) indicates a range of £17,000 - £23,000 for greenfield infrastructure costs. Over the intervening period, the BCIS Tender Price Index has changed from 223 (Q3 2012) to 413 (Q2 2026), which increases the range to £31,484 - £42,596. We have applied costs in our appraisal at the lower end of the range, which equates to approximately 18% of base construction costs.

Zero carbon and BREEAM

- 4.17 Emerging Core Policy 24 seeks operational net zero carbon development and requires that developments minimise embodied carbon. We have therefore tested the impact of providing net zero carbon homes, both in operational terms (regulated energy) and embodied carbon. Research undertaken on behalf of other local authority areas indicates that the cost of achieving operational net carbon zero on residential and non-residential developments equates to up to 5% of construction costs⁸.
- 4.18 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:
- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
 - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic. This is likely to significantly overstate the costs, which could be significantly lower or even cost neutral.

Accessibility standards

- 4.19 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.19.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.19.1: Costs of accessibility standards (% uplift to base construction costs)

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

⁸ For example, 'Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments' (May 2023) (Levitt Bernstein, Introba Inking, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

- 4.20 Our appraisals assume that 67% of all new units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 8% of dwellings, as required by emerging Core Policy 40. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

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

Development finance

- 4.22 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of short term funding conditions and we would expect this rate to reduce over the plan period.

Marketing and disposal costs

- 4.23 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.
- 4.24 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales and legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of the first years rent.

Cotswold District CIL

- 4.25 As previously noted, the Council adopted its CIL Charging Schedule on 3 August 2018 and it came into effect from 1 June 2019. The Charging Schedule applies a single rate to all residential development across the District and a single rate to all retail development. All other uses are nil rated. The adopted and indexed CIL rates are summarised in Table 4.25.1. As noted previously, upon review of the Charging Schedule, the Council anticipates that Local Plan strategic allocations will be nil rated as they will provide on-site community infrastructure and fund major highways improvements.

Table 4.25.1: Adopted and indexed CIL rate

Development type	Original CIL Rate	2026 Rate
All residential development, including Sheltered Housing and Extra-care housing but excluding the Chesterton Strategic Site	£80	£100.63
Retail development	£60	£75.47
All other development	£0	£0

Section 106 costs

- 4.26 To account for Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £7,600 per unit for residential development reflecting the average contributions sought on schemes that the Council has permitted over the past five years. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Habitats mitigation

- 4.28 A small part of the District is located within the Cotswold Beechwoods Special area of Conservation where developments will be required to put in place mitigation measures at a cost of £771.79 per unit. In addition, parts of the south of the District are within the North Meadow Special area of Conservation. Where relevant, our appraisals assume that these contributions are incorporated within the wider Section 106 obligations.

Biodiversity Net Gain

- 4.29 We have tested the statutory requirement for a 10% enhancement to biodiversity in perpetuity on greenfield sites by applying an increase in build costs of 0.7%, which is reflective of the central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites for a 10% biodiversity net gain equate to 0.2% of build costs⁹. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites.

Building Safety Levy

- 4.30 The MHCLG 'Building Safety Levy: Technical consultation response' published 24 March 2025 profit) indicates that a levy will be sought from all developments requiring Building Control approval from October 2026. The draft rates for Cotswold District are £41.40 per square metre GIA for developments on previously undeveloped land and £20.55 per square metre GIA on previously developed sites. The levy will apply to private housing floorspace only.

Development and sales periods

- 4.31 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3 to 6 units per month (reflecting typical rates of sales in developments across the south and east of England), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in the south and east of England have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. The price points achieved by schemes in Cotswold District are at a level which is still achieving good rates of sale.

Developer's profit

- 4.32 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.33 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.34 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine, the September 2022 'fiscal event' and a change of

⁹ Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.

government in 2024, the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

- 4.35 Profits on commercial developments are applied at 15%, in line with normal market assumptions.
- 4.36 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

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

Benchmark land value

- 4.38 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.39 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it occupies a very low plot ratio compared to neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.40 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven that an existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.40.1.

Table 4.40.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices/retail	£2.24	£0.45	£2.69
Secondary industrial	£1.04	£0.21	£1.25
Greenfield (top end of range)	-	-	£0.37
Greenfield (lower end of range)	-	-	£0.25

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7 to 11. We have appraised 47 development typologies, reflecting different densities and types of development across the District. These typologies include both residential (general purpose and care schemes) and employment schemes.
- 5.2 Each appraisal incorporates (where relevant) affordable housing at varying percentages (from 0% to 50% rising in 5% increments, with a tenure mix of 80% rented (further subdivided as 60% social rent and 20% intermediate) and 20% shared ownership).
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to meet the emerging policy requirement for schemes providing 3 to 9 units to contribute towards affordable housing requirements. For practical reasons, the Council may need to secure payments in lieu of on-site delivery, but the potential methods of calculation reflect our approach for viability testing¹⁰.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (net zero carbon; accessibility standards; and enhancing biodiversity net gain), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 8, with a 'downside' set of growth and inflation rates attached at Appendix 9.

¹⁰ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. The funds collected could then be used to fund affordable housing deliver on other sites, including direct delivery by the Council and by offering grant funding to RPs and developers to deliver affordable housing on developments they are bringing forward.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

- 6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging policy requirement in emerging Core Policy 41 of 35% affordable housing on previously developed sites and 40% on greenfield sites.
- 6.3 The Council's preferred tenure mix in the emerging plan is 80% rented housing (split 60% social rent and 20% affordable rent capped at LHA rates) and 20% shared ownership. The appraisal results reflecting this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 7. Each table shows the results with sales values reflecting the District-wide range (£4,400 per square metre to £5,175 per square metre). For the avoidance of doubt, these appraisal outputs reflect the cumulative impact of all other emerging Local Plan policies.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed. As is normally the case, schemes brought forward on greenfield sites are more viable than schemes brought forward on previously developed sites due to higher existing use values. This means that schemes brought forward on brownfield sites may not always be able to provide 35% affordable housing, particularly in lower value areas.
- 6.5 Where sales values are at the lower end of the tested range (£4,400 per square metre), all schemes are unviable when tested against secondary office/retail benchmark land values (the highest benchmark land value tested). When tested against the secondary industrial benchmark land value, some schemes with the lowest sales values are able to viably provide affordable housing, although not at target levels in Core Policy 41. This is not an issue caused by policy requirements, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values (which will be predominantly in the major settlements) may not always meet the full policy requirement. If developers seek to bring forward residential developments in these areas, they may need to submit viability assessments to demonstrate a reduced level of affordable housing. However, when considered against the two greenfield benchmark land values, the appraisal outputs indicates that schemes of a wider range of scales and form can viably deliver affordable housing of up to 50% although this is not universally the case.
- 6.6 As sales values increase, the extent to which schemes can viably meet the emerging 35% and 40% requirement increases, but to varying degrees. At the highest sales values in the range (£5,175 per square metre), our testing indicates that 35% to 40% affordable housing would be significantly more viable on previously developed sites. However, schemes brought forward on the highest Benchmark Land Values would still struggle to generate viable outcomes, but this would improve markedly against BLV2 (which is the lower of the two previously developed benchmark land values).
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, while developments on greenfield sites will almost all be able to deliver 40% affordable housing, there is no uniform level of affordable housing where it can be said that all schemes on brownfield sites are viable. Setting any percentage below the emerging policy target of 35% would, in principle, mean that some schemes that *could* have delivered at this level would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,400 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,400 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	58,124	54,436	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157		
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	58,124	54,436	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157		
3 CDC-RES3 Small scheme (5 units) 25 dph	5	683,080	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,768		
4 CDC-RES4 Small scheme (5 units) 30 dph	5	652,740	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,768		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	581,242	544,362	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577		
6 CDC-RES6 Small scheme (10 units) 35 dph	10	690,621	581,242	544,362	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,032,896	967,111	902,977	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809		
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,032,896	967,111	902,977	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,562,174	1,549,344	1,450,667	1,353,116	1,256,600	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213		
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,581,964	1,549,344	1,450,667	1,353,116	1,256,600	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,027,093	1,886,060	1,770,499	1,644,408	1,519,788	1,396,639	1,274,960	1,154,753	1,038,016	918,750	802,955		
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,218	1,828,840	1,694,889	1,562,420	1,431,548	1,302,282	1,174,568	1,048,485	923,951	801,029	678,686	559,541		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,953,824	2,532,810	2,376,579	2,213,123	2,055,518	1,899,735	1,745,796	1,593,729	1,443,442	1,295,021	1,146,437	993,694		
14 CDC-RES14 Large scheme (50 units) 35 dph	50	£2,202,718	2,258,610	2,070,812	1,914,938	1,760,986	1,608,680	1,458,260	1,309,729	1,162,995	1,018,089	875,010	733,758		
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	3,800,798	3,558,863	3,316,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541		
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	3,800,798	3,558,863	3,316,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	5,087,730	4,745,150	4,428,248	4,111,019	3,799,469	3,491,597	3,197,491	2,898,802	2,590,040	2,286,876	2,007,387		
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£8,620,581	5,087,730	4,745,150	4,428,248	4,111,019	3,799,469	3,491,597	3,197,491	2,898,802	2,590,040	2,286,876	2,007,387		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,917,597	7,528,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,408,619	2,979,540		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	7,528,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,408,619	2,979,540		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	9,930,802	9,303,802	8,678,413	8,060,235	7,449,268	6,845,512	6,248,966	5,659,832	5,077,508	4,502,586	3,934,092		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,483,253	9,930,802	9,303,802	8,678,413	8,060,235	7,449,268	6,845,512	6,248,966	5,659,832	5,077,508	4,502,586	3,934,092		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,963,193	15,257,551	14,286,793	13,331,068	12,364,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,080	15,257,551	14,286,793	13,331,068	12,364,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293		
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	19,496,584	18,220,028	16,997,578	15,769,236	14,594,999	13,414,869	12,240,844	11,096,927	9,959,115	8,835,411	7,725,812		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,896,580	19,496,584	18,220,028	16,997,578	15,769,236	14,594,999	13,414,869	12,240,844	11,096,927	9,959,115	8,835,411	7,725,812		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,268		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,268		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	33,686,093	31,524,391	29,407,127	27,314,298	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,055		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	33,686,093	31,524,391	29,407,127	27,314,298	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,055		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	37,906,426	35,496,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,688		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	37,906,426	35,496,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,688		
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,528,962	45,206,413	42,815,907	39,458,303	36,833,841	33,842,280	31,083,701	28,595,102	25,965,485	23,065,850	20,375,726	17,777,003		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£168,577,282	45,206,413	42,815,907	39,458,303	36,833,841	33,842,280	31,083,701	28,595,102	25,965,485	23,065,850	20,375,726	17,777,003		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	62,586,445	58,966,955	54,593,366	50,665,650	46,783,755	42,947,711	39,150,341	35,406,190	31,701,956	28,043,639	24,431,237		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	65,793,141	61,551,713	57,358,333	53,213,342	49,167,735	45,068,515	41,068,682	37,113,645	33,203,287	29,341,398	25,527,264		
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,209,913	77,318,673	72,320,935	67,379,222	62,469,798	57,654,687	52,678,682	48,155,753	43,408,708	39,072,516	34,313,471	29,603,969		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£397,719,884	62,103,022	58,053,265	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,184	27,250,352	23,580,342		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	62,103,022	58,053,265	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,184	27,250,352	23,580,342		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	322,965	302,479	283,665	264,617	246,040	227,865	209,699	191,530	173,365	155,200	137,035		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690		
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£1,140,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£1,140,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,784,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,784,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139														Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	58,124	54,436	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157												
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	58,124	54,436	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157												
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,768												
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,768												
5 CDC-RES5 Small scheme (10 units) 25 dph	10	£521,124	514,724	484,368	457,304	427,584	400,152	373,632	348,144	324,624	298,144	264,656	231,168												
6 CDC-RES6 Small scheme (10 units) 30 dph	10	£447,192	581,242	544,382	507,304	471,326	435,329	401,152	366,386	332,908	298,145	264,651	231,165												
7 CDC-RES7 Medium scheme (20 units) 25 dph	20	£1,043,924	1,032,696	967,111	902,377	837,793	774,290	711,478	649,443	588,159	527,626	464,051	408,009												
8 CDC-RES8 Medium scheme (20 units) 30 dph	20	£894,385	1,032,696	967,111	902,377	837,793	774,290	711,478	649,443	588,159	527,626	464,051	408,009												
9 CDC-RES9 Medium scheme (30 units) 25 dph	30	£1,556,173	1,549,344	1,450,967	1,367,592	1,274,217	1,180,743	1,087,214	994,784	902,355	810,763	718,173	625,583												
10 CDC-RES10 Medium scheme (30 units) 30 dph	30	£1,341,577	1,549,344	1,450,967	1,367,592	1,274,217	1,180,743	1,087,214	994,784	902,355	810,763	718,173	625,583												
11 CDC-RES11 Medium scheme (40 units) 25 dph	40	£2,086,988	2,027,093	1,886,060	1,730,429	1,644,404	1,519,708	1,386,839	1,274,980	1,162,853	1,056,176	918,750	802,955												
12 CDC-RES12 Medium scheme (40 units) 30 dph	40	£1,138,308	2,027,093	1,886,060	1,730,429	1,644,404	1,519,708	1,386,839	1,274,980	1,162,853	1,056,176	918,750	802,955												
13 CDC-RES13 Large scheme (50 units) 25 dph	50	£2,698,622	2,637,975	2,434,926	2,231,877	2,084,828	1,937,779	1,790,730	1,643,681	1,496,632	1,349,583	1,192,534	1,045,485												
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,238,519	2,070,812	1,914,938	1,760,066	1,609,680	1,459,290	1,309,729	1,159,268	1,009,805	859,343	733,759												
15 CDC-RES15 Large scheme (75 units) 25 dph	75	£3,912,933	3,860,796	3,556,863	3,242,930	2,938,996	2,634,062	2,329,128	2,024,194	1,719,260	1,414,326	1,109,392	804,458												
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,483	3,860,796	3,556,863	3,242,930	2,938,996	2,634,062	2,329,128	2,024,194	1,719,260	1,414,326	1,109,392	804,458												
17 CDC-RES17 Large scheme (100 units) 25 dph	100	£5,585,360	5,527,423	5,120,205	4,713,000	4,305,782	3,898,564	3,491,346	3,084,128	2,676,910	2,269,692	1,862,474	1,455,256												
18 CDC-RES18 Large scheme (100 units) 30 dph	100	£3,935,947	5,527,423	5,120,205	4,713,000	4,305,782	3,898,564	3,491,346	3,084,128	2,676,910	2,269,692	1,862,474	1,455,256												
19 CDC-RES19 Large scheme (150 units) 25 dph	150	£8,387,591	7,526,202	7,046,349	6,573,160	6,104,834	5,641,972	5,184,874	4,732,540	4,286,169	3,845,163	3,409,819	2,979,540												
20 CDC-RES20 Large scheme (150 units) 30 dph	150	£6,157,078	7,526,202	7,046,349	6,573,160	6,104,834	5,641,972	5,184,874	4,732,540	4,286,169	3,845,163	3,409,819	2,979,540												
21 CDC-RES21 Large scheme (200 units) 25 dph	200	£11,130,293	10,266,404	9,548,876	8,831,348	8,113,820	7,396,292	6,678,764	5,961,236	5,243,708	4,526,180	3,808,652	3,091,124												
22 CDC-RES22 Large scheme (200 units) 30 dph	200	£9,540,104	10,266,404	9,548,876	8,831,348	8,113,820	7,396,292	6,678,764	5,961,236	5,243,708	4,526,180	3,808,652	3,091,124												
23 CDC-RES23 Large scheme (300 units) 25 dph	300	£16,695,181	15,257,551	14,228,733	13,200,915	12,184,097	11,146,831	10,124,279	9,109,778	8,100,778	7,106,930	6,108,937	5,097,293												
24 CDC-RES24 Large scheme (300 units) 30 dph	300	£14,310,155	15,257,551	14,228,733	13,200,915	12,184,097	11,146,831	10,124,279	9,109,778	8,100,778	7,106,930	6,108,937	5,097,293												
25 CDC-RES25 Large scheme (400 units) 25 dph	400	£22,290,242	20,456,504	19,048,876	17,641,248	16,233,620	14,825,992	13,418,364	12,010,736	10,603,108	9,195,480	7,787,852	6,380,224												
26 CDC-RES26 Large scheme (400 units) 30 dph	400	£19,600,207	20,456,504	19,048,876	17,641,248	16,233,620	14,825,992	13,418,364	12,010,736	10,603,108	9,195,480	7,787,852	6,380,224												
27 CDC-RES27 Large scheme (500 units) 25 dph	500	£29,612,824	24,320,720	22,775,938	21,248,974	19,736,545	18,243,748	16,769,585	15,311,955	13,871,156	12,448,898	11,044,263	9,657,286												
28 CDC-RES28 Large scheme (500 units) 30 dph	500	£26,523,642	24,320,720	22,775,938	21,248,974	19,736,545	18,243,748	16,769,585	15,311,955	13,871,156	12,448,898	11,044,263	9,657,286												
29 CDC-RES29 Large scheme (750 units) 25 dph	750	£48,159,173	39,528,960	36,424,976	33,320,992	30,216,996	27,112,999	24,009,002	20,905,005	17,801,008	14,697,011	11,593,014	8,489,017												
30 CDC-RES30 Large scheme (750 units) 30 dph	750	£41,279,284	39,528,960	36,424,976	33,320,992	30,216,996	27,112,999	24,009,002	20,905,005	17,801,008	14,697,011	11,593,014	8,489,017												
31 CDC-RES31 Strategic site 1 (000 units) 25 dph	1,000	£69,553,255	37,606,428	35,486,978	33,367,331	30,750,903	28,394,275	26,005,254	23,603,840	21,250,032	18,846,616	16,442,200	14,037,784												
32 CDC-RES32 Strategic site 1 (000 units) 30 dph	1,000	£59,625,647	37,606,428	35,486,978	33,367,331	30,750,903	28,394,275	26,005,254	23,603,840	21,250,032	18,846,616	16,442,200	14,037,784												
33 CDC-RES33 Strategic site 1 (1,300 units) 25 dph	1,300	£80,430,512	45,483,413	42,915,907	40,348,401	37,780,895	35,213,389	32,645,883	30,078,377	27,510,871	24,943,365	22,375,859	19,808,353												
34 CDC-RES34 Strategic site 1 (1,300 units) 30 dph	1,300	£77,513,341	45,483,413	42,915,907	40,348,401	37,780,895	35,213,389	32,645,883	30,078,377	27,510,871	24,943,365	22,375,859	19,808,353												
35 CDC-RES35 Strategic site 2 (2,000 units) 25 dph	2,000	£119,251,294	62,588,445	58,586,956	54,593,386	50,605,850	46,783,755	42,947,711	39,168,341	35,406,190	31,701,955	28,043,625	24,341,237												
36 CDC-RES36 Strategic site 2 (2,000 units) 30 dph	2,000	£104,094,116	68,793,141	61,551,711	57,358,333	53,213,342	49,116,735	45,069,515	41,068,692	37,113,845	33,209,227	29,341,398	25,527,264												
37 CDC-RES37 Strategic site 3 (3,500 units) 25 dph	3,500	£208,689,765	77,319,672	70,803,265	67,027,622	62,408,769	57,954,687	53,676,652	49,155,763	44,860,756	40,670,754	36,512,474	32,503,989												
38 CDC-RES38 Strategic site 3 (3,500 units) 30 dph	3,500	£187,253,520	77,319,672	70,803,265	67,027,622	62,408,769	57,954,687	53,676,652	49,155,763	44,860,756	40,670,754	36,512,474	32,503,989												
39 CDC-RES39 Strategic site 4 (4,000 units) 25 dph	4,000	£238,592,598	123,653,022	113,033,285	104,949,741	97,062,309	89,179,325	81,300,776	73,406,748	65,495,490	57,651,194	49,750,312	41,848,324												
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,064,448	322,965	192,478	88,668	64,517	192,400	317,895	441,192	564,484	688,781	802,957	927,535												
41 CDC-CARE1 Care home scheme (C2 - 70 units)		£5,650,853	482,125	298,978	88,668	64,517	192,400	317,895	441,192	564,484	688,781	802,957	927,535												
42 CDC-EMPI Employment - industrial 45% plot ratio		£6,260,993	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709												
43 CDC-EMPI Employment - industrial 45% plot ratio		£1,521,361	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209	10,527,209												
44 CDC-EMPI Employment - industrial 45% plot ratio		£1,521,361	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091	10,486,091												
45 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,042	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091												
46 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,042	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091												
47 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,042	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091												

Table 6.3.2: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,497 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,497 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,576	£3,896	59,939	56,827	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	£3,896	59,939	56,827	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£632,880	319,478	299,696	280,138	260,805	241,688	222,817	204,169	185,729	167,523	149,543	131,768		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£527,400	319,478	299,696	280,138	260,805	241,688	222,817	204,169	185,729	167,523	149,543	131,768		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	638,968	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,006	263,575		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£980,921	638,968	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,006	263,575		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,140,871	1,070,837	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,140,871	1,070,837	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	1,711,307	1,605,055	1,500,014	1,396,102	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215		
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	1,711,307	1,605,055	1,500,014	1,396,102	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215		
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,882	1,299,304	1,171,300	1,044,878	920,041		
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	£4,445,218	1,837,138	1,693,328	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£5,853,824	2,789,214	2,625,813	2,453,798	2,283,841	2,116,820	1,950,879	1,786,115	1,624,135	1,464,124	1,306,096	1,150,051		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	2,441,963	2,281,838	2,153,777	1,987,881	1,821,559	1,661,386	1,501,185	1,342,951	1,186,082	1,032,378	880,048		
15 CDC-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	4,188,820	3,938,269	3,680,883	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,167	1,956,147	1,725,076		
16 CDC-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	4,188,820	3,938,269	3,680,883	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,167	1,956,147	1,725,076		
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	5,986,428	5,621,028	5,256,577	4,897,577	4,532,041	4,166,595	3,801,148	3,435,702	3,070,256	2,704,810	2,339,364		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,520,951	5,986,428	5,621,028	5,256,577	4,897,577	4,532,041	4,166,595	3,801,148	3,435,702	3,070,256	2,704,810	2,339,364		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	8,305,358	7,789,831	7,276,775	6,775,768	6,277,671	5,785,423	5,299,043	4,818,533	4,343,882	3,875,120	3,412,218		
20 CDC-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	8,305,358	7,789,831	7,276,775	6,775,768	6,277,671	5,785,423	5,299,043	4,818,533	4,343,882	3,875,120	3,412,218		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	10,966,360	10,295,549	9,612,455	8,947,167	8,289,597	7,629,755	6,972,096	6,305,365	5,736,781	5,117,944	4,500,853		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	10,966,360	10,295,549	9,612,455	8,947,167	8,289,597	7,629,755	6,972,096	6,305,365	5,736,781	5,117,944	4,500,853		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	16,724,678	15,686,896	14,660,934	13,646,762	12,644,468	11,653,965	10,675,289	9,708,415	8,753,369	7,816,143	6,878,736		
24 CDC-RE524 Large scheme (300 units) 35 dph	300	£30,739,080	16,724,678	15,686,896	14,660,934	13,646,762	12,644,468	11,653,965	10,675,289	9,708,415	8,753,369	7,816,143	6,878,736		
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	21,309,712	19,986,391	18,676,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852		
26 CDC-RE526 Large scheme (400 units) 35 dph	400	£40,884,762	21,309,712	19,986,391	18,676,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852		
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	26,837,141	24,982,960	23,347,681	21,731,217	20,133,584	18,554,815	16,984,879	15,453,787	13,931,536	12,428,129	10,943,564		
28 CDC-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	26,837,141	24,982,960	23,347,681	21,731,217	20,133,584	18,554,815	16,984,879	15,453,787	13,931,536	12,428,129	10,943,564		
29 CDC-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	50,448,258	47,495,538	44,203,558	40,971,711	37,800,943	34,699,950	31,642,034	28,648,638	25,720,074	22,917,885	20,142,919		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,750	50,448,258	47,495,538	44,203,558	40,971,711	37,800,943	34,699,950	31,642,034	28,648,638	25,720,074	22,917,885	20,142,919		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,386,550	23,965,335	21,603,604	19,251,358	16,920,594		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,386,550	23,965,335	21,603,604	19,251,358	16,920,594		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£149,558,962	49,457,880	46,369,861	43,317,243	40,269,707	37,317,352	34,369,968	31,454,126	28,573,408	25,720,074	22,917,885	20,142,919		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£128,082,832	49,457,880	46,369,861	43,317,243	40,269,707	37,317,352	34,369,968	31,454,126	28,573,408	25,720,074	22,917,885	20,142,919		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	66,846,505	64,346,076	60,094,215	55,888,014	51,730,619	47,621,260	43,560,934	39,549,644	35,567,380	31,674,167	27,807,768		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	72,163,671	67,826,830	63,141,862	58,708,167	54,326,348	49,986,202	45,713,499	41,480,307	37,286,861	33,169,166	29,087,684		
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	84,842,538	79,495,538	74,203,558	68,971,711	63,800,943	58,699,950	53,642,034	48,648,638	43,712,226	38,837,484	34,016,775		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,824	84,842,538	79,495,538	74,203,558	68,971,711	63,800,943	58,699,950	53,642,034	48,648,638	43,712,226	38,837,484	34,016,775		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	86,211,428	83,870,724	80,597,353	77,314,317	74,038,895	70,762,472	67,488,049	64,213,626	60,940,203	57,665,780	54,391,357		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	567,500	426,813	285,447	147,084	10,525	126,285	261,394	384,892	526,157	667,063	787,223		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690		
42 CDC-EMPI1 Employment - industrial 40% plot ratio	-	£1,440,693	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDC-EMPI2 Employment - industrial 45% plot ratio	-	£1,440,693	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDC-EMPI3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDC-EMPI4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDC-EMPI5 Employment - industrial 40% plot ratio	-	£53,794,760	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-EMPI6 Employment - industrial 45% plot ratio	-	£53,794,760	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)		£374,000 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	60% AH	
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£17,600	63,896	59,939	56,827	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£14,667	63,896	59,939	56,827	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£38,000	319,478	299,696	280,138	260,805	241,688	222,817	204,165	185,729	167,523	149,545	131,768		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£37,333	319,478	299,696	280,138	260,805	241,688	222,817	204,165	185,729	167,523	149,545	131,768		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£115,633	638,958	599,362	560,275	521,612	483,337	445,633	408,320	371,458	335,047	299,086	263,575		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£133,571	638,958	599,362	560,275	521,612	483,337	445,633	408,320	371,458	335,047	299,086	263,575		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£331,667	1,040,871	1,070,037	1,000,009	930,767	862,372	794,763	727,965	661,963	596,773	532,308	468,119		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£287,143	1,040,871	1,070,037	1,000,009	930,767	862,372	794,763	727,965	661,963	596,773	532,308	468,119		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£467,500	1,711,307	1,605,955	1,500,014	1,396,102	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215		
10 CDC-RE10 Medium scheme (30 units) 35 dph	30	£404,714	1,711,307	1,605,955	1,500,014	1,396,102	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215		
11 CDC-RE11 Medium scheme (40 units) 30 dph	40	£623,333	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,903	1,428,992	1,299,304	1,171,300	1,044,676	920,441		
12 CDC-RE12 Medium scheme (40 units) 35 dph	40	£440,960	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,903	1,428,992	1,299,304	1,171,300	1,044,676	920,441		
13 CDC-RE13 Large scheme (50 units) 30 dph	50	£776,767	2,799,214	2,625,513	2,463,708	2,305,934	2,148,003	1,990,679	1,786,115	1,624,130	1,464,124	1,306,899	1,158,061		
14 CDC-RE14 Large scheme (50 units) 40 dph	50	£588,755	2,491,863	2,321,838	2,153,777	1,987,681	1,823,558	1,661,388	1,501,185	1,348,951	1,188,652	1,032,378	880,440		
15 CDC-RE15 Large scheme (75 units) 30 dph	75	£1,164,756	4,198,630	3,968,289	3,680,883	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,195,167	1,958,147	1,725,076		
16 CDC-RE16 Large scheme (75 units) 35 dph	75	£1,001,786	4,198,630	3,968,289	3,680,883	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,195,167	1,958,147	1,725,076		
17 CDC-RE17 Large scheme (100 units) 30 dph	100	£1,682,222	5,688,428	5,251,002	4,907,537	4,557,953	4,225,941	3,900,156	3,572,225	3,248,962	2,926,117	2,603,101	2,288,101		
18 CDC-RE18 Large scheme (100 units) 55 dph	100	£606,667	4,042,945	3,914,330	3,389,554	3,068,969	2,751,747	2,438,689	2,129,493	1,824,211	1,522,823	1,226,391	931,724		
19 CDC-RE19 Large scheme (150 units) 30 dph	150	£2,493,333	8,366,396	7,789,631	7,276,775	6,775,788	6,277,671	5,789,423	5,299,463	4,818,533	4,343,892	3,875,120	3,412,218		
20 CDC-RE20 Large scheme (150 units) 35 dph	150	£2,137,143	8,366,396	7,789,631	7,276,775	6,775,788	6,277,671	5,789,423	5,299,463	4,818,533	4,343,892	3,875,120	3,412,218		
21 CDC-RE21 Large scheme (200 units) 30 dph	200	£3,324,444	10,966,380	9,912,458	9,112,458	8,347,363	7,613,542	6,923,788	6,278,943	5,638,288	5,000,443	4,372,593	3,744,743		
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£2,849,564	11,466,522	10,575,758	9,750,129	8,937,957	8,167,317	7,422,887	6,698,914	6,005,638	5,359,457	4,721,321			
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£4,966,667	16,724,078	15,686,896	14,680,934	13,646,752	12,644,468	11,653,965	10,678,230	9,708,415	8,753,369	7,810,143	6,876,738		
24 CDC-RE24 Large scheme (300 units) 35 dph	300	£4,274,286	16,724,078	15,686,896	14,680,934	13,646,752	12,644,468	11,653,965	10,678,230	9,708,415	8,753,369	7,810,143	6,876,738		
25 CDC-RE25 Large scheme (400 units) 30 dph	400	£6,648,689	24,168,939	22,486,348	20,846,649	19,244,878	17,384,973	16,109,875	14,843,832	13,595,903	12,362,929	11,144,925	9,944,832		
26 CDC-RE26 Large scheme (400 units) 35 dph	400	£5,699,048	21,309,712	19,986,391	18,676,145	17,384,973	16,109,875	14,843,832	13,595,903	12,362,929	11,144,925	9,944,832	8,744,852		
27 CDC-RE27 Large scheme (500 units) 30 dph	500	£9,894,762	26,837,141	24,982,990	23,347,681	21,731,217	20,133,944	18,554,816	16,994,878	15,453,787	13,931,536	12,428,129	10,943,564		
28 CDC-RE28 Large scheme (500 units) 35 dph	500	£7,632,663	26,837,141	24,982,990	23,347,681	21,731,217	20,133,944	18,554,816	16,994,878	15,453,787	13,931,536	12,428,129	10,943,564		
29 CDC-RE29 Large scheme (750 units) 30 dph	750	£14,862,267	46,262,267	42,962,267	39,662,267	36,362,267	33,062,267	29,762,267	26,462,267	23,162,267	19,862,267	16,562,267	13,262,267		
30 CDC-RE30 Large scheme (750 units) 35 dph	750	£12,329,670	36,846,200	34,554,705	32,269,327	30,049,874	27,836,916	25,640,454	23,448,417	21,353,476	19,260,190	17,166,910	15,155,284		
31 CDC-RE31 Strategic site (1,000 units) 30 dph	1,000	£20,777,778	41,777,373	38,672,338	36,362,315	33,807,161	31,307,437	28,837,250	26,366,558	23,895,335	21,603,664	19,251,356	16,828,844		
32 CDC-RE32 Strategic site (1,000 units) 35 dph	1,000	£17,609,524	41,777,373	38,672,338	36,362,315	33,807,161	31,307,437	28,837,250	26,366,558	23,895,335	21,603,664	19,251,356	16,828,844		
33 CDC-RE33 Strategic site (1,300 units) 30 dph	1,300	£27,011,111	46,369,961	43,117,243	40,369,961	37,117,243	34,369,961	31,617,243	28,869,961	26,121,724	23,373,446	20,625,168	17,876,890		
34 CDC-RE34 Strategic site (1,300 units) 35 dph	1,300	£22,581,381	46,369,961	43,117,243	40,369,961	37,117,243	34,369,961	31,617,243	28,869,961	26,121,724	23,373,446	20,625,168	17,876,890		
35 CDC-RE35 Strategic site (2,000 units) 30 dph	2,000	£35,619,408	68,846,925	64,346,976	60,894,215	55,888,014	51,730,619	47,621,200	43,553,943	39,449,307	35,357,363	31,264,167	27,207,768		
36 CDC-RE36 Strategic site (2,500 units) 30 dph	2,500	£44,523,810	72,163,671	67,626,303	63,114,962	58,705,167	54,326,348	49,989,593	45,703,919	41,460,207	37,268,661	33,168,167	29,067,904		
37 CDC-RE37 Strategic site (2,500 units) 35 dph	2,500	£36,832,333	72,163,671	67,626,303	63,114,962	58,705,167	54,326,348	49,989,593	45,703,919	41,460,207	37,268,661	33,168,167	29,067,904		
38 CDC-RE38 Strategic site (4,000 units) 30 dph	4,000	£83,111,111	62,211,428	63,876,724	59,957,353	55,354,317	51,105,400	47,038,690	42,946,722	38,902,661	34,800,146	30,645,538	27,032,702		
39 CDC-RE39 Strategic site (4,000 units) 35 dph	4,000	£71,238,995	62,211,428	63,876,724	59,957,353	55,354,317	51,105,400	47,038,690	42,946,722	38,902,661	34,800,146	30,645,538	27,032,702		
40 CDC-ELDER1 Older person's housing scheme (LC3) 35 dph	50	£77,920	667,690	649,690	625,447	477,064	363,225	198,268	261,304	346,692	526,167	856,661	767,223		
41 CDC-CARE 1 Care home (50 units) 55 dph	50	£419,600	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773	1,102,773		
42 CDC-EMP1 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
43 CDC-EMP2 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
44 CDC-EMP3 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
45 CDC-EMP4 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
46 CDC-EMP5 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
47 CDC-EMP6 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
48 CDC-EMP7 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
49 CDC-EMP8 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		
50 CDC-EMP9 Employment - industrial 45% plot ratio			£1,870,000	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773	1,702,773		

Table 6.3.3: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,594 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,594 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,576	89,667	85,440	81,200	87,130	83,047	49,011	45,025	41,085	37,195	33,353	29,557		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	89,667	85,440	81,200	87,130	83,047	49,011	45,025	41,085	37,195	33,353	29,557		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	683,080	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	652,040	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	696,674	654,400	612,800	671,296	630,465	490,115	450,245	410,850	371,948	333,521	295,574		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	690,621	696,674	654,400	612,800	671,296	630,465	490,115	450,245	410,850	371,948	333,521	295,574		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,248,846	1,172,962	1,097,941	1,023,762	950,484	878,050	806,477	735,767	665,921	596,935	528,812		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,248,846	1,172,962	1,097,941	1,023,762	950,484	878,050	806,477	735,767	665,921	596,935	528,812		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,562,174	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,600	895,402	793,219		
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,600	895,402	793,219		
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	2,449,308	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453		
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	£2,445,218	2,449,308	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£5,853,824	3,061,635	2,875,509	2,691,499	2,509,804	2,329,824	2,150,919	1,978,911	1,803,177	1,631,867	1,462,854	1,295,589		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£2,581,964	3,061,635	2,875,509	2,691,499	2,509,804	2,329,824	2,150,919	1,978,911	1,803,177	1,631,867	1,462,854	1,295,589		
15 CDC-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	4,592,452	4,313,263	4,037,248	3,764,408	3,494,736	3,228,239	2,964,916	2,704,765	2,447,768	2,193,981	1,943,350		
16 CDC-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	4,592,452	4,313,263	4,037,248	3,764,408	3,494,736	3,228,239	2,964,916	2,704,765	2,447,768	2,193,981	1,943,350		
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	6,123,270	5,751,018	5,382,998	5,019,208	4,659,648	4,304,319	3,953,221	3,608,353	3,263,715	2,925,308	2,591,132		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£6,820,561	6,123,270	5,751,018	5,382,998	5,019,208	4,659,648	4,304,319	3,953,221	3,608,353	3,263,715	2,925,308	2,591,132		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,913,597	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,448	5,350,896	4,842,622	4,340,621	3,844,895		
20 CDC-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,448	5,350,896	4,842,622	4,340,621	3,844,895		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	11,986,520	11,267,297	10,546,558	9,824,101	9,129,926	8,434,024	7,746,425	7,067,999	6,390,554	5,732,375	5,076,959		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	11,986,520	11,267,297	10,546,558	9,824,101	9,129,926	8,434,024	7,746,425	7,067,999	6,390,554	5,732,375	5,076,959		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	18,181,805	17,085,000	15,990,762	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179		
24 CDC-RE524 Large scheme (300 units) 35 dph	300	£30,739,080	18,181,805	17,085,000	15,990,762	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179		
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961		
26 CDC-RE526 Large scheme (400 units) 35 dph	400	£40,886,580	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961		
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	28,946,809	27,183,884	25,441,911	23,716,162	22,015,426	20,332,714	18,670,055	17,027,449	15,404,887	13,802,396	12,219,952		
28 CDC-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	28,946,809	27,183,884	25,441,911	23,716,162	22,015,426	20,332,714	18,670,055	17,027,449	15,404,887	13,802,396	12,219,952		
29 CDC-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	40,026,468	37,585,020	35,171,348	32,765,498	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,140	40,026,468	37,585,020	35,171,348	32,765,498	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	46,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,293	23,883,376	21,377,476	18,902,938		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,026,832	46,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,293	23,883,376	21,377,476	18,902,938		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,558,962	53,706,315	50,417,981	47,167,658	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£168,537,592	53,706,315	50,417,981	47,167,658	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	74,853,938	70,086,622	65,565,405	61,064,452	56,655,596	52,278,893	47,954,345	43,681,949	39,400,004	35,268,204	31,164,691		
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	75,817,945	73,686,336	69,809,885	64,167,858	59,515,772	54,898,705	50,336,854	45,829,617	41,377,588	36,978,621	32,629,201		
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	82,335,425	80,635,099	78,999,592	75,428,932	69,823,106	64,402,122	59,101,459	53,762,168	48,527,767	43,338,362	38,204,429		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,884	74,262,067	69,870,361	65,119,158	60,811,420	56,155,088	51,745,440	47,380,333	43,083,013	38,622,714	34,815,054	30,450,730		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£352,331,329	74,262,067	69,870,361	65,119,158	60,811,420	56,155,088	51,745,440	47,380,333	43,083,013	38,622,714	34,815,054	30,450,730		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£51,594,658	812,194	858,745	907,230	957,648	210,000	84,296	80,796	224,964	367,167	507,405	646,911		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,069	493,639	690,699	807,308	1,084,150	1,280,919	1,477,690		
42 CDC-EMPI1 Employment - industrial 40% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDC-EMPI2 Employment - industrial 45% plot ratio	-	£1,440,697	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709		
44 CDC-EMPI3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDC-EMPI4 Employment - industrial 45% plot ratio	-	£26,897,395	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091	12,496,091		
46 CDC-EMPI5 Employment - industrial 45% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-EMPI6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139														
Description	No of units	BLV	Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£58,924	89,667	85,440	81,200	87,130	83,047	49,011	45,025	41,085	37,195	33,353	29,557			
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,103	89,667	85,440	81,200	87,130	83,047	49,011	45,025	41,085	37,195	33,353	29,557			
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£284,621	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,767			
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245,517	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,767			
5 CDC-RE55 Small scheme (10 units) 25 dph	10	£521,124	696,674	664,400	632,000	664,264	632,048	600,116	568,124	536,174	504,271	472,401	440,574			
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£447,192	696,674	664,400	632,000	571,296	539,485	506,115	473,245	440,356	407,441	374,523	341,601			
7 CDC-RE57 Medium scheme (20 units) 25 dph	20	£1,043,449	1,246,846	1,192,960	1,097,941	1,023,762	960,404	878,050	806,477	738,767	668,921	598,935	528,812			
8 CDC-RE58 Medium scheme (20 units) 30 dph	20	£894,385	1,246,846	1,192,960	1,097,941	1,023,762	960,404	878,050	806,477	738,767	668,921	598,935	528,812			
9 CDC-RE59 Medium scheme (30 units) 25 dph	30	£1,556,173	1,871,617	1,812,000	1,688,000	1,585,072	1,452,707	1,332,000	1,212,000	1,092,000	972,000	852,000	732,000			
10 CDC-RE60 Medium scheme (30 units) 30 dph	30	£1,341,577	1,873,270	1,812,000	1,688,000	1,585,072	1,452,707	1,332,000	1,212,000	1,092,000	972,000	852,000	732,000			
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£2,086,098	2,449,306	2,300,400	2,153,199	2,007,683	1,863,839	1,721,727	1,581,208	1,442,341	1,305,498	1,170,123	1,036,453			
12 CDC-RE62 Large scheme (40 units) 25 dph	40	£1,133,308	2,036,347	1,891,706	1,740,707	1,600,000	1,441,918	1,292,595	1,151,001	1,006,393	857,494	728,575	597,597			
13 CDC-RE63 Large scheme (50 units) 25 dph	50	£2,086,098	2,449,306	2,300,400	2,153,199	2,007,683	1,863,839	1,721,727	1,581,208	1,442,341	1,305,498	1,170,123	1,036,453			
14 CDC-RE64 Large scheme (50 units) 40 dph	50	£1,956,467	2,755,217	2,572,982	2,392,814	2,214,366	2,035,452	1,864,481	1,692,842	1,522,006	1,355,276	1,189,748	1,026,320			
15 CDC-RE65 Large scheme (75 units) 25 dph	75	£3,912,933	4,532,965	4,315,365	4,037,248	3,764,406	3,494,738	3,224,000	2,964,918	2,704,776	2,444,708	2,183,981	1,943,350			
16 CDC-RE66 Large scheme (75 units) 30 dph	75	£3,353,487	4,592,452	4,315,365	4,037,248	3,764,406	3,494,738	3,224,000	2,964,918	2,704,776	2,444,708	2,183,981	1,943,350			
17 CDC-RE67 Large scheme (100 units) 25 dph	100	£5,585,366	6,512,930	6,191,000	5,751,816	5,312,600	4,873,400	4,434,200	4,000,000	3,565,800	3,131,600	2,697,400	2,263,200			
18 CDC-RE68 Large scheme (100 units) 30 dph	100	£4,835,493	6,553,439	6,191,000	5,751,816	5,312,600	4,873,400	4,434,200	4,000,000	3,565,800	3,131,600	2,697,400	2,263,200			
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£8,347,591	9,804,510	9,332,315	7,906,390	7,446,742	6,913,369	6,386,270	5,865,448	5,350,896	4,842,622	4,340,621	3,844,895			
20 CDC-RE70 Large scheme (150 units) 35 dph	150	£7,157,078	9,804,510	9,332,315	7,906,390	7,446,742	6,913,369	6,386,270	5,865,448	5,350,896	4,842,622	4,340,621	3,844,895			
21 CDC-RE71 Large scheme (200 units) 25 dph	200	£11,131,300	12,479,330	12,007,135	10,546,340	10,074,540	9,548,959	9,023,369	8,503,918	7,984,544	7,465,170	6,945,796	6,426,422			
22 CDC-RE72 Large scheme (200 units) 30 dph	200	£9,540,104	12,479,330	12,007,135	10,546,340	10,074,540	9,548,959	9,023,369	8,503,918	7,984,544	7,465,170	6,945,796	6,426,422			
23 CDC-RE73 Large scheme (300 units) 30 dph	300	£16,695,181	18,191,085	17,085,000	15,990,762	14,904,151	13,846,107	12,783,890	11,730,791	10,680,505	9,638,850	8,588,780	7,549,178			
24 CDC-RE74 Large scheme (300 units) 35 dph	300	£14,310,155	18,191,085	17,085,000	15,990,762	14,904,151	13,846,107	12,783,890	11,730,791	10,680,505	9,638,850	8,588,780	7,549,178			
25 CDC-RE75 Large scheme (400 units) 30 dph	400	£22,290,242	24,744,707	23,147,107	20,352,000	19,000,000	17,648,000	16,296,000	14,944,000	13,592,000	12,240,000	10,888,000	9,536,000			
26 CDC-RE76 Large scheme (400 units) 35 dph	400	£19,600,207	25,327,447	23,527,107	20,352,000	19,000,000	17,648,000	16,296,000	14,944,000	13,592,000	12,240,000	10,888,000	9,536,000			
27 CDC-RE77 Large scheme (500 units) 30 dph	500	£29,612,824	29,846,690	27,163,864	25,441,011	23,716,152	22,015,428	20,322,714	18,670,955	17,027,449	15,404,897	13,802,388	12,219,852			
28 CDC-RE78 Large scheme (500 units) 35 dph	500	£26,523,620	29,846,690	27,163,864	25,441,011	23,716,152	22,015,428	20,322,714	18,670,955	17,027,449	15,404,897	13,802,388	12,219,852			
29 CDC-RE79 Large scheme (750 units) 30 dph	750	£48,159,172	48,159,172	43,333,333	39,666,667	36,000,000	32,333,333	28,666,667	25,000,000	21,333,333	17,666,667	14,000,000	10,333,333			
30 CDC-RE80 Large scheme (750 units) 35 dph	750	£41,279,284	40,026,485	37,585,020	35,143,555	32,702,090	30,260,625	27,819,160	25,377,695	22,936,230	20,494,765	18,053,300	15,611,835			
31 CDC-RE81 Strategic site 1 (000 units) 30 dph	1,000	£69,563,255	£5,034,698	£2,421,374	3,955,378	3,868,708	34,209,384	31,581,345	28,964,815	26,349,283	23,733,747	21,117,214	18,502,683			
32 CDC-RE82 Strategic site 1 (000 units) 35 dph	1,000	£59,625,647	£5,034,698	£2,421,374	3,955,378	3,868,708	34,209,384	31,581,345	28,964,815	26,349,283	23,733,747	21,117,214	18,502,683			
33 CDC-RE83 Strategic site 1 (300 units) 30 dph	300	£16,580,432	£5,034,698	£2,421,374	3,955,378	3,868,708	34,209,384	31,581,345	28,964,815	26,349,283	23,733,747	21,117,214	18,502,683			
34 CDC-RE84 Strategic site 1 (300 units) 35 dph	300	£17,513,341	£5,034,698	£2,421,374	3,955,378	3,868,708	34,209,384	31,581,345	28,964,815	26,349,283	23,733,747	21,117,214	18,502,683			
35 CDC-RE85 Strategic site 2 (200 units) 30 dph	200	£11,291,294	£4,008,485	£3,585,020	£2,816,667	£2,702,090	£24,765,448	£24,077,322	£20,996,770	£19,240,330	£17,487,890	£15,735,450	£13,983,010			
36 CDC-RE86 Strategic site 2 (200 units) 35 dph	200	£11,291,294	£4,008,485	£3,585,020	£2,816,667	£2,702,090	£24,765,448	£24,077,322	£20,996,770	£19,240,330	£17,487,890	£15,735,450	£13,983,010			
37 CDC-RE87 Strategic site 2 (500 units) 30 dph	500	£19,064,118	£8,751,674	£7,086,332	£6,909,888	£4,187,856	£19,517,72	£5,229,785	£5,306,854	£4,826,941	£4,377,598	£3,978,821	£3,624,891			
38 CDC-RE87 Strategic site 2 (500 units) 35 dph	500	£20,689,765	£8,335,428	£6,909,888	£6,909,888	£5,742,852	£9,925,198	£6,442,122	£9,591,458	£5,892,160	£4,852,739	£4,338,352	£3,854,429			
39 CDC-RE88 Strategic site 2 (500 units) 35 dph	500	£27,978,525	£8,335,428	£6,909,888	£6,909,888	£5,742,852	£9,925,198	£6,442,122	£9,591,458	£5,892,160	£4,852,739	£4,338,352	£3,854,429			
40 CDC-RE89 Strategic site 2 (500 units) 35 dph	500	£23,858,529	£7,426,119	£6,909,888	£6,909,888	£5,742,852	£9,925,198	£6,442,122	£9,591,458	£5,892,160	£4,852,739	£4,338,352	£3,854,429			
41 CDC-RE90 Strategic site 2 (500 units) 35 dph	500	£23,858,529	£7,426,119	£6,909,888	£6,909,888	£5,742,852	£9,925,198	£6,442,122	£9,591,458	£5,892,160	£4,852,739	£4,338,352	£3,854,429			
42 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	£12,184	£85,745	£97,230	£97,430	£210,000	£4,200	£9,796	£2,954	£3,167	£5,455	£6,811			
43 CDC-CARE1 Care home scheme (C2 - 70 units)		£6,500,845	£42,125	£96,000	£96,000	£96,000	£292,000	£96,000	£96,000	£96,000	£96,000	£96,000	£96,000			
44 CDC-EMPI Employment - industrial 45% plot ratio		£6,260,693	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700	7,362,700			
45 CDC-EMPI Employment - industrial 45% plot ratio		£1,521,361	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200	12,527,200			
46 CDC-EMPI Employment - industrial 45% plot ratio		£1,521,361	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001			
47 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,742	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001			
48 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,742	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001	12,408,001			

Table 6.3.4: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,691 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,691 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,576	8,434	79,941	66,494	62,098	57,753	53,460	49,217	45,028	40,885	36,795	32,757		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,028	40,885	36,795	32,757		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	683,080	377,195	354,705	332,470	310,490	288,766	267,296	246,085	225,127	204,425	183,979	163,787		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	652,740	377,195	354,705	332,470	310,490	288,766	267,296	246,085	225,127	204,425	183,979	163,787		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	754,390	709,410	664,940	620,801	577,533	534,596	492,170	450,255	408,850	367,956	327,574		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	690,621	754,390	709,410	664,940	620,801	577,533	534,596	492,170	450,255	408,850	367,956	327,574		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,358,821	1,275,887	1,195,873	1,116,778	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,358,821	1,275,887	1,195,873	1,116,778	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,562,174	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,095	1,327,493	1,214,359	1,102,602	992,222	883,221		
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,095	1,327,493	1,214,359	1,102,602	992,222	883,221		
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	2,658,953	2,500,236	2,343,325	2,188,213	2,034,902	1,883,393	1,733,885	1,585,777	1,438,673	1,286,368	1,132,865		
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	£4,445,218	2,253,533	2,090,207	1,928,800	1,769,313	1,611,747	1,458,100	1,302,374	1,150,567	1,000,681	852,714	706,668		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£3,953,824	2,253,533	2,090,207	1,928,800	1,769,313	1,611,747	1,458,100	1,302,374	1,150,567	1,000,681	852,714	706,668		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£2,581,964	2,253,533	2,090,207	1,928,800	1,769,313	1,611,747	1,458,100	1,302,374	1,150,567	1,000,681	852,714	706,668		
15 CDC-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,306	2,428,815	2,161,622		
16 CDC-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,306	2,428,815	2,161,622		
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	6,847,383	6,250,598	5,688,312	5,170,532	4,687,256	4,248,452	3,844,214	3,469,445	3,094,455	2,738,420	2,382,165		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	6,847,383	6,250,598	5,688,312	5,170,532	4,687,256	4,248,452	3,844,214	3,469,445	3,094,455	2,738,420	2,382,165		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	9,863,864	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573		
20 CDC-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	9,863,864	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,980,795	13,023,118	12,245,227	11,476,167	10,715,938	9,964,532	9,221,959	8,480,214	7,783,299	7,047,214	6,339,958	5,641,528		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,493,253	13,023,118	12,245,227	11,476,167	10,715,938	9,964,532	9,221,959	8,480,214	7,783,299	7,047,214	6,339,958	5,641,528		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	19,654,262	18,470,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,162	9,553,281	8,497,736		
24 CDC-RE524 Large scheme (300 units) 35 dph	300	£30,739,880	19,654,262	18,470,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,162	9,553,281	8,497,736		
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	25,005,103	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071		
26 CDC-RE526 Large scheme (400 units) 35 dph	400	£40,896,580	25,005,103	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071		
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,119,612	20,345,231	18,601,112	16,878,257	15,176,687	13,496,339		
28 CDC-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,119,612	20,345,231	18,601,112	16,878,257	15,176,687	13,496,339		
29 CDC-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	43,199,963	40,610,946	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,610,323		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,730	43,199,963	40,610,946	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,610,323		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	46,591,818	45,670,515	42,762,005	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	46,591,818	45,670,515	42,762,005	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£149,258,962	57,844,408	54,458,904	51,013,008	47,606,722	44,237,545	40,907,346	37,616,789	34,365,878	31,154,005	27,962,976	24,805,993		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£128,082,832	57,844,408	54,458,904	51,013,008	47,606,722	44,237,545	40,907,346	37,616,789	34,365,878	31,154,005	27,962,976	24,805,993		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,156,565	80,707,467	77,841,923	71,031,657	66,276,668	61,573,736	56,925,229	52,322,041	47,794,173	43,311,623	38,884,391	34,512,480		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£230,207,081	84,886,154	79,725,726	74,853,582	69,839,723	64,884,149	59,788,859	54,847,853	50,167,132	45,439,368	40,768,627	36,156,626		
37 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	89,801,689	83,755,258	77,777,522	71,868,477	66,026,255	60,247,685	54,537,844	48,866,793	43,324,511	37,815,582	32,371,577		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£377,919,884	89,801,689	83,755,258	77,777,522	71,868,477	66,026,255	60,247,685	54,537,844	48,866,793	43,324,511	37,815,582	32,371,577		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	89,801,689	83,755,258	77,777,522	71,868,477	66,026,255	60,247,685	54,537,844	48,866,793	43,324,511	37,815,582	32,371,577		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,654,658	1,055,252	891,734	726,913	568,211	409,475	252,893	96,196	55,237	208,177	359,018	507,762		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,069	493,839	690,699	897,389	1,084,150	1,280,919	1,477,690		
42 CDC-EMPI1 Employment - industrial 40% plot ratio	-	£1,140,000	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDC-EMPI2 Employment - industrial 45% plot ratio	-	£1,140,000	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDC-EMPI3 Employment - industrial 40% plot ratio	-	£1,140,000	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
45 CDC-EMPI4 Employment - industrial 45% plot ratio	-	£1,140,000	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
46 CDC-EMPI5 Employment - industrial 40% plot ratio	-	£1,140,000	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
47 CDC-EMPI6 Employment - industrial 45% plot ratio	-	£1,140,000	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£58,824	8,434	79,941	66,494	62,098	57,753	53,460	49,217	45,028	40,885	36,795	32,757		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,103	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,028	40,885	36,795	32,757		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£284,621	377,195	354,705	332,470	310,490	288,766	267,296	246,000	225,127	204,428	183,978	163,781		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245,517	377,195	354,705	332,470	310,490	288,766	267,296	246,000	225,127	204,428	183,978	163,781		
5 CDC-RE55 Small scheme (10 units) 25 dph	10	£551,174	739,410	694,460	651,780	608,740	565,700	522,660	479,620	436,580	393,540	350,500	307,460		
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£447,192	734,300	700,140	664,940	629,810	597,533	564,946	532,479	499,455	466,432	433,409	399,375		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£1,043,449	1,356,621	1,275,807	1,195,973	1,116,778	1,036,597	961,337	894,906	828,973	765,967	704,811	648,811		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£694,305	1,356,621	1,275,807	1,195,973	1,116,778	1,036,597	961,337	894,906	828,973	765,967	704,811	648,811		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£1,585,175	2,003,233	1,922,419	1,841,585	1,760,751	1,679,917	1,599,083	1,518,249	1,437,415	1,356,581	1,275,747	1,194,913		
10 CDC-RE10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,003,233	1,922,419	1,841,585	1,760,751	1,679,917	1,599,083	1,518,249	1,437,415	1,356,581	1,275,747	1,194,913		
11 CDC-RE11 Medium scheme (40 units) 30 dph	40	£1,208,608	2,659,953	2,550,238	2,443,325	2,336,412	2,229,500	2,122,587	2,015,674	1,908,761	1,801,848	1,694,935	1,588,022		
12 CDC-RE12 Medium scheme (40 units) 35 dph	40	£1,136,108	2,253,533	2,090,207	1,926,880	1,763,553	1,601,747	1,439,940	1,278,133	1,116,326	954,519	792,712	630,905		
13 CDC-RE13 Large scheme (50 units) 30 dph	50	£2,688,000	3,325,131	3,205,131	3,085,131	2,965,131	2,845,131	2,725,131	2,605,131	2,485,131	2,365,131	2,245,131	2,125,131		
14 CDC-RE14 Large scheme (50 units) 35 dph	50	£1,956,697	3,077,007	2,902,842	2,650,959	2,400,076	2,148,193	1,896,310	1,644,427	1,392,544	1,140,661	888,778	636,895		
15 CDC-RE15 Large scheme (75 units) 30 dph	75	£3,912,933	4,895,537	4,687,947	4,393,734	4,102,899	3,845,421	3,587,943	3,330,465	3,072,987	2,815,509	2,558,031	2,299,553		
16 CDC-RE16 Large scheme (75 units) 35 dph	75	£3,045,564	4,895,537	4,687,947	4,393,734	4,102,899	3,845,421	3,587,943	3,330,465	3,072,987	2,815,509	2,558,031	2,299,553		
17 CDC-RE17 Large scheme (100 units) 30 dph	100	£5,353,555	6,667,263	6,355,555	6,043,843	5,732,131	5,420,419	5,108,707	4,796,995	4,485,283	4,173,571	3,861,859	3,550,147		
18 CDC-RE18 Large scheme (100 units) 35 dph	100	£3,035,697	6,667,263	6,355,555	6,043,843	5,732,131	5,420,419	5,108,707	4,796,995	4,485,283	4,173,571	3,861,859	3,550,147		
19 CDC-RE19 Large scheme (150 units) 30 dph	150	£8,347,591	9,863,664	9,274,995	8,686,035	8,117,687	7,548,067	6,987,118	6,431,849	5,883,269	5,341,352	4,806,123	4,277,873		
20 CDC-RE20 Large scheme (150 units) 35 dph	150	£7,155,076	9,863,664	9,274,995	8,686,035	8,117,687	7,548,067	6,987,118	6,431,849	5,883,269	5,341,352	4,806,123	4,277,873		
21 CDC-RE21 Large scheme (200 units) 30 dph	200	£11,150,121	13,023,118	12,246,327	11,478,167	10,715,555	9,952,943	9,190,331	8,427,719	7,665,107	6,902,495	6,139,883	5,377,271		
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£9,540,144	12,246,327	11,478,167	10,715,555	9,952,943	9,190,331	8,427,719	7,665,107	6,902,495	6,139,883	5,377,271	4,614,659		
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£16,695,181	19,654,260	18,478,501	17,316,068	16,167,052	15,031,363	13,949,032	12,870,168	11,794,442	10,722,162	9,653,281	8,587,200		
24 CDC-RE24 Large scheme (300 units) 35 dph	300	£14,310,155	18,954,260	18,478,501	17,316,068	16,167,052	15,031,363	13,949,032	12,870,168	11,794,442	10,722,162	9,653,281	8,587,200		
25 CDC-RE25 Large scheme (400 units) 30 dph	400	£22,260,240	26,595,183	23,507,522	22,207,422	20,564,135	18,946,848	17,329,561	15,712,274	14,094,987	12,477,700	10,860,413	9,243,126		
26 CDC-RE26 Large scheme (400 units) 35 dph	400	£19,890,327	23,507,522	22,207,422	20,564,135	18,946,848	17,329,561	15,712,274	14,094,987	12,477,700	10,860,413	9,243,126	7,625,839		
27 CDC-RE27 Large scheme (500 units) 30 dph	500	£29,612,824	31,256,477	29,384,777	27,534,341	25,705,106	23,897,258	22,110,812	20,345,231	18,611,112	16,876,257	15,146,677	13,446,339		
28 CDC-RE28 Large scheme (500 units) 35 dph	500	£25,563,449	31,256,477	29,384,777	27,534,341	25,705,106	23,897,258	22,110,812	20,345,231	18,611,112	16,876,257	15,146,677	13,446,339		
29 CDC-RE29 Large scheme (750 units) 30 dph	750	£48,158,177	54,880,822	50,822,822	47,555,822	44,288,822	41,021,822	37,754,822	34,487,822	31,220,822	27,953,822	24,686,822	21,419,822		
30 CDC-RE30 Strategic site (1,000 units) 30 dph	1,000	£75,412,795,341	£45,966,963	£60,010,48	£64,054,558	£68,099,082	£72,143,606	£76,188,130	£80,232,654	£84,277,178	£88,321,702	£92,366,226	£96,410,750		
31 CDC-RE31 Strategic site (1,000 units) 35 dph	1,000	£68,955,265	£65,419,418	£67,870,915	£72,762,895	£77,654,875	£82,546,855	£87,438,835	£92,330,815	£97,222,795	£102,114,775	£107,006,755	£111,898,735		
32 CDC-RE32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	£69,418,810	£75,419,418	£82,762,895	£89,764,875	£96,766,855	£103,768,835	£110,770,815	£117,772,795	£124,774,775	£131,776,755	£138,778,735		
33 CDC-RE33 Strategic site (1,300 units) 30 dph	1,300	£94,620,432	£104,644,608	£114,668,784	£124,692,960	£134,717,136	£144,741,312	£154,765,488	£164,789,664	£174,813,840	£184,838,016	£194,862,192	£204,886,368		
34 CDC-RE34 Strategic site (1,300 units) 35 dph	1,300	£77,613,413	£104,644,608	£114,668,784	£124,692,960	£134,717,136	£144,741,312	£154,765,488	£164,789,664	£174,813,840	£184,838,016	£194,862,192	£204,886,368		
35 CDC-RE35 Strategic site (2,000 units) 30 dph	2,000	£121,951,294	£60,707,467	£78,941,923	£103,657,881	£126,276,689	£148,895,497	£171,514,305	£194,133,113	£216,751,921	£239,370,729	£261,989,537	£284,608,345		
36 CDC-RE36 Strategic site (2,000 units) 35 dph	2,000	£149,014,116	£68,606,114	£78,726,488	£103,657,881	£126,276,689	£148,895,497	£171,514,305	£194,133,113	£216,751,921	£239,370,729	£261,989,537	£284,608,345		
37 CDC-RE37 Strategic site (3,500 units) 35 dph	3,500	£208,699,695	£60,707,467	£89,755,268	£127,772,522	£165,884,776	£203,996,930	£242,109,084	£280,221,238	£318,333,392	£356,445,546	£394,557,700	£432,669,854		
38 CDC-RE38 Strategic site (4,000 units) 35 dph	4,000	£279,263,128	£60,707,467	£89,755,268	£127,772,522	£165,884,776	£203,996,930	£242,109,084	£280,221,238	£318,333,392	£356,445,546	£394,557,700	£432,669,854		
39 CDC-RE39 Strategic site (4,000 units) 35 dph	4,000	£238,592,509	£60,349,962	£78,147,139	£109,618,862	£138,011,217	£166,403,572	£194,795,927	£223,188,282	£251,580,637	£279,972,992	£308,365,347	£336,757,702		
40 CDC-ELDERI Older person's housing scheme (C3) 35 dph	50	£2,624,448	£85,220	£91,734	£28,013	£68,211	£49,475	£25,263	£8,196	£5,237	£2,077	£39,018	£50,776		
41 CDC-CARE1 Care home scheme (C2 - 70 units)		£6,500,485	£42,126	£50,652	£6,019	£1,705	£9,699	£40,630	£39,699	£38,768	£37,837	£36,906	£35,975		
42 CDC-EMPL Employment - industrial 45% plot ratio		£6,280,063	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774		
43 CDC-EMPL Employment - industrial 45% plot ratio		£6,280,063	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774	£1,716,774		
44 CDC-EMPL Employment - industrial 45% plot ratio		£1,521,361	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200	£12,527,200		
45 CDC-EMPL Employment - industrial 45% plot ratio		£1,521,361	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091	£12,486,091		
46 CDC-EMPL Employment - industrial 45% plot ratio		£25,042,772	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482	£23,912,482		
47 CDC-EMPL Employment - industrial 45% plot ratio		£25,042,772	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140	£24,756,140		

Table 6.3.5: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,788 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,788 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDD-RE51 Small scheme (1 unit) 25 dph	1	£126,576	£1,211	76,442	71,727	67,067	62,400	57,706	53,409	48,965	44,575	40,239	35,958		
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£105,480	£1,211	76,442	71,727	67,067	62,400	57,706	53,409	48,965	44,575	40,239	35,958		
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£632,880	406,053	382,209	358,835	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787		
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£527,400	406,053	382,209	358,835	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787		
5 CDD-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	812,107	764,419	717,272	670,666	624,061	579,078	534,095	489,852	445,751	402,392	359,573		
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£980,821	812,107	764,419	717,272	670,666	624,061	579,078	534,095	489,852	445,751	402,392	359,573		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816		
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	2,187,198	2,068,220	1,948,706	1,814,854	1,680,064	1,546,298	1,445,269	1,325,064	1,206,322	1,089,042	973,223		
10 CDD-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	2,187,198	2,068,220	1,948,706	1,814,854	1,680,064	1,546,298	1,445,269	1,325,064	1,206,322	1,089,042	973,223		
11 CDD-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	2,868,598	2,700,869	2,533,451	2,368,743	2,205,945	2,045,058	1,886,081	1,729,015	1,573,858	1,420,813	1,269,278		
12 CDD-RE512 Medium scheme (40 units) 35 dph	40	£2,445,218	2,868,598	2,700,869	2,533,451	2,368,743	2,205,945	2,045,058	1,886,081	1,729,015	1,573,858	1,420,813	1,269,278		
13 CDD-RE513 Large scheme (50 units) 30 dph	50	£3,593,824	2,187,198	2,068,220	1,948,706	1,814,854	1,680,064	1,546,298	1,445,269	1,325,064	1,206,322	1,089,042	973,223		
14 CDD-RE514 Large scheme (50 units) 35 dph	50	£2,581,964	2,187,198	2,068,220	1,948,706	1,814,854	1,680,064	1,546,298	1,445,269	1,325,064	1,206,322	1,089,042	973,223		
15 CDD-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	5,378,622	5,062,831	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896		
16 CDD-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	5,378,622	5,062,831	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896		
17 CDD-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	7,171,496	6,750,174	6,333,828	5,921,857	5,514,983	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194		
18 CDD-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	7,171,496	6,750,174	6,333,828	5,921,857	5,514,983	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194		
19 CDD-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,968	6,990,252	6,415,823	5,840,081	5,271,823	4,710,253		
20 CDD-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,968	6,990,252	6,415,823	5,840,081	5,271,823	4,710,253		
21 CDD-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	14,048,767	13,215,193	12,386,978	11,562,124	10,744,628	10,006,491	9,227,713	8,458,298	7,686,237	6,947,538	6,206,197		
22 CDD-RE522 Large scheme (200 units) 35 dph	200	£20,493,253	14,048,767	13,215,193	12,386,978	11,562,124	10,744,628	10,006,491	9,227,713	8,458,298	7,686,237	6,947,538	6,206,197		
23 CDD-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	21,109,105	19,884,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,961	11,550,448	10,419,150	9,301,975		
24 CDD-RE524 Large scheme (300 units) 35 dph	300	£30,739,880	21,109,105	19,884,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,961	11,550,448	10,419,150	9,301,975		
25 CDD-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,246,748	11,818,181		
26 CDD-RE526 Large scheme (400 units) 35 dph	400	£40,898,586	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,246,748	11,818,181		
27 CDD-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	33,568,147	31,585,671	29,627,870	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,558,935	14,772,727		
28 CDD-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	33,568,147	31,585,671	29,627,870	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,558,935	14,772,727		
29 CDD-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,680	25,319,764	22,828,537	20,370,397		
30 CDD-RE530 Large scheme (750 units) 35 dph	750	£88,672,730	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,680	25,319,764	22,828,537	20,370,397		
31 CDD-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	£2,140,445	49,053,881	46,002,355	42,965,868	40,003,368	37,054,723	34,141,141	31,262,619	28,419,157	25,616,756	22,837,418		
32 CDD-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	£2,140,445	49,053,881	46,002,355	42,965,868	40,003,368	37,054,723	34,141,141	31,262,619	28,419,157	25,616,756	22,837,418		
33 CDD-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,558,962	£2,172,700	58,497,748	54,844,547	51,243,178	47,683,635	44,165,926	40,690,047	37,256,008	33,862,036	30,507,820	27,195,477		
34 CDD-RE534 Strategic site (1,300 units) 35 dph	1,300	£166,557,592	£2,172,700	58,497,748	54,844,547	51,243,178	47,683,635	44,165,926	40,690,047	37,256,008	33,862,036	30,507,820	27,195,477		
35 CDD-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	£6,712,913	81,564,380	76,474,214	71,442,475	66,469,164	61,554,279	56,697,822	51,899,792	47,160,189	42,475,165	37,647,278		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	£6,712,913	81,564,380	76,474,214	71,442,475	66,469,164	61,554,279	56,697,822	51,899,792	47,160,189	42,475,165	37,647,278		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	£17,258,951	100,861,760	94,536,168	88,263,224	82,102,869	75,995,122	69,899,894	63,967,458	58,100,826	52,275,450	46,522,768		
38 CDD-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,884	£16,360,456	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,757	51,382,672	46,608,365	41,892,536	37,227,099		
39 CDD-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	£6,360,456	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,757	51,382,672	46,608,365	41,892,536	37,227,099		
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	£286,249	1,121,415	940,755	778,272	608,950	441,321	275,887	112,648	49,187	216,633	369,847		
41 CDD-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	£82,126	288,522	94,919	100,299	297,069	493,839	690,699	887,380	1,084,150	1,280,919	1,477,690		
42 CDD-EMPI1 Employment - industrial 40% plot ratio	-	£1,440,697	£7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDD-EMPI2 Employment - industrial 45% plot ratio	-	£1,440,697	£7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDD-EMPI3 Employment - industrial 40% plot ratio	-	£26,897,395	£12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDD-EMPI4 Employment - industrial 45% plot ratio	-	£26,897,395	£12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDD-EMPI5 Employment - industrial 45% plot ratio	-	£53,794,790	£23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDD-EMPI6 Employment - industrial 45% plot ratio	-	£53,794,790	£23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDD-RE51 Small scheme (1 unit) 25 dph	1	£58,924	81,211	76,442	71,727	67,067	62,400	57,706	53,409	48,965	44,575	40,239	35,958		
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£49,103	81,211	76,442	71,727	67,067	62,400	57,706	53,409	48,965	44,575	40,239	35,958		
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£294,621	406,053	382,209	358,375	335,333	312,300	289,539	267,047	244,828	222,876	201,195	179,787		
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£245,577	406,053	382,209	358,375	335,333	312,300	289,539	267,047	244,828	222,876	201,195	179,787		
5 CDD-RE55 Small scheme (10 units) 30 dph	10	£520,723	812,107	764,419	717,272	670,670	624,001	577,078	530,422	483,562	436,924	390,286	343,648		
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£447,192	812,107	764,419	717,272	670,670	624,001	577,078	530,422	483,562	436,924	390,286	343,648		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£1,043,449	1,464,797	1,378,913	1,293,804	1,209,770	1,126,709	1,044,064	963,513	883,377	804,751	726,028	648,816		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£894,385	1,464,797	1,378,913	1,293,804	1,209,770	1,126,709	1,044,064	963,513	883,377	804,751	726,028	648,816		
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£1,585,173	2,168,621	2,068,220	1,940,706	1,814,195	1,686,004	1,556,936	1,445,259	1,332,064	1,225,064	1,118,042	1,009,042		
10 CDD-RE60 Medium scheme (30 units) 35 dph	30	£1,341,577	2,168,621	2,068,220	1,940,706	1,814,195	1,686,004	1,556,936	1,445,259	1,332,064	1,225,064	1,118,042	1,009,042		
11 CDD-RE61 Medium scheme (40 units) 30 dph	40	£2,008,890	2,688,598	2,700,099	2,533,451	2,368,743	2,205,945	2,045,508	1,886,081	1,729,051	1,575,893	1,424,813	1,269,278		
12 CDD-RE62 Medium scheme (40 units) 35 dph	40	£1,636,890	2,688,598	2,700,099	2,533,451	2,368,743	2,205,945	2,045,508	1,886,081	1,729,051	1,575,893	1,424,813	1,269,278		
13 CDD-RE63 Large scheme (50 units) 30 dph	50	£2,606,621	3,585,148	3,495,148	3,260,672	3,046,814	2,860,129	2,682,432	2,504,322	2,326,007	2,151,587	1,976,161	1,801,735		
14 CDD-RE64 Large scheme (50 units) 35 dph	50	£1,956,467	3,277,951	3,079,313	2,885,910	2,693,904	2,484,235	2,268,362	2,072,966	1,879,547	1,689,404	1,501,337	1,316,247		
15 CDD-RE65 Large scheme (75 units) 30 dph	75	£3,923,933	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,831,484	3,536,420	3,241,902	2,950,695	2,663,849	2,379,896		
16 CDD-RE66 Large scheme (75 units) 35 dph	75	£3,353,943	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,831,484	3,536,420	3,241,902	2,950,695	2,663,849	2,379,896		
17 CDD-RE67 Large scheme (100 units) 30 dph	100	£5,565,984	7,419,176	6,919,176	6,419,176	5,919,176	5,419,176	4,919,176	4,419,176	3,919,176	3,419,176	2,919,176	2,419,176		
18 CDD-RE68 Large scheme (100 units) 35 dph	100	£4,035,487	6,904,428	6,200,695	5,604,504	5,115,118	4,625,458	4,142,498	3,664,296	3,186,094	2,707,892	2,229,690	1,751,488		
19 CDD-RE69 Large scheme (150 units) 30 dph	150	£8,347,591	10,042,817	10,017,677	9,396,821	8,788,859	8,184,765	7,587,966	6,998,252	6,412,623	5,840,081	5,271,623	4,710,252		
20 CDD-RE70 Large scheme (150 units) 35 dph	150	£6,157,076	10,042,817	10,017,677	9,396,821	8,788,859	8,184,765	7,587,966	6,998,252	6,412,623	5,840,081	5,271,623	4,710,252		
21 CDD-RE71 Large scheme (200 units) 30 dph	200	£11,138,121	13,845,169	13,268,874	12,368,874	11,568,874	10,764,874	10,000,874	9,236,874	8,472,874	7,708,874	6,944,874	6,180,874		
22 CDD-RE72 Large scheme (200 units) 35 dph	200	£9,495,104	14,199,300	13,640,745	12,736,974	11,962,808	11,158,188	10,353,307	9,518,233	8,722,782	7,937,016	7,165,934	6,394,852		
23 CDD-RE73 Large scheme (200 units) 30 dph	200	£16,695,191	21,100,195	19,984,865	18,834,724	17,614,172	16,216,612	15,029,047	13,855,284	12,686,881	11,549,105	10,419,150	9,301,975		
24 CDD-RE74 Large scheme (200 units) 35 dph	200	£14,314,155	21,100,195	19,984,865	18,834,724	17,614,172	16,216,612	15,029,047	13,855,284	12,686,881	11,549,105	10,419,150	9,301,975		
25 CDD-RE75 Large scheme (400 units) 30 dph	400	£22,280,247	28,692,337	27,162,537	25,153,737	23,144,937	21,136,137	19,127,337	17,118,537	15,109,737	13,100,937	11,092,137	9,083,337		
26 CDD-RE76 Large scheme (400 units) 35 dph	400	£19,650,207	28,692,337	27,162,537	25,153,737	23,144,937	21,136,137	19,127,337	17,118,537	15,109,737	13,100,937	11,092,137	9,083,337		
27 CDD-RE77 Large scheme (500 units) 30 dph	500	£29,827,824	33,986,147	31,585,671	29,627,670	27,892,143	25,779,680	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727		
28 CDD-RE78 Large scheme (500 units) 35 dph	500	£25,553,649	33,986,147	31,585,671	29,627,670	27,892,143	25,779,680	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727		
29 CDD-RE79 Large scheme (500 units) 30 dph	750	£44,159,177	54,644,818	50,623,618	46,602,418	42,581,218	38,560,018	34,538,818	30,517,618	26,496,418	22,475,218	18,454,018	14,432,818		
30 CDD-RE80 Large scheme (750 units) 35 dph	750	£44,159,177	54,644,818	50,623,618	46,602,418	42,581,218	38,560,018	34,538,818	30,517,618	26,496,418	22,475,218	18,454,018	14,432,818		
31 CDD-RE81 Strategic site (1,000 units) 30 dph	1,000	£89,251,294	106,380,744	98,804,818	91,915,972	85,237,219	78,558,512	71,879,759	65,201,006	58,522,253	51,843,500	45,164,747	38,485,994		
32 CDD-RE82 Strategic site (1,000 units) 35 dph	1,000	£69,251,294	106,380,744	98,804,818	91,915,972	85,237,219	78,558,512	71,879,759	65,201,006	58,522,253	51,843,500	45,164,747	38,485,994		
33 CDD-RE83 Strategic site (1,000 units) 30 dph	1,000	£95,258,647	125,400,485	109,853,881	100,205,469	92,868,869	85,530,269	78,191,669	70,843,269	63,494,869	56,146,469	48,798,069	41,449,669		
34 CDD-RE84 Strategic site (1,000 units) 35 dph	1,000	£95,258,647	125,400,485	109,853,881	100,205,469	92,868,869	85,530,269	78,191,669	70,843,269	63,494,869	56,146,469	48,798,069	41,449,669		
35 CDD-RE85 Strategic site (2,000 units) 30 dph	2,000	£119,254,124	167,112,382	151,854,330	140,216,814	129,474,241	119,442,458	109,400,675	99,358,892	89,317,109	79,275,326	69,233,543	59,191,760		
36 CDD-RE86 Strategic site (2,000 units) 35 dph	2,000	£119,254,124	167,112,382	151,854,330	140,216,814	129,474,241	119,442,458	109,400,675	99,358,892	89,317,109	79,275,326	69,233,543	59,191,760		
37 CDD-RE87 Strategic site (3,000 units) 30 dph	3,000	£206,689,765	270,355,161	248,961,160	226,567,159	204,173,158	181,779,157	159,385,156	136,991,155	114,597,154	92,203,153	69,809,152	47,415,151		
38 CDD-RE88 Strategic site (3,000 units) 35 dph	3,000	£206,689,765	270,355,161	248,961,160	226,567,159	204,173,158	181,779,157	159,385,156	136,991,155	114,597,154	92,203,153	69,809,152	47,415,151		
39 CDD-RE89 Strategic site (4,000 units) 30 dph	4,000	£270,253,021	354,123,764	316,543,764	281,964,764	244,385,764	209,806,764	175,227,764	140,648,764	106,069,764	71,490,764	36,911,764	2,332,764		
40 CDD-RE90 Strategic site (4,000 units) 35 dph	4,000	£270,253,021	354,123,764	316,543,764	281,964,764	244,385,764	209,806,764	175,227,764	140,648,764	106,069,764	71,490,764	36,911,764	2,332,764		
41 CDD-ELDER1 Other person's housing scheme (C3) 35 dph	50	£2,604,440	1,986,249	1,121,415	846,785	778,272	690,950	641,321	575,887	512,448	447,017	381,586	316,155		
42 CDD-CARE1 Care home scheme (C2) 70 units	50	£50,855,425	442,125	265,652	165,652	115,652	65,652	15,652	15,652	15,652	15,652	15,652	15,652		
43 CDD-EMP1 Employment - industrial 40% plot ratio	50	£6,260,691	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709		
44 CDD-EMP2 Employment - industrial 45% plot ratio	50	£6,260,691	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709		
45 CDD-EMP3 Employment - industrial 40% plot ratio	50	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDD-EMP4 Employment - industrial 45% plot ratio	50	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091		
47 CDD-EMP5 Employment - industrial 40% plot ratio	50	£25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772		
48 CDD-EMP6 Employment - industrial 45% plot ratio	50	£25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772	25,042,772		

Table 6.3.6: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,884 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,884 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689.739 PER HA		Type of rent:		50% Soc Rent 30% Aff Rent				FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDD-RE51 Small scheme (1 unit) 25 dph	1	£126,576	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157		
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£105,480	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157		
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£632,880	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786		
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£527,400	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786		
5 CDD-RE55 Small scheme (10 units) 30 dph	10	£1,120,720	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571		
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£980,921	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	796,575	708,817		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	796,575	708,817		
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	2,358,160	2,222,606	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,962	1,063,226		
10 CDD-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	2,358,160	2,222,606	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,962	1,063,226		
11 CDD-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	3,078,244	2,899,900	2,723,577	2,549,273	2,376,988	2,206,723	2,036,478	1,872,251	1,708,454	1,545,858	1,385,690		
12 CDD-RE512 Medium scheme (40 units) 35 dph	40	£2,445,218	2,898,964	2,493,266	2,303,002	2,124,873	1,948,879	1,775,020	1,603,296	1,433,707	1,266,252	1,106,932	937,747		
13 CDD-RE513 Large scheme (50 units) 30 dph	50	£5,953,824	3,847,868	3,624,876	3,404,471	3,186,591	2,971,226	2,758,448	2,546,096	2,340,314	2,135,059	1,932,322	1,732,113		
14 CDD-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	3,847,868	3,624,876	3,404,471	3,186,591	2,971,226	2,758,448	2,546,096	2,340,314	2,135,059	1,932,322	1,732,113		
15 CDD-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	5,771,707	5,437,313	5,106,707	4,779,887	4,458,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169		
16 CDD-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	5,771,707	5,437,313	5,106,707	4,779,887	4,458,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169		
17 CDD-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	7,249,751	6,803,942	6,373,162	5,942,470	5,516,807	5,095,194	4,680,628	4,270,712	3,864,844	3,464,225	3,081,871		
18 CDD-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	7,249,751	6,803,942	6,373,162	5,942,470	5,516,807	5,095,194	4,680,628	4,270,712	3,864,844	3,464,225	3,081,871		
19 CDD-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,855	6,947,987	6,338,811	5,736,589	5,140,932		
20 CDD-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,855	6,947,987	6,338,811	5,736,589	5,140,932		
21 CDD-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	15,088,477	14,185,159	13,321,791	12,488,513	11,674,723	10,891,023	10,149,238	9,409,625	8,680,163	7,955,119	7,270,896		
22 CDD-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	15,088,477	14,185,159	13,321,791	12,488,513	11,674,723	10,891,023	10,149,238	9,409,625	8,680,163	7,955,119	7,270,896		
23 CDD-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	22,563,948	21,251,209	19,953,348	18,670,373	17,402,277	16,149,083	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214		
24 CDD-RE524 Large scheme (300 units) 35 dph	300	£30,739,080	22,563,948	21,251,209	19,953,348	18,670,373	17,402,277	16,149,083	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214		
25 CDD-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	28,881,483	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,911	17,392,747	15,854,428	14,335,058	12,834,629		
26 CDD-RE526 Large scheme (400 units) 35 dph	400	£40,896,580	28,881,483	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,911	17,392,747	15,854,428	14,335,058	12,834,629		
27 CDD-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	38,864,316	37,755,644	37,170,854	36,699,346	36,166,234	35,409,277	32,695,085	29,993,600	27,334,881	24,708,907	22,115,681		
28 CDD-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	38,864,316	37,755,644	37,170,854	36,699,346	36,166,234	35,409,277	32,695,085	29,993,600	27,334,881	24,708,907	22,115,681		
29 CDD-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	65,521,525	62,816,593	60,176,808	57,548,858	54,923,829	52,304,845	49,687,816	47,070,816	44,453,822	41,836,822	39,219,822		
30 CDD-RE530 Large scheme (750 units) 35 dph	750	£88,672,750	65,521,525	62,816,593	60,176,808	57,548,858	54,923,829	52,304,845	49,687,816	47,070,816	44,453,822	41,836,822	39,219,822		
31 CDD-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	95,680,309	92,426,729	89,210,405	86,030,257	82,887,368	79,781,373	76,712,277	73,680,078	70,684,774	67,724,872	64,800,557		
32 CDD-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	95,680,309	92,426,729	89,210,405	86,030,257	82,887,368	79,781,373	76,712,277	73,680,078	70,684,774	67,724,872	64,800,557		
33 CDD-RE533 Strategic site (1,300 units) 30 dph	1,300	£149,258,962	95,680,309	92,426,729	89,210,405	86,030,257	82,887,368	79,781,373	76,712,277	73,680,078	70,684,774	67,724,872	64,800,557		
34 CDD-RE534 Strategic site (1,300 units) 35 dph	1,300	£128,082,832	95,680,309	92,426,729	89,210,405	86,030,257	82,887,368	79,781,373	76,712,277	73,680,078	70,684,774	67,724,872	64,800,557		
35 CDD-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	162,715,553	155,236,306	147,755,059	140,273,812	132,792,565	125,311,318	117,830,071	110,348,824	102,867,577	95,386,330	87,905,083		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	162,715,553	155,236,306	147,755,059	140,273,812	132,792,565	125,311,318	117,830,071	110,348,824	102,867,577	95,386,330	87,905,083		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,209,913	162,715,553	155,236,306	147,755,059	140,273,812	132,792,565	125,311,318	117,830,071	110,348,824	102,867,577	95,386,330	87,905,083		
38 CDD-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,884	162,715,553	155,236,306	147,755,059	140,273,812	132,792,565	125,311,318	117,830,071	110,348,824	102,867,577	95,386,330	87,905,083		
39 CDD-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	162,715,553	155,236,306	147,755,059	140,273,812	132,792,565	125,311,318	117,830,071	110,348,824	102,867,577	95,386,330	87,905,083		
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,537,246	1,351,995	1,167,248	985,707	806,470	629,537	453,578	279,644	108,037	62,247	231,933		
41 CDD-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	388,522	34,919	100,299	297,699	493,839	690,699	887,388	1,084,156	1,280,919	1,477,698		
42 CDD-EMPI1 Employment - industrial 40% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDD-EMPI2 Employment - industrial 45% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDD-EMPI3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDD-EMPI4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDD-EMPI5 Employment - industrial 40% plot ratio	-	£53,784,760	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDD-EMPI6 Employment - industrial 45% plot ratio	-	£53,784,760	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDD-RE51 Small scheme (1 unit) 25 dph	1	£58,924	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157		
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£59,024	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157		
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£294,621	434,911	409,714	384,802	360,175	335,935	311,779	288,009	264,825	241,326	218,413	195,779		
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£245,517	434,911	409,714	384,802	360,175	335,935	311,779	288,009	264,825	241,326	218,413	195,779		
5 CDD-RE55 Small scheme (10 units) 25 dph	10	£1,021,724	1,498,271	1,419,429	1,340,804	1,262,660	1,184,516	1,106,372	1,028,228	950,084	871,940	793,796	715,652		
6 CDD-RE56 Small scheme (10 units) 30 dph	10	£647,192	869,823	819,427	769,034	720,351	671,069	623,558	576,019	529,051	482,552	436,527	391,578		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£1,443,129	1,572,772	1,491,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,161	873,262	790,578	708,017		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£694,385	1,572,772	1,491,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,161	873,262	790,578	708,017		
9 CDD-RE59 Medium scheme (20 units) 40 dph	20	£1,655,193	1,727,660	1,655,193	1,565,193	1,475,193	1,385,193	1,295,193	1,205,193	1,115,193	1,025,193	935,193	845,193		
10 CDD-RE510 Medium scheme (30 units) 35 dph	30	£1,341,577	2,500,100	2,222,000	2,007,004	1,954,145	1,822,332	1,691,898	1,563,046	1,435,714	1,310,043	1,185,062	1,063,226		
11 CDD-RE511 Medium scheme (40 units) 35 dph	40	£2,086,986	3,076,244	2,899,900	2,723,577	2,549,273	2,376,969	2,206,723	2,036,478	1,872,251	1,708,045	1,545,858	1,385,690		
12 CDD-RE512 Medium scheme (40 units) 55 dph	40	£1,131,308	2,068,664	2,006,664	2,003,662	2,014,873	1,948,079	1,775,028	1,603,926	1,435,707	1,265,495	1,100,532	937,047		
13 CDD-RE513 Large scheme (50 units) 30 dph	50	£2,619,822	3,684,679	3,464,474	3,162,951	2,912,951	2,612,951	2,312,951	2,012,951	1,712,951	1,412,951	1,112,951	812,951		
14 CDD-RE514 Large scheme (50 units) 30 dph	50	£1,956,467	3,577,179	3,315,214	3,156,702	2,987,822	2,796,396	2,467,403	2,261,822	2,057,194	1,855,619	1,656,966	1,460,006		
15 CDD-RE515 Large scheme (75 units) 40 dph	75	£3,912,933	5,771,707	5,437,313	5,106,707	4,779,887	4,458,953	4,137,006	3,822,145	3,510,471	3,202,884	2,900,484	2,598,189		
16 CDD-RE516 Large scheme (75 units) 55 dph	75	£3,353,943	5,771,707	5,437,313	5,106,707	4,779,887	4,458,953	4,137,006	3,822,145	3,510,471	3,202,884	2,900,484	2,598,189		
17 CDD-RE517 Large scheme (100 units) 30 dph	100	£5,585,980	8,125,109	7,645,479	7,165,949	6,686,420	6,206,890	5,727,360	5,247,830	4,768,300	4,288,770	3,809,240	3,329,710		
18 CDD-RE518 Large scheme (100 units) 55 dph	100	£3,035,487	8,125,109	7,645,479	7,165,949	6,686,420	6,206,890	5,727,360	5,247,830	4,768,300	4,288,770	3,809,240	3,329,710		
19 CDD-RE519 Large scheme (150 units) 30 dph	150	£8,347,591	11,421,911	10,760,358	10,100,326	9,439,604	8,824,454	8,204,454	7,584,454	6,947,857	6,308,811	5,738,569	5,140,932		
20 CDD-RE520 Large scheme (150 units) 35 dph	150	£6,157,078	11,421,911	10,760,358	10,100,326	9,439,604	8,824,454	8,204,454	7,584,454	6,947,857	6,308,811	5,738,569	5,140,932		
21 CDD-RE521 Large scheme (150 units) 40 dph	150	£11,130,195	16,084,014	15,151,159	14,218,159	13,285,159	12,352,159	11,419,159	10,486,159	9,553,159	8,620,159	7,687,159	6,754,159		
22 CDD-RE522 Large scheme (200 units) 35 dph	200	£3,640,104	15,151,775	14,005,344	13,170,105	12,620,596	11,959,279	11,099,183	10,349,288	9,609,625	8,950,163	8,270,912	7,651,951		
23 CDD-RE523 Large scheme (300 units) 30 dph	300	£16,695,181	22,563,948	21,251,209	19,935,348	18,620,373	17,402,277	16,148,063	14,910,739	13,687,279	12,458,720	11,285,020	10,126,214		
24 CDD-RE524 Large scheme (300 units) 35 dph	300	£14,310,155	22,563,948	21,251,209	19,935,348	18,620,373	17,402,277	16,148,063	14,910,739	13,687,279	12,458,720	11,285,020	10,126,214		
25 CDD-RE525 Large scheme (400 units) 30 dph	400	£22,260,242	30,447,669	28,418,159	26,388,650	24,359,141	22,329,632	20,300,123	18,270,614	16,241,105	14,211,596	12,182,087	10,152,578		
26 CDD-RE526 Large scheme (400 units) 35 dph	400	£14,000,207	26,691,453	25,027,925	23,363,393	22,735,456	21,467,375	20,205,294	18,950,011	17,392,747	15,854,428	14,306,105	12,845,028		
27 CDD-RE527 Large scheme (500 units) 30 dph	500	£29,612,824	38,864,316	36,375,644	34,170,054	32,066,346	29,957,720	27,851,720	25,747,720	23,643,720	21,540,324	19,436,928	17,333,532		
28 CDD-RE528 Large scheme (500 units) 35 dph	500	£25,553,849	38,864,316	36,375,644	34,170,054	32,066,346	29,957,720	27,851,720	25,747,720	23,643,720	21,540,324	19,436,928	17,333,532		
29 CDD-RE529 Large scheme (500 units) 40 dph	500	£48,159,578	66,633,554	62,633,554	58,633,554	54,633,554	50,633,554	46,633,554	42,633,554	38,633,554	34,633,554	30,633,554	26,633,554		
30 CDD-RE530 Large scheme (750 units) 35 dph	750	£47,279,284	66,633,554	62,633,554	58,633,554	54,633,554	50,633,554	46,633,554	42,633,554	38,633,554	34,633,554	30,633,554	26,633,554		
31 CDD-RE531 Strategic site (1,000 units) 30 dph	1,000	£69,583,255	185,650,328	174,268,729	162,887,130	151,505,531	140,123,932	128,742,333	117,360,734	105,979,135	94,597,536	83,215,937	71,834,338		
32 CDD-RE532 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329		
33 CDD-RE533 Strategic site (1,350 units) 30 dph	1,350	£66,432,232	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329		
34 CDD-RE534 Strategic site (1,350 units) 35 dph	1,350	£77,513,341	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329	£5,600,329		
35 CDD-RE535 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	£2,115,632	£7,236,388	£8,106,721	£9,016,054	£9,926,387	£10,836,720	£11,747,053	£12,657,386	£13,567,719	£14,478,052	£15,388,385		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£149,614,918	£7,481,887	£17,960,583	£8,106,721	£9,016,054	£9,926,387	£10,836,720	£11,747,053	£12,657,386	£13,567,719	£14,478,052	£15,388,385		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£200,689,765	£14,685,500	£10,740,730	£10,714,044	£9,684,536	£8,654,028	£7,623,520	£6,593,012	£5,562,504	£4,531,996	£3,501,488	£2,470,980		
38 CDD-RE538 Strategic site (3,500 units) 35 dph	3,500	£276,523,320	£14,685,500	£10,740,730	£10,714,044	£9,684,536	£8,654,028	£7,623,520	£6,593,012	£5,562,504	£4,531,996	£3,501,488	£2,470,980		
39 CDD-RE539 Strategic site (4,000 units) 35 dph	4,000	£238,562,589	£21,419,186	£6,969,662	£1,568,812	£6,233,410	£7,902,075	£6,732,660	£6,000,004	£5,506,447	£4,973,895	£4,550,342	£4,091,298		
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	£3,927,248	£3,181,866	£1,767,249	£85,707	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
41 CDD-CARE1 Care home scheme (C2) - 70 units	50	£2,604,448	£42,128	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
42 CDD-EMPR Employment - industrial 45% plot ratio	50	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
43 CDD-EMPR Employment - industrial 45% plot ratio	50	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
44 CDD-EMPR Employment - industrial 45% plot ratio	50	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
45 CDD-EMPR Employment - industrial 45% plot ratio	50	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
46 CDD-EMPR Employment - industrial 45% plot ratio	50	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		
47 CDD-EMPR Employment - industrial 45% plot ratio	50	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470	£69,470		

Table 6.3.7: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,981 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £4,981 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,576	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£632,880	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£527,400	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£980,921	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,689,748	1,584,665	1,489,667	1,395,758	1,302,834	1,211,197	1,120,548	1,030,868	942,510	855,121	768,819		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,689,748	1,584,665	1,489,667	1,395,758	1,302,834	1,211,197	1,120,548	1,030,868	942,510	855,121	768,819		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,362,714	2,521,122	2,376,996	2,234,501	2,093,635	1,954,491	1,816,796	1,680,822	1,548,478	1,413,765	1,282,681	1,153,228		
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	2,521,122	2,376,996	2,234,501	2,093,635	1,954,491	1,816,796	1,680,822	1,548,478	1,413,765	1,282,681	1,153,228		
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	3,287,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,308	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103		
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	£4,245,218	3,287,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,308	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£5,953,824	4,384,964	4,149,664	3,914,228	3,678,802	3,443,376	3,207,950	2,972,524	2,737,098	2,491,672	2,246,246	2,000,820		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	3,797,204	3,566,114	3,337,613	3,111,761	2,888,558	2,665,004	2,442,050	2,218,596	2,000,820	1,788,564	1,576,538		
15 CDC-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	6,164,792	5,811,997	5,463,193	5,116,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442		
16 CDC-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	6,164,792	5,811,997	5,463,193	5,116,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442		
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	8,624,964	8,189,664	7,754,364	7,319,064	6,883,764	6,448,464	6,013,164	5,577,864	5,142,564	4,707,264	4,271,964		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,620,951	8,624,964	8,189,664	7,754,364	7,319,064	6,883,764	6,448,464	6,013,164	5,577,864	5,142,564	4,707,264	4,271,964		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	12,201,128	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,120,430	7,476,562	6,832,586	6,198,548	5,568,413		
20 CDC-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	12,201,128	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,120,430	7,476,562	6,832,586	6,198,548	5,568,413		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	16,076,068	15,155,125	14,244,803	13,344,481	12,454,818	11,575,558	10,706,713	9,848,112	8,989,578	8,148,481	7,330,934		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	16,076,068	15,155,125	14,244,803	13,344,481	12,454,818	11,575,558	10,706,713	9,848,112	8,989,578	8,148,481	7,330,934		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	24,016,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,068	14,678,698	13,406,973	12,150,891	10,910,453		
24 CDC-RE524 Large scheme (300 units) 35 dph	300	£30,739,080	24,016,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,068	14,678,698	13,406,973	12,150,891	10,910,453		
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£47,617,591	30,526,749	28,769,337	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,802	17,024,841	15,426,890	13,848,444		
26 CDC-RE526 Large scheme (400 units) 35 dph	400	£40,896,560	30,526,749	28,769,337	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,802	17,024,841	15,426,890	13,848,444		
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	38,158,437	35,961,666	33,769,780	31,642,780	29,520,685	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,558		
28 CDC-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	38,158,437	35,961,666	33,769,780	31,642,780	29,520,685	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,558		
29 CDC-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	62,682,300	59,646,353	56,642,803	53,674,657	50,740,916	47,841,579	44,970,648	42,146,120	39,349,967	36,588,278	33,869,964		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,730	62,682,300	59,646,353	56,642,803	53,674,657	50,740,916	47,841,579	44,970,648	42,146,120	39,349,967	36,588,278	33,869,964		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	89,220,172	85,799,575	82,417,734	79,074,649	75,770,322	72,500,000	69,269,678	66,079,356	62,924,034	59,803,712	56,713,390		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	89,220,172	85,799,575	82,417,734	79,074,649	75,770,322	72,500,000	69,269,678	66,079,356	62,924,034	59,803,712	56,713,390		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,558,962	107,775,376	103,771,653	99,767,930	95,764,207	91,760,484	87,756,761	83,753,038	79,749,315	75,745,592	71,741,869	67,738,146		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£168,577,932	107,775,376	103,771,653	99,767,930	95,764,207	91,760,484	87,756,761	83,753,038	79,749,315	75,745,592	71,741,869	67,738,146		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	162,832,810	157,337,209	151,841,608	146,346,007	140,850,406	135,354,805	129,859,204	124,363,603	118,868,002	113,372,401	107,876,800		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	173,775,376	167,771,653	161,767,930	155,764,207	149,760,484	143,756,761	137,753,038	131,749,315	125,745,592	119,741,869	113,738,146		
37 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,209,913	226,166,749	219,162,972	212,159,195	205,155,418	198,151,641	191,147,864	184,144,087	177,140,310	170,136,533	163,132,756	156,128,979		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,834	226,166,749	219,162,972	212,159,195	205,155,418	198,151,641	191,147,864	184,144,087	177,140,310	170,136,533	163,132,756	156,128,979		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£352,331,329	184,233,796	178,230,568	172,227,340	166,224,112	160,220,884	154,217,656	148,214,428	142,211,200	136,207,972	130,204,744	124,201,516		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,778,243	1,580,775	1,385,742	1,190,709	1,005,676	820,643	645,610	470,577	295,544	120,511	4,943,274		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,869	493,839	690,699	887,389	1,084,150	1,280,919	1,477,689		
42 CDC-EMPI1 Employment - industrial 40% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDC-EMPI2 Employment - industrial 45% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDC-EMPI3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDC-EMPI4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDC-EMPI5 Employment - industrial 40% plot ratio	-	£53,794,760	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-EMPI6 Employment - industrial 45% plot ratio	-	£53,794,760	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£58,924	42,754	40,444	38,194	35,904	33,614	31,324	29,034	26,744	24,454	22,164	19,874	£48,488	
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,813	42,754	40,444	38,194	35,904	33,614	31,324	29,034	26,744	24,454	22,164	19,874	£40,388	
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£294,621	463,770	437,216	410,968	385,016	359,359	334,020	308,972	284,225	259,777	235,831	211,768	£248,818	
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245,517	463,770	437,216	410,968	385,016	359,359	334,020	308,972	284,225	259,777	235,831	211,768	£198,768	
5 CDC-RE55 Small scheme (10 units) 25 dph	10	£531,724	874,437	821,974	770,437	721,974	670,437	617,974	565,437	512,974	460,437	407,974	355,437	£458,818	
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£447,192	872,939	874,437	821,974	770,437	721,974	670,437	617,974	565,437	512,974	460,437	407,974	£368,318	
7 CDC-RE57 Medium scheme (20 units) 25 dph	20	£1,043,448	1,680,748	1,584,865	1,485,907	1,390,758	1,302,934	1,211,187	1,120,548	1,030,908	942,210	855,221	768,818	£1,012,818	
8 CDC-RE58 Medium scheme (20 units) 30 dph	20	£694,385	1,680,748	1,584,865	1,485,907	1,390,758	1,302,934	1,211,187	1,120,548	1,030,908	942,210	855,221	768,818	£562,818	
9 CDC-RE59 Large scheme (50 units) 25 dph	50	£1,585,173	2,978,965	2,798,965	2,618,965	2,438,965	2,258,965	2,078,965	1,898,965	1,718,965	1,538,965	1,358,965	1,178,965	£1,532,818	
10 CDC-RE10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,521,132	2,376,965	2,234,501	2,090,835	1,954,491	1,810,796	1,667,002	1,523,307	1,379,612	1,235,917	1,092,222	£1,152,818	
11 CDC-RE11 Medium scheme (40 units) 30 dph	40	£1,026,886	3,287,899	3,099,731	2,913,703	2,729,803	2,544,031	2,360,388	2,176,874	2,015,498	1,842,231	1,671,022	1,502,163	£1,052,818	
12 CDC-RE12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,671,279	2,679,226	2,686,435	2,693,476	2,700,517	2,707,558	2,714,599	2,721,640	2,728,681	2,735,722	2,742,763	£1,051,000	
13 CDC-RE13 Large scheme (50 units) 25 dph	50	£2,629,683	4,378,965	4,178,965	3,978,965	3,778,965	3,578,965	3,378,965	3,178,965	2,978,965	2,778,965	2,578,965	2,378,965	£2,578,965	
14 CDC-RE14 Large scheme (50 units) 30 dph	50	£1,956,467	3,797,204	3,596,114	3,395,023	3,193,932	2,992,841	2,791,750	2,590,659	2,400,988	2,200,317	2,000,646	1,800,975	£1,800,975	
15 CDC-RE15 Large scheme (50 units) 40 dph	50	£3,912,933	6,184,792	5,811,967	5,439,142	5,066,317	4,693,492	4,320,667	3,947,842	3,575,017	3,202,192	2,829,367	2,456,542	£3,202,192	
16 CDC-RE16 Large scheme (75 units) 30 dph	75	£3,353,493	6,184,792	5,811,967	5,439,142	5,066,317	4,693,492	4,320,667	3,947,842	3,575,017	3,202,192	2,829,367	2,456,542	£3,202,192	
17 CDC-RE17 Large scheme (75 units) 40 dph	75	£5,556,280	8,229,774	7,794,269	7,359,764	6,925,259	6,490,754	6,056,249	5,621,744	5,187,239	4,752,734	4,318,229	3,883,724	£4,752,734	
18 CDC-RE18 Large scheme (100 units) 25 dph	100	£3,035,447	8,637,447	8,197,433	7,757,419	7,317,405	6,877,391	6,437,377	5,997,363	5,557,349	5,117,335	4,677,321	4,237,307	£4,677,321	
19 CDC-RE19 Large scheme (150 units) 30 dph	150	£8,347,591	12,201,136	11,503,400	10,810,852	10,130,559	9,455,935	8,780,231	8,126,439	7,476,562	6,826,685	6,176,808	5,526,931	£6,176,808	
20 CDC-RE20 Large scheme (150 units) 35 dph	150	£7,155,078	12,201,136	11,503,400	10,810,852	10,130,559	9,455,935	8,780,231	8,126,439	7,476,562	6,826,685	6,176,808	5,526,931	£5,526,931	
21 CDC-RE21 Large scheme (200 units) 30 dph	200	£11,150,171	16,078,965	15,155,120	14,244,033	13,332,946	12,424,859	11,512,772	10,600,685	9,688,598	8,776,511	7,864,424	6,952,337	£8,776,511	
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£8,540,154	16,078,965	15,155,120	14,244,033	13,332,946	12,424,859	11,512,772	10,600,685	9,688,598	8,776,511	7,864,424	6,952,337	£7,864,424	
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£16,895,181	24,014,791	22,637,561	21,271,973	19,922,033	18,567,733	17,219,978	15,869,068	14,519,608	13,170,148	11,820,688	10,471,228	£11,820,688	
24 CDC-RE24 Large scheme (300 units) 35 dph	300	£14,310,155	24,014,791	22,637,561	21,271,973	19,922,033	18,567,733	17,219,978	15,869,068	14,519,608	13,170,148	11,820,688	10,471,228	£10,471,228	
25 CDC-RE25 Large scheme (400 units) 30 dph	400	£22,260,242	30,526,749	28,769,333	27,013,923	25,258,513	23,503,103	21,747,693	20,000,971	18,254,249	16,507,527	14,760,805	13,014,083	£14,760,805	
26 CDC-RE26 Large scheme (400 units) 35 dph	400	£18,098,023	30,526,749	28,769,333	27,013,923	25,258,513	23,503,103	21,747,693	20,000,971	18,254,249	16,507,527	14,760,805	13,014,083	£13,014,083	
27 CDC-RE27 Large scheme (500 units) 30 dph	500	£29,812,824	38,165,437	35,961,966	33,768,495	31,565,024	29,361,553	27,158,082	24,954,611	22,751,140	20,547,669	18,344,198	16,140,727	£18,344,198	
28 CDC-RE28 Large scheme (500 units) 35 dph	500	£25,553,849	38,165,437	35,961,966	33,768,495	31,565,024	29,361,553	27,158,082	24,954,611	22,751,140	20,547,669	18,344,198	16,140,727	£16,140,727	
29 CDC-RE29 Large scheme (750 units) 30 dph	750	£48,159,177	62,682,306	59,465,353	56,248,400	53,031,447	49,814,494	46,597,541	43,380,588	40,163,635	36,946,682	33,729,729	30,512,776	£30,512,776	
30 CDC-RE30 Large scheme (750 units) 35 dph	750	£41,279,284	62,682,306	59,465,353	56,248,400	53,031,447	49,814,494	46,597,541	43,380,588	40,163,635	36,946,682	33,729,729	30,512,776	£28,687,829	
31 CDC-RE31 Strategic site 1 (000 units) 30 dph	1,000	£69,583,255	120,522,175	115,920,152	111,318,129	106,716,106	102,114,083	97,512,060	92,910,037	88,308,014	83,705,991	79,103,968	74,501,945	£74,501,945	
32 CDC-RE32 Strategic site 2 (000 units) 30 dph	1,000	£59,625,647	90,220,172	85,779,973	81,339,774	76,899,575	72,459,376	68,019,177	63,578,978	59,138,779	54,698,580	50,258,381	45,818,182	£45,818,182	
33 CDC-RE33 Strategic site 3 (100 units) 30 dph	100	£90,432,222	120,522,175	115,920,152	111,318,129	106,716,106	102,114,083	97,512,060	92,910,037	88,308,014	83,705,991	79,103,968	74,501,945	£74,501,945	
34 CDC-RE34 Strategic site 4 (100 units) 30 dph	100	£77,513,341	120,522,175	115,920,152	111,318,129	106,716,106	102,114,083	97,512,060	92,910,037	88,308,014	83,705,991	79,103,968	74,501,945	£74,501,945	
35 CDC-RE35 Strategic site 2 (200 units) 35 dph	2,000	£119,251,294	166,652,596	156,822,731	146,994,866	137,166,991	127,339,126	117,511,261	107,683,396	97,855,531	88,027,666	78,199,801	68,371,936	£68,371,936	
36 CDC-RE36 Strategic site 2 (500 units) 30 dph	2,500	£149,084,118	180,775,738	171,871,633	162,967,528	154,063,423	145,159,318	136,255,213	127,351,108	118,447,003	109,542,898	100,638,793	91,734,688	£91,734,688	
37 CDC-RE37 Strategic site 3 (500 units) 30 dph	2,500	£208,689,765	125,166,748	115,016,972	104,868,246	94,719,520	84,570,794	74,422,068	64,273,342	54,124,616	43,975,890	33,827,164	23,678,438	£23,678,438	
38 CDC-RE38 Strategic site 3 (500 units) 35 dph	2,500	£276,253,225	125,166,748	115,016,972	104,868,246	94,719,520	84,570,794	74,422,068	64,273,342	54,124,616	43,975,890	33,827,164	23,678,438	£23,678,438	
39 CDC-RE39 Strategic site 4 (500 units) 35 dph	4,000	£238,520,598	98,423,738	92,680,539	86,938,340	81,196,141	75,453,942	69,711,743	63,969,544	58,227,345	52,485,146	46,742,947	40,999,748	£40,999,748	
40 CDC-ELDERI Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,778,243	1,580,775	1,385,742	1,183,142	1,002,876	819,243	629,943	448,840	268,448	84,752	7,407	£84,752	
41 CDC-CARE1 Care home scheme (C2) - 70 units	70	£2,895,855	482,128	260,000	137,877	65,748	33,619	1,000	200	0	0	0	0	£1,000	
42 CDC-EMP1 Employment - industrial 45% plot ratio	1	£6,280,963	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	7,102,132	£7,102,132	
43 CDC-EMP2 Employment - industrial 45% plot ratio	1	£6,280,963	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	£7,392,709	
44 CDC-EMP3 Employment - industrial 45% plot ratio	1	£12,521,368	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	£12,527,209	
45 CDC-EMP4 Employment - industrial 45% plot ratio	1	£12,521,368	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	£12,486,091	
46 CDC-EMP5 Employment - industrial 45% plot ratio	1	£25,042,732	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	23,912,438	£23,912,438	
47 CDC-EMP6 Employment - industrial 45% plot ratio	1	£25,042,732	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	27,456,149	£27,456,149	

Table 6.3.8: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £5,078 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £5,078 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDD-RE51 Small scheme (1 unit) 25 dph	1	£126,576	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,648	50,569	45,557		
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£105,480	86,525	82,945	77,427	71,972	66,581	61,252	55,987	50,785	45,648	40,569	35,557		
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£632,880	482,627	454,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784		
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£527,400	402,627	384,723	371,134	349,860	325,903	300,261	274,935	249,923	224,228	198,849	173,784		
5 CDD-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	865,458	823,627	792,267	758,906	723,445	687,984	652,523	617,062	581,601	546,140	510,679		
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£980,621	766,254	729,445	707,267	679,721	650,806	621,891	592,976	564,061	535,146	506,231	477,316		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,768,723	1,687,590	1,587,590	1,488,751	1,391,046	1,294,405	1,199,066	1,104,790	1,011,657	919,667	828,626		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,768,723	1,687,590	1,587,590	1,488,751	1,391,046	1,294,405	1,199,066	1,104,790	1,011,657	919,667	828,626		
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£3,562,174	2,863,085	2,531,385	2,381,385	2,233,127	2,086,589	1,941,727	1,796,599	1,652,105	1,517,485	1,379,501	1,243,231		
10 CDD-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	2,683,085	2,531,385	2,381,385	2,233,127	2,086,589	1,941,727	1,796,599	1,652,105	1,517,485	1,379,501	1,243,231		
11 CDD-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	3,487,534	3,299,962	3,103,828	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,519		
12 CDD-RE512 Medium scheme (40 units) 35 dph	40	£2,445,216	3,076,884	2,875,205	2,675,869	2,476,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,373	1,165,854		
13 CDD-RE513 Large scheme (50 units) 30 dph	50	£6,593,824	5,181,918	4,824,918	4,531,389	4,238,919	3,946,449	3,653,979	3,361,509	3,069,039	2,776,569	2,484,099	2,191,629		
14 CDD-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	4,057,350	3,814,015	3,573,464	3,335,698	3,100,719	2,868,524	2,639,114	2,412,408	2,189,644	1,967,556	1,746,326		
15 CDD-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	6,557,877	6,186,680	5,816,678	5,456,874	5,098,264	4,743,850	4,393,832	4,047,609	3,705,782	3,368,151	3,034,716		
16 CDD-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	6,557,877	6,186,680	5,816,678	5,456,874	5,098,264	4,743,850	4,393,832	4,047,609	3,705,782	3,368,151	3,034,716		
17 CDD-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	9,248,859	8,748,969	8,249,079	7,749,189	7,249,299	6,749,409	6,249,519	5,749,629	5,249,739	4,749,849	4,249,959		
18 CDD-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581	8,620,581		
19 CDD-RE519 Large scheme (150 units) 30 dph	150	£17,917,597	12,976,420	12,240,949	11,513,792	10,784,962	10,054,425	9,326,216	8,600,321	7,874,426	7,148,531	6,422,636	5,696,741		
20 CDD-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	12,976,420	12,240,949	11,513,792	10,784,962	10,054,425	9,326,216	8,600,321	7,874,426	7,148,531	6,422,636	5,696,741		
21 CDD-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	17,883,716	16,124,837	15,165,913	14,217,958	13,269,973	12,321,998	11,374,023	10,426,048	9,478,073	8,530,098	7,582,123		
22 CDD-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	16,948,436	15,165,913	14,217,958	13,269,973	12,321,998	11,374,023	10,426,048	9,478,073	8,530,098	7,582,123	6,634,148		
23 CDD-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,355,235	13,016,761	11,714,692		
24 CDD-RE524 Large scheme (300 units) 35 dph	300	£30,739,680	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,355,235	13,016,761	11,714,692		
25 CDD-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	32,362,646	30,516,151	28,665,126	26,814,101	24,963,076	23,112,051	21,261,026	19,410,001	17,558,976	15,707,951	13,856,926		
26 CDD-RE526 Large scheme (400 units) 35 dph	400	£40,896,580	32,362,646	30,516,151	28,665,126	26,814,101	24,963,076	23,112,051	21,261,026	19,410,001	17,558,976	15,707,951	13,856,926		
27 CDD-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,169,002	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825		
28 CDD-RE528 Large scheme (500 units) 35 dph	500	£44,892,642	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,169,002	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825		
29 CDD-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	65,843,006	62,657,122	59,507,217	56,357,312	53,207,407	50,057,502	46,907,597	43,757,692	40,607,787	37,457,882	34,307,977		
30 CDD-RE530 Large scheme (750 units) 35 dph	750	£88,672,710	65,843,006	62,657,122	59,507,217	56,357,312	53,207,407	50,057,502	46,907,597	43,757,692	40,607,787	37,457,882	34,307,977		
31 CDD-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	82,760,638	78,172,423	73,584,208	68,995,993	64,407,778	59,819,563	55,231,348	50,643,133	46,054,918	41,466,703	36,878,488		
32 CDD-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	82,760,638	78,172,423	73,584,208	68,995,993	64,407,778	59,819,563	55,231,348	50,643,133	46,054,918	41,466,703	36,878,488		
33 CDD-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,528,962	103,511,858	97,551,858	91,591,858	85,631,858	79,671,858	73,711,858	67,751,858	61,791,858	55,831,858	49,871,858	43,911,858		
34 CDD-RE534 Strategic site (1,300 units) 35 dph	1,300	£168,577,892	103,511,858	97,551,858	91,591,858	85,631,858	79,671,858	73,711,858	67,751,858	61,791,858	55,831,858	49,871,858	43,911,858		
35 CDD-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	104,670,322	96,870,321	89,070,321	81,270,321	73,470,321	65,670,321	57,870,321	50,070,321	42,270,321	34,470,321	26,670,321		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	110,677,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,205,446	67,202,976	61,200,506	55,198,036	49,195,566		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	129,504,478	122,667,875	114,715,952	107,446,808	100,262,345	93,162,145	86,139,996	79,202,976	72,345,438	65,579,029	58,893,689		
38 CDD-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,884	104,423,151	96,490,542	88,455,933	80,421,324	72,386,715	64,352,106	56,317,497	48,282,888	40,248,279	32,213,670	24,179,061		
39 CDD-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,423,151	96,490,542	88,455,933	80,421,324	72,386,715	64,352,106	56,317,497	48,282,888	40,248,279	32,213,670	24,179,061		
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,084,658	2,019,240	1,810,457	1,604,235	1,400,577	1,199,481	1,009,947	804,978	611,570	420,725	236,751	43,191		
41 CDD-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,869	493,839	690,699	887,389	1,084,150	1,280,919	1,477,689		
42 CDD-EMP1 Employment - industrial 40% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDD-EMP2 Employment - industrial 45% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDD-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDD-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDD-EMP5 Employment - industrial 40% plot ratio	-	£53,784,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDD-EMP6 Employment - industrial 45% plot ratio	-	£53,784,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139														Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	55% AH	60% AH										
1 CDD-RE51 Small scheme (1 unit) 25 dph	1	£58,024	76,325	92,945	107,427	117,972	125,581	130,581	135,581	140,581	145,581	150,581	155,581	160,581	165,581										
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£49,103	68,525	82,945	97,427	107,972	115,581	120,581	125,581	130,581	135,581	140,581	145,581	150,581	155,581										
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£294,621	492,627	464,723	437,134	409,660	382,393	356,261	330,335	304,632	279,226	254,098	229,244	204,668	180,318										
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£245,517	492,627	464,723	437,134	409,660	382,393	356,261	330,335	304,632	279,226	254,098	229,244	204,668	180,318										
5 CDD-RE55 Small scheme (10 units) 25 dph	10	£521,124	885,256	829,455	780,919	732,974	685,626	638,278	590,930	543,582	496,234	448,886	401,538	354,190	306,842										
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£447,192	885,256	829,455	780,919	732,974	685,626	638,278	590,930	543,582	496,234	448,886	401,538	354,190	306,842										
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£1,043,449	1,788,723	1,629,591	1,587,599	1,488,751	1,391,046	1,294,495	1,199,966	1,104,790	1,011,657	919,867	828,623	737,379	646,135										
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£694,385	1,788,723	1,629,591	1,587,599	1,488,751	1,391,046	1,294,495	1,199,966	1,104,790	1,011,657	919,867	828,623	737,379	646,135										
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£1,555,173	2,621,368	2,381,996	2,301,368	2,123,368	1,945,368	1,767,368	1,589,368	1,411,368	1,233,368	1,055,368	877,368	699,368	521,368										
10 CDD-RE60 Medium scheme (30 units) 35 dph	30	£1,341,577	2,621,368	2,381,996	2,301,368	2,123,368	1,945,368	1,767,368	1,589,368	1,411,368	1,233,368	1,055,368	877,368	699,368	521,368										
11 CDD-RE61 Medium scheme (40 units) 30 dph	40	£2,086,698	3,494,534	3,296,952	3,193,328	2,910,332	2,719,034	2,530,053	2,342,204	2,158,724	1,976,417	1,796,347	1,616,815	1,436,283	1,255,751										
12 CDD-RE62 Medium scheme (40 units) 35 dph	40	£1,133,308	3,078,984	2,850,205	2,675,968	2,478,084	2,284,252	2,091,972	1,903,244	1,714,468	1,525,692	1,336,916	1,148,140	959,364	770,588										
13 CDD-RE63 Large scheme (50 units) 40 dph	50	£2,698,622	4,514,916	4,244,455	4,124,455	3,875,786	3,637,898	3,424,455	3,182,567	2,939,889	2,697,211	2,454,533	2,211,855	1,969,177	1,726,500										
14 CDD-RE64 Large scheme (50 units) 45 dph	50	£1,956,467	4,057,350	3,814,915	3,753,464	3,355,699	3,109,719	2,865,524	2,639,114	2,412,499	2,188,649	1,964,899	1,741,149	1,517,399	1,293,649										
15 CDD-RE65 Large scheme (75 units) 40 dph	75	£3,912,933	6,857,873	6,186,880	5,918,878	5,456,874	5,008,264	4,743,850	4,393,832	4,044,809	3,705,762	3,366,715	3,027,668	2,688,621	2,349,574										
16 CDD-RE66 Large scheme (75 units) 45 dph	75	£3,353,495	6,857,873	6,186,880	5,918,878	5,456,874	5,008,264	4,743,850	4,393,832	4,044,809	3,705,762	3,366,715	3,027,668	2,688,621	2,349,574										
17 CDD-RE67 Large scheme (100 units) 40 dph	100	£5,585,966	9,757,181	8,757,181	8,357,181	7,657,181	7,157,181	6,657,181	6,157,181	5,657,181	5,157,181	4,657,181	4,157,181	3,657,181	3,157,181										
18 CDD-RE68 Large scheme (100 units) 45 dph	100	£3,035,487	9,757,181	8,757,181	8,357,181	7,657,181	7,157,181	6,657,181	6,157,181	5,657,181	5,157,181	4,657,181	4,157,181	3,657,181	3,157,181										
19 CDD-RE69 Large scheme (150 units) 40 dph	150	£8,357,591	12,976,420	12,240,940	11,513,792	10,794,952	10,084,425	9,362,216	8,688,321	8,002,741	7,325,477	6,650,213	5,974,949	5,300,685	4,626,421										
20 CDD-RE70 Large scheme (150 units) 45 dph	150	£7,157,181	12,976,420	12,240,940	11,513,792	10,794,952	10,084,425	9,362,216	8,688,321	8,002,741	7,325,477	6,650,213	5,974,949	5,300,685	4,626,421										
21 CDD-RE71 Large scheme (200 units) 40 dph	200	£11,130,724	17,154,408	15,124,671	14,244,671	13,168,671	12,154,671	11,130,671	10,116,671	9,102,671	8,088,671	7,074,671	6,060,671	5,046,671	4,032,671										
22 CDD-RE72 Large scheme (200 units) 45 dph	200	£9,540,104	17,154,408	15,124,671	14,244,671	13,168,671	12,154,671	11,130,671	10,116,671	9,102,671	8,088,671	7,074,671	6,060,671	5,046,671	4,032,671										
23 CDD-RE73 Large scheme (300 units) 40 dph	300	£16,695,981	25,473,635	23,023,915	22,290,902	21,173,693	19,773,191	18,389,993	17,021,402	15,670,117	14,335,236	13,016,711	11,742,682	10,478,653	9,204,624										
24 CDD-RE74 Large scheme (300 units) 45 dph	300	£14,130,155	25,473,635	23,023,915	22,290,902	21,173,693	19,773,191	18,389,993	17,021,402	15,670,117	14,335,236	13,016,711	11,742,682	10,478,653	9,204,624										
25 CDD-RE75 Large scheme (400 units) 40 dph	400	£22,290,242	33,302,406	30,235,115	28,896,126	26,892,972	25,111,808	23,374,611	21,710,730	20,046,849	18,382,968	16,719,087	15,055,206	13,391,325	11,727,444										
26 CDD-RE76 Large scheme (400 units) 45 dph	400	£19,600,207	33,302,406	30,235,115	28,896,126	26,892,972	25,111,808	23,374,611	21,710,730	20,046,849	18,382,968	16,719,087	15,055,206	13,391,325	11,727,444										
27 CDD-RE77 Large scheme (500 units) 40 dph	500	£29,612,824	44,552,597	39,147,688	36,968,907	33,616,215	31,389,609	29,189,092	27,014,063	24,866,322	22,744,093	20,647,864	18,549,635	16,451,406	14,353,177										
28 CDD-RE78 Large scheme (500 units) 45 dph	500	£25,543,629	44,552,597	39,147,688	36,968,907	33,616,215	31,389,609	29,189,092	27,014,063	24,866,322	22,744,093	20,647,864	18,549,635	16,451,406	14,353,177										
29 CDD-RE79 Large scheme (600 units) 40 dph	600	£48,159,173	68,587,129	59,867,129	55,867,129	49,867,129	45,867,129	41,867,129	37,867,129	33,867,129	29,867,129	25,867,129	21,867,129	17,867,129	13,867,129										
30 CDD-RE80 Large scheme (750 units) 40 dph	750	£71,279,264	95,843,006	82,857,122	78,057,122	69,857,122	63,357,122	57,857,122	52,357,122	46,857,122	41,357,122	35,857,122	30,357,122	24,857,122	19,357,122										
31 CDD-RE81 Strategic site 1 (000 units) 30 dph	1,000	£69,553	62,760,036	57,122,423	55,625,425	52,119,041	48,653,271	45,223,817	41,798,370	38,372,923	34,947,476	31,522,029	28,096,582	24,671,135	21,245,688										
32 CDD-RE82 Strategic site 1 (000 units) 35 dph	1,000	£69,525,647	62,760,036	57,122,423	55,625,425	52,119,041	48,653,271	45,223,817	41,798,370	38,372,923	34,947,476	31,522,029	28,096,582	24,671,135	21,245,688										
33 CDD-RE83 Strategic site 1 (000 units) 40 dph	1,000	£69,525,647	62,760,036	57,122,423	55,625,425	52,119,041	48,653,271	45,223,817	41,798,370	38,372,923	34,947,476	31,522,029	28,096,582	24,671,135	21,245,688										
34 CDD-RE84 Strategic site 1 (000 units) 45 dph	1,000	£77,513,341	74,831,059	70,151,858	68,151,858	64,151,858	60,151,858	56,151,858	52,151,858	48,151,858	44,151,858	40,151,858	36,151,858	32,151,858	28,151,858										
35 CDD-RE85 Strategic site 2 (200 units) 25 dph	200	£119,254,194	104,676,332	97,678,321	92,764,141	86,807,749	81,192,375	75,388,514	69,785,611	64,182,708	58,579,805	52,976,902	47,374,000	41,771,097	36,168,194										
36 CDD-RE86 Strategic site 2 (200 units) 30 dph	200	£119,094,118	110,657,712	103,678,321	97,807,804	91,330,145	85,245,815	79,218,916	73,265,411	67,383,406	61,512,112	55,639,818	49,767,524	43,915,230	38,062,936										
37 CDD-RE87 Strategic site 2 (350 units) 35 dph	350	£208,689,765	128,544,978	122,687,615	114,715,952	107,445,668	100,245,345	93,160,022	86,139,999	79,202,976	72,348,438	65,479,625	58,689,988	51,891,351	45,092,714										
38 CDD-RE88 Strategic site 2 (350 units) 40 dph	350	£279,525,520	128,544,978	122,687,615	114,715,952	107,445,668	100,245,345	93,160,022	86,139,999	79,202,976	72,348,438	65,479,625	58,689,988	51,891,351	45,092,714										
39 CDD-RE89 Strategic site 2 (400 units) 45 dph	400	£238,592,500	140,423,151	130,458,542	124,958,995	118,577,591	110,763,311	103,751,041	96,732,771	89,724,501	82,716,231	75,707,961	68,699,691	61,691,421	54,683,151										
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,018,240	1,810,457	1,694,235	1,460,577	1,199,481	1,000,847	840,878	681,570	520,426	378,275	235,713	92,451	43,191										
41 CDD-CARE1 Care home scheme (C2 - 70 units)		£6,500,845	482,125	480,000	468,000	456,000	444,000	432,000	420,000	408,000	396,000	384,000	372,000	360,000	348,000										
42 CDD-EMPH Employment - industrial 45% plot ratio		£6,260,693	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709	7,362,709										
43 CDD-EMPH Employment - industrial 45% plot ratio		£1,252,136	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209										
44 CDD-EMPH Employment - industrial 45% plot ratio		£1,252,136	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091										
45 CDD-EMPH Employment - industrial 45% plot ratio		£2,504,272	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091										
46 CDD-EMPH Employment - industrial 45% plot ratio		£2,504,272	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091										

Table 6.3.9: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £5,175 per square metre)

COTSWOLD DISTRICT COUNCIL		Sales value £5,175 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% Aff Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,576	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£4,913	£4,751
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	104,297	98,445	92,860	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	6832,880	521,498	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,764		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	6527,400	521,498	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,764		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	1,042,971	984,455	926,800	869,408	812,874	757,003	701,793	647,245	593,359	540,133	487,569		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	6980,621	1,042,971	984,455	926,800	869,408	812,874	757,003	701,793	647,245	593,359	540,133	487,569		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,896,899	1,750,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,622		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,896,899	1,750,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,622		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,562,174	2,845,048	2,685,773	2,526,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233		
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	£2,581,964	2,845,048	2,685,773	2,526,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233		
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	3,707,180	3,499,393	3,283,955	3,069,862	2,850,117	2,631,719	2,416,967	2,201,962	2,000,801	1,800,804	1,600,804		
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	£4,482,899	3,707,180	3,499,393	3,283,955	3,069,862	2,850,117	2,631,719	2,416,967	2,201,962	2,000,801	1,800,804	1,600,804		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£5,953,624	4,821,967	4,581,967	4,341,967	4,101,967	3,861,967	3,621,967	3,381,967	3,141,967	2,901,967	2,661,967	2,421,967		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	4,821,967	4,581,967	4,341,967	4,101,967	3,861,967	3,621,967	3,381,967	3,141,967	2,901,967	2,661,967	2,421,967		
15 CDC-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	6,950,962	6,581,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989		
16 CDC-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	6,950,962	6,581,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989		
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£11,954,398	9,827,850	9,376,485	8,924,980	8,473,475	8,021,970	7,570,465	7,118,960	6,667,455	6,215,950	5,764,445	5,312,940		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,520,581	9,827,850	9,376,485	8,924,980	8,473,475	8,021,970	7,570,465	7,118,960	6,667,455	6,215,950	5,764,445	5,312,940		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	13,746,946	12,975,364	12,212,488	11,450,349	10,712,917	9,976,202	9,240,202	8,508,821	7,818,358	7,116,500	6,423,377		
20 CDC-RE520 Large scheme (150 units) 35 dph	150	£15,369,940	13,746,946	12,975,364	12,212,488	11,450,349	10,712,917	9,976,202	9,240,202	8,508,821	7,818,358	7,116,500	6,423,377		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	17,931,597	16,858,740	15,785,883	14,712,926	13,640,069	12,567,112	11,494,255	10,421,298	9,348,441	8,275,584	7,202,727		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	18,513,500	17,407,614	16,301,728	15,195,842	14,089,956	12,984,070	11,878,184	10,772,298	9,666,412	8,560,526	7,454,640		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490		
24 CDC-RE524 Large scheme (300 units) 35 dph	300	£30,739,680	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490		
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,783,800	22,942,590	21,143,212	19,365,067	17,608,955	15,876,076		
26 CDC-RE526 Large scheme (400 units) 35 dph	400	£40,896,580	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,783,800	22,942,590	21,143,212	19,365,067	17,608,955	15,876,076		
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£64,041,416	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,670,237	26,420,918	24,207,085	22,012,444	19,845,095		
28 CDC-RE528 Large scheme (500 units) 35 dph	500	£45,892,642	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,670,237	26,420,918	24,207,085	22,012,444	19,845,095		
29 CDC-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	68,867,748	65,653,976	62,567,915	59,599,567	56,673,932	53,808,610	51,000,335	48,250,914	45,549,593	42,899,272	40,297,951		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,730	68,867,748	65,653,976	62,567,915	59,599,567	56,673,932	53,808,610	51,000,335	48,250,914	45,549,593	42,899,272	40,297,951		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	98,269,010	92,536,306	86,826,210	81,133,005	75,483,444	69,893,444	64,363,444	58,893,444	53,423,444	47,953,444	42,483,444		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	98,269,010	92,536,306	86,826,210	81,133,005	75,483,444	69,893,444	64,363,444	58,893,444	53,423,444	47,953,444	42,483,444		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,558,962	124,642,968	116,442,968	108,242,968	100,042,968	91,842,968	83,642,968	75,442,968	67,242,968	59,042,968	50,842,968	42,642,968		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£166,577,050	124,642,968	116,442,968	108,242,968	100,042,968	91,842,968	83,642,968	75,442,968	67,242,968	59,042,968	50,842,968	42,642,968		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,156,565	110,642,796	104,371,740	98,117,073	91,862,006	85,606,939	79,351,872	73,096,805	66,841,738	60,586,671	54,331,604	48,076,537		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	118,340,048	109,733,133	103,200,845	96,743,484	90,300,751	84,052,746	77,819,489	71,600,919	65,377,086	59,153,253	52,929,420		
37 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	136,902,208	126,116,402	121,418,680	113,908,902	106,287,369	98,653,820	91,030,335	84,250,914	77,681,558	71,112,202	64,542,846		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£527,919,824	154,407,544	144,111,504	133,808,676	123,506,848	113,205,020	102,903,192	92,601,364	82,300,536	72,000,708	61,700,880	51,401,052		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	110,407,544	104,111,504	97,866,676	91,733,009	85,606,874	79,473,747	73,340,616	67,207,485	61,074,354	54,941,223	48,808,092		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,954,658	2,269,237	2,040,137	1,822,728	1,608,011	1,395,966	1,186,653	980,012	776,062	574,804	376,239	178,886		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,996	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690		
42 CDC-EM1 Employment - industrial 40% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
43 CDC-EM2 Employment - industrial 45% plot ratio	-	£1,440,697	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773	7,162,773		
44 CDC-EM3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDC-EM4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDC-EM5 Employment - industrial 40% plot ratio	-	£53,794,760	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436		
47 CDC-EM6 Employment - industrial 45% plot ratio	-	£53,794,760	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436	23,812,436		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139													Residual land values																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

- 6.8 For the purposes of formulating a policy target for affordable housing, there is a choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach either a single percentage or a range, that explicitly accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for maintaining the proposed 35% and 40% targets.

Affordable housing on specialist accommodation for older people

- 6.9 Core Policy 43 requires that specialist accommodation schemes for older people should provide affordable housing in line with the requirements of Core Policy 41. Care schemes tend to be developed at higher densities than general purpose housing and as a consequence, this results in more floorspace per hectare which can assist in achieving higher residual values per hectare. However, care scheme also incorporate more extensive common areas to provide additional facilities that residents require (net to gross ratios of 70% to 75% are typical, in comparison to the more typical 80% to 85% for general purposes flatted developments).
- 6.10 Typology CDC-ELDER1 is an age restricted scheme for older people. As can be noted in tables 6.3.1 to 6.3.9, this type of development can viably deliver 40% on greenfield sites when sales values reach the upper end of the District-wide range. This upper end of the range is likely to be the most relevant for these types of scheme, as they tend to generate premium values in comparison to other residential developments. The appraisal outputs for these developments on brownfield sites indicate that they are unlikely to be viable even if delivered as 100% market housing, suggesting that developers will most likely bring schemes forward on greenfield sites.

Affordable housing small sites contribution

- 6.11 We have tested the ability of schemes of fewer than 10 units to make contributions towards affordable housing through payments in lieu. Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies CDC-RES1, CDC-RES2, CDC-RES3 and CDC-RES4 all provide between 1 and 5 units in various densities and configurations. These typologies show similar viability outcomes to schemes of 10 or more units, which indicates that there is no reason (in viability terms) why they would not be able to contribute through on-site delivery or through payments in lieu which are the financial equivalent of on-site affordable housing.
- 6.12 There are two main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.13 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. An example formula is provided in Figure 6.13.1.

Figure 6.13.1: Example formulate for calculating a payment in lieu of affordable housing

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the Affordable Housing target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹¹)

- 6.14 If it is established to the Council's satisfaction that a development proposal could not viably provide the relevant policy target for affordable housing on a particular site, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development on a greenfield site would require 2 units (40%) to be provided as affordable housing to meet the policy target. If it is agreed that only 20% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing. It would also be possible to base payments in lieu on fractions of units, where necessary.

Impact of other emerging Local Plan policies

- 6.15 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing on brownfield sites (BLVs 1 and 2) and 40% greenfield sites (BLVs 3 and 4). In both cases, the tenure split we have applied is 80% rent (further subdivided as 60% social rent and 20% affordable rent) and 20% shared ownership.
- 6.16 Clearly, as noted above, there may be scenarios where the 35% and 40% targets are unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (possible using funds secured from payments in lieu on smaller sub-10 units developments); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.17 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy requirements cannot be absorbed through a reduction to land value.
- 6.18 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£4,400 per square metre) to I (£5,175 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply. The policy by policy testing is attached as Appendix 11.

Biodiversity Net Gain

- 6.19 10% Biodiversity Net Gain is now a statutory requirement across all developments. As noted in Section 4, we have incorporated a cost uplift of 0.7% of build costs to account for this requirement. Core Policy 54 seeks 10% biodiversity net gain, which is line with the statutory requirement.

¹¹ Developer's profit is typically applied at circa 17% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% (i.e. 17% less 6%).

- 6.20 Table 6.20.1 summarises the results of our testing of the impact of the policy requirement for 10% Biodiversity Net Gain (in line with the statutory requirement). The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 2%-3% in most cases. The impact can be more significant when the starting residual land value is very low.

Accessibility requirements

- 6.21 We have tested the impact of the Council's emerging requirement in Core Policy 40 that 8% of units should meet M4(3) standards and the remaining 67% of units should meet M4(2) standards. The cost of meeting M4(2) is relatively modest, while the cost of meeting M4(3) is higher but is applied to a far smaller proportion of units. The impact of this requirement on residual land values is relatively low at around 3% on average. Table 6.21.1 summarises the outputs of our analysis.

Net Zero Carbon (operational)

- 6.22 Emerging Core Policy 24 indicates that the Council will seek for all developments to be designed to be net zero carbon in operation, including no use of fossil fuel heating. Furthermore, the Future Homes Standard will seek an 80% reduction below emissions in the 2013 Building Regulations, which will attract a lower cost than net zero carbon. We have therefore tested a requirement to achieve operational Net Zero Carbon scenarios to reflect the future direction of travel of both national and emerging local policies towards decarbonisation. We have applied a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.17 to 4.18. Emerging work from other authorities (as noted in paragraphs 4.17 to 4.18) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard taking into account any requirement for residual offsetting. The residual land values are summarised in Table 6.22.1. Table 6.22.2. provides a summary of the change in residual land values for schemes assuming a price point of £4,788 per square metre, which indicates that the reduction in residual land values is typically around 14%, removing the outliers, with higher reductions on specialist housing schemes for older people.
- 6.23 The costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve, and as national standards requiring carbon reduction are rolled out.

Net Zero Carbon (embodied)

- 6.24 Emerging Core Policy 24 requires that developments are constructed "with low levels of carbon". The emerging policy does not require zero embodied carbon but we have tested this aspiration. The cost of achieving net zero embodied carbon is subject to debate, but we have tested with an additional allowance of 10% of construction costs, which is the upper end of the consensus range. It should be noted that this exceeds the Council's policy requirements which only requires that developers take measures to *minimise* embodied carbon, not necessarily eliminate it completely.
- 6.25 Our appraisals (see Table 6.25.1) indicate that achieving net zero embodied carbon would be 42% on average when removing the outliers, with higher reductions on schemes for older people.

Cumulative policy impacts

- 6.26 As previously noted, tables 6.3.1 to 6.3.9 test the emerging affordable housing requirements alongside all other policy requirements, so they show the cumulative impact of policy on scheme viability.
- 6.27 In addition to the testing summarised in tables 6.3.1 to 6.3.9, we have also tested the cumulative impact of policies incrementally, assuming 35% affordable housing for brownfield development and 40% for greenfield development as a constant. This testing is attached as Appendix 10.

Major infrastructure contributions

- 6.28 The Council's emerging Infrastructure Delivery Plan identifies a series of major infrastructure requirements which are likely to be funded (at least in part) by landowners/developers. Appendix 12 identifies 'surplus' residual land value (in excess of Benchmark Land Values) which could, in principle, fund these infrastructure costs (in addition to CIL and Section 106). The amounts available vary depending on affordable housing percentage, Benchmark Land Value and residential sales values.

Table 6.20.1: Biodiversity Net Gain (10%)

Biodiversity Net Gain (10%)		Sales Value (€ (m))		35% AFFORDABLE																	
BLV: Description				€ 211/p1		€ 263/p2		€ 455/p3		€ 720/p4		€ 901/p5		€ 573/p6		€ 254/p7		€ 418/p8		€ 359/p9	
Scenario	Category	No of units	Site area	BLV (€ m²)	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline
1	CDC-RES1 Small scheme (1 unit) 25 dh	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	CDC-RES2 Small scheme (1 unit) 25 dh	1	0.04	0.01	0.0447	0.0436	0.0486	0.0478	0.0525	0.0516	0.0585	0.0554	0.0604	0.0593	0.0644	0.0633	0.0683	0.0672	0.0732	0.0712	0.0762
3	CDC-RES3 Small scheme (5 units) 25 dh	5	0.24	0.03	0.2233	0.2178	0.2438	0.2397	0.2472	0.2472	0.2801	0.2770	0.3021	0.2987	0.3214	0.3184	0.3418	0.3381	0.3612	0.3558	0.3809
4	CDC-RES4 Small scheme (5 units) 35 dh	5	0.20	0.03	0.2033	0.2178	0.2438	0.2397	0.2472	0.2472	0.2801	0.2770	0.3021	0.2987	0.3214	0.3184	0.3418	0.3381	0.3612	0.3558	0.3809
5	CDC-RES5 Small scheme (10 units) 25 dh	10	0.42	0.01	0.4152	0.4152	0.4732	0.4732	0.5554	0.5554	0.6343	0.6343	0.7116	0.7116	0.7899	0.7899	0.8682	0.8682	0.9465	0.9465	1.0248
6	CDC-RES6 Small scheme (10 units) 35 dh	10	0.36	0.09	0.4467	0.4368	0.4947	0.4732	0.5225	0.5146	0.5849	0.5540	0.6243	0.6047	0.6732	0.6528	0.8313	0.8122	0.7225	0.7116	0.7016
7	CDC-RES7 Medium scheme (20 units) 30 dh	20	0.83	0.24	0.8054	0.7848	0.8750	0.8630	0.9354	0.9206	1.0062	0.9716	1.0606	1.0360	1.1416	1.1536	1.2463	1.2276	1.3132	1.3008	1.3942
8	CDC-RES8 Medium scheme (20 units) 35 dh	20	0.71	0.13	0.6926	0.6926	0.7848	0.7848	0.8750	0.8750	0.9672	0.9326	1.0198	0.9852	1.0724	1.0478	1.1350	1.1092	1.1964	1.1696	1.2568
9	CDC-RES9 Medium scheme (30 units) 30 dh	30	1.25	0.36	1.2081	1.1722	1.3188	1.2978	1.4214	1.3988	1.5403	1.5009	1.6509	1.6200	1.7616	1.7307	1.8723	1.8414	1.9816	1.9514	2.0918
10	CDC-RES10 Medium scheme (30 units) 35 dh	30	1.07	0.28	1.0381	1.1722	1.3188	1.2978	1.4214	1.3988	1.5403	1.5009	1.6509	1.6200	1.7616	1.7307	1.8723	1.8414	1.9816	1.9514	2.0918
11	CDC-RES11 Medium scheme (40 units) 30 dh	40	1.67	0.44	1.5758	1.5836	1.7196	1.6718	1.8263	1.8263	1.9607	1.9487	2.0900	2.0768	2.2252	2.2252	2.4344	2.3954	2.5816	2.5704	2.7669
12	CDC-RES12 Medium scheme (40 units) 35 dh	40	1.45	0.91	1.4251	1.4251	1.5836	1.5836	1.7196	1.7196	1.8263	1.8263	1.9607	1.9487	2.0900	2.0768	2.2252	2.2252	2.4344	2.3954	2.5816
13	CDC-RES13 Large scheme (50 units) 30 dh	50	2.08	0.50	1.9937	1.9937	2.08	1.486	2.091	2.2761	2.2761	2.4572	2.4572	2.6385	2.6385	2.8198	2.8198	3.0011	3.0011	3.1824	3.1824
14	CDC-RES14 Large scheme (50 units) 40 dh	50	1.56	0.42	1.7036	1.8547	1.8833	1.8323	2.0089	2.2100	2.2388	2.1676	2.412	2.3652	2.5426	2.7115	2.7206	2.9491	2.8892	3.1268	3.0349
15	CDC-RES15 Large scheme (75 units) 30 dh	75	3.13	0.48	2.9546	3.0000	3.2232	3.1406	3.4181	3.4712	3.7633	3.6820	3.9543	3.8710	4.2228	4.0552	4.4015	4.3368	4.6836	4.5786	4.9255
16	CDC-RES16 Large scheme (75 units) 35 dh	75	2.68	0.70	2.6800	2.6800	2.9546	2.9546	3.2232	3.2232	3.4982	3.4982	3.7633	3.7633	4.0384	4.0384	4.3135	4.3135	4.5886	4.5886	4.8637
17	CDC-RES17 Large scheme (100 units) 30 dh	100	4.44	0.11	4.3395	4.4001	4.7061	4.6181	4.9557	4.5562	5.1316	4.9143	5.2724	5.0549	5.3958	5.0552	5.6966	5.4815	5.8234	5.6075	5.9486
18	CDC-RES18 Large scheme (100 units) 55 dh	100	2.42	0.65	2.5986	2.4804	2.8227	2.8449	3.3054	3.2000	3.6564	3.5510	4.0073	3.9018	4.3583	4.2528	4.7093	4.6038	5.0602	4.9454	5.4111
19	CDC-RES19 Large scheme (150 units) 30 dh	150	6.67	0.73	6.5933	6.6666	6.9783	6.9208	7.3505	7.4217	7.8033	7.6918	8.0733	7.9613	8.3428	8.2303	8.6118	8.5003	8.8818	8.7703	9.1518
20	CDC-RES20 Large scheme (150 units) 35 dh	150	5.71	0.58	5.6233	5.6233	5.9537	5.9537	6.2841	6.2841	6.6145	6.6145	6.9449	6.9449	7.2753	7.2753	7.6057	7.6057	7.9361	7.9361	8.2665
21	CDC-RES21 Large scheme (200 units) 30 dh	200	8.88	0.31	8.7082	8.7140	9.0912	8.8200	9.5905	9.6046	10.0753	9.9539	10.4170	10.2816	10.7451	10.8653	11.3484	11.1670	11.6701	11.5244	12.0278
22	CDC-RES22 Large scheme (200 units) 35 dh	200	7.62	0.20	7.4978	7.5160	7.8431	7.4475	8.0213	8.1344	8.4038	8.1040	8.6838	8.4991	9.1138	9.1138	9.6282	9.4435	10.0527	9.8680	10.4723
23	CDC-RES23 Large scheme (300 units) 30 dh	300	13.33		13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300	13.3300
24	CDC-RES24 Large scheme (300 units) 35 dh	300	11.43	0.70	11.5681	11.2973	12.5752	12.1287	13.4189	13.0242	14.4540	14.2716	15.5205	15.1024	16.3526	16.1246	17.4975	17.2313	18.4618	18.1125	19.4664
25	CDC-RES25 Large scheme (400 units) 30 dh	400	17.76	0.47	14.8862	15.7136	16.7543	15.6165	17.2048	16.8669	18.4548	18.1170	19.7048	19.3672	20.9549	20.6174	22.2052	21.8677	23.4554	23.1179	24.7056
26	CDC-RES26 Large scheme (400 units) 35 dh	400	15.24	0.40	14.8862	15.7136	16.7543	15.6165	17.2048	16.8669	18.4548	18.1170	19.7048	19.3672	20.9549	20.6174	22.2052	21.8677	23.4554	23.1179	24.7056
27	CDC-RES27 Large scheme (500 units) 30 dh	500	21.41	0.31	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170
28	CDC-RES28 Large scheme (500 units) 35 dh	500	20.41	0.54	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170	18.1170
29	CDC-RES29 Large scheme (750 units) 30 dh	750	36.46	0.10	42.3495	42.7683	47.5020	42.6621	48.6546	47.0747	51.4071	50.1272	53.9558	52.6757	56.5043	55.2242	59.0528	57.7727	61.6013	60.3212	64.1497
30	CDC-RES30 Large scheme (750 units) 35 dh	750	32.97	0.08	42.3495	42.7683	47.5020	42.6621	48.6546	47.0747	51.4071	50.1272	53.9558	52.6757	56.5043	55.2242	59.0528	57.7727	61.6013	60.3212	64.1497
31	CDC-RES31 Strategic site (1,000 units) 30 dh	1,000	65.56	1.00	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600	65.5600
32	CDC-RES32 Strategic site (1,000 units) 35 dh	1,000	67.22	0.18	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200	67.2200
33	CDC-RES33 Strategic site (1,300 units) 30 dh	1,300	72.22	0.14	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200	72.2200
34	CDC-RES34 Strategic site (1,300 units) 35 dh	1,300	69.00	0.66	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000	69.0000
35	CDC-RES35 Strategic site (2,000 units) 30 dh	2,000	119.05	0.24	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500
36	CDC-RES36 Strategic site (2,000 units) 35 dh	2,000	119.05	0.30	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500	119.0500
37	CDC-RES37 Strategic site (3,000 units) 30 dh	3,000	166.47	0.44	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700
38	CDC-RES38 Strategic site (3,000 units) 35 dh	3,000	166.47	0.44	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700	166.4700
39	CDC-RES39 Strategic site (4,000 units) 30 dh	4,000	199.49	0.52	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900	199.4900
40	CDC-ELDER1 Older person's housing scheme (C3) 30 dh	5	2.08	0.55	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480	0.9480
41	CDC-CAPE1 Care home scheme (C2) 70 units	1	0.40	1.68	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
42	CDC-EMP1 Employment - industrial 4% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
43	CDC-EMP2 Employment - industrial 4.5% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
44	CDC-EMP3 Employment - industrial 4.5% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
45	CDC-EMP4 Employment - industrial 4.5% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
46	CDC-EMP5 Employment - industrial 4.5% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
47	CDC-EMP6 Employment - industrial 4.5% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089
48	CDC-EMP7 Employment - industrial 4.5% plot ratio	1	5.00	0.45	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.5089	0.50				

[illegible][illegible]

40% AFFORDABLE													
B/LV: GREENFIELD (LOWER)				\$421.11 pm	\$463.33 pm	\$455.55 pm	\$472.22 pm	\$490.11 pm	\$507.23 pm	\$525.45 pm	\$543.68 pm	\$559.50 pm	
Description	No of units	BLV (€)	CO I	Baseline	Baseline (BNG)	Baseline (BNG)	Baseline (BNG)	Baseline (BNG)	Baseline (BNG)	Baseline (BNG)	Baseline (BNG)	Baseline (BNG)	
1 CDD-RES1 Small scheme (1 units) 25 ph	1	0.05	0.01	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013
2 CDD-RES1 Small scheme (1 units) 30 ph	1	0.04	0.01	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013	€0.013
3 CDD-RES1 Small scheme (5 units) 25 ph	5	0.24	0.06	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203
4 CDD-RES1 Small scheme (5 units) 30 ph	5	0.20	0.05	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203	€0.203
5 CDD-RES1 Small scheme (10 units) 25 ph	10	0.42	0.10	€0.408	€0.408	€0.408	€0.408	€0.408	€0.408	€0.408	€0.408	€0.408	€0.408
6 CDD-RES1 Small scheme (10 units) 30 ph	10	0.36	0.09	€0.417	€0.417	€0.417	€0.417	€0.417	€0.417	€0.417	€0.417	€0.417	€0.417
7 CDD-RES2 Medium scheme (20 units) 30 ph	20	0.83	0.21	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448
8 CDD-RES2 Medium scheme (20 units) 35 ph	20	0.71	0.18	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448	€0.7448
9 CDD-RES2 Medium scheme (30 units) 30 ph	30	1.25	0.31	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969
10 CDD-RES2 Medium scheme (30 units) 35 ph	30	1.07	0.26	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969	€0.969
11 CDD-RES11 Medium scheme (40 units) 30 ph	40	1.67	0.41	€1.4564	€1.4564	€1.4564	€1.4564	€1.4564	€1.4564	€1.4564	€1.4564	€1.4564	€1.4564
12 CDD-RES12 Medium scheme (40 units) 35 ph	40	0.91	0.22	€0.9509	€0.9509	€0.9509	€0.9509	€0.9509	€0.9509	€0.9509	€0.9509	€0.9509	€0.9509
13 CDD-RES13 Medium scheme (50 units) 30 ph	50	2.08	0.51	€1.9388	€1.9388	€1.9388	€1.9388	€1.9388	€1.9388	€1.9388	€1.9388	€1.9388	€1.9388
14 CDD-RES14 Large scheme (50 units) 40 ph	50	1.56	0.39	€1.5594	€1.5594	€1.7258	€1.8753	€1.8247	€2.0051	€2.2251	€2.4716	€2.3409	€2.5975
15 CDD-RES15 Large scheme (75 units) 40 ph	75	3.13	0.77	€2.7307	€2.6586	€2.8232	€3.0022	€3.2338	€3.4585	€3.4114	€3.7313	€3.6830	€3.9887
16 CDD-RES16 Large scheme (75 units) 45 ph	75	2.68	0.66	€2.7307	€2.6586	€2.8232	€3.0022	€3.2338	€3.4585	€3.4114	€3.7313	€3.6830	€3.9887
17 CDD-RES17 Large scheme (100 units) 40 ph	100	4.44	1.10	€3.9176	€3.8176	€4.0764	€4.3176	€4.5764	€4.8176	€4.8176	€5.1764	€5.0176	€5.3764
18 CDD-RES18 Large scheme (100 units) 55 ph	100	2.42	0.60	€2.3145	€2.285	€2.4541	€2.5973	€2.7376	€2.9333	€3.2023	€3.5356	€3.5311	€3.9646
19 CDD-RES19 Large scheme (150 units) 30 ph	150	6.67	1.65	€5.4032	€5.2963	€5.9012	€5.7551	€6.3940	€6.2496	€6.9869	€6.7424	€7.3796	€7.2353
20 CDD-RES20 Large scheme (150 units) 35 ph	150	5.71	1.41	€5.4032	€5.2963	€5.9012	€5.7551	€6.3940	€6.2496	€6.9869	€6.7424	€7.3796	€7.2353
21 CDD-RES21 Large scheme (200 units) 30 ph	200	9.08	2.27	€7.9768	€7.8768	€8.4869	€8.3369	€9.0470	€8.8970	€9.6071	€9.4571	€10.1672	€10.0172
22 CDD-RES22 Large scheme (200 units) 35 ph	200	7.62	1.88	€7.3344	€7.1487	€7.7797	€7.7919	€8.1960	€8.1505	€8.5542	€8.5664	€8.9709	€8.9251
23 CDD-RES23 Large scheme (300 units) 30 ph	300	13.33	3.29	€10.6700	€10.4311	€11.5953	€11.3313	€12.5255	€12.2396	€13.4548	€13.1679	€14.3774	€14.1134
24 CDD-RES24 Large scheme (300 units) 35 ph	300	11.43	2.82	€10.6700	€10.4311	€11.5953	€11.3313	€12.5255	€12.2396	€13.4548	€13.1679	€14.3774	€14.1134
25 CDD-RES25 Large scheme (400 units) 30 ph	400	17.78	4.39	€13.5595	€13.2182	€14.7398	€14.3955	€15.9163	€15.5720	€17.0928	€16.7487	€18.2695	€17.9252
26 CDD-RES26 Large scheme (400 units) 35 ph	400	15.24	3.75	€13.5595	€13.2182	€14.7398	€14.3955	€15.9163	€15.5720	€17.0928	€16.7487	€18.2695	€17.9252
27 CDD-RES27 Large scheme (500 units) 30 ph	500	23.81	5.88	€18.9456	€18.5227	€20.4136	€19.9944	€21.6796	€21.4734	€23.3396	€23.0295	€24.8957	€24.6856
28 CDD-RES28 Large scheme (500 units) 35 ph	500	20.41	5.04	€18.9456	€18.5227	€20.4136	€19.9944	€21.6796	€21.4734	€23.3396	€23.0295	€24.8957	€24.6856
29 CDD-RES29 Large scheme (750 units) 30 ph	750	38.49	9.59	€23.7307	€23.424	€25.3558	€24.9959	€27.0410	€26.6810	€28.8401	€28.4801	€30.6392	€30.2792
30 CDD-RES30 Large scheme (750 units) 35 ph	750	33.47	8.29	€23.7307	€23.424	€25.3558	€24.9959	€27.0410	€26.6810	€28.8401	€28.4801	€30.6392	€30.2792
31 CDD-RES31 Strategic site (1,000 units) 30 ph	1,000	55.56	13.72	€28.2081	€28.5619	€32.4851	€32.5269	€36.7382	€36.9297	€41.3348	€41.3002	€45.8464	€45.8156
32 CDD-RES32 Strategic site (1,000 units) 35 ph	1,000	47.62	11.61	€28.2081	€28.5619	€32.4851	€32.5269	€36.7382	€36.9297	€41.3348	€41.3002	€45.8464	€45.8156
33 CDD-RES33 Strategic site (1,300 units) 30 ph	1,300	72.22	17.84	€31.2141	€30.8813	€35.1253	€35.6712	€39.8455	€39.9370	€44.9911	€44.9911	€49.9911	€49.9911
34 CDD-RES34 Strategic site (1,300 units) 35 ph	1,300	61.90	15.19	€31.2141	€30.8813	€35.1253	€35.6712	€39.8455	€39.9370	€44.9911	€44.9911	€49.9911	€49.9911
35 CDD-RES35 Strategic site (2,000 units) 30 ph	2,000	95.24	23.52	€43.4548	€42.3528	€47.5937	€46.1907	€51.1232	€50.4259	€55.8569	€55.8569	€61.7677	€61.7677
36 CDD-RES36 Strategic site (2,000 units) 35 ph	2,500	119.09	62.49	€46.5669	€44.7477	€49.9917	€48.4537	€53.9434	€50.5156	€56.1798	€50.5156	€56.1798	€50.5156
37 CDD-RES37 Strategic site (3,500 units) 30 ph	3,500	166.67	41.17	€53.4515	€52.0358	€57.2371	€55.8244	€61.7721	€59.7701	€66.2430	€62.4830	€68.1140	€64.3540
38 CDD-RES38 Strategic site (3,500 units) 35 ph	4,000	222.22	55.56	€53.4515	€52.0358	€57.2371	€55.8244	€61.7721	€59.7701	€66.2430	€62.4830	€68.1140	€64.3540
39 CDD-RES39 Strategic site (4,000 units) 35 ph	4,000	194.08	64.07	€53.4515	€52.0358	€57.2371	€55.8244	€61.7721	€59.7701	€66.2430	€62.4830	€68.1140	€64.3540
40 CDD-ELDER1 Older person's housing scheme (C3)	50	2.08	0.51	€0.9728	€0.9330	€0.9848	€0.9276	€1.0214	€0.9848	€1.0732	€0.9848	€1.0732	€0.9848
41 CDD-CARE1 Care home scheme (2 - 70 units)	10	0.40	0.10	€0.7036	€0.7036	€0.7036	€0.7036	€0.7036	€0.7036	€0.7036	€0.7036	€0.7036	€0.7036
42 CDD-EMP1 Employment - industrial 45% plot ratio	100	6.67	1.65	€5.4032	€5.2963	€5.9012	€5.7551	€6.3940	€6.2496	€6.9869	€6.7424	€7.3796	€7.2353
43 CDD-EMP2 Employment - industrial 45% plot ratio	100	5.00	1.24	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
44 CDD-EMP3 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
45 CDD-EMP4 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
46 CDD-EMP5 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
47 CDD-EMP6 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
48 CDD-EMP7 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
49 CDD-EMP8 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454
50 CDD-EMP9 Employment - industrial 45% plot ratio	100	4.47	1.10	€6.5385	€6.4043	€6.9358	€6.8403	€7.3555	€7.2403	€7.7606	€7.6454	€8.1606	€8.0454

Table 6.21.1: Accessibility standards

Accessibility		Sales value (£/pam)		35% AFFORDABLE	
BLV: SECONDARY OFFICES		BLV (£/m)		£4,211 pam	
Description	No of units	Site area	Baseline	Access	Baseline
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	£0.0447	£0.0447	£0.0447
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	£0.0447	£0.0447	£0.0447
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	£0.2233	£0.2141	£0.2430
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	£0.2233	£0.2141	£0.2430
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	£0.4497	£0.4205	£0.4697
6 CDC-RE56 Small scheme (10 units) 30 dph	10	0.36	£0.4497	£0.4205	£0.4697
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	£0.8054	£0.7705	£0.8392
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	£0.8054	£0.7705	£0.8392
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	£1.2001	£1.1652	£1.2349
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	£1.2001	£1.1652	£1.2349
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	£1.5758	£1.5004	£1.6512
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	0.91	£1.1751	£1.1034	£1.2465
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	£1.8997	£1.8005	£1.9998
14 CDC-RE514 Large scheme (50 units) 30 dph	50	1.58	£1.8997	£1.8005	£1.9998
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	£2.8458	£2.6203	£3.0703
16 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	£2.8458	£2.6203	£3.0703
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	£3.8095	£3.5770	£4.0420
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	£3.8095	£3.5770	£4.0420
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	£5.8480	£5.3956	£6.2903
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	£5.8480	£5.3956	£6.2903
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	£7.7692	£7.3007	£8.2377
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	£7.7692	£7.3007	£8.2377
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	£11.5691	£11.1108	£12.0275
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	£11.5691	£11.1108	£12.0275
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	£14.8692	£14.1212	£15.6182
26 CDC-RE526 Large scheme (400 units) 30 dph	400	15.24	£14.8692	£14.1212	£15.6182
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	£18.3727	£17.6516	£19.0938
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	£18.3727	£17.6516	£19.0938
29 CDC-RE529 Large scheme (750 units) 30 dph	750	36.48	£25.3495	£24.3628	£26.3362
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	£25.3495	£24.3628	£26.3362
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	55.6	£42.4407	£37.3368	£47.5446
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	£42.4407	£37.3368	£47.5446
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	£51.8003	£45.8553	£57.7553
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	£51.8003	£45.8553	£57.7553
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	95.24	£71.1639	£62.2046	£79.1230
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	£87.4768	£74.5014	£94.9522
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	£120.693	£103.7395	£137.6469
38 CDC-RE538 Strategic site (4,000 units) 35 dph	4,000	222.22	£135.5384	£114.8692	£156.4076
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	£125.333	£106.5813	£144.0806
40 CDC-ELDERI Care home scheme (C3) - 70 units	50	20.00	£20.00	£20.00	£20.00
41 CDC-CARE1 Care home scheme (C2) - 70 units	50	0.40	£0.40	£0.40	£0.40
42 CDC-EMP1 Employment - industrial 45% plot ratio	5.00	0.00	£0.00	£0.00	£0.00
43 CDC-EMP2 Employment - industrial 45% plot ratio	5.00	0.00	£0.00	£0.00	£0.00
44 CDC-EMP3 Employment - industrial 45% plot ratio	10.00	0.00	£0.00	£0.00	£0.00
45 CDC-EMP4 Employment - industrial 45% plot ratio	10.00	0.00	£0.00	£0.00	£0.00
46 CDC-EMP5 Employment - industrial 45% plot ratio	20.00	0.00	£0.00	£0.00	£0.00
47 CDC-EMP6 Employment - industrial 45% plot ratio	20.00	0.00	£0.00	£0.00	£0.00

BLV: SECONDARY INDUSTRIAL		35% AFFORDABLE		£4,211 pam	
Description	No of units	Site area	Baseline	Access	Baseline
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	£0.0447	£0.0447	£0.0447
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	£0.0447	£0.0447	£0.0447
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	£0.2233	£0.2141	£0.2430
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	£0.2233	£0.2141	£0.2430
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	£0.4497	£0.4205	£0.4697
6 CDC-RE56 Small scheme (10 units) 30 dph	10	0.36	£0.4497	£0.4205	£0.4697
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	£0.8054	£0.7705	£0.8392
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	£0.8054	£0.7705	£0.8392
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	£1.2001	£1.1652	£1.2349
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	£1.2001	£1.1652	£1.2349
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	£1.5758	£1.5004	£1.6512
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	0.91	£1.1751	£1.1034	£1.2465
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	£1.8997	£1.8005	£1.9998
14 CDC-RE514 Large scheme (50 units) 30 dph	50	1.58	£1.8997	£1.8005	£1.9998
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	£2.8458	£2.6203	£3.0703
16 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	£2.8458	£2.6203	£3.0703
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	£3.8095	£3.5770	£4.0420
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	£3.8095	£3.5770	£4.0420
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	£5.8480	£5.3956	£6.2903
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	£5.8480	£5.3956	£6.2903
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	£7.7692	£7.3007	£8.2377
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	£7.7692	£7.3007	£8.2377
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	£11.5691	£11.1108	£12.0275
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	£11.5691	£11.1108	£12.0275
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	£14.8692	£14.1212	£15.6182
26 CDC-RE526 Large scheme (400 units) 30 dph	400	15.24	£14.8692	£14.1212	£15.6182
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	£18.3727	£17.6516	£19.0938
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	£18.3727	£17.6516	£19.0938
29 CDC-RE529 Large scheme (750 units) 30 dph	750	36.48	£25.3495	£24.3628	£26.3362
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	£25.3495	£24.3628	£26.3362
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	55.6	£42.4407	£37.3368	£47.5446
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	£42.4407	£37.3368	£47.5446
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	£51.8003	£45.8553	£57.7553
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	£51.8003	£45.8553	£57.7553
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	95.24	£71.1639	£62.2046	£79.1230
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	£87.4768	£74.5014	£94.9522
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	£120.693	£103.7395	£137.6469
38 CDC-RE538 Strategic site (4,000 units) 35 dph	4,000	222.22	£135.5384	£114.8692	£156.4076
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	£125.333	£106.5813	£144.0806
40 CDC-ELDERI Care home scheme (C3) - 70 units	50	20.00	£20.00	£20.00	£20.00
41 CDC-CARE1 Care home scheme (C2) - 70 units	50	0.40	£0.40	£0.40	£0.40
42 CDC-EMP1 Employment - industrial 45% plot ratio	5.00	0.00	£0.00	£0.00	£0.00
43 CDC-EMP2 Employment - industrial 45% plot ratio	5.00	0.00	£0.00	£0.00	£0.00
44 CDC-EMP3 Employment - industrial 45% plot ratio	10.00	0.00	£0.00	£0.00	£0.00
45 CDC-EMP4 Employment - industrial 45% plot ratio	10.00	0.00	£0.00	£0.00	£0.00
46 CDC-EMP5 Employment - industrial 45% plot ratio	20.00	0.00	£0.00	£0.00	£0.00
47 CDC-EMP6 Employment - industrial 45% plot ratio	20.00	0.00	£0.00	£0.00	£0.00

BLV: GREENFIELD (HIGHER)		40% AFFORDABLE		£4,211 pam	
Description	No of units	Site area	Baseline	Access	Baseline
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	£0.0443	£0.0443	£0.0443
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	£0.0443	£0.0443	£0.0443
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	£0.2233	£0.2141	£0.2430
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	£0.2233	£0.2141	£0.2430
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	£0.4427	£0.4335	£0.4519
6 CDC-RE56 Small scheme (10 units) 30 dph	10	0.36	£0.4427	£0.4335	£0.4519
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	£0.8014	£0.7868	£0.8160
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	£0.8014	£0.7868	£0.8160
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	£1.1919	£1.1832	£1.2006
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	£1.1919	£1.1832	£1.2006
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	£1.4564	£1.4372	£1.4756
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	0.91	£1.0509	£1.0370	£1.0639
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	£1.8205	£1.7948	£1.8463
14 CDC-RE514 Large scheme (50 units) 30 dph	50	1.58	£1.8205	£1.7948	£1.8463
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	£2.7307	£2.6811	£2.7793
16 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	£2.7307	£2.6811	£2.7793
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	£3.6409	£3.5801	£3.7017
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	£3.6409	£3.5801	£3.7017
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	£5.4532	£5.3512	£5.5552
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	£5.4532	£5.3512	£5.5552
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	£7.3197	£7.1957	£7.4437
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	£7.3197	£7.1957	£7.4437
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	£10.6700	£10.2030	£11.1393
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	£10.6700	£10.2030	£11.1393
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	£13.5595	£12.9646	£14.1493
26 CDC-RE526 Large scheme (400 units) 30 dph	400	15.24	£13.5595	£12.9646	£14.1493
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	£16.9456	£16.2057	£17.6911
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	£16.9456	£16.2057	£17.6911
29 CDC-RE529 Large scheme (750 units) 30 dph	750	36.48	£23.3707	£22.3944	£24.3551
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	£23.3707	£22.3944	£24.3551
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	55.6	£38.2081	£35.9775	£40.4356
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	£38.2081	£35.9775	£40.4356
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	£47.2141	£43.8963	£50.5275
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	£47.2141	£43.8963	£50.5275
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	95.24	£62.4440	£57.2335	£67.6775
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	£74.5595	£67.5376	£81.5219
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	£93.4513	£84.5376	£102.3139
38 CDC-RE538 Strategic site (4,000 units) 35 dph	4,000	222.22	£104.8692	£94.8692	£114.8692
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	£92.7278	£82.7278	£102.7278
40 CDC-ELDERI Care home scheme (C3) - 70 units	50	20.00	£20.00	£20.00	£20.00
41 CDC-CARE1 Care home scheme (C2) - 70 units	50	0.40	£0.40	£0.40	£0.40
42 CDC-EMP1 Employment - industrial 45% plot ratio	5.00	0.00	£0.00	£0.00	£0.00
43 CDC-EMP2 Employment - industrial 45% plot ratio	5.00	0.00	£0.00	£0.00	£0.00
44 CDC-EMP3 Employment - industrial 45% plot ratio	10.00	0.00	£0.00	£0.00	£

Table 6.22.1: Net zero carbon (operational only)

[illegible]

35% AFFORDABLE																					
B/LV: SECONDARY INDUSTRIAL	No of units	Site area	BLV (k/m²)	Kt 21.11 pph		Kt 30.53 pph		Kt 45.56 pph		Kt 72.28 pph		Kt 90.01 pph		Kt 97.23 pph		Kt 24.25 pph		Kt 45.16 pph		Kt 59.90 pph	
				Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct	Basic	NC21 Sct
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	60.06	03.0447	03.0584	03.0488	03.0403	03.0522	03.0442	03.0505	03.0432	03.0604	03.0521	03.0644	03.0581	03.0683	03.0606	03.0722	03.0636	03.0762	03.0687
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	60.05	00.0447	03.0584	03.0488	03.0403	03.0522	03.0442	03.0505	03.0432	03.0604	03.0521	03.0644	03.0581	03.0683	03.0606	03.0722	03.0636	03.0762	03.0687
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	60.02	09.2253	03.0616	03.0458	03.2015	03.2027	03.2212	03.2266	03.2409	03.3021	03.2869	03.3216	03.2959	03.3416	03.3000	03.3612	03.2187	03.3619	03.3019
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.24	60.02	09.2253	03.0616	03.0458	03.2015	03.2027	03.2212	03.2266	03.2409	03.3021	03.2869	03.3216	03.2959	03.3416	03.3000	03.3612	03.2187	03.3619	03.3019
5 CDC-RE55 Small scheme (10 units) 25 dph	10	0.42	60.52	04.4867	03.3637	03.4061	03.4013	03.5225	03.4225	03.5848	03.4819	03.6303	03.5213	03.6437	03.5697	03.6311	03.6001	03.7225	03.6396	03.7619	03.6789
6 CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	60.45	04.4867	03.3637	03.4061	03.4013	03.5225	03.4225	03.5848	03.4819	03.6303	03.5213	03.6437	03.5697	03.6311	03.6001	03.7225	03.6396	03.7619	03.6789
7 CDC-RE57 Medium scheme (20 units) 25 dph	20	0.83	60.76	09.0854	03.6040	03.6762	03.6718	03.8006	03.6966	03.9689	03.8005	03.9106	03.8453	03.9174	03.8171	03.8822	03.8509	03.9722	03.8147	03.9414	03.8711
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	60.89	03.0054	03.6040	03.6762	03.6718	03.8006	03.6966	03.9689	03.8005	03.9106	03.8453	03.9174	03.8171	03.8822	03.8509	03.9722	03.8147	03.9414	03.8711
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.26	61.57	03.2081	03.9721	03.3188	03.3188	03.4295	03.1938	03.3142	03.3042	03.6599	03.4149	03.7616	03.5258	03.8723	03.8363	03.9818	03.7470	03.9911	03.887
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	1.07	61.54	03.2081	03.9721	03.3188	03.3188	03.4295	03.1938	03.3142	03.3042	03.6599	03.4149	03.7616	03.5258	03.8723	03.8363	03.9818	03.7470	03.9911	03.887
11 CDC-RE61 Large scheme (40 units) 25 dph	40	1.67	61.81	03.1863	03.4623	03.4150	03.4150	03.5139	03.3138	03.4150	03.3138	03.5139	03.3138	03.4150	03.3138	03.5139	03.3138	03.5139	03.3138	03.5139	03.3138
12 CDC-RE62 Large scheme (40 units) 55 dph	40	0.91	61.14	03.1751	03.4623	03.4151	03.3867	03.4586	03.3139	03.3138	03.2741	03.7372	03.4148	03.8776	03.5153	03.9180	03.6957	03.5144	03.9300	03.2987	03.622
13 CDC-RE63 Large scheme (50 units) 30 dph	50	2.08	62.61	03.9897	03.5887	03.4381	03.4381	03.7278	03.4478	03.6988	03.268	03.6988	03.268	03.6988	03.268	03.6988	03.268	03.6988	03.268	03.6988	03.268
14 CDC-RE64 Large scheme (50 units) 40 dph	50	1.56	61.98	03.7056	03.4176	03.4633	03.4633	03.6988	03.4176	03.7223	03.4633	03.6988	03.4176	03.7223	03.4633	03.6988	03.4176	03.7223	03.4633	03.6988	03.4176
15 CDC-RE65 Large scheme (50 units) 55 dph	50	3.13	62.82	03.7056	03.4176	03.4633	03.4633	03.6988	03.4176	03.7223	03.4633	03.6988	03.4176	03.7223	03.4633	03.6988	03.4176	03.7223	03.4633	03.6988	03.4176
16 CDC-RE66 Large scheme (75 units) 35 dph	75	2.68	63.35	02.9648	02.3646	03.223	03.223	03.4918	03.223	03.7703	03.223	03.9039	03.4589	03.7274	03.5852	03.9900	03.8400	03.2646	03.967	03.4533	03.301
17 CDC-RE67 Large scheme (100 units) 30 dph	100	4.44	65.57	03.9395	03.1795	03.2479	03.5786	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567
18 CDC-RE68 Large scheme (100 units) 35 dph	100	2.43	65.01	03.9395	03.1795	03.2479	03.5786	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567	03.2887	03.8567
19 CDC-RE69 Large scheme (150 units) 30 dph	150	6.67	63.35	03.9480	03.1762	03.2783	03.2486	03.6988	03.7009	03.4237	03.8133	03.7558	03.8457	03.4901	03.3735	03.9117	03.8697	03.4432	03.2595	03.9555	03.950
20 CDC-RE69 Large scheme (150 units) 35 dph	150	5.71	67.16	03.9480	03.1762	03.2783	03.2486	03.6988	03.7009	03.4237	03.8133	03.7558	03.8457	03.4901	03.3735	03.9117	03.8697	03.4432	03.2595	03.9555	03.950
21 CDC-RE70 Large scheme (200 units) 30 dph	200	8.88	61.13	03.7052	03.4278	03.4072	03.9516	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274
22 CDC-RE71 Large scheme (200 units) 35 dph	200	7.69	63.84	03.7052	03.4278	03.4072	03.9516	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274	03.6274
23 CDC-RE72 Large scheme (300 units) 30 dph	300	13.33	61.70	03.1561	03.4888	03.2375	03.4190	03.3149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149
24 CDC-RE73 Large scheme (300 units) 35 dph	300	11.43	61.43	03.1561	03.4888	03.2375	03.4190	03.3149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149
25 CDC-RE74 Large scheme (400 units) 30 dph	400	17.78	62.22	03.1561	03.4888	03.2375	03.4190	03.3149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149	03.4149
26 CDC-RE75 Large scheme (400 units) 35 dph	400	15.24	61.90	03.6882	03.0585	03.0543	03.3138	03.2705	03.2705	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129	03.4129
27 CDC-RE76 Large scheme (500 units) 30 dph	500	23.81	62.91	03.8172	03.1187	03.1189	03.2498	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158
28 CDC-RE76 Large scheme (500 units) 35 dph	500	20.41	62.55	03.8172	03.1187	03.1189	03.2498	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158
29 CDC-RE77 Large scheme (500 units) 55 dph	500	36.46	62.55	03.8172	03.1187	03.1189	03.2498	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158	03.8184	03.2158
30 CDC-RE78 Large scheme (750 units) 30 dph	750	32.97	64.21	03.2849	03.0871	03.2730	03.2363	03.6845	03.2163	03.8070	03.2737	03.3754	03.6388	03.5276	03.8071	03.6806	03.2308	03.8336	03.4374	03.877	03.5206
31 CDC-RE79 Strategic site (1 000 units) 30 dph	1000	56.56	69.56	02.447	03.458	03.8623	03.2889	03.2763	03.2319	03.5681	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738
32 CDC-RE80 Strategic site (1 000 units) 35 dph	1000	47.62	69.56	02.447	03.458	03.8623	03.2889	03.2763	03.2319	03.5681	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738
33 CDC-RE81 Strategic site (1 300 units) 30 dph	1300	62.22	69.43	03.8883	03.6737	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738
34 CDC-RE82 Strategic site (1 300 units) 35 dph	1300	61.90	67.51	03.8883	03.6737	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738	03.6738
35 CDC-RE83 Strategic site (2 000 units) 30 dph	2000	95.24	61.925	03.7163	03.8916	03.2368	03.7472	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864
36 CDC-RE84 Strategic site (2 000 units) 35 dph	2000	95.24	61.925	03.7163	03.8916	03.2368	03.7472	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864	03.5845	03.6864
37 CDC-RE85 Strategic site (3 000 units) 30 dph	3000	166.67	62.069	03.6268	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286
38 CDC-RE86 Strategic site (3 000 units) 35 dph	3000	166.67	62.069	03.6268	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286	03.5286
39 CDC-RE87 Strategic site (4 000 units) 30 dph	4000	222.22	62.782	03.5848	03.8303	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169
40 CDC-RE88 Strategic site (4 000 units) 35 dph	4000	190.48	62.805	03.5848	03.8303	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169	03.8303	03.4169
41 CDC-CAE1 Care home scheme (C22 - 70 units)	70	0.40	60.50	03.5969	03.5362	03.5362	03.5362	03.5969	03.5362	03.5969	03.5362	03.5969	03.5362	03.5969	03.5362	03.5969	03.5362	03.5969	03.5362	03.5969	03.5362
42 CDC-EMPI Employment - industrial 45% plot ratio	0	5.00	66.26	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242
43 CDC-EMPI Employment - industrial 45% plot ratio	0	5.00	66.26	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242
44 CDC-EMPI Employment - industrial 45% plot ratio	0	10.00	112.52	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242	03.9919	03.7242
45 CDC-EMPI Employment - industrial 45% plot ratio	0	10.00	112.52	03.9919	0																

[illegible][illegible]

Table 6.22.2: Percentage change in residual land values with NZC operational only cost allowances (sales values of £4,788 per square metre)

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.060	£0.052	13.74%
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.060	£0.052	13.74%
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.302	£0.261	13.74%
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.302	£0.261	13.74%
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.604	£0.521	13.74%
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.604	£0.521	13.74%
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.101	£0.943	14.29%
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.101	£0.943	14.29%
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.651	£1.415	14.29%
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.651	£1.415	14.29%
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.149	£1.845	14.15%
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.737	£1.415	18.55%
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.686	£2.306	14.15%
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£2.416	£2.027	16.10%
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£4.029	£3.459	14.15%
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£4.029	£3.459	14.15%
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.372	£4.612	14.15%
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£4.007	£3.200	20.16%
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£7.959	£6.846	13.99%
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£7.959	£6.846	13.99%
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£10.471	£9.017	13.88%
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£10.684	£9.267	13.27%
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£15.529	£13.478	13.21%
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£15.529	£13.478	13.21%
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£19.705	£17.125	13.09%
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£19.705	£17.125	13.09%
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£24.631	£21.406	13.09%
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£24.631	£21.406	13.09%
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£33.956	£29.528	13.04%
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£33.956	£29.528	13.04%
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£38.096	£33.152	12.98%
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£38.096	£33.152	12.98%
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£45.398	£39.502	12.99%
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£45.398	£39.502	12.99%
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£63.508	£55.108	13.23%
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£66.685	£57.860	13.23%
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£78.364	£67.967	13.27%
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£63.027	£54.603	13.37%
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£63.027	£54.603	13.37%
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	£0.713	£0.277	61.13%
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	-£0.507	-£0.838	65.36%
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£8.091	£7.224	10.71%
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£8.538	£7.533	11.77%
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£14.565	£12.777	12.28%
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£14.881	£12.780	14.12%
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£27.973	£24.323	13.05%
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£32.079	£28.024	12.64%

Table 6.25.1: Net zero carbon (operational and embodied)

Net zero carbon (operational and embodied)			35% AFFORDABLE																		
BLV: SECONDARY OFFICES																					
Description	No of units	Site area	BLV (€ m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	60.13	€0.0447	€0.0198	€0.0448	€0.0227	€0.0522	€0.0276	€0.0585	€0.0316	€0.0654	€0.0365	€0.0722	€0.0415	€0.0784	€0.0464	€0.0822	€0.0510	€0.0876	€0.0563
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	60.01	€0.0447	€0.0198	€0.0448	€0.0227	€0.0522	€0.0276	€0.0585	€0.0316	€0.0654	€0.0365	€0.0722	€0.0415	€0.0784	€0.0464	€0.0822	€0.0510	€0.0876	€0.0563
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	60.63	€0.2233	€0.0968	€0.2436	€0.1185	€0.2827	€0.1382	€0.3204	€0.1579	€0.3521	€0.1776	€0.3913	€0.2179	€0.4276	€0.2507	€0.2967	€0.3806	€0.2568	€0.3399
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	60.07	€0.2233	€0.0968	€0.2436	€0.1185	€0.2827	€0.1382	€0.3204	€0.1579	€0.3521	€0.1776	€0.3913	€0.2179	€0.4276	€0.2507	€0.2967	€0.3806	€0.2568	€0.3399
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	61.12	€0.4467	€0.1978	€0.4961	€0.2370	€0.5556	€0.2764	€0.5949	€0.3158	€0.6543	€0.3552	€0.6937	€0.3946	€0.7531	€0.4340	€0.4825	€0.6216	€0.5128	€0.6519
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	60.96	€0.4467	€0.1978	€0.4961	€0.2370	€0.5556	€0.2764	€0.5949	€0.3158	€0.6543	€0.3552	€0.6937	€0.3946	€0.7531	€0.4340	€0.4825	€0.6216	€0.5128	€0.6519
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	62.24	€0.8954	€0.3956	€0.9792	€0.4752	€0.9530	€0.4805	€1.0208	€0.5548	€1.1006	€0.6286	€1.1744	€0.7024	€1.2482	€0.7762	€1.3212	€0.8500	€1.3942	€0.9238
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	61.92	€0.8954	€0.3956	€0.9792	€0.4752	€0.9530	€0.4805	€1.0208	€0.5548	€1.1006	€0.6286	€1.1744	€0.7024	€1.2482	€0.7762	€1.3212	€0.8500	€1.3942	€0.9238
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	63.36	€1.2981	€0.4963	€1.3168	€0.6065	€1.4295	€0.7207	€1.5402	€0.8322	€1.6509	€0.9429	€1.7616	€1.0536	€1.8723	€1.1643	€1.9816	€1.2756	€2.0913	€1.3887
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	62.89	€1.2981	€0.4963	€1.3168	€0.6065	€1.4295	€0.7207	€1.5402	€0.8322	€1.6509	€0.9429	€1.7616	€1.0536	€1.8723	€1.1643	€1.9816	€1.2756	€2.0913	€1.3887
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	64.45	€1.5758	€0.6544	€1.7106	€0.7495	€1.7065	€1.0623	€0.9446	€2.0055	€1.0587	€2.1487	€1.2348	€2.2520	€1.3709	€2.4548	€1.5232	€2.5765	€1.6664	€2.7162
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	62.45	€1.1751	€0.1897	€1.1611	€0.3241	€1.4585	€0.4767	€1.5968	€0.6189	€1.7372	€0.7612	€1.8776	€0.9034	€2.0186	€1.0436	€1.1678	€1.2967	€1.3309	€1.4588
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	65.60	€1.9697	€0.8180	€2.1468	€0.9994	€2.2278	€1.1807	€2.2989	€1.3621	€2.6885	€1.5435	€2.6940	€1.7249	€3.0433	€1.9040	€2.2206	€2.6830	€3.3978	€2.2621
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	64.20	€1.9697	€0.8180	€2.1468	€0.9994	€2.2278	€1.1807	€2.2989	€1.3621	€2.6885	€1.5435	€2.6940	€1.7249	€3.0433	€1.9040	€2.2206	€2.6830	€3.3978	€2.2621
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	68.41	€2.9546	€1.2270	€3.2232	€1.4991	€3.4916	€1.7711	€3.7903	€2.0432	€4.0299	€2.3152	€4.2975	€2.5873	€4.5652	€2.8580	€3.4359	€3.1245	€3.9967	€3.3931
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	67.20	€2.9546	€1.2270	€3.2232	€1.4991	€3.4916	€1.7711	€3.7903	€2.0432	€4.0299	€2.3152	€4.2975	€2.5873	€4.5652	€2.8580	€3.4359	€3.1245	€3.9967	€3.3931
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	71.95	€3.9395	€1.6360	€4.2978	€1.9807	€4.6557	€2.3815	€5.0135	€2.7242	€5.3719	€3.0870	€5.7390	€3.4487	€6.0970	€3.8080	€4.4412	€4.1681	€5.0795	€4.5241
18 CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	63.04	€2.5896	€0.1276	€2.9211	€0.4881	€3.3554	€0.8495	€3.6564	€1.2462	€4.0373	€1.5817	€4.3583	€1.9172	€4.7090	€2.2277	€2.5682	€2.8282	€3.1511	€2.8383
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	67.93	€5.8480	€2.4406	€6.3783	€3.9787	€6.9698	€3.9193	€7.4737	€4.4538	€7.9589	€4.5881	€8.4851	€5.1185	€9.0113	€6.6508	€8.5341	€6.1832	€7.6558	€6.7158
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	67.37	€5.8480	€2.4406	€6.3783	€3.9787	€6.9698	€3.9193	€7.4737	€4.4538	€7.9589	€4.5881	€8.4851	€5.1185	€9.0113	€6.6508	€8.5341	€6.1832	€7.6558	€6.7158
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	62.91	€7.7952	€3.2392	€8.4912	€4.3940	€9.0956	€4.6487	€9.7933	€5.3534	€10.4710	€6.0572	€11.1587	€6.7899	€11.8484	€7.4646	€12.5341	€8.1648	€13.2168	€8.8898
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	62.49	€7.9476	€3.3038	€8.5344	€4.3680	€9.3215	€5.0088	€10.0023	€5.7242	€10.8938	€6.5872	€11.3649	€7.0822	€12.0476	€7.7831	€12.7271	€8.4701	€13.4102	€9.1357
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	63.76	€11.5691	€5.3048	€12.5575	€6.3225	€13.5449	€7.3329	€14.5403	€8.3434	€15.5385	€9.3485	€16.5130	€10.3459	€17.4975	€11.3457	€10.4819	€12.3439	€10.4664	€13.3353
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	63.74	€11.5691	€5.3048	€12.5575	€6.3225	€13.5449	€7.3329	€14.5403	€8.3434	€15.5385	€9.3485	€16.5130	€10.3459	€17.4975	€11.3457	€10.4819	€12.3439	€10.4664	€13.3353
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	64.82	€14.8882	€8.8154	€16.9543	€8.9972	€17.2945	€9.3779	€18.4546	€10.6474	€18.7948	€11.9168	€20.9549	€13.1832	€22.2032	€14.4422	€22.4483	€15.7011	€24.8895	€16.9609
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	64.99	€14.8882	€8.8154	€16.9543	€8.9972	€17.2945	€9.3779	€18.4546	€10.6474	€18.7948	€11.9168	€20.9549	€13.1832	€22.2032	€14.4422	€22.4483	€15.7011	€24.8895	€16.9609
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	65.04	€18.1327	€11.9849	€20.1216	€12.1556	€21.5542	€12.7891	€23.5774	€13.5392	€24.8161	€14.8961	€26.1837	€16.1573	€27.5497	€17.5906	€25.0107	€19.6204	€21.2009	€25.2000
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	65.89	€18.1327	€11.9849	€20.1216	€12.1556	€21.5542	€12.7891	€23.5774	€13.5392	€24.8161	€14.8961	€26.1837	€16.1573	€27.5497	€17.5906	€25.0107	€19.6204	€21.2009	€25.2000
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	64.16	€25.3495	€11.8949	€27.9202	€14.0598	€29.8545	€16.2550	€31.8070	€16.4370	€33.9558	€20.6180	€36.0970	€22.7880	€32.2382	€24.9629	€40.3794	€27.1191	€42.3208	€28.2748
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	64.28	€25.3495	€11.8949	€27.9202	€14.0598	€29.8545	€16.2550	€31.8070	€16.4370	€33.9558	€20.6180	€36.0970	€22.7880	€32.2382	€24.9629	€40.3794	€27.1191	€42.3208	€28.2748
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	€149.43	€38.8803	€13.3870	€51.2628	€25.0565	€55.3452	€29.7891	€59.4371	€31.6070	€63.6285	€33.5400	€67.8252	€35.4602	€72.0447	€40.3948	€50.5056	€40.4786	€54.1528	€41.1528
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	€99.63	€38.8803	€13.3870	€51.2628	€25.0565	€55.3452	€29.7891	€59.4371	€31.6070	€63.6285	€33.5400	€67.8252	€35.4602	€72.0447	€40.3948	€50.5056	€40.4786	€54.1528	€41.1528
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	€119.41	€63.8803	€15.8112	€68.7880	€18.8804	€73.6943	€27.1965	€78.6232	€42.7221	€84.3975	€47.6329	€53.5499	€51.1296	€57.4352	€33.9981	€38.0274	€36.8857	€39.2138	€41.2138
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	€116.51	€63.8803	€15.8112	€68.7880	€18.8804	€73.6943	€27.1965	€78.6232	€42.7221	€84.3975	€47.6329	€53.5499	€51.1296	€57.4352	€33.9981	€38.0274	€36.8857	€39.2138	€41.2138
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.																			

Table 6.30.2: Percentage change in residual land values with NZC operational and embodied carbon cost allowances (sales values of £4,788 per square metre)

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 15% of construction costs (£m)	Percentage change in residual land value
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.060	£0.036	41.22%
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.060	£0.036	41.22%
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.302	£0.178	41.22%
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.302	£0.178	41.22%
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.604	£0.355	41.22%
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.604	£0.355	41.22%
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.101	£0.629	42.88%
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.101	£0.629	42.88%
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.651	£0.943	42.88%
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.651	£0.943	42.88%
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.149	£1.235	42.53%
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.737	£0.761	56.19%
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.686	£1.543	42.53%
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£2.416	£1.242	48.60%
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£4.029	£2.315	42.53%
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£4.029	£2.315	42.53%
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.372	£3.087	42.53%
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£4.007	£1.562	61.03%
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£7.959	£4.586	42.38%
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£7.959	£4.586	42.38%
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£10.471	£6.057	42.15%
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£10.684	£6.398	40.11%
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£15.529	£9.346	39.82%
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£15.529	£9.346	39.82%
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£19.705	£11.917	39.52%
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£19.705	£11.917	39.52%
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£24.631	£14.896	39.52%
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£24.631	£14.896	39.52%
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£33.956	£20.619	39.28%
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£33.956	£20.619	39.28%
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£38.096	£23.189	39.13%
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£38.096	£23.189	39.13%
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£45.398	£27.633	39.13%
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£45.398	£27.633	39.13%
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£63.508	£38.138	39.95%
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£66.685	£40.022	39.98%
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£78.364	£46.952	40.08%
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£63.027	£37.554	40.42%
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£63.027	£37.554	40.42%
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	£0.713	-£0.613	185.97%
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	-£0.507	-£1.501	196.07%
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£8.091	£5.491	32.14%
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£8.538	£5.523	35.31%
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£14.565	£9.201	36.83%
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£14.881	£8.577	42.36%
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£27.973	£17.023	39.14%
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£32.079	£19.913	37.92%

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Cotswold District to support emerging Local Plan policies while making contributions to infrastructure that will support growth through Section 106 obligations.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 35% on brownfield sites and 40% affordable housing on greenfield sites. The tenure split sought by the emerging policy is 80% rented (further subdivided as 60% social rent and 20% affordable housing) and 20% shared ownership.
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies from schemes comprising houses to flatted schemes with mixed-use elements) and benchmark land value. In most circumstances, developments brought forward on greenfield sites will be able to meet the 40% target. However, the results for brownfield developments do not point to any particular level of affordable housing that most schemes can viably deliver. The target is most readily achievable on developments brought forward on the lower of the two brownfield land benchmarks.
 - The Council expects the bulk of its housing supply to come forward on greenfield sites. The 40% target will be more readily achieved on greenfield sites, but the 35% target will more of a stretch to deliver on brownfield sites. The emerging policy addresses the differences in viability on brownfield and greenfield sites by seeking a lower target on the former than the latter. Where developments on brownfield sites cannot viably meet the full 35% target, site-specific viability assessments submitted with planning applications will identify the viable percentages.
 - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept more affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 35% to some extent.
 - In December 2025, the government issued a consultation on changes to the NPPF including “GB8: Golden Rules” which require that development brought forward on land released from the Green Belt should deliver increased tangible benefits for communities, including higher levels of affordable housing, green space and necessary infrastructure improvements. Our testing of 50% affordable housing indicates that this should be viable, if required.
 - **Affordable housing contributions on small sites:** Emerging Core Policy 41 requires that schemes providing between 3 and 9 units should contribute towards affordable housing, either on-site or through financial contributions. We have tested this requirement which appears to be no less viable for schemes of this scale than larger schemes of 10 or more units. For practical reasons, it is likely that many developers will seek to deliver this obligation through financial contributions at the equivalent of the main policy requirement. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.
 - **Biodiversity Net gain:** We have tested the impact of the Council's emerging policies which reflects the statutory minimum 10% biodiversity net gain. This requirement has a relatively modest

impact on residual land values of less than 2%-3% in most cases and therefore be viably absorbed.

- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private and affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability. The change in residual land values resulting from this requirement is less than 3% in most cases.
- **Net Zero Carbon/reduced carbon:** the Council's emerging plan seeks net zero carbon development with no fossil fuel heating systems. National standards are moving in this direction over the plan period with the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 14% on average. It is possible that units developed with highly efficient heating and on-site power generation will attract premium sales values which could offset some of the additional costs.
- The impact of net zero carbon in operational energy terms is therefore relatively modest in most cases and higher in others (particularly specialist housing for older people), but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability, with an average reduction in residual land values of circa 42%). It should be noted, however, that the emerging policy does not seek zero embodied carbon, just "low levels".

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Review of emerging policies

Policy ref	Title	Summary of requirements	Cost implications
Core Policy 23	Future-fitting Existing Buildings	Applications to convert or extend existing buildings must use new low carbon heating systems.	For conversions of space for commercial use, low carbon heating systems will be required to meet Minimum Energy Efficiency ('MEES') regulations requirements, so this will not be a policy cost. Residential conversions by householders are rarely undertaken as a commercial venture so any additional cost will have little impact.
Core Policy 25	Renewable Energy	Sets out the Council's requirements for applications for construction of renewable and low carbon energy generation, transmission and storage.	Not relevant to residential or commercial development.
Core Policy 24	Net Zero Carbon New Buildings	New dwellings to be designed and built to be net zero carbon in operation, including generation of renewable energy on site and be constructed with low levels of embodied carbon.	Tested in the study.
Core Policy 29	Low Carbon Heat Networks	Sets out policy considerations for schemes that propose to utilise district heating systems.	Requires that district heating systems be net zero compatible. Does not oblige developers to use district heating so not a policy cost.
Core Policy 57	Managing Flood Risk	Policy seeks to prevent development in areas at risk of flooding and therefore largely a land use matter. Requires that developments should deploy sustainable Drainage systems.	Land use matter only. This is now a standard feature and reflected in base construction cost assumptions.
Core Policy 58	Water Management Infrastructure	Developments to ensure there is sufficient water and wastewater infrastructure to serve the development. Water efficiency standard of 110 litres per person per day	Appraisals incorporate allowances for major utilities infrastructure. This can be achieved through appropriate selection of taps, showers and toilets which reduce water flow.
Core Policy 63	Green and Blue Infrastructure	Developments to contribute towards the protection and enhancement of green infrastructure. Includes new green infrastructure or improving links between existing infrastructure.	Should be possible to achieve through existing allowances within the appraisals for external works and landscaping.
Core Policy 33	Sustainable Transport and connectivity	Requires that development contributes towards Cotswold decarbonisation strategy by promoting sustainable travel and reducing carbon emissions, including designing schemes to support inclusive travel. Developments will contribute to improvements in public transport primarily through CIL but also S106 to a lesser degree.	This could be achieved by encouraging modal shift through provision of electric vehicle charging points for all residential units. The cost of this is tested. Other measures such as connecting a development to existing public rights of way and cycle routes should be achievable through design process without adding to cost. CIL and section 106 obligations incorporated into the appraisals. Cost of EV charging points incorporated into the appraisals.
Core Policy 34	Assessing and managing transport impacts		
Core Policy 35	Active travel: walking, cycling and wheeling		
Core Policy 36	Healthy, safe and inclusive design		
Core Policy 37	Public transport, shared transport and interchanges		
Core Policy 39	Electric and low emission vehicles		
Design	Cotswold Design Code	Sets out guidelines for architects for designing developments.	No costs in addition to those discussed in relation to other policies.
Decarb	Decarbonisation Summary Table	Summary of decarbonisation initiatives in individual policies.	No costs in addition to those discussed in relation to specific policies.
Core Policy 43	Employment Development	Policies in relation to applications seeking permission for employment floorspace.	Land use matter only.
Core Policy 44	Safeguarding Established Employment Sites	Policies seeking to protect existing employment sites from change of use. Outlines circumstances under which loss of employment use would be acceptable.	Land use matter only.
Core Policy 45	Proposals for All Types of Employment-Generating Uses	Sets out circumstances in which the Council will accept proposals for employment uses.	Land use matter only.
Core Policy 24	Special Policy Area – Campden BRI	Requirement for developments within specific identified area to be masterplanned.	Reflects good planning for major developments and reflected in normal professional fees allowances.
Core Policy 25	Special Policy Area – Fire Service College	Requirement for developments within specific identified area to be masterplanned.	Reflects good planning for major developments and reflected in normal professional fees allowances.
Core Policy 11	Special Policy Area – Royal Agricultural University	Requirement for developments within specific identified area to be masterplanned.	Reflects good planning for major developments and reflected in normal professional fees allowances.
Development Policy 6	Rural Diversification	Sets out the circumstances in which the Council will accept applications for diversification of uses on existing farms	Land use matter only.
Development Policy 7	Conversion of Rural Buildings	Sets out circumstances in which the Council would accept conversion of rural buildings.	Land use matter only.
Development Policy 8	Agricultural and Forestry Buildings	Sets out requirements that applications for new agricultural and forestry buildings must meet.	Land use matter only.
Core Policy 48	Town Centres	Outlines hierarchy of retail centres and requirements for applications in those areas.	Land use matter only.

Policy ref	Title	Summary of requirements	Cost implications
		Requires that development proposals outside identified retail centres are accompanied by a retail impact assessment.	
Core Policy 46	Development of Tourist Facilities and Visitor Attractions	Outlines requirements for applications proposing the development of tourist facilities and visitor attractions.	Land use matter only.
Core Policy 47	Tourist and Visitor Accommodation	Identifies requirements for proposals incorporating hotels and other visitor accommodation	Land use matter only.
Development Policy 9	Equestrian Related Development	Identifies requirements for proposals for equestrian related development.	Land use matter only.
Core Policy 55	Local Green Spaces	Identifies local green spaces in specific locations. Indicates that the Council will resist development in those areas in the absence of very special circumstances.	Land use matter only.
Core Policy 56	Landscape	Development to be resisted where it has a detrimental impact on natural and historic landscape.	Land use matter only.
Development Policy 10	Trees, Hedgerows and Woodlands	Seeks to protect trees, hedgerows and woodlands.	This is largely a matter that can be accommodated within the assumptions on net developable area vs gross. When purchasing sites with protected woodland or other features, these would be excluded from the Developers' calculation of developable land and this would be reflected in the land value
Core Policy 54	Biodiversity and Geodiversity	Indicates the Council's support for developments which conserve or enhance biodiversity and geodiversity; and developments which reverse habitat fragmentation. Development expected to deliver a net gain in biodiversity when there is an opportunity to do so.	Statutory requirement for 10% biodiversity net gain tested in the appraisals.
Core Policy 48	The Historic Environment	Sets out the Council's approach to dealing with applications that involve designated heritage assets or their setting. Great weight will be given to the asset's conservation. Applications that would harm a heritage asset or its setting will not be permitted.	Reflects NPPF approach to historic environment. The need to conserve heritage assets is normally reflected in the land value so there is no additional cost arising from the policy.
Core Policy 49	Listed buildings		
Core Policy 52	Archaeological Assets		
Core Policy 50	Conservation Areas	Sets out the Council's approach to development proposals that would affect conservation areas. Applications required to preserve and enhance the character, appearance and significance of conservation areas.	Reflects NPPF approach to historic environment. The need to enhance conservation areas is normally reflected in the land value so there is no additional cost arising from the policy.
Core Policy 51	Historic Environment Non-designated Heritage Assets	Seeks to protect and enhance non-designated heritage assets. Policy approach is in line with requirements of NPPF and does not therefore introduce an additional policy cost.	Cost of preserving a heritage asset could typically be reflected in the land value in accordance with NPPF and guidance published by Historic England.
Core Policy 53	Historic Environment The Conversion of Non-Domestic Historic Buildings	Seeks to protect and enhance designated and non-designated heritage assets in non-domestic use. Policy approach is in line with requirements of NPPF and does not therefore introduce an additional policy cost.	Reflects requirements of NPPF and does not introduce an additional policy cost.
Core Policy 60	Pollution and Contaminated Land	Seeks to prevent development where it would have unacceptable risk to public health or natural environment. Also requires that development proposals close to or on contaminated land is either remediated to avoid harm to future occupiers. If sources cannot be mitigated, development would be resisted.	Land use matter only. Costs of remediation would need to be reflected in the land value in accordance with the requirements of the PPG.
Development Policy 11	Dark Skies	Seeks to reduce adverse impacts of lighting.	No additional development costs.
Core Policy 64	Management of Accessible Green Open Spaces in Residential Developments	Requires that developments incorporate open space and provision of commuted sum or equivalent endowment to maintain the open space for 20 years.	Cost of laying out open space included within external works and greenfield infrastructure allowances, and Section 106 allowances in the appraisals.
Core Policy 59	Watercourses	Sets out requirements for development proposals that contain or are close to watercourses must protect and enhance the function and setting of the watercourse. A 10m buffer zone should be provided alongside the watercourse. Proposals for mooring stages outside settlements will not be permitted.	Land use issue only.
Core Policy 40	Standards for new residential development	Developments to provide a mix of housing in terms of size, type and tenure to meet housing need and demand. Minimum of 80% of units (across private and affordable tenures) to be 3 beds or fewer beds. Developers to comply with nationally described space standards. 5% of plots on schemes with 20 or more units to be provided for custom build or self build. 67% of all new dwellings to meet M4(2) standards. 8% of all new dwellings to meet M4(3) standards.	Mix reflected in the appraisals. Space standards reflected in appraisals. These requirements are broadly neutral as the plot value is calculated on the end value of the completed custom build house less the construction cost and a small builder's profit. The end plot value is broadly equivalent to the residual land value that the plot would have generated had it been delivered directly by the main developer. Reflected in the appraisals.

Policy ref	Title	Summary of requirements	Cost implications
Core Policy 41	Affordable Housing	35% of new dwellings on brownfield sites and 40% of new dwellings on greenfield sites required on sites providing 10 or more dwellings (or 0.5 ha or more, or more than 1,000 sqm). In rural areas, schemes of 3 to 9 units to provide affordable housing. 80% of units to be provided as rented housing (further split 60% social rent and 20% affordable rent) and 20% as intermediate housing.	Tested in the VS.
Development Policy 1	Rural Exception Sites	Identifies circumstances where development of sites as rural exception sites (100% affordable) would be acceptable to the Council. Private housing permitted only where 100% affordable housing is demonstrated through a site-specific viability assessment at the DM stage.	Rural exception sites can be brought forward with significantly reduced benchmark land values as there is a presumption against development for market housing. This reduced land value facilitates the delivery of affordable housing. No testing at Local Plan stage is required.
Core Policy 43	Specialist Accommodation	Sets out where this type of housing would be accepted Specialist housing required to provide affordable housing in line with Core Policy 41.	Land use matter only. Tested in the appraisals.
Development Policy 3	Dwellings for Rural Workers Outside Development boundaries	Outlines circumstances in which the Council will permit applications for the development of (including replacement) dwellings for rural workers outside principal and non-principal settlements.	Land use issue only.
Development Policy 4	Removal of Occupancy Conditions	Sets out circumstances in which the Council will allow the removal of occupancy conditions attached to dwellings for rural workers and equestrian workers.	Relates to existing housing only. Not relevant to new developments.
Core Policy 44	Gypsy and Traveller Sites	Seeks to safeguard existing sites for travellers and identifies locations for additional pitches.	Land use issue only.
Development Policy 5	Replacement Dwellings	Outlines the Council's requirements for proposals for replacement of existing dwellings.	No cost implications.
Development Policy 2	Community-Led Housing	Signals the Council's support for community-led housing proposals, providing they conform with the other relevant policies in the plan.	Land use matter only. Community-led housing groups are only likely to be able to outbid developers where market housing is not permitted.
Core Policy 6	Infrastructure Delivery	Indicates that development will be permitted where infrastructure requirements are met, where necessary secured with planning obligations.	Planning obligations incorporated in the appraisals.
Core Policy 8	Cirencester and surrounding villages Strategic Infrastructure Delivery	Identifies the strategic infrastructure requirements of the District.	Identifies infrastructure requirements only.
Core Policy 20	North Cotswold Strategic Infrastructure Delivery		
Core Policy 13	South Cotswold Strategic Infrastructure Delivery		
Core Policy 65	Social and Community Infrastructure	Sets out pre-conditions for granting planning permission for community facilities, including proven need, viability of the facility, located in an accessible area by public transport or cycle etc Seeks to prevent the loss of existing community facilities unless it can be demonstrated that there is no longer local demand. Or alternatively that the facility has been reprovided. Major developments will be required to contribute towards the development of social and community infrastructure through on-site provision or through financial contributions.	This policy does not give rise to any viability issues for developers. The policy will protect existing sites from speculative purchase for alternative uses. Costs reflected in the appraisals.
Core Policy 38	Our kerbside space and parking	Developers required to demonstrate need for the volume of parking spaces proposed in a development. Parking to be located out of clear site of main positions of site if possible. Should not result in additional development costs if carefully designed. Provision of secure space for cycles required. Should be possible at very limited cost through careful design. Electric vehicle charging points required. Sets out requirements for proposals for new car parking.	No additional cost. Cost tested in appraisals. Primarily a land use matter only.
Core Policy 66	Telecommunications Infrastructure (formerly INF9)	Seeks to limit above ground telecoms infrastructure unless there is no suitable and available alternative location. Telecoms equipment should be removed when no longer required. New developments to demonstrate connectivity to digital networks.	No costs to development This is a requirement of purchasers so would not be a policy related cost.

Policy ref	Title	Summary of requirements	Cost implications
Core Policy 1	Addressing climate change	Strategic policy which seeks to encourage and support sustainable development.	No specific policy costs not addressed elsewhere.
Core Policy 61	Health and Wellbeing	Development should promote health and well being through creating environments that encourage healthy lifestyles, including making them walkable or cyclable (reflected in other policies discussed earlier). Major developments to be accompanied by a Health Impact Assessment. Major developments to provide public access defibrillators.	No specific policy costs not addressed elsewhere. Deminims cost, within the overall professional fees budget. Deminims cost.
Core Policy 22	Gloucester and Cheltenham Green Belt	Seeks to prevent inappropriate development in the green belt.	Land use policy only.
Core Policy 15	Cotswold Airport	Indicates that change of use of existing buildings and new development at the Airport will only be permitted providing they are for employment-related uses that are compatible with the airport.	Land use issue only.
Core Policy 16	The Thames and Severn Canal	Requires that development will be permitted if it positively contributes to the restoration of the canal and towpath, and supporting infrastructure. Development should improve access along the towpath and respect the setting of the towpath.	Deminimis cost implications. These measures are also likely to result in higher residential sales values being achieved.
Core Policy 17	The River Thames	Deals with proposals for additional moorings and sports/recreation uses.	Land use issue only.
Core Policy 18	Cotswold Lakes: Post-Mineral Extraction After Use	Sets out requirements for sports/leisure/recreation proposals on the former minerals extraction site.	No cost implications.
Core Policy 23	Former Cheltenham to Stratford-upon-Avon Railway Line	Addresses circumstances in which development will be permitted. Overriding objective is to protect the route of the former line so it can be reopened in the future.	Land use issue only.

Appendix 2 - Typology details and appraisal inputs

1	2	3	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
COTSWOLD DISTRICT COUNCIL - LOCAL PLAN VIABILITY TESTING						Floor areas - proposed (sqm)															
Site ref	Typology description	Gross Site area	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats		Retail	Supermarket	Note: B1 office includes B1(b) Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Total resi units	Total resi FS
1	CDC-RES1 Small scheme (1 unit) 25 dph	0.05	2	1	-	1,559	1,816	84	-		-	-	-	-	-	-	-	-	-	1	84
2	CDC-RES2 Small scheme (1 unit) 30 dph	0.04	2	1	-	1,559	1,816	84	-		-	-	-	-	-	-	-	-	-	1	84
3	CDC-RES3 Small scheme (5 units) 25 dph	0.24	2	5	-	1,559	1,816	422	-		-	-	-	-	-	-	-	-	-	5	422
4	CDC-RES4 Small scheme (5 units) 30 dph	0.20	2	5	-	1,559	1,816	422	-		-	-	-	-	-	-	-	-	-	5	422
5	CDC-RES5 Small scheme (10 units) 30 dph	0.42	2	10	-	1,559	1,816	844	-		-	-	-	-	-	-	-	-	-	10	844
6	CDC-RES6 Small scheme (10 units) 35 dph	0.36	2	10	-	1,559	1,816	844	-		-	-	-	-	-	-	-	-	-	10	844
7	CDC-RES7 Medium scheme (20 units) 30 dph	0.83	2	20	-	1,559	1,816	1,688	-		-	-	-	-	-	-	-	-	-	20	1,688
8	CDC-RES8 Medium scheme (20 units) 35 dph	0.71	2	20	-	1,559	1,816	1,688	-		-	-	-	-	-	-	-	-	-	20	1,688
9	CDC-RES9 Medium scheme (30 units) 30 dph	1.25	2	30	-	1,559	1,816	2,532	-		-	-	-	-	-	-	-	-	-	30	2,532
10	CDC-RES10 Medium scheme (30 units) 35 dph	1.07	2	30	-	1,559	1,816	2,532	-		-	-	-	-	-	-	-	-	-	30	2,532
11	CDC-RES11 Medium scheme (40 units) 30 dph	1.67	2	40	-	1,559	1,816	3,376	-		-	-	-	-	-	-	-	-	-	40	3,376
12	CDC-RES12 Medium scheme (40 units) 55 dph	0.91	2	30	10	1,559	1,816	859	859		-	-	-	-	-	-	-	-	-	40	1,719
13	CDC-RES13 Large scheme (50 units) 30 dph	2.08	2	50	-	1,559	1,816	4,220	-		-	-	-	-	-	-	-	-	-	50	4,220
14	CDC-RES14 Large scheme (50 units) 40 dph	1.56	2	45	5	1,559	1,816	3,825	425		-	-	-	-	-	-	-	-	-	50	4,251
15	CDC-RES15 Large scheme (75 units) 30 dph	3.13	2	75	-	1,559	1,816	6,330	-		-	-	-	-	-	-	-	-	-	75	6,330
16	CDC-RES16 Large scheme (75 units) 35 dph	2.68	2	75	-	1,559	1,816	6,330	-		-	-	-	-	-	-	-	-	-	75	6,330
17	CDC-RES17 Large scheme (100 units) 30 dph	4.44	2	100	-	1,559	1,816	8,440	-		-	-	-	-	-	-	-	-	-	100	8,440
18	CDC-RES18 Large scheme (100 units) 55 dph	2.42	2	75	25	1,559	1,816	6,445	2,148		-	-	-	-	-	-	-	-	-	100	8,593
19	CDC-RES19 Large scheme (150 units) 30 dph	6.67	2	150	-	1,559	1,816	12,660	-		-	-	-	-	-	-	-	-	-	150	12,660
20	CDC-RES20 Large scheme (150 units) 35 dph	5.71	2	150	-	1,559	1,816	12,660	-		-	-	-	-	-	-	-	-	-	150	12,660
21	CDC-RES21 Large scheme (200 units) 30 dph	8.89	2	200	-	1,559	1,816	16,880	-		-	-	-	-	-	-	-	-	-	200	16,880
22	CDC-RES22 Large scheme (200 units) 35 dph	7.62	2	200	-	1,559	1,816	16,880	-		-	-	-	-	-	-	-	-	-	200	16,880
23	CDC-RES23 Large scheme (300 units) 30 dph	13.33	2	300	-	1,559	1,816	25,319	-		-	-	-	-	-	-	-	-	-	300	25,319
24	CDC-RES24 Large scheme (300 units) 35 dph	11.43	2	300	-	1,559	1,816	25,319	-		-	-	-	-	-	-	-	-	-	300	25,319
25	CDC-RES25 Large scheme (400 units) 30 dph	17.78	2	400	-	1,559	1,816	33,759	-		-	-	-	-	-	-	-	-	-	400	33,759
26	CDC-RES26 Large scheme (400 units) 35 dph	15.24	2	400	-	1,559	1,816	33,759	-		-	-	-	-	-	-	-	-	-	400	33,759
27	CDC-RES27 Large scheme (500 units) 30 dph	23.81	2	500	-	1,559	1,816	42,199	-		-	-	-	-	-	-	-	-	-	500	42,199
28	CDC-RES28 Large scheme (500 units) 35 dph	20.41	2	500	-	1,559	1,816	42,199	-		-	-	-	-	-	-	-	-	-	500	42,199
29	CDC-RES29 Large scheme (750 units) 30 dph	38.46	2	750	-	1,559	1,816	63,299	-		-	-	-	-	-	-	-	-	-	750	63,299
30	CDC-RES30 Large scheme (750 units) 35 dph	32.97	2	750	-	1,559	1,816	63,299	-		-	-	-	-	-	-	-	-	-	750	63,299
31	CDC-RES31 Strategic site (1,000 units) 30 dph	55.56	2	1,000	-	1,559	1,816	84,398	-		-	-	-	-	-	-	-	-	-	1,000	84,398
32	CDC-RES32 Strategic site (1,000 units) 35 dph	47.62	2	1,000	-	1,559	1,816	84,398	-		-	-	-	-	-	-	-	-	-	1,000	84,398
33	CDC-RES33 Strategic site (1,300 units) 30 dph	72.22	2	1,300	-	1,559	1,816	109,717	-		-	-	-	-	-	-	-	-	-	1,300	109,717
34	CDC-RES34 Strategic site (1,300 units) 35 dph	61.90	2	1,300	-	1,559	1,816	109,717	-		-	-	-	-	-	-	-	-	-	1,300	109,717
35	CDC-RES35 Strategic site (2,000 units) 35 dph	95.24	2	2,000	-	1,559	1,816	168,796	-		-	-	-	-	-	-	-	-	-	2,000	168,796
36	CDC-RES36 Strategic site (2,500 units) 35 dph	119.05	2	2,500	-	1,559	1,816	210,995	-		-	-	-	-	-	-	-	-	-	2,500	210,995
37	CDC-RES37 Strategic site (3,500 units) 35 dph	166.67	2	3,500	-	1,559	1,816	295,393	-		-	-	-	-	-	-	-	-	-	3,500	295,393
38	CDC-RES38 Strategic site (4,000 units) 30 dph	222.22	2	4,000	-	1,559	1,816	337,592	-		-	-	-	-	-	-	-	-	-	4,000	337,592
39	CDC-RES39 Strategic site (4,000 units) 35 dph	190.48	2	4,000	-	1,559	1,816	337,592	-		-	-	-	-	-	-	-	-	-	4,000	337,592
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	2.08	2	25	25	1,559	1,816	2,186	2,186		-	-	-	-	-	-	-	-	-	50	4,373
41	CDC-CARE1 Care home scheme (C2) - 70 units	0.40	2	-	-	1,559	1,816	-	-		-	-	-	-	-	-	2,951	-	-	-	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	5.00	2	-	-	1,559	1,816	-	-		250	-	500	2,500	15,000	-	-	-	-	-	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	5.00	2	-	-	1,559	1,816	-	-		250	-	1,000	4,000	15,250	-	-	-	-	-	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	10.00	2	-	-	1,559	1,816	-	-		250	-	2,000	6,000	28,000	-	-	-	-	-	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	10.00	2	-	-	1,559	1,816	-	-		250	-	3,500	6,500	30,500	-	-	-	-	-	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	20.00	2	-	-	1,559	1,816	-	-		500	-	5,000	15,000	52,000	-	-	-	-	-	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	20.00	2	-	-	1,559	1,816	-	-		500	-	5,000	25,000	51,000	-	-	-	-	-	-

	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58	
cotswold CIL (rate per sqm)												S106 (per sqm for commercial; per unit for resi)										
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	E&T cost	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	
1	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
2	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
3	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
4	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
5	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
6	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
7	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
8	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
9	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
10	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
11	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
12	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
13	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
14	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
15	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
16	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
17	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
18	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
19	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
20	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
21	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
22	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
23	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
24	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
25	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
26	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
27	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
28	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
29	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
30	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
31	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
32	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
33	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
34	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
35	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
36	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
37	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
38	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
39	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
40	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
41	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
42	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
43	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
44	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
45	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
46	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	
47	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600	

	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78		
COTSWOLD	Rents				Cap val										Yields						n/a	
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi		
1	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
2	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
3	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
4	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
5	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
6	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
7	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
8	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
9	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
10	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
11	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
12	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
13	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
14	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
15	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
16	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
17	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
18	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
19	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
20	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
21	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
22	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
23	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
24	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
25	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
26	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
27	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
28	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
29	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
30	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
31	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
32	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
33	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
34	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
35	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
36	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
37	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
38	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
39	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
40	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
41	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
42	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
43	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
44	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
45	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
46	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			
47	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%			

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
cotswold Build costs											Net to gross											
Site ref	Retail	Supermarket	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	GF infra % costs	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Total new floorspace	Highways/S278
1	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84	1,000
2	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84	1,000
3	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	422	5,000
4	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	422	5,000
5	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	844	10,000
6	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	844	10,000
7	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,688	20,000
8	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,688	20,000
9	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,532	30,000
10	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,532	30,000
11	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,376	40,000
12	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,719	40,000
13	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,220	50,000
14	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,251	50,000
15	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,330	75,000
16	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,330	75,000
17	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,440	100,000
18	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,593	100,000
19	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,660	150,000
20	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,660	150,000
21	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,880	200,000
22	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	16,880	200,000
23	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	25,319	300,000
24	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	25,319	300,000
25	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	33,759	400,000
26	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	33,759	400,000
27	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	42,199	500,000
28	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	42,199	500,000
29	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	63,299	750,000
30	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	63,299	750,000
31	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84,398	1,000,000
32	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84,398	1,000,000
33	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	109,717	1,300,000
34	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	109,717	1,300,000
35	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	168,796	2,000,000
36	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	210,995	2,500,000
37	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	295,393	3,500,000
38	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	337,592	4,000,000
39	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	337,592	4,000,000
40	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,373	50,000
41	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,951	44,265
42	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,250	273,750
43	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,500	307,500
44	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	36,250	543,750
45	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	40,750	611,250
46	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	72,500	1,087,500
47	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	81,500	1,222,500

[illegible]

	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	176	
COTSWOLD	Investment sale (QUARTERS)										Resi sales period (qtrs)			Sales period start	Area	On-site AH		% AH rented		
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Resi	Resi		% of PRS units			Roof area	BNG cost	Bldg Safety Levy	
1	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		42.20	0.7%	41.40
2	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		42.20	0.7%	41.40
3	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		211.00	0.7%	41.40
4	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		211.00	0.7%	41.40
5	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		421.99	0.7%	41.40
6	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		421.99	0.7%	41.40
7	6	6	6	6	6	6	6	6	6	6		6	6	0.00%	40%	80%		843.98	0.7%	41.40
8	8	8	8	8	8	8	8	8	8	8		6	6	0.00%	40%	80%		843.98	0.7%	41.40
9	8	8	8	8	8	8	8	8	8	8		6	6	0.00%	40%	80%		1,265.97	0.7%	41.40
10	8	8	8	8	8	8	8	8	8	8		6	6	0.00%	40%	80%		1,265.97	0.7%	41.40
11	8	8	8	8	8	8	8	8	8	8		8	6	0.00%	40%	80%		1,687.96	0.7%	41.40
12	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		1,718.57	0.7%	41.40
13	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		2,109.95	0.7%	41.40
14	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		2,125.26	0.7%	41.40
15	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		3,164.93	0.7%	41.40
16	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		3,164.93	0.7%	41.40
17	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		4,219.90	0.7%	41.40
18	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		4,296.43	0.7%	41.40
19	10	10	10	10	10	10	10	10	10	10		9	6	0.00%	40%	80%		6,329.85	0.7%	41.40
20	10	10	10	10	10	10	10	10	10	10		9	6	0.00%	40%	80%		6,329.85	0.7%	41.40
21	10	10	10	10	10	10	10	10	10	10		10	6	0.00%	40%	80%		8,439.80	0.7%	41.40
22	10	10	10	10	10	8	10	10	10	10		10	6	0.00%	40%	80%		8,439.80	0.7%	41.40
23	10	10	10	10	10	8	10	10	10	10		12	6	0.00%	40%	80%		12,659.70	0.7%	41.40
24	10	10	10	10	10	8	10	10	10	10		12	6	0.00%	40%	80%		12,659.70	0.7%	41.40
25	10	10	10	10	10	8	10	10	10	10		15	6	0.00%	40%	80%		16,879.60	0.7%	41.40
26	10	10	10	10	10	8	10	10	10	10		15	6	0.00%	40%	80%		16,879.60	0.7%	41.40
27	10	10	10	10	10	8	10	10	10	10		15	6	0.00%	40%	80%		21,099.50	0.7%	41.40
28	10	10	10	10	10	8	10	10	10	10		15	6	0.00%	40%	80%		21,099.50	0.7%	41.40
29	10	10	10	10	10	8	10	10	10	10		20	6	0.00%	40%	80%		31,649.25	0.7%	41.40
30	10	10	10	10	10	8	10	10	10	10		20	6	0.00%	40%	80%		31,649.25	0.7%	41.40
31	10	10	10	10	10	8	10	10	10	10		30	6	0.00%	40%	80%		42,199.00	0.7%	41.40
32	10	10	10	10	10	8	10	10	10	10		30	6	0.00%	40%	80%		42,199.00	0.7%	41.40
33	10	10	10	10	10	8	10	10	10	10		35	6	0.00%	40%	80%		54,858.70	0.7%	41.40
34	10	10	10	10	10	8	10	10	10	10		35	6	0.00%	40%	80%		54,858.70	0.7%	41.40
35	8	8	8	8	8	8	8	8	8	8		40	6	0.00%	40%	80%		84,398.00	0.7%	41.40
36	8	8	8	8	8	8	8	8	8	8		50	6	0.00%	40%	80%		105,497.50	0.7%	41.40
37	8	8	8	8	8	8	8	8	8	8		60	6	0.00%	40%	80%		147,696.50	0.7%	41.40
38	8	8	8	8	8	8	8	8	8	8		80	6	0.00%	40%	80%		168,796.00	0.7%	41.40
39	8	8	8	8	8	8	8	8	8	8		80	6	0.00%	40%	80%		168,796.00	0.7%	41.40
40	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		2,186.48	0.7%	41.40
41	14	14	14	14	14	14	14	14	14	14		8	6	0.00%	0%	80%		1,475.50	0.7%	41.40
42	17	17	17	17	17	17	17	17	17	17		15	6	0.00%	0%	80%		9,125.00	0.7%	41.40
43	17	17	17	17	17	17	17	17	17	17		15	6	0.00%	0%	80%		10,250.00	0.7%	41.40
44	17	17	17	17	17	17	17	17	17	17		15	6	0.00%	0%	80%		18,125.00	0.7%	41.40
45	17	17	17	17	17	17	17	17	17	17		15	6	0.00%	0%	80%		20,375.00	0.7%	41.40
46	17	17	17	17	17	17	17	17	17	17		15	6	0.00%	0%	80%		36,250.00	0.7%	41.40
47	17	17	17	17	17	17	17	17	17	17		15	6	0.00%	0%	80%		40,750.00	0.7%	41.40

Appendix 3 - Commercial lettings

Signed	Address	Sq Ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq Ft/Year Min	Rent/Sq Ft/Year Max	Service Type	Rent Type	Deal Type	Commencement	Expiry	Tenancy	Tenant	Tenant Rep Company 1	Leasing Rep Company 1	Landlord Company 1	Lease Notes	Building Name	CoStar Rating	Market	Submarket	City	State	Country	Postal Code
	Nov 2025 The Square		240 Office	GRND	Direct	5 Years	£50.00	£50.00	Fully Repairing and Insuring Achieved	New Lease	New Lease	Nov 2025	Nov 2031	Single			Taylor & Fletcher Ltd			Yes	The Office, The Vaults at St		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF	
	Jul 2021 5 Long St		330 Office	GRND	Direct	10 Years	£37.88	£37.88	Fully Repairing and Insuring Achieved	New Lease	New Lease	Jul 2021	Jul 2031	Multi	Foxfield Solicitors		Hunter French	Mattial Woods plc	Yes			2 Cheltenham & Gloucester	Cotswold	Tetbury	GL54 8AA		
	Jan 2026 Sheep St		524 Office	GRND	Direct	5 Years	£28.63	£28.63	Fully Repairing and Insuring Achieved	New Lease	New Lease	Jan 2026	Jan 2032	Single	Montpelier Legal		Taylor & Fletcher Ltd		Yes	Hardcastle Williams		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL54 1AA		
	Dec 2025 Lansdowne		106 Office	GRND	Direct	1 Year	£28.30	£28.30	Achieved	New Lease	New Lease	Dec 2025	Dec 2028	Multi			Taylor & Fletcher Ltd		Yes	Royal British Legion Hall		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL54 2AR		
	Feb 2026 44 Black Jack St		163 Office	1	Direct	3 Years	£25.77	£25.77	Internal Repairing Only	Asking	New Lease	Feb 2026	Feb 2029	Multi			Marriotts Property LLP		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2AA		
	May 2020 44 Black Jack St		146 Office	1	Direct	1 Year	£20.54	£20.54	Achieved	New Lease	New Lease	May 2020	Jun 2021	Multi			Thomson & Partners LLP			Cotswold District Council		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2AA		
	Jun 2021 The Square		211 Office	1	Direct	1 Year	£20.38	£20.38	Achieved	New Lease	New Lease	Jun 2021	Jun 2022	Multi			Taylor & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF		
	Aug 2025 The Square		236 Office	1	Direct	1 Year	£20.35	£20.35	Fully Repairing and Insuring Achieved	New Lease	New Lease	Aug 2025	Aug 2026	Multi			Taylor & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF		
	May 2023 The Square		236 Office	1	Direct	1 Year	£20.35	£20.35	Fully Repairing and Insuring Achieved	New Lease	New Lease	May 2023	May 2023	Multi			Taylor & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF		
	May 2021 The Square		159 Office	1	Direct	2 Years	£20.12	£20.12	Achieved	New Lease	New Lease	May 2021	May 2023	Multi			Taylor & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF		
	Oct 2021 Lansdown		183 Office	GRND	Direct	6 Months	£19.12	£19.12	Achieved	New Lease	New Lease	Oct 2021	Apr 2022	Multi			Taylor & Fletcher Ltd			Suffolk Life Group Ltd		2 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL54 2AR		
	Jun 2021 The Square		186 Office	2	Direct	1 Year	£18.80	£18.80	Achieved	New Lease	New Lease	Jun 2021	Jun 2022	Multi			Taylor & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF		
	Apr 2021 Ampney Crucis		145 Office	GRND	Direct	1 Year	£17.79	£17.79	Fully Repairing and Insuring Asking	New Lease	New Lease	Apr 2021	Jun 2021	Multi			Marriotts Property LLP					3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL7 5SA		
	Jun 2021 Beech Pike		3,207 Office	GRND	Direct	10 Years	£17.31	£17.31	Fully Repairing and Insuring Effective	New Lease	New Lease	Jun 2021	Jun 2031	Multi	Boothie Trading Ltd				Yes	Bromley Barn		3 Cheltenham & Gloucester	Cotswold	Elkstone	GL53 9PL		
	Apr 2026 Winchcombe Rd		285 Office	2	Direct	1 Year	£16.84	£16.84	Fully Repairing and Insuring Effective	New Lease	New Lease	Apr 2026	Apr 2027	Multi			Taylor & Fletcher Ltd				Yes	3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 2AR		
	Feb 2023 High St		487 Office	GRND	Direct	3 Years	£16.75	£16.75	Fully Repairing and Insuring Asking	New Lease	New Lease	Feb 2023	Feb 2026	Multi	Amault Ltd		Peter Clarke & Co	Peter Clarke & Co		Gulking Manor Farms		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GL55 6AL		
	Aug 2025 Tall Trees Estate		2,091 Office	GRND-1	Direct	1 Year	£16.50	£16.50	Achieved	New Lease	New Lease	Aug 2025	Aug 2025	Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GL7 7JE		
	Mar 2024 22 Thomas St		4,104 Office	GRND-2	Sublet/Assignment	1 Year	£16.50	£16.50	Achieved	New Lease	New Lease	Mar 2024	Mar 2024	Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2BD		
	Nov 2023 16 Tetbury Rd		3,048 Office	2	Coworking	7 Years	£16.50	£16.50	Achieved	New Lease	New Lease	Dec 2023	Dec 2023	Multi			UBCUK			George House Developmen		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 6JJ		
	Nov 2023 16 Tetbury Rd		954 Office	2	Coworking	5 Years	£16.50	£16.50	Achieved	New Lease	New Lease	Dec 2023	Dec 2023	Multi			UBCUK			George House Developmen		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 6JJ		
	Jun 2022 37-39 Market Pl		2,741 Office	Unk	Direct	10 Years	£16.50	£16.50	Achieved	New Lease	New Lease	Jul 2022	Jul 2022	Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL5 2NR		
	Apr 2021 Lansdown		183 Office	GRND	Direct	1 Year	£16.39	£16.39	Achieved	New Lease	New Lease	Apr 2021	Apr 2021	Multi			Taylor & Fletcher Ltd			Suffolk Life Group Ltd		2 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL54 2AR		
	Oct 2024 Winchcombe Rd		285 Office	2	Direct	1 Year	£16.14	£16.14	Achieved	New Lease	New Lease	Dec 2024	Dec 2024	Multi			Taylor & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 5UX		
	Mar 2024 201-204 Lowe Ln		2,151 Office	GRND-1	Direct	7 Years	£16.00	£16.00	Fully Repairing and Insuring Asking	New Lease	New Lease	Mar 2024	Mar 2031	Multi			Price Financial Planning Ltd					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1XD		
	Mar 2024 201-204 Lowe Ln		4,323 Office	GRND-1	Direct	5 Years	£16.00	£16.00	Fully Repairing and Insuring Asking	New Lease	New Lease	Apr 2024	Apr 2029	Multi			Loop1 UK Ltd					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1XD		
	Jan 2023 33 Sheep St		11,160 Office	GRND-2	Direct	10 Years	£16.00	£16.00	Achieved	New Lease	New Lease	Jan 2023	Jan 2033	Single			Pegasus Group					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1HQ		
	Sep 2020 Park St		1,758 Office	GRND-2	Direct	10 Years	£15.93	£15.93	Fully Repairing and Insuring Achieved	New Lease	New Lease	Sep 2020	Sep 2030	Multi	Butler Sheelton LLP	Aulson Young	Lovley Chartered Surveyors & Property Consultants	Yes		Parklands House		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AQ		
	Oct 2021 25 Castle St		197 Office	1	Direct	1 Year	£15.22	£15.22	Fully Repairing and Insuring Achieved	New Lease	New Lease	Nov 2021	Nov 2022	Multi			Marriotts Property LLP			Moore Allen & Innocent		2 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1QD		
	Jan 2021 Broadway Ln		1,019 Office	GRND	Direct	1 Year	£15.00	£15.00	Achieved	New Lease	New Lease	Jun 2021	Jun 2021	Multi			Whitmarsh Lockhart			South Cerny Builders Limit		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL7 5DL		
	Jun 2024 37-39 Market Pl		282 Office	2	Direct	3 Years	£14.89	£14.89	Fully Repairing and Insuring Achieved	New Lease	New Lease	Jun 2024	Jun 2027	Multi			Terrace Surveyors					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2NX		
	Jul 2022 6 Tetbury Rd		4,538 Office	GRND	Direct	10 Years	£14.72	£14.72	Fully Repairing and Insuring Effective	Removal	New Lease	Aug 2022	Jul 2032	Multi			Enso Energy			Alder King LLP		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 6JJ		
	Aug 2020 6 Tetbury Rd		2,832 Office	GRND	Direct	10 Years	£14.57	£14.57	Fully Repairing and Insuring Effective	Removal	New Lease	Aug 2020	Aug 2030	Multi	Grotech Solutions Ltd		Barnsdales Limited		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 6JJ		
	Mar 2022 Priory Ct		1,137 Office	GRND-1	Direct	3 Years	£14.51	£14.51	Achieved	New Lease	New Lease	Apr 2022	Apr 2025	Multi			Marriotts Property LLP					3 Cheltenham & Gloucester	Cotswold	Poultton	GL7 5JB		
	Jul 2022 Tall Trees Estate		671 Office	GRND	Direct	5 Years	£14.05	£14.05	Achieved	New Lease	New Lease	Aug 2022	Aug 2022	Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GL7 7JE		
	Jun 2021 15 Gosditch St		215 Office	GRND	Direct	3 Years	£13.95	£13.95	Fully Repairing and Insuring Achieved	New Lease	New Lease	Jul 2021	Jul 2028	Multi			Marriotts Property LLP			Lodge Services		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2AG		
	May 2021 High St		309 Office	GRND	Direct	3 Years	£13.75	£13.75	Fully Repairing and Insuring Achieved	New Lease	New Lease	May 2021	May 2024	Multi			Marriotts Property LLP			TMJE Moreton Ltd		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GL56 0AJ		
	Mar 2021 High St		349 Office	GRND	Direct	3 Years	£13.61	£13.61	Fully Repairing and Insuring Achieved	New Lease	New Lease	Mar 2021	Mar 2024	Multi			Marriotts Property LLP			TMJE Moreton Ltd		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GL56 0AJ		
	Jul 2022 15 Gosditch St		203 Office	2	Direct	1 Year	£13.54	£13.54	Achieved	New Lease	New Lease	Aug 2022	Aug 2023	Multi			Marriotts Property LLP			Lodge Services		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2AG		
	Sep 2020 15 Gosditch St		853 Office	GRND	Direct	3 Years	£13.48	£13.48	Achieved	New Lease	New Lease	Oct 2020	Oct 2023	Multi			Thomson & Partners LLP			Lodge Services		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2AG		
	Jul 2021 Cricklade St		608 Office	1	Direct	1 Year	£13.16	£13.16	Achieved	New Lease	New Lease	Jul 2021	Jul 2022	Multi			Marriotts Property LLP			NEWCOMBE BEARD LTD		2 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1HY		
	Oct 2023 Battle Brook Dr		626 Office	GRND	Direct	1 Year	£13.00	£13.00	Achieved	New Lease	New Lease	Oct 2023	Oct 2023	Multi					Yes	The Mews		2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GL56 6JX		
	Sep 2023 Wilkinson Rd		2,500 Office	GRND	Direct	3 Years	£13.00	£13.00	Fully Repairing and Insuring Achieved	New Lease	New Lease	Sep 2023	Sep 2023	Multi	Flying Changers		Smethurst Property Consult		Powerful UK Ltd		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL7 1YT			
	Nov 2022 The Square		635 Office	1	Direct	3 Years	£12.50	£12.50	Fully Repairing and Insuring Achieved	New Lease	New Lease	Dec 2022	Nov 2025	Multi			Taylor & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AF		
	Mar 2022 Battle Brook Dr		626 Office	GRND	Direct	1 Year	£12.00	£12.00	Achieved	New Lease	New Lease	Apr 2022	Apr 2022	Multi			Westbridge Commercial					2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GL56 6JX		
	Oct 2022 Battle Brook Dr		1,086 Office	GRND-1	Direct	1 Year	£11.97	£11.97	Achieved	New Lease	New Lease	Nov 2022	Nov 2023	Multi			Thomson & Partners LLP					2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GL7 6JX		
	May 2020 Barnsley Park		533 Office	1	Direct	5 Years	£11.75	£11.75	Achieved	New Lease	New Lease	Jun 2020	Jun 2020	Multi	Kier Group		Alder King LLP		Yes	The Old Forge		2 Cheltenham & Gloucester	Cotswold	Barnsley	GL7 5EG		
	Jul 2023 Ship Hl		3,426 Office	GRND-1	Direct	1 Year	£11.68	£11.68	Fully Repairing and Insuring Achieved	New Lease	New Lease	Jul 2023	Jul 2023	Multi			Marriotts Property LLP			Curtis Banks		2 Cheltenham & Gloucester	Cotswold	Bagendon	GL7 6JJ		
	Apr 2021 The Wool Market		649 Office	1	Direct	3 Years	£11.40	£11.40	Fully Repairing and Insuring Achieved	New Lease	New Lease	Apr 2021	Apr 2024	Multi			Marriotts Property LLP			P H Gillingham (Investment)		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2PR		
	Jul 2021 Barnsley Park		710 Office	GRND	Direct	5 Years	£11.26	£11.26	Fully Repairing and Insuring Achieved	New Lease	New Lease	Feb 2022	Feb 2022	Multi			SPG Property			M7 Real Estate		2 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 5EG		
	Jul 2021 101-104 Lowe Ln		2,420 Office	1	Direct	1 Year	£11.15	£11.15	Fully Repairing and Insuring Achieved	New Lease	New Lease	Aug 2021	Aug 2028	Multi			SPG Property					2 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1QD		
	Sep 2021 Fosseway Business Park		1,078 Office	GRND	Direct	1 Year	£11.13	£11.13	Achieved	New Lease	New Lease	Oct 2021	Oct 2021	Multi			Bankier Sloan					2 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GL56 9NQ		
	Mar 2022 The Forum		1,527 Office	1	Direct	5 Years	£8.82	£8.82	Fully Repairing and Insuring Achieved	New Lease	New Lease	Apr 2023	May 2029	Multi			Marriotts Property LLP			Ew Bead Ltd		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2OH		
	May 2024 The Wool Market		1,723 Office	1	Direct	1 Year	£8.70	£8.70	Fully Repairing and Insuring Achieved	New Lease	New Lease	May 2024	May 2024	Multi			Moore Allen & Innocent		Yes	The Fish Group		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 2PR		
	Nov 2021 Cricklade St		536 Office	1	Direct	3 Years	£8.67	£8.67	Achieved	New Lease	New Lease	Nov 2021	Nov 2024	Multi			SPG Property			Padmanor Investments		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1JH		
	Nov 2020 High St		536 Office	GRND	Direct	3 Years	£8.39	£8.39	Achieved	New Lease	New Lease	Dec 2023	Dec 2023	Multi			TLG Commercial		Yes			2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GL55 6AT		
	Aug 2020 Kemble Airfield		2,579 Office	GRND, MEZZ	Direct	3 Years	£7.75	£7.75	Fully Repairing and Insuring Achieved	New Lease	New Lease	Aug 2020	Aug 2023	Single	The Turtle Mat Company Ltd		Barndales Limited					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1JH		
	Oct 2020 42-44 Cricklade St		300 Office	1	Direct	5 Years	£7.20	£7.20	Achieved	New Lease	New Lease	Nov 2020	Nov 2025	Multi	Cotswolds Barristers		Barndales Limited		Yes	Burge Property Managemer		3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1JH		
	Jun 2021 23-25 Ashcroft Rd		3,029 Office	GRND-1	Direct	15 Years	£5.51	£5.51	Effective	New Lease	New Lease	Jun 2021	Jun 2036	Multi	Key steps day nurseries ltd		KBW Chartered Surveyors					3 Cheltenham & Gloucester	Cotswold	Cirencester	GL7 1QZ		

Signed	Address	Sq Ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq Ft/Year Min	Rent/Sq Ft/Year Max	Service Type	Rent Type	Deal Type	Commencement	Expiry	Tenancy	Tenant	Tenant Rep Company 1	Leasing Rep Company 1	Landlord Company 1	Lease Notes	Building Name	CoStar Rating	Market	Submarket	City	State	Country	Postal Code
	Oct 2020 The Square	262	Retail	GRND	Direct		E114.50	E114.50		Achieved	New Lease	Oct 2020	Oct 2020	Sep 2023	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	Property Investment Manag		St. Edwards Lodge	2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1AB
	Sep 2023 Digbeth St	206	Retail	GRND	Direct		E97.00	E97.00		Asking	New Lease	Sep 2023	Sep 2023	Sep 2023	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	Property Investment Manag	Yes	France House	4	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BN
	Nov 2020 Cricklade St	58	Retail	GRND	Direct	3 Months	E97.24	E97.24		Achieved	New Lease	Nov 2020	Nov 2020	Feb 2021	Multi	Carter Jones LLP	Padmanor Investments			Bishops Walk Shopping Ce	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL5 1JH
	Oct 2022 25 Cricklade St	525	Retail	GRND	Direct	6 Years	E66.67	E66.67	Fully Repairing and Insuring	Asking	New Lease	Nov 2022	Nov 2022	Nov 2022	Single	Glamorgan Cakes	Graham & Sibbald incorpor	Canyrige Bicknell		Crescenser	3	Cheltenham & Gloucester	Cotswold	Crescenser	GL5	United Kingdom	GL7 1HY
	Oct 2022 38-40 Market Pl	347	Retail	GRND	Direct		E64.84	E64.84		Achieved	New Lease	Oct 2022	Oct 2022	Nov 2024	Single	Moore Allen & Innocent	Moore Allen & Innocent			Crescenser	3	Cheltenham & Gloucester	Cotswold	Crescenser	GL5	United Kingdom	GL7 2NW
	Nov 2021 1 Church On The Square	507	Retail	GRND	Direct	3 Years	E63.12	E63.12	Fully Repairing and Insuring	Achieved	New Lease	Nov 2021	Nov 2021	Nov 2021	Single	Rutledge & Country Home	Moore Allen & Innocent			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL5 1BN
	Sep 2020 1 Digbeth St	359	Retail	GRND	Direct	7 Years	E62.67	E62.67		Achieved	New Lease	Sep 2020	Sep 2020	Aug 2028	Multi	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	Nig Securities Limited		Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL7 1JH
	Aug 2021 19-23 Market Pl	164	Retail	GRND	Assignment		E62.06	E62.06		Asking	New Lease	Sep 2021	Sep 2021	Feb 2028	Multi	Robert Baskington & Co	Taylor & Fletcher Ltd			Crescenser	2	Cheltenham & Gloucester	Cotswold	Crescenser	GL5	United Kingdom	GL7 2NA
	Feb 2023 1-6 The Sq	191	Retail	GRND	Direct	5 Years	E57.50	E57.50	Fully Repairing and Insuring	Achieved	New Lease	Feb 2023	Feb 2023	Feb 2023	Multi	United Kingdom & Gloucester	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BQ
	Oct 2020 28 Cricklade St	452	Retail	GRND	Direct		E55.31	E55.31	Fully Repairing and Insuring	Asking	New Lease	Nov 2020	Nov 2020	Nov 2020	Single	ARC Retail & Leisure	Moore Allen & Innocent			Crescenser	3	Cheltenham & Gloucester	Cotswold	Crescenser	GL5	United Kingdom	GL7 1JH
	Jun 2025 14-15 High St	455	Retail	GRND	Direct	10 Years	E54.95	E54.95	Fully Repairing and Insuring	Achieved	New Lease	Jun 2025	Jun 2025	Jun 2025	Multi	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd		Yes	Talbot Court	3	Cheltenham & Gloucester	Cotswold	Monston In Marsh	GL5	United Kingdom	GL54 0AH
	Sep 2020 Moore Rd	250	Retail	GRND	Direct		E54.00	E54.00		Asking	New Lease	Sep 2020	Sep 2020	Sep 2020	Single	Moore Allen & Innocent	Moore Allen & Innocent			Crescenser	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL5	United Kingdom	GL54 2AP
	Jun 2025 14-15 High St	375	Retail	GRND	Direct		E53.33	E53.33	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025	Jul 2025	Jul 2025	Multi	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	None		The Barns	3	Cheltenham & Gloucester	Cotswold	Monston In Marsh	GL5	United Kingdom	GL55 0AH
	Mar 2024 Cricklade St	178	Retail	GRND	Direct	5 Years	E51.97	E51.97		Achieved	New Lease	Apr 2024	Apr 2024	Apr 2024	Multi	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	None		Bishops Walk Shopping Ce	3	Cheltenham & Gloucester	Cotswold	Crescenser	GL5	United Kingdom	GL7 1JH
	Nov 2023 The Sq	535	Retail	GRND	Direct		E50.47	E50.47		Achieved	New Lease	Dec 2023	Dec 2023	Aug 2023	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	Pinnis		Faulner House	2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 2AZ
	Aug 2020 10 Talbot Ct	419	Retail	GRND	Direct	10 Years	E48.72	E48.72	Fully Repairing and Insuring	Effective	New Lease	Aug 2020	Aug 2020	Aug 2020	Multi	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BQ
	Aug 2020 27 Castle St	670	Retail	GRND	Direct	10 Years	E47.30	E47.30	Fully Repairing and Insuring	Achieved	New Lease	Aug 2020	Aug 2020	Aug 2020	Multi	Moore Allen & Innocent	Moore Allen & Innocent			Crescenser	2	Cheltenham & Gloucester	Cotswold	GL7 1QD	GL5	United Kingdom	GL54 1BQ
	Mar 2024 2 Brewery Yard, Sheep St	370	Retail	GRND	Direct		E47.30	E47.30		Asking	New Lease	Apr 2024	Apr 2024	Apr 2024	Multi	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1AA
	Nov 2024 8-10 Castle St	615	Retail	GRND	Direct		E45.53	E45.53		Achieved	New Lease	Nov 2024	Nov 2024	Feb 2028	Multi	Hawkins Watton	Taylor & Fletcher Ltd	Magna Buildings	Yes	Manor House	2	Cheltenham & Gloucester	Cotswold	Crescenser	GL5	United Kingdom	GL7 1QA
	Feb 2026 The Square	521	Retail	GRND	Direct	10 Years	E44.02	E44.02	Fully Repairing and Insuring	Effective	New Lease	Feb 2026	Feb 2026	Feb 2026	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd			Crescenser	2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1AF
	Nov 2025 2 Oxford St	362	Retail	GRND	Direct		E44.20	E44.20	Fully Repairing and Insuring	Asking	New Lease	Nov 2025	Nov 2025	Apr 2027	Multi	Bankier Sloan	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Monston In Marsh	GL5	United Kingdom	GL56 0LA
	Mar 2022 4 Church St	955	Retail	GRND	Direct	5 Years	E43.88	E43.88		Asking	New Lease	Apr 2022	Apr 2022	Apr 2027	Single	THP Chartered Surveyors	Taylor & Fletcher Ltd		Yes	Tebury	3	Cheltenham & Gloucester	Cotswold	Tebury	GL5	United Kingdom	GL8 8JG
	Feb 2023 Digbeth St	444	Retail	GRND	Direct		E43.86	E43.86		Achieved	New Lease	Feb 2023	Feb 2023	Feb 2023	Single	Cheltenham & Gloucester	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Monston In Marsh	GL5	United Kingdom	GL54 1BQ
	Sep 2022 Church St	228	Retail	GRND	Direct	3 Years	E43.86	E43.86	Fully Repairing and Insuring	Achieved	New Lease	Oct 2022	Oct 2022	Sep 2025	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd		Yes	Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BB
	Aug 2023 High St	322	Retail	GRND	Direct	5 Years	E43.48	E43.48	Fully Repairing and Insuring	Achieved	New Lease	Aug 2023	Aug 2023	Aug 2028	Single	42ndestbakhouse	Taylor & Fletcher Ltd		Yes	Hook House	3	Cheltenham & Gloucester	Cotswold	Chipping Campden	GL5	United Kingdom	GL55 6AT
	Jun 2025 9 Sheep St	295	Retail	GRND	Direct	5 Years	E43.29	E43.29	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025	Jul 2025	Jul 2025	Single	William Catbree & Sons	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1AA
	Dec 2025 High St	358	Retail	GRND	Direct	5 Years	E41.90	E41.90	Fully Repairing and Insuring	Achieved	New Lease	Dec 2025	Dec 2025	Aug 2030	Single	Matilda's	Taylor & Fletcher Ltd		Yes	Fairy Cottage	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL5	United Kingdom	GL54 2AP
	Sep 2025 Moore Rd	382	Retail	GRND	Direct	5 Years	E41.88	E41.88	Fully Repairing and Insuring	Achieved	New Lease	Sep 2025	Aug 2024	Aug 2024	Single	William Catbree & Sons	Taylor & Fletcher Ltd		Yes	Crescenser	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL5	United Kingdom	GL54 2AP
	Jun 2024 Cricklade St	368	Retail	GRND	Direct		E39.66	E39.66		Achieved	New Lease	Jul 2024	Jul 2024	Jun 2027	Multi	Hayman-Joyce	Taylor & Fletcher Ltd	None		Bishops Walk Shopping Ce	3	Cheltenham & Gloucester	Cotswold	GL7 1JH	GL5	United Kingdom	GL54 2AP
	Dec 2025 High St	208	Retail	Link	Direct		E39.66	E39.66		Asking	New Lease	Jan 2026	Jan 2026	Jan 2026	Single	Hayman-Joyce	Taylor & Fletcher Ltd	DORMER HOUSE (MOKREY		Densham House	3	Cheltenham & Gloucester	Cotswold	Monston In Marsh	GL5	United Kingdom	GL56 0AD
	Oct 2023 The Sq	1,278	Retail	GRND	Direct	5 Years	E38.73	E38.73		Asking	New Lease	Oct 2023	Oct 2023	Oct 2028	Single	Petals At Home	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BH
	Sep 2020 Moore Rd	350	Retail	GRND	Direct	10 Years	E38.52	E38.52		Achieved	New Lease	Sep 2020	Sep 2020	Sep 2020	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 2AZ
	Apr 2026 Digbeth St	446	Retail	GRND	Direct		E38.21	E38.21	Fully Repairing and Insuring	Asking	New Lease	May 2026	May 2026	Jan 2024	Single	Maxwell Douglas Property	Mr Fisher			Crescenser	2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BN
	Jan 2022 Church St	1,050	Retail	GRND	Direct	10 Years	E38.10	E38.10	Fully Repairing and Insuring	Achieved	New Lease	Jan 2022	Jan 2022	Jan 2024	Single	Fairfax & Favor	Taylor & Fletcher Ltd		Yes	The Old Co-op	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BN
	Sep 2021 The Square	403	Retail	GRND	Direct	3 Years	E37.22	E37.22		Asking	New Lease	Oct 2021	Oct 2021	Oct 2021	Single	Cheltenham & Gloucester	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BN
	Dec 2021 Church St	514	Retail	GRND	Direct	6 Years	E36.97	E36.97	Internal Repairing and Insur	Achieved	New Lease	Dec 2021	Dec 2027	Dec 2027	Multi	PPP Wealthcare	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BE
	Feb 2022 Black Jack St	248	Retail	GRND	Direct	5 Years	E36.29	E36.29		Asking	New Lease	Feb 2022	Feb 2022	May 2028	Multi	Marriotts Property LLP	Watermoor Meat Supply Lir		Yes	Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL7 2AA
	Apr 2023 Church St	428	Retail	GRND	Direct		E36.22	E36.22		Asking	New Lease	May 2023	May 2023	May 2023	Single	Conna's Cakes Ltd	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 2AP
	Dec 2023 Moore Rd	382	Retail	GRND	Direct	5 Years	E35.34	E35.34		Asking	New Lease	Jan 2024	Jan 2024	Jan 2029	Single	Taylor & Fletcher Ltd	Taylor & Fletcher Ltd	The Rich Group		Crescenser	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GL5	United Kingdom	GL54 2AP
	Aug 2021 2-4 Cricklade St	864	Retail	GRND	Direct	5 Years	E35.19	E35.19	Fully Repairing and Insuring	Effective	New Lease	Aug 2021	Aug 2021	Aug 2026	Multi	Doggit & Edward Ltd	Moore Allen & Innocent		Yes	Crescenser	2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL7 1JH
	Nov 2024 28-30 Market Pl	2,260	Retail	GRND	Direct	5 Years	E35.09	E35.09	Fully Repairing and Insuring	Achieved	Renewal	Nov 2024	Nov 2024	Aug 2028	Multi	The White Company	SPG Property	SPACE - Retail Property		Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1AA
	Aug 2024 28-30 Market Pl	2,280	Retail	GRND	Direct	5 Years	E35.09	E35.09	Fully Repairing and Insuring	Achieved	Renewal	Aug 2024	Aug 2024	Aug 2028	Multi	JP Retail Ltd	Moore Allen & Innocent		Yes	Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1AA
	Aug 2024 Elkstone Studios	479	Retail	GRND	Direct		E34.57	E34.57		Asking	New Lease	Aug 2024	Aug 2024	Aug 2024	Single	Whitmarsh Lockhart	Taylor & Fletcher Ltd			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL53 9PW
	Jul 2022 Cricklade St	393	Retail	GRND	Direct	5 Years	E34.35	E34.35	Fully Repairing and Insuring	Achieved	New Lease	Aug 2022	Aug 2022	Aug 2027	Multi	Whitmarsh Lockhart	Padmanor Investments			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL53 9PW
	May 2020 5 Long St	382	Retail	GRND	Direct		E34.03	E34.03		Asking	New Lease	Jun 2020	Jun 2020	Aug 2027	Multi	Thomson & Partners LLP	Watmoor Meat Supply Lir			Crescenser	2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 2AP
	Feb 2021 The Square	1,032	Retail	GRND	Direct		E33.91	E33.91		Asking	New Lease	Feb 2021	Feb 2021	Jan 2025	Single	Thomson & Partners LLP	Watmoor Meat Supply Lir			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BB
	Dec 2020 12 Black Jack St	590	Retail	GRND	Direct		E33.86	E33.86		Asking	New Lease	Dec 2020	Dec 2020	Jan 2025	Single	Thomson & Partners LLP	Watmoor Meat Supply Lir			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BB
	Mar 2022 6A Burford St	196	Retail	GRND	Direct		E33.67	E33.67		Asking	New Lease	Apr 2022	Apr 2022	Jan 2025	Single	Marriotts Property LLP	Watmoor Meat Supply Lir			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BB
	Jan 2025 The Wood Market	818	Retail	GRND	Direct	10 Years	E33.62	E33.62	Fully Repairing and Insuring	Achieved	New Lease	Jan 2025	Jan 2025	Jan 2025	Single	Moore Allen & Innocent	The Rich Group			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL7 2AP
	Jan 2022 12 Church St	542	Retail	GRND	Direct	5 Years	E33.21	E33.21		Achieved	New Lease	Jun 2022	Jun 2022	Jun 2027	Single	SPG Property	XPS Group			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL54 1BB
	Jul 2023 37-39 Market Pl	1,448	Retail	GRND	Direct		E32.80	E32.80		Asking	New Lease	Jul 2023	Jul 2023	Jul 2023	Multi	Carter Jones LLP	Padmanor Investments			Crescenser	3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GL5	United Kingdom	GL7 2NA
	Oct 2022 Cricklade St	554	Retail	GRND	Direct		E3																				

Signed	Address	Sq Ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq Ft/Year Min	Rent/Sq Ft/Year Max	Service Type	Rent Type	Deal Type	Commencement	Expiry	Tenancy	Tenant	Tenant Rep Company 1	Leasing Rep Company 1	Landlord Company 1	Lease Notes	Building Name	CoStar Rating	Market	Submarket	City	State	Country	Postal Code					
	May 2021 Foreways		3,789 Light Industrial	GRND-1	Direct	5 Years	£18.21	£18.21	£18.21 Fully Repairing and Insuring	Achieved	New Lease	Jun 2021	Jun 2028	Single	Shire Car Sales		Bruton Knowles				The Old Gravel Pits	3	Cheltenham & Gloucester	Cotswold	Lower Slaughter	GLS	United Kingdom	GL54 2EY				
	Sep 2021 Bourton On The Water		591 Industrial	GRND	Direct		£18.00	£18.00	£18.00 Fully Repairing and Insuring	Asking	New Lease	Sep 2021		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Sep 2024 Stratford Rd		438 Light Industrial	GRND	Direct		£15.90	£15.90	£15.90	Asking	New Lease	Nov 2024		Multi			Barnier Shire				Colston In Marsh	2	Cheltenham & Gloucester	Cotswold	Colston In Marsh	GLS	United Kingdom	GL54 2HQ				
	Jan 2026 Bourton On The Water		471 Industrial	GRND	Direct	1 Year	£15.00	£15.00	£15.00	Achieved	New Lease	Jan 2026		Multi			Taylor & Fletcher Ltd			Yes	Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Dec 2023 Bourton On The Water		460 Industrial	GRND, MEZZ	Direct	1 Year	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	Dec 2023		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jul 2021 Bourton On The Water		454 Industrial	GRND	Direct	1 Year	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	Jul 2021	Jul 2022	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	May 2021 Bourton On The Water		591 Industrial	GRND	Direct	6 Months	£15.00	£15.00	£15.00	Achieved	New Lease	May 2021		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Oct 2020 Bourton On The Water		513 Industrial	GRND	Direct		£15.00	£15.00	£15.00	Achieved	New Lease	Oct 2020		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Oct 2020 Bourton On The Water		574 Industrial	GRND	Direct		£15.00	£15.00	£15.00	Achieved	New Lease	Oct 2020		Multi			Taylor & Fletcher Ltd				Bourton On The Water	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Sep 2020 Bourton On The Water		574 Industrial	GRND	Direct		£15.00	£15.00	£15.00	Achieved	New Lease	Sep 2020		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Aug 2020 Bourton On The Water		509 Industrial	GRND	Direct		£15.00	£15.00	£15.00	Achieved	New Lease	Aug 2020		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jul 2020 Bourton On The Water		443 Industrial	GRND, MEZZ	Direct	3 Years	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	Jul 2020	Jun 2021	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jun 2020 Bourton On The Water		613 Industrial	GRND	Direct		£15.00	£15.00	£15.00	Achieved	New Lease	Jun 2020		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jun 2020 Bourton On The Water		869 Industrial	GRND, MEZZ	Direct	3 Years	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	Jun 2020	Jun 2023	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jun 2020 Bourton On The Water		454 Industrial	GRND	Direct		£15.00	£15.00	£15.00	Achieved	New Lease	Jun 2020		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jun 2020 Bourton On The Water		198 Industrial	MEZZ	Direct	1 Year	£15.00	£15.00	£15.00	Achieved	New Lease	Jun 2020		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Jun 2020 Bourton On The Water		470 Industrial	GRND, MEZZ	Direct		£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	Jun 2020	May 2021	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	May 2020 Bourton On The Water		473 Industrial	GRND	Direct	1 Year	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	May 2020	May 2021	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	May 2020 Bourton On The Water		451 Industrial	GRND	Direct	6 Months	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	May 2020	Nov 2020	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	May 2020 Bourton On The Water		150 Industrial	MEZZ	Direct		£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	May 2020	Nov 2020	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	May 2020 Bourton On The Water		452 Industrial	GRND, MEZZ	Direct	6 Months	£15.00	£15.00	£15.00 Fully Repairing and Insuring	Achieved	New Lease	May 2020	Nov 2020	Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Apr 2023 Bourton On The Water		167 Industrial	GRND	Direct	1 Year	£12.95	£12.95	£12.95	Achieved	New Lease	Apr 2023	Apr 2024	Multi			Taylor & Fletcher Ltd			Yes	Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	Dec 2020 1A Broadway Ln		2,000 Industrial	GRND	Direct		£12.50	£12.50	£12.50	Asking	New Lease	Jan 2021		Multi			Whitmarsh Lockhart				Broadway Lane Industrial Et	3	Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5UH				
	Jun 2021 Eland Pt		614 Light Industrial	GRND	Direct	3 Years	£19.21	£19.21	£19.21 Fully Repairing and Insuring	Achieved	New Lease	Jul 2021	Jul 2024	Multi			Marriotts Property LLP				Querns Business Centre	2	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 5HT				
	Nov 2023 Whiteworth Rd		3,515 Industrial	GRND-1	Direct	10 Years	£11.61	£11.61	£11.61 Fully Repairing and Insuring	Effective	New Lease	Dec 2023	Nov 2033	Multi			Gower & Beckett Training				Querns Business Centre	3	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RT				
	May 2026 2 Love Ln		6,060 Industrial	GRND	Direct	10 Years	£11.51	£11.51	£11.51 Fully Repairing and Insuring	Achieved	New Lease	May 2026	Nov 2036	Single			Easy Bathrooms				Mestic Trade Park	3	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YQ				
	May 2022 Pinchpore Farm		4,380 Industrial	GRND	Direct	10 Years	£11.50	£11.50	£11.50 Fully Repairing and Insuring	Achieved	New Lease	May 2026	Nov 2036	Multi			Screwfix			Colliers	None		2	Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8HZ			
	May 2022 Pinchpore Farm		576 Industrial	GRND	Direct		£11.45	£11.45	£11.45	Asking	New Lease	May 2022		Single							None		2	Cheltenham & Gloucester	Cotswold	Burford	GLS	United Kingdom	OX9 4TT			
	Sep 2020 Fosse Cross		4,066 Industrial	GRND	Direct	10 Years	£11.37	£11.37	£11.37	Effective	Renewal	Sep 2020	Sep 2030	Single			Agilis				None		Yes		Old Quarry Works	3	Cheltenham & Gloucester	Cotswold	Cheltenham	GLS	United Kingdom	GL54 4NW
	Dec 2023 The Link Business Park		1,346 Industrial	GRND	Sublet/Assignment	2 Years 2 Months	£11.14	£11.14	£11.14	Asking	New Lease	Jan 2024	Mar 2024	Multi			ASH & CO				Padstone Estates Limited				Andoversford	GLS	United Kingdom	GL54 4LB				
	Dec 2025 5 Chesherton Ln		2,160 Light Industrial	GRND	Direct		£11.00	£11.00	£11.00	Asking	New Lease	Dec 2025		Multi			Whitmarsh Lockhart				Hambridge Ltd				Cirencester	GLS	United Kingdom	GL7 5XU				
	Sep 2025 C1-C6 Broadway Ln		1,798 Industrial	GRND-1	Direct		£10.98	£10.98	£10.98	Asking	New Lease	Sep 2025		Multi			Lovelay Chartered Surveyors & Property Consultants			Yes					South Cerney	GLS	United Kingdom	GL7 5YL				
	Jun 2025 Wilkinson Rd		1,617 Industrial	GRND, MEZZ	Direct		£10.85	£10.85	£10.85	Asking	New Lease	Jul 2025		Multi			Moore Allen & Innocent				New Life Church				Cirencester	GLS	United Kingdom	GL7 1YT				
	Dec 2023 Bourton Industrial Park		428 Industrial	GRND	Direct	10 Years	£10.50	£10.50	£10.50	Asking	New Lease	Jan 2024		Multi			Taylor & Fletcher Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL7 5HT				
	Aug 2020 Pinchpore Farm		576 Industrial	GRND	Direct	3 Years	£10.41	£10.41	£10.41	Achieved	New Lease	Aug 2020		Single			Taylor & Fletcher Ltd				Old Station Yard Business C	2	Cheltenham & Gloucester	Cotswold	Burford	GLS	United Kingdom	OX9 4TT				
	Nov 2021 Back Ln		359 Industrial	GRND	Direct	1 Year	£10.02	£10.02	£10.02	Achieved	New Lease	Nov 2021	Aug 2022	Single			Marriotts Property LLP				Norcole Workshops	2	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 5RH				
	Apr 2028 2 Beddome Way		15,683 Residential Surveys	GRND, MEZZ	Direct		£10.01	£10.01	£10.01 Fully Repairing and Insuring	Asking	New Lease	Apr 2028		Single			HSW Chartered Surveyors				Cotswold Industrial Estate	Yes			Bourton On The Water	GLS	United Kingdom	GL7 4RT				
	May 2026 Units 1-9 Four Shires Ct		1,385 Industrial	GRND	Direct		£10.00	£10.00	£10.00 Fully Repairing and Insuring	Asking	New Lease	May 2026		Multi			White Commercial Surveys Ltd			Yes	Cotswold Business Village	3	Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0JQ				
	Aug 2025 Horcott Rd		2,198 Industrial	GRND	Direct		£10.00	£10.00	£10.00	Asking	New Lease	Aug 2025		Multi			WBM Commercial Property				Trade Smart Ltd				Fairford	GLS	United Kingdom	GL7 4BX				
	Sep 2024 Battle Brook Dr		1,843 Industrial	GRND, MEZZ	Direct		£10.00	£10.00	£10.00	Asking	New Lease	Oct 2024		Multi			Whitmarsh Lockhart				Cotswold Business Park	3	Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL7 4BQ				
	Jul 2024 Bourton On The Water		3,328 Industrial	GRND	Direct		£10.00	£10.00	£10.00 Fully Repairing and Insuring	Achieved	New Lease	Jul 2024		Multi			Furnishhh Ltd				Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	May 2022 Love Ln		2,544 Industrial	GRND-1	Direct	10 Years	£10.00	£10.00	£10.00	Achieved	New Lease	May 2022	May 2032	Multi			Taylor & Fletcher Ltd				Midland Road Trade Park	3	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YQ				
	Aug 2024 Bourton On The Water		1,000 Industrial	GRND	Direct	10 Years	£9.75	£9.75	£9.75	Asking	New Lease	Jul 2024		Multi			JLL			Longmead Capital LLP				Bourton On The Water	GLS	United Kingdom	GL7 5HT					
	Jun 2021 Horcott Rd		2,198 Industrial	GRND	Direct		£9.53	£9.53	£9.53	Asking	New Lease	Jul 2021		Multi			Whitmarsh Lockhart				IO Asset Management LLP				Fairford	GLS	United Kingdom	GL7 4BX				
	Oct 2025 Tal Trees Estate		2,030 Industrial	GRND	Direct		£9.48	£9.48	£9.48	Asking	New Lease	Jun 2021		Multi			Whitmarsh Lockhart				The Goldman Sachs Group,				Fairford	GLS	United Kingdom	GL7 4BX				
	Oct 2020 Unit 18 Elliot Rd		476 Industrial	1	Direct		£9.45	£9.45	£9.45	Asking	New Lease	Nov 2020		Multi			Whitmarsh Lockhart				Cotswold				Bagendon	GLS	United Kingdom	GL7 4BX				
	Apr 2023 The Malverns & Lakeside Bu		4,000 Industrial	1	Direct		£9.25	£9.25	£9.25	Asking	New Lease	Apr 2023		Single			Thomson & Partners LLP				Cotswold Motor Spares				Cirencester Business Estate	2	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1Y5
	Jan 2021 Broadway Ln		3,270 Industrial	GRND	Direct		£9.25	£9.25	£9.25	Asking	New Lease	Jan 2021		Multi			WBM Commercial Property				Colston In Marsh	3	Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5TQ				
	Nov 2021 Back Ln		455 Industrial	GRND	Direct		£9.23	£9.23	£9.23 Fully Repairing and Insuring	Achieved	New Lease	Nov 2021		Single			Marriotts Property LLP				Colston In Marsh	2	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 5XU				
	Oct 2022 Whiteworth Rd		1,020 Industrial	GRND	Direct	5 Years	£9.22	£9.22	£9.22	Achieved	New Lease	Oct 2022		Multi			SPG Property				Pegasus Planning Group LL				Norcole Workshops	2	Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 5RH
	Oct 2022 Whiteworth Rd		282 Industrial	GRND	Direct		£9.22	£9.22	£9.22 Fully Repairing and Insuring	Achieved	New Lease	Oct 2022		Multi			SPG Property				Pegasus Planning Group LL				Cirencester	GLS	United Kingdom	GL7 1RT				
	Mar 2021 Tal Trees Estate		2,279 Industrial	GRND	Direct		£9.21	£9.21	£9.21	Asking	New Lease	Mar 2021		Multi			Whitmarsh Lockhart				Pegasus Planning Group LL				Cirencester	GLS	United Kingdom	GL7 1RT				
	Oct 2020 Tal Trees Estate		4,558 Industrial	GRND	Direct		£9.21	£9.21	£9.21	Asking	New Lease	Nov 2020		Multi			Whitmarsh Lockhart								Bagendon	GLS	United Kingdom	GL7 7JE				
	Aug 2021 Battle Brook Dr		1,234 Industrial	GRND	Direct	10 Years	£9.15	£9.15	£9.15	Effective	New Lease	Aug 2021		Multi			Whitmarsh Lockhart			Yes	Chipping Campden	3	Cheltenham & Gloucester	Cotswold								

Appendix 4 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 16-May-2026 08:24

Rebased to Cotswold (101; sample 18)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,376	306	747	1,076	1,587	5,039	84	
Up to 500m2 GFA (20)	1,869	1,085	1,230	1,450	2,146	4,088	13	
500 to 2000m2 GFA (20)	1,386	306	753	1,262	1,510	5,039	32	
Over 2000m2 GFA (20)	1,203	458	677	920	1,238	4,772	39	
282.1 Advance factories								
Generally (15)	1,110	458	879	1,098	1,417	1,714	16	
Up to 500m2 GFA (15)	1,339	1,085	1,111	1,333	1,450	1,714	5	
500 to 2000m2 GFA (15)	1,252	839	1,060	1,407	1,460	1,495	5	
Over 2000m2 GFA (15)	803	458	686	819	919	1,123	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,479	687	987	1,333	1,820	2,893	13	
Up to 500m2 GFA (25)	2,600	2,146	-	2,726	-	2,930	3	
500 to 2000m2 GFA (20)	1,612	1,333	-	1,681	-	1,820	3	
Over 2000m2 GFA (20)	1,361	687	920	1,066	1,798	2,893	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,685	306	906	1,384	2,368	5,039	64	
Up to 500m2 GFA (30)	2,473	913	1,504	2,443	3,433	4,088	6	
500 to 2000m2 GFA (30)	1,936	306	1,017	1,513	2,554	5,039	20	
Over 2000m2 GFA (30)	1,428	444	742	1,153	1,951	4,772	38	
282.22 Purpose built factories/Offices - mixed facilities (15)								
	1,215	612	1,010	1,124	1,392	2,504	23	
320. Offices								
Generally (15)	2,598	1,214	2,146	2,572	2,908	4,523	27	
Air-conditioned								
Generally (15)	2,428	1,644	2,146	2,428	2,808	2,924	11	
1-2 storey (15)	2,300	1,955	2,133	2,204	2,380	2,891	6	
3-5 storey (15)	2,544	1,644	-	2,805	-	2,924	4	
6 storey or above (20)	2,764	2,120	2,520	2,619	2,720	3,987	6	
Not air-conditioned								
Generally (15)	2,587	1,214	2,131	2,654	3,082	3,859	12	
1-2 storey (15)	2,708	1,648	2,253	2,683	3,231	3,859	10	
3-5 storey (20)	2,357	1,214	1,711	2,285	2,715	4,115	20	
6 storey or above (25)	2,896	2,266	-	2,987	-	3,342	4	
345. Shops								
Generally (30)	1,999	939	1,090	1,586	2,399	5,151	14	
1-2 storey (30)	2,027	939	1,072	1,543	2,499	5,151	13	
3-5 storey (30)	1,630	-	-	-	-	-	1	
447. Care homes for the elderly								

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (20)	2,296	1,391	1,836	2,197	2,552	4,461	54	
Up to 500m2 GFA (30)	2,214	2,110	-	-	-	2,318	2	
500 to 2000m2 GFA (20)	2,601	1,444	1,513	2,317	3,220	4,461	8	
Over 2000m2 GFA (20)	2,243	1,391	1,883	2,166	2,499	4,457	46	
810. Housing, mixed developments (15)	1,662	882	1,435	1,603	1,823	4,104	1261	
810.1 Estate housing								
Generally (15)	1,630	810	1,379	1,559	1,785	5,575	1268	
Single storey (15)	1,864	1,080	1,563	1,789	2,031	5,575	196	
2-storey (15)	1,574	810	1,353	1,524	1,730	3,387	1005	
3-storey (15)	1,651	1,006	1,406	1,599	1,833	3,290	62	
4-storey or above (15)	3,379	1,654	2,706	3,020	4,495	5,021	5	
810.11 Estate housing detached (15)	2,236	1,185	1,696	1,905	2,562	5,575	17	
810.12 Estate housing semi detached								
Generally (15)	1,647	951	1,396	1,598	1,810	3,603	324	
Single storey (15)	1,830	1,175	1,605	1,817	1,981	3,603	73	
2-storey (15)	1,594	951	1,382	1,536	1,748	2,766	241	
3-storey (15)	1,584	1,190	1,258	1,512	1,823	2,307	10	
810.13 Estate housing terraced								
Generally (15)	1,629	959	1,342	1,536	1,767	5,021	195	
Single storey (15)	1,810	1,153	1,541	1,767	2,144	2,572	14	
2-storey (15)	1,568	959	1,331	1,500	1,695	3,387	153	
3-storey (15)	1,648	1,006	1,412	1,587	1,819	3,290	26	
4-storey or above (15)	4,758	4,495	-	-	-	5,021	2	
816. Flats (apartments)								

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (15)	1,948	1,008	1,599	1,832	2,225	6,529	723	
1-2 storey (15)	1,874	1,102	1,558	1,740	2,159	3,583	149	
3-5 storey (15)	1,912	1,008	1,590	1,816	2,168	3,957	483	
6 storey or above (15)	2,264	1,374	1,851	2,171	2,527	6,529	91	
852. Hotels (15)	2,898	1,481	2,310	3,011	3,539	3,865	15	
856.2 Students' residences, halls of residence, etc (15)	2,466	1,392	2,139	2,483	2,717	3,951	51	

Appendix 5 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 6 - BLV assumptions

EUV - notional hectare

20%																		
No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	Premium	Benchmark Land Value
1	Secondary office/retail	50%	2.0	10,000	£106.48	£1,064,800	7.5%	13.33	3	0.80	£11,428,294	-£777,124	15%	-£159,720	-£8,250,000	£2,241,450	£448,289.91	£2,689,739
2	Secondary industrial	20%	1.0	2,000	£63.78	£127,560	6.5%	15.38	2.5	0.85	£1,676,591	-£114,008	15%	-£19,134	-£500,000	£1,043,449	£208,689.77	£1,252,139
3	Greenfield (high)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£374,000
4	Greenfield (low)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£247,000

Appendix 7 - Appraisal outputs (80% rent and 20% SO)

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,400 psm

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% Soc Rent 30% AH Rent

Intermediate:

SO 20%
FH 0%

\$106 per unit:

£7,600

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values									
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 CDC-RE51 Small scheme (1 unit) 25 dph		1	£126,570	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157				
2 CDC-RE52 Small scheme (1 unit) 30 dph		1	£105,499	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157				
3 CDC-RE53 Small scheme (5 units) 25 dph		5	£632,880	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788				
4 CDC-RE54 Small scheme (5 units) 30 dph		5	£632,880	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788				
5 CDC-RE55 Small scheme (10 units) 30 dph		10	£1,120,725	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577				
6 CDC-RE56 Small scheme (10 units) 35 dph		10	£1,120,725	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577				
7 CDC-RE57 Medium scheme (20 units) 30 dph		20	£2,241,450	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809				
8 CDC-RE58 Medium scheme (20 units) 35 dph		20	£1,921,242	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809				
9 CDC-RE59 Medium scheme (30 units) 30 dph		30	£3,362,174	1,549,344	1,450,687	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213				
10 CDC-RE510 Medium scheme (30 units) 35 dph		30	£2,881,864	1,549,344	1,450,687	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213				
11 CDC-RE511 Medium scheme (40 units) 30 dph		40	£4,482,899	2,027,093	1,898,008	1,770,499	1,644,408	1,519,788	1,396,630	1,274,960	1,154,753	1,036,016	918,790	802,955				
12 CDC-RE512 Medium scheme (40 units) 55 dph		40	£2,445,218	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954				
13 CDC-RE513 Large scheme (50 units) 30 dph		50	£5,603,624	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694				
14 CDC-RE514 Large scheme (50 units) 40 dph		50	£4,202,718	2,228,510	2,070,812	1,914,839	1,760,886	1,608,880	1,458,290	1,309,729	1,162,995	1,018,099	875,010	733,759				
15 CDC-RE515 Large scheme (75 units) 30 dph		75	£8,405,436	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541				
16 CDC-RE516 Large scheme (75 units) 35 dph		75	£7,204,659	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541				
17 CDC-RE517 Large scheme (100 units) 30 dph		100	£11,954,398	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,367				
18 CDC-RE518 Large scheme (100 units) 55 dph		100	£6,520,581	3,522,450	3,218,022	2,917,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796				
19 CDC-RE519 Large scheme (150 units) 30 dph		150	£17,931,597	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540				
20 CDC-RE520 Large scheme (150 units) 35 dph		150	£15,360,940	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540				
21 CDC-RE521 Large scheme (200 units) 30 dph		200	£23,908,795	9,936,401	9,303,802	8,678,413	8,060,235	7,449,268	6,845,512	6,248,966	5,659,632	5,077,508	4,502,595	3,934,892				
22 CDC-RE522 Large scheme (200 units) 35 dph		200	£20,493,253	10,448,873	9,785,977	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069				
23 CDC-RE523 Large scheme (300 units) 30 dph		300	£35,863,193	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293				
24 CDC-RE524 Large scheme (300 units) 35 dph		300	£30,730,880	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293				
25 CDC-RE525 Large scheme (400 units) 30 dph		400	£47,817,591	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812				
26 CDC-RE526 Large scheme (400 units) 35 dph		400	£40,986,506	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812				
27 CDC-RE527 Large scheme (500 units) 30 dph		500	£84,041,416	34,330,816	32,775,035	31,246,974	29,734,299	28,243,541	26,769,454	25,312,341	23,879,619	22,469,163	21,084,619	19,739,619				
28 CDC-RE528 Large scheme (500 units) 35 dph		500	£54,892,642	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266				
29 CDC-RE529 Large scheme (750 units) 30 dph		750	£103,451,518	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,438	19,183,407	17,210,836	15,262,722	13,330,065				
30 CDC-RE530 Large scheme (750 units) 35 dph		750	£88,672,730	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,438	19,183,407	17,210,836	15,262,722	13,330,065				
31 CDC-RE531 Strategic site (1,000 units) 30 dph		1,000	£149,429,971	37,906,428	35,486,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,668				
32 CDC-RE532 Strategic site (1,000 units) 35 dph		1,000	£128,062,838	37,906,428	35,486,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,668				
33 CDC-RE533 Strategic site (1,300 units) 30 dph		1,300	£194,258,962	45,206,413	42,315,907	39,458,383	36,633,841	33,842,280	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003				
34 CDC-RE534 Strategic site (1,300 units) 35 dph		1,300	£166,507,682	45,206,413	42,315,907	39,458,383	36,633,841	33,842,280	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003				
35 CDC-RE535 Strategic site (2,000 units) 30 dph		2,000	£256,165,665	62,586,445	58,566,995	54,563,396	50,665,650	46,783,755	42,947,711	39,156,341	35,406,190	31,701,955	28,043,639	24,431,237				
36 CDC-RE536 Strategic site (2,500 units) 30 dph		2,500	£320,207,081	65,793,141	61,551,713	57,358,333	53,213,342	49,116,735	45,068,515	41,068,682	37,113,645	33,203,287	29,341,398	25,527,264				
37 CDC-RE537 Strategic site (3,500 units) 30 dph		3,500	£448,888,889	72,310,673	72,320,935	67,379,222	62,489,799	57,654,687	52,876,682	48,155,783	43,488,780	38,872,516	34,313,471	29,803,969				
38 CDC-RE538 Strategic site (4,000 units) 30 dph		4,000	£278,253,020	62,103,022	58,053,285	54,049,741	50,002,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,586,342				
39 CDC-RE539 Strategic site (4,000 units) 35 dph		4,000	£238,502,589	62,103,022	58,053,285	54,049,741	50,002,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,586,342				
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph		50	£2,604,441	322,865	302,476	282,522	262,568	242,614	222,660	202,706	182,752	162,798	142,844	122,890				
41 CDC-CARE1 Care home scheme (C2) - 70 units		-	£500,855	482,126	288,522	94,919	100,299	207,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690				
42 CDC-EMP1 Employment - industrial 40% plot ratio		-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773				
43 CDC-EMP2 Employment - industrial 40% plot ratio		-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773				
44 CDC-EMP3 Employment - industrial 40% plot ratio		-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209				
45 CDC-EMP4 Employment - industrial 45% plot ratio		-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091				
46 CDC-EMP5 Employment - industrial 40% plot ratio		-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438				
47 CDC-EMP6 Employment - industrial 45% plot ratio		-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,497 psm

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% SO Rent Rent

Intermediate:

SO 20%
FH 0%

\$106 per unit:

£7,600

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,571	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£1,060,681	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,878	920,041
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,216	1,837,138	1,693,326	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,400
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	5,959,428	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£6,520,581	4,042,945	3,714,303	3,389,554	3,068,099	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,326	931,724
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	10,966,360	10,285,549	9,612,485	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,250	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,638	5,359,457	4,721,371
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	16,724,678	15,686,896	14,660,834	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	16,724,678	15,686,896	14,660,834	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,419	26,837,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	26,837,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	36,846,280	34,554,705	32,289,237	30,040,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	36,846,280	34,554,705	32,289,237	30,040,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,366,550	23,865,335	21,603,604	19,251,358	16,928,584
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,836	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,366,550	23,865,335	21,603,604	19,251,358	16,928,584
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	49,457,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,988	31,454,126	28,573,488	25,728,074	22,917,885	20,142,919
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	49,457,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,988	31,454,126	28,573,488	25,728,074	22,917,885	20,142,919
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	68,646,925	64,346,076	60,094,215	55,889,014	51,730,619	47,621,260	43,560,934	39,549,644	35,587,388	31,674,167	27,807,768
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	72,163,671	67,626,830	63,141,662	58,708,167	54,326,348	49,996,202	45,713,499	41,480,307	37,298,861	33,169,180	29,087,604
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,286,538	84,842,538	79,495,536	74,203,556	68,971,711	63,800,843	58,690,950	53,642,034	48,648,036	43,712,226	38,837,494	34,016,775
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	88,211,428	83,679,724	78,997,353	73,564,317	68,180,483	62,778,671	57,388,895	52,046,722	46,748,001	41,480,307	36,232,702
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	88,211,428	83,679,724	78,997,353	73,564,317	68,180,483	62,778,671	57,388,895	52,046,722	46,748,001	41,480,307	36,232,702
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	567,580	425,613	285,447	147,084	10,525	-	126,265	-	261,384	-	787,223
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	-	100,299	-	207,069	-	493,839	-	1,477,600
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,878	920,041
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	1,837,138	1,693,326	1,550,000	1,414,802	1,282,918	1,150,079	1,018,288	886,507	754,726	623,006	491,286
13 CDC-RES13 Large scheme (100 units) 30 dph	100	£2,698,622	2,799,214	2,626,913	2,453,759	2,281,605	2,109,451	1,937,297	1,765,143	1,592,989	1,420,834	1,248,680	1,076,526
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,381	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,198,820	3,938,260	3,680,683	3,425,912	3,174,030	2,925,117	2,678,172	2,436,196	2,196,187	1,959,147	1,725,076
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,198,820	3,938,260	3,680,683	3,425,912	3,174,030	2,925,117	2,678,172	2,436,196	2,196,187	1,959,147	1,725,076
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	5,958,428	5,525,126	5,097,897	4,670,668	4,243,439	3,816,210	3,388,981	2,961,752	2,534,523	2,107,294	1,680,065
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,487	4,842,613	4,394,554	3,946,495	3,498,436	3,050,377	2,602,318	2,154,259	1,706,200	1,258,141	810,082	362,023
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	8,905,356	7,789,631	7,279,775	6,770,788	6,271,671	5,765,423	5,269,043	4,768,533	4,243,892	3,755,120	3,212,216
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,157,078	8,905,356	7,789,631	7,279,775	6,770,788	6,271,671	5,765,423	5,269,043	4,768,533	4,243,892	3,755,120	3,212,216
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	10,966,360	10,285,549	9,612,485	8,947,167	8,289,597	7,632,773	6,997,666	6,363,365	5,730,781	5,117,944	4,506,853
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	11,466,522	10,755,078	10,052,729	9,337,975	8,671,317	7,990,755	7,322,887	6,659,914	6,005,638	5,359,457	4,721,371
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,831	16,724,678	15,686,896	14,650,924	13,614,952	12,584,980	11,554,965	10,524,950	9,500,935	8,476,920	7,452,905	6,428,890
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	16,724,678	15,686,896	14,650,924	13,614,952	12,584,980	11,554,965	10,524,950	9,500,935	8,476,920	7,452,905	6,428,890
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	21,908,712	19,986,391	18,678,145	17,394,973	16,106,878	14,843,852	13,595,903	12,363,929	11,145,229	9,942,503	8,754,852
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	21,908,712	19,986,391	18,678,145	17,394,973	16,106,878	14,843,852	13,595,903	12,363,929	11,145,229	9,942,503	8,754,852
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,618,824	26,837,241	24,882,900	23,047,681	21,371,217	20,103,954	18,854,815	17,640,679	16,453,537	15,301,356	14,208,129	13,143,864
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,949	26,837,241	24,882,900	23,047,681	21,371,217	20,103,954	18,854,815	17,640,679	16,453,537	15,301,356	14,208,129	13,143,864
29 CDC-RES29 Large scheme (500 units) 40 dph	750	£48,159,127	48,344,292	45,844,292	43,454,705	41,065,118	38,675,531	36,285,944	33,896,357	31,506,770	29,117,183	26,727,596	24,338,009
30 CDC-RES30 Large scheme (750 units) 30 dph	750	£41,279,294	48,344,292	45,844,292	43,454,705	41,065,118	38,675,531	36,285,944	33,896,357	31,506,770	29,117,183	26,727,596	24,338,009
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	41,477,773	38,892,233	36,336,151	33,807,151	31,307,433	28,837,250	26,396,550	23,983,335	21,603,604	19,251,358	16,928,984
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,617	41,477,773	38,892,233	36,336,151	33,807,151	31,307,433	28,837,250	26,396,550	23,983,335	21,603,604	19,251,358	16,928,984
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,422,232	40,457,860	38,048,961	35,717,243	33,406,707	31,100,849	28,800,988	26,504,128	24,209,268	21,918,408	19,627,548	17,336,688
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,123,341	40,457,860	38,048,961	35,717,243	33,406,707	31,100,849	28,800,988	26,504,128	24,209,268	21,918,408	19,627,548	17,336,688
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,250,294	68,846,025	64,348,076	60,094,215	55,890,014	51,710,619	47,621,860	43,564,994	39,549,644	35,587,388	31,674,167	27,807,769
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,048,116	72,163,671	67,626,830	63,141,662	58,708,167	54,326,348	49,960,202	45,713,499	41,480,307	37,298,861	33,169,180	29,087,804
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	84,842,538	79,455,536	74,203,556	68,971,711	63,800,943	58,690,550	53,642,034	48,648,036	43,722,286	38,837,494	34,016,775
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,252,020	88,211,428	83,679,724	78,997,353	74,354,317	69,810,483	65,368,988	60,946,722	56,560,061	52,169,444	47,840,828	43,543,212
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£258,862,699	88,211,428	83,679,724	78,997,353	74,354,317	69,810,483	65,368,988	60,946,722	56,560,061	52,169,444	47,840,828	43,543,212
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	-	£2,604,448	367,500	425,613	255,447	147,084	10,525	126,265	291,394	394,002	526,157	657,063	787,223
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	84,919	10,209	297,609	403,839	690,609	887,380	1,084,150	1,280,819	1,477,600
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£8,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£8,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,368	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

COTSWOLD DISTRICT COUNCIL

Sales value £4,594 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£2,689,739 PER HA

AH tenure
Type of rent:Rented 80%
50% SO Rent 30% AH RentIntermediate:
FH 0%SO 20%
FH 0%

\$106 per unit:

£7,600

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,574	69,667	65,440	61,280	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	69,667	65,440	61,280	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,767	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,767	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574	
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£1,080,211	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,890	895,402	793,219	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,890	895,402	793,219	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,449,338	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,216	2,449,338	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,061,835	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,755,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,123,270	5,751,018	5,382,998	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£6,520,581	5,382,998	4,945,349	4,510,405	4,075,461	3,640,517	3,205,573	2,770,629	2,335,685	1,900,741	1,465,797	1,030,853	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,748,425	7,067,099	6,386,054	5,732,375	5,076,859	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,506	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,410	39,606,784	37,215,819	34,826,849	32,439,879	30,052,909	27,666,939	25,280,969	22,894,999	20,509,029	18,123,059	15,737,089	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,069,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,069,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	45,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,839	45,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	74,883,938	70,086,622	65,655,400	61,084,452	56,655,596	52,278,893	47,954,345	43,681,949	39,460,084	35,286,280	31,164,691	
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	78,517,945	73,686,336	68,909,685	64,167,856	59,515,772	54,898,705	50,336,654	45,829,617	41,377,598	36,978,821	32,629,201	
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	92,335,425	86,635,000	80,999,592	75,428,932	69,923,108	64,482,122	59,101,450	53,782,160	48,527,797	43,338,362	38,204,429	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,898	78,517,945	73,686,336	68,909,685	64,167,856	59,515,772	54,898,705	50,336,654	45,829,617	41,377,598	36,978,821	32,629,201	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£278,502,589	74,292,007	69,079,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,441	812,194	658,745	507,230	357,648	210,000	64,286	-	80,796	-	224,964	-	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£10,085,696	482,126	288,522	94,919	-	100,299	-	493,839	-	600,609	-	887,380	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,989,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	69,667	65,440	61,280	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	69,667	65,440	61,280	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,767	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,767	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574	
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,890	895,402	793,219	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,890	895,402	793,219	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,698	2,449,308	2,300,407	2,153,190	2,007,663	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453	
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,045,336	1,891,766	1,745,107	1,599,058	1,441,919	1,295,560	1,151,071	1,008,363	867,704	728,375	591,097	
13 CDC-RES13 Large scheme (50 units) 40 dph	50	£2,086,698	2,449,308	2,300,407	2,153,190	2,007,663	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,056,467	2,755,117	2,572,963	2,392,614	2,216,466	2,038,422	1,864,481	1,692,642	1,522,906	1,355,275	1,189,746	1,026,320	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,093	4,592,452	4,313,263	4,037,248	3,761,406	3,494,736	3,228,326	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,533,943	4,592,452	4,313,263	4,037,248	3,761,406	3,494,736	3,228,326	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,066	6,123,270	5,793,118	5,382,598	5,019,208	4,689,649	4,394,319	3,963,321	3,606,335	3,263,716	2,925,308	2,591,132	
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	4,553,439	4,210,405	3,875,026	3,570,588	3,289,546	2,997,501	2,705,751	2,418,685	2,130,176	1,848,668	1,574,879	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,084,510	8,532,131	7,985,390	7,446,742	6,913,369	6,386,270	5,865,448	5,350,986	4,842,622	4,340,621	3,844,845	
20 CDC-RES20 Large scheme (150 units) 55 dph	150	£7,155,078	9,084,510	8,532,131	7,985,390	7,446,742	6,913,369	6,386,270	5,865,448	5,350,986	4,842,622	4,340,621	3,844,845	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,069	6,386,054	5,732,375	5,076,859	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	12,479,530	11,720,567	10,970,415	10,228,891	9,495,908	8,771,734	8,056,101	7,349,087	6,663,723	5,960,979	5,279,689	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	18,191,805	17,085,000	15,900,782	14,690,151	13,479,515	12,263,950	11,053,791	10,088,050	9,089,805	8,083,698	7,090,179	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,510,155	17,919,605	17,085,000	15,900,782	14,690,151	13,479,515	12,263,950	11,053,791	10,088,050	9,089,805	8,083,698	7,090,179	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	23,157,447	21,747,107	20,352,880	18,974,554	17,612,341	16,266,311	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	23,157,447	21,747,107	20,352,880	18,974,554	17,612,341	16,266,311	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,624	28,946,809	27,183,884	25,411,011	23,716,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,498	28,946,809	27,183,884	25,411,011	23,716,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,195,329	47,059,258	44,259,686	41,458,913	38,658,140	35,857,367	33,056,594	30,255,821	27,455,048	24,654,275	21,853,502	19,052,729	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	40,026,496	37,355,020	35,171,346	32,785,449	30,497,322	28,096,970	25,704,305	23,315,953	20,927,551	18,539,200	16,151,804	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£99,563,255	103,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,964,651	26,419,283	23,883,376	21,377,476	18,902,338	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£95,625,647	103,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,964,651	26,419,283	23,883,376	21,377,476	18,902,338	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,468,673	22,500,314	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£75,513,531	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,468,673	22,500,314	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,255,515	119,255,515	70,094,623	65,550,139	60,995,652	56,437,585	51,882,437	47,326,289	42,770,141	38,213,993	33,657,845	29,101,696	
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	78,517,485	73,686,338	68,809,665	64,187,556	59,623,172	54,988,705	50,356,654	45,826,617	41,377,598	36,978,821	32,629,201	
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,687,965	92,335,426	86,635,000	80,969,552	75,428,532	69,931,078	64,442,122	59,101,450	53,762,160	48,527,797	43,338,362	38,240,429	
38 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	£228,503,020	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£278,022,854	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730	
40 CDC-RES40 Strategic site (C3) 35 dph	50	£2,604,484	21,019,416	65,145,745	65,145,745	65,145,745	65,145,745	65,145,745	65,145,745	65,145,745	65,145,745	65,145,745	65,145,745	
41 CDC-CARE1 Care home (change) (C2) - 70 units	-	£500,855	482,126	288,522	94,919	105,299	292,069	603,836	600,609	887,365	1,084,150	1,280,919	1,477,680	
42 CDC-EMPF1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	
43 CDC-EMPF2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	
44 CDC-EMPF3 Employment - industrial 40% plot ratio	-	£1,521,361	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	
45 CDC-EMPF4 Employment - industrial 45% plot ratio	-	£1,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	
46 CDC-EMPF5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	
47 CDC-EMPF6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	

TOWNSHEND DISTRICT COUNCIL		Sales value £4,788 psm		Type of tenure		Rented 80% 20%		Intermediate:		SO 20%		S106 per unit:		£7,600	
BETSKMOLD LAND VALU E (SECONDARY OFFICES/RETAIL)		£2,689.73 PER HA		A1 type		50% SO Rent 30% A1 Rent				Ft %					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RS1 Small scheme (1 unit) 25 dph	1	£126,576	81,211	78,422	71,727	67,047	62,440	57,908	53,409	48,965	44,575	40,239	35,958		
2 CDC-O52 Small scheme (1 unit) 30 dph	1	£116,490	81,211	78,442	71,727	67,047	62,440	57,908	53,409	48,965	44,575	40,239	35,958		
3 CDC-RS1 Small scheme (5 units) 25 dph	5	£632,880	406,053	382,209	358,335	335,333	312,300	289,530	267,047	244,826	222,676	201,195	176,787		
4 CDC-RS4 Small scheme (5 units) 30 dph	5	£527,400	406,053	382,209	358,335	335,333	312,300	289,530	267,047	244,826	222,676	201,195	176,787		
5 CDC-RS5 Small scheme (10 units) 30 dph	10	£1,120,725	812,107	784,419	717,272	670,686	624,601	570,678	534,095	488,652	445,751	402,392	359,379		
6 CDC-RS6 Small scheme (10 units) 35 dph	10	£960,621	812,107	784,419	717,272	670,686	624,601	570,678	534,095	488,652	445,751	402,392	359,379		
7 CDC-24517 Medium scheme (20 units) 30 dph	20	£2,241,740	1,458,797	1,378,813	1,264,797	1,178,813	1,094,829	1,010,845	926,861	842,877	760,893	678,909	596,925		
8 CDC-RS8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,464,797	1,378,813	1,264,797	1,178,813	1,094,829	1,010,845	926,861	842,877	760,893	678,909	596,925		
9 CDC-RS9 Medium scheme (30 units) 30 dph	30	£3,282,174	2,197,106	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223		
10 CDC-RS10 Medium scheme (30 units) 35 dph	30	£2,861,864	2,197,106	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223		
11 CDC-RS11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,908,598	2,709,289	2,533,451	2,368,743	2,205,945	2,045,528	1,887,091	1,729,015	1,573,588	1,430,613	1,289,278		
12 CDC-24512 Medium scheme (40 units) 35 dph	40	£4,482,812	2,908,598	2,709,289	2,533,451	2,368,743	2,205,945	2,045,528	1,887,091	1,729,015	1,573,588	1,430,613	1,289,278		
13 CDC-RS13 Large scheme (50 units) 30 dph	50	£5,603,624	3,595,748	3,359,748	3,158,614	2,998,503	2,837,392	2,676,281	2,515,170	2,354,059	2,192,948	2,031,837	1,870,726		
14 CDC-RS14 Large scheme (50 units) 40 dph	50	£4,202,718	3,277,091	3,070,313	2,885,910	2,683,844	2,464,235	2,266,962	2,072,066	1,879,547	1,689,044	1,501,637	1,316,247		
15 CDC-RS15 Large scheme (75 units) 30 dph	75	£8,045,636	5,378,622	5,062,631	4,750,220	4,441,393	4,136,748	3,834,484	3,536,402	3,241,902	2,950,985	2,653,949	2,379,896		
16 CDC-RS16 Large scheme (75 units) 35 dph	75	£7,204,659	5,378,622	5,062,631	4,750,220	4,441,393	4,136,748	3,834,484	3,536,402	3,241,902	2,950,985	2,653,949	2,379,896		
17 CDC-RS17 Large scheme (100 units) 30 dph	100	£11,594,658	7,714,198	7,350,714	6,950,714	6,533,028	6,101,847	5,674,666	5,243,485	4,812,304	4,381,123	3,950,943	3,521,764		
18 CDC-RS18 Large scheme (100 units) 35 dph	100	£10,502,918	6,984,428	6,522,038	6,101,847	5,674,666	5,243,485	4,812,304	4,381,123	3,950,943	3,521,764	3,092,584	2,663,405		
19 CDC-RS19 Large scheme (150 units) 30 dph	150	£17,931,597	10,842,817	10,017,677	9,369,621	8,788,650	8,184,765	7,587,566	6,985,252	6,415,623	5,840,081	5,271,623	4,710,252		
20 CDC-RS20 Large scheme (150 units) 35 dph	150	£15,369,940	10,842,817	10,017,677	9,369,621	8,788,650	8,184,765	7,587,566	6,985,252	6,415,623	5,840,081	5,271,623	4,710,252		
21 CDC-RS21 Large scheme (200 units) 30 dph	200	£23,098,795	14,040,767	13,215,193	12,398,978	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197		
22 CDC-RS22 Large scheme (200 units) 35 dph	200	£20,403,253	14,044,300	13,640,745	12,799,674	11,962,489	11,138,168	10,333,367	9,558,233	8,782,782	7,937,016	7,180,044	6,394,536		
23 CDC-RS23 Large scheme (300 units) 30 dph	300	£35,383,193	21,008,105	19,884,855	18,534,724	17,418,712	16,216,812	15,029,441	13,855,294	12,695,861	11,550,446	10,419,150	9,301,075		
24 CDC-RS24 Large scheme (300 units) 35 dph	300	£30,739,880	21,008,105	19,884,855	18,534,724	17,418,712	16,216,812	15,029,441	13,855,294	12,695,861	11,550,446	10,419,150	9,301,075		
25 CDC-RS25 Large scheme (400 units) 30 dph	400	£47,817,951	28,962,912	25,268,537	23,702,137	22,513,716	20,623,272	19,110,809	17,616,325	16,130,821	14,681,295	13,240,748	11,818,181		
26 CDC-RS26 Large scheme (400 units) 35 dph	400	£40,986,506	28,962,912	25,268,537	23,702,137	22,513,716	20,623,272	19,110,809	17,616,325	16,130,821	14,681,295	13,240,748	11,818,181		
27 CDC-RS27 Large scheme (500 units) 30 dph	500	£64,041,416	33,965,147	31,585,677	29,627,670	27,882,943	25,779,600	23,888,511	22,020,408	20,174,775	18,351,618	16,550,033	14,772,727		
28 CDC-RS28 Large scheme (500 units) 35 dph	500	£54,892,642	31,585,677	29,627,670	27,882,943	26,092,486	24,082,943	22,266,441	20,537,900	18,888,357	17,299,814	15,759,271	14,268,727		
29 CDC-RS29 Large scheme (750 units) 30 dph	750	£103,451,518	48,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,941,085	25,319,784	22,829,537	20,370,397		
30 CDC-RS30 Large scheme (750 units) 35 dph	750	£88,672,340	48,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,941,085	25,319,784	22,829,537	20,370,397		
31 CDC-RS31 Strategic site (1,000 units) 30 dph	1,000	£140,429,971	52,140,445	45,953,881	46,002,355	42,985,866	40,003,368	37,054,723	34,141,141	31,262,619	28,419,157	25,810,758	22,837,417		
32 CDC-RS32 Strategic site (1,000 units) 35 dph	1,000	£128,028,832	52,140,445	45,953,881	46,002,355	42,985,866	40,003,368	37,054,723	34,141,141	31,262,619	28,419,157	25,810,758	22,837,417		
33 CDC-RS33 Strategic site (1,000 units) 30 dph	1,300	£140,258,962	62,172,780	58,487,748	54,884,547	51,245,176	47,688,653	44,165,526	40,690,407	37,259,000	33,882,398	30,507,820	27,165,447		
34 CDC-RS34 Strategic site (1,300 units) 35 dph	1,300	£128,069,682	62,172,780	58,487,748	54,884,547	51,245,176	47,688,653	44,165,526	40,690,407	37,259,000	33,882,398	30,507,820	27,165,447		
35 CDC-RS35 Strategic site (2,000 units) 30 dph	2,000	£256,165,965	86,712,973	81,564,380	76,742,414	71,442,475	66,083,614	61,554,279	56,967,822	52,399,750	47,160,189	42,475,165	37,847,276		
36 CDC-RS36 Strategic site (2,500 units) 30 dph	2,500	£320,207,881	91,173,162	85,742,225	80,386,844	75,086,021	69,846,752	64,664,231	59,543,054	54,433,449	49,485,473	44,549,107	39,674,352		
37 CDC-RS37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	107,256,951	100,861,760	94,336,188	88,233,224	82,102,869	76,965,122	71,693,983	66,397,458	60,810,836	55,275,450	49,522,766		
38 CDC-RS38 Strategic site (4,000 units) 30 dph	4,000	£559,719,884	80,360,455	81,217,954	76,104,153	71,043,825	66,041,705	61,008,349	56,213,737	51,383,072	46,606,395	41,890,236	37,222,049		
39 CDC-ELDER1 Elderly people's housing scheme (C3) 35 dph	4,000	£28,153,329	18,217,545	17,121,545	16,041,545	14,961,545	13,881,545	12,801,545	11,721,545	10,641,545	9,561,545	8,481,545	7,401,545		
40 CDC-ELDER1 Elderly people's housing scheme (C3) 35 dph	4,000	£25,694,658	1,296,240	1,121,415	945,755	772,722	608,650	441,321	275,887	112,642	46,197	2,003	367,699		
41 CDC-CARE1 Care home scheme (C2) - 70 dph	-	£1,075,896	482,126	288,522	94,919	100,299	207,069	403,839	680,669	887,389	1,084,159	1,280,919	1,477,689		
42 CDC-CMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773		
43 CDC-CMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709		
44 CDC-CMP3 Employment - industrial 45% plot ratio	-	£12,687,936	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709		
45 CDC-CMP4 Employment - industrial 45% plot ratio	-	£2,689,965	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091		
46 CDC-CMP5 Employment - industrial 45% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-CMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£1,252.13p											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
4 CCR-RES1 Small scheme (1 unit) 25 dph	1	£38,624	81,211	76,442	71,727	67,007	62,440	57,908	53,409	48,945	44,527	40,209	35,968	
4 CCR-RES2 Small scheme (1 unit) 30 dph	1	£49,103	81,211	76,442	71,727	67,007	62,440	57,908	53,409	48,945	44,527	40,209	35,968	
4 CCR-RES3 Small scheme (5 units) 25 dph	5	£294,621	406,053	382,209	358,635	335,333	312,300	289,530	267,047	244,826	222,876	201,165	178,787	
4 CCR-RES4 Small scheme (5 units) 30 dph	5	£245,517	406,053	382,209	358,635	335,333	312,300	289,530	267,047	244,826	222,876	201,165	178,787	
4 CCR-RES5 Small scheme (10 units) 30 dph	10	£521,724	812,107	764,419	717,272	670,066	626,811	579,078	534,098	489,652	445,751	402,362	359,375	
4 CCR-RES6 Small scheme (10 units) 35 dph	10	£447,192	812,107	764,419	717,272	670,066	626,811	579,078	534,098	489,652	445,751	402,362	359,375	
4 CCR-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,464,797	1,378,913	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816	
8 CCR-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,464,797	1,378,913	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816	
8 CCR-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,197,198	2,068,220	1,940,706	1,814,654	1,690,064	1,566,936	1,443,269	1,320,064	1,206,322	1,089,042	973,223	
10 CCR-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,197,198	2,068,220	1,940,706	1,814,654	1,690,064	1,566,936	1,443,269	1,320,064	1,206,322	1,089,042	973,223	
12 CCR-RES11 Medium scheme (40 units) 30 dph	40	£2,086,986	2,709,658	2,539,658	2,389,589	2,244,944	2,105,144	1,970,544	1,840,944	1,711,344	1,581,744	1,452,144	1,322,544	
12 CCR-RES12 Medium scheme (40 units) 35 dph	40	£1,738,309	2,400,405	2,237,226	2,116,560	1,947,888	1,781,193	1,618,504	1,455,677	1,292,773	1,133,808	977,054	822,229	
13 CCR-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,585,748	3,375,087	3,166,814	2,960,529	2,757,341	2,556,322	2,357,601	2,161,248	1,967,323	1,775,767	1,586,507	
14 CCR-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,096	1,876,547	1,689,434	1,501,637	1,316,247	
15 CCR-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,378,622	5,062,631	4,750,220	4,441,380	4,136,147	3,834,484	3,536,402	3,241,699	2,950,185	2,663,649	2,379,866	
15 CCR-RES16 Large scheme (75 units) 35 dph	75	£3,356,166	5,378,622	5,062,631	4,750,220	4,441,380	4,136,147	3,834,484	3,536,402	3,241,699	2,950,185	2,663,649	2,379,866	
17 CCR-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,617,466	7,156,474	6,733,639	6,351,587	5,914,563	5,512,644	5,147,902	4,822,539	4,534,447	4,251,353	3,974,194	
18 CCR-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	5,804,428	5,202,808	4,805,504	4,413,118	4,025,450	3,642,499	3,264,266	2,890,750	2,521,952	2,157,872	1,798,500	
19 CCR-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	10,642,817	10,017,677	9,399,621	8,778,658	8,184,765	7,587,966	6,998,232	6,415,823	5,840,081	5,271,623	4,710,252	
20 CCR-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	10,642,817	10,017,677	9,399,621	8,778,658	8,184,765	7,587,966	6,998,232	6,415,823	5,840,081	5,271,623	4,710,252	
22 CCR-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	14,940,767	13,215,193	12,388,979	11,592,724	10,794,628	10,004,691	9,255,718	8,456,269	7,698,237	6,947,628	6,206,193	
22 CCR-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	14,940,767	13,840,745	12,796,874	11,966,028	11,138,196	10,323,367	9,518,233	8,722,782	7,937,016	7,160,834	6,394,191	
23 CCR-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,020,497	13,855,264	12,695,861	11,550,446	10,419,150	9,301,975	
24 CCR-RES24 Large scheme (300 units) 35 dph	300	£14,130,155	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,020,497	13,855,264	12,695,861	11,550,446	10,419,150	9,301,975	
25 CCR-RES25 Large scheme (400 units) 30 dph	400	£22,280,242	28,959,697	25,958,537	23,702,137	22,159,143	20,620,272	19,081,401	17,542,530	16,003,659	14,464,788	12,925,918	11,387,048	
26 CCR-RES26 Large scheme (400 units) 35 dph	400	£19,659,269	28,959,697	25,958,537	23,702,137	22,159,143	20,620,272	19,081,401	17,542,530	16,003,659	14,464,788	12,925,918	11,387,048	
27 CCR-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	33,566,147	31,585,671	29,627,670	27,692,143	25,779,620	23,885,511	22,020,408	20,174,775	18,351,618	16,550,935	14,772,722	
28 CCR-RES28 Large scheme (500 units) 35 dph	500	£25,533,849	33,566,147	31,585,671	29,627,670	27,692,143	25,779,620	23,885,511	22,020,408	20,174,775	18,351,618	16,550,935	14,772,722	
29 CCR-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	46,360,744	43,621,814	40,913,972	38,292,319	35,761,952	33,278,974	30,903,483	28,641,008	26,519,764	24,529,837	22,657,377	
30 CCR-RES30 Large scheme (750 units) 35 dph	750	£41,279,291	46,360,744	43,621,814	40,913,972	38,292,319	35,761,952	33,278,974	30,903,483	28,641,008	26,519,764	24,529,837	22,657,377	
31 CCR-RES31 Strategic site (100 units) 30 dph	1,000	£98,765,263	£2,140,445	£4,053,881	£5,967,268	£7,880,655	£9,794,042	£11,707,429	£13,620,816	£15,534,203	£17,447,590	£19,360,977	£21,274,364	
32 CCR-RES32 Strategic site (1,000 units) 30 dph	1,000	£59,625,647	£2,140,445	£4,053,881	£5,967,268	£7,880,655	£9,794,042	£11,707,429	£13,620,816	£15,534,203	£17,447,590	£19,360,977	£21,274,364	
33 CCR-RES33 Strategic site (1,300 units) 30 dph	1,300	£70,432,232	£2,140,445	£4,053,881	£5,967,268	£7,880,655	£9,794,042	£11,707,429	£13,620,816	£15,534,203	£17,447,590	£19,360,977	£21,274,364	
34 CCR-RES34 Strategic site (1,300 units) 35 dph	1,300	£64,512,341	£2,140,445	£4,053,881	£5,967,268	£7,880,655	£9,794,042	£11,707,429	£13,620,816	£15,534,203	£17,447,590	£19,360,977	£21,274,364	
35 CCR-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,255,294	£2,140,445	£4,053,881	£5,967,268	£7,880,655	£9,794,042	£11,707,429	£13,620,816	£15,534,203	£17,447,590	£19,360,977	£21,274,364	
36 CCR-RES36 Strategic site (2,500 units) 30 dph	2,500	£140,684,118	£1,171,362	£5,742,225	£9,365,844	£12,989,463	£16,613,082	£20,236,701	£23,860,320	£27,483,939	£31,107,558	£34,731,177	£38,354,796	
37 CCR-RES37 Strategic site (3,500 units) 35 dph	3,500	£209,686,765	£7,107,561	£10,881,760	£14,656,188	£18,430,616	£22,205,044	£25,979,472	£29,753,900	£33,528,328	£37,302,756	£41,077,184	£44,851,612	
38 CCR-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,520,020	£6,350,435	£12,177,954	£17,604,133	£23,030,312	£28,456,491	£33,882,670	£39,308,849	£44,735,028	£50,161,207	£55,587,386	£61,013,565	
39 CCR-RES39 Strategic site (4,000 units) 35 dph	4,000	£232,582,589	£6,350,435	£12,177,954	£17,604,133	£23,030,312	£28,456,491	£33,882,670	£39,308,849	£44,735,028	£50,161,207	£55,587,386	£61,013,565	
40 CCR-RES40 Strategic site (C2) 35 dph	50	£2,634,448	£48,128	£88,232	£129,114	£169,996	£210,878	£251,760	£292,642	£333,524	£374,406	£415,288	£456,170	
41 CCR-CARE1 Care home scheme (C2) 70 dph		£500,855	£82,128	£28,522	£9,919	£10,299	£27,009	£43,839	£60,689	£77,539	£94,389	£111,239	£128,089	
42 CCR-EMP1 Employment - industrial 40% plot ratio		£2,680,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	
43 CCR-EMP2 Employment - industrial 40% plot ratio		£2,680,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	
44 CCR-EMP3 Employment - industrial 45% plot ratio		£1,521,561	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	12,527,269	
45 CCR-EMP4 Employment - industrial 45% plot ratio		£2,680,693	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	
46 CCR-EMP5 Employment - industrial 40% plot ratio		£225,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	
47 CCR-EMP6 Employment - industrial 45% plot ratio		£225,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)			£374,000 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values					
			20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CCR-RES1 Small scheme (1 unit) 25 ph	1	£17,600	81,211	76,442	71,727	67,067	62,407	57,748	53,089	48,430	43,771	39,112
2 CCR-RES2 Small scheme (1 unit) 25 ph	1	£17,600	81,211	76,442	71,727	67,067	62,407	57,748	53,089	48,430	43,771	39,112
3 CCR-RES3 Small scheme (5 units) 25 ph	5	£88,000	406,053	382,209	358,353	335,333	312,300	289,530	267,047	244,826	222,876	201,195
4 CCR-RES4 Small scheme (5 units) 30 ph	5	£73,333	406,053	382,209	358,353	335,333	312,300	289,530	267,047	244,826	222,876	201,195
5 CCR-RES5 Small scheme (10 units) 30 ph	10	£155,833	812,107	774,919	717,272	670,666	624,061	578,078	534,095	489,652	445,751	401,853
6 CCR-RES6 Small scheme (10 units) 30 ph	10	£155,833	812,107	774,919	717,272	670,666	624,061	578,078	534,095	489,652	445,751	401,853
7 CCR-RES7 Small scheme (20 units) 30 ph	20	£311,667	1,624,770	1,549,838	1,434,545	1,329,333	1,228,100	1,126,700	1,044,624	963,515	883,337	804,215
8 CCR-RES8 Medium scheme (20 units) 35 ph	20	£267,143	1,464,707	1,378,913	1,293,804	1,209,770	1,126,700	1,044,624	963,515	883,337	804,215	726,028
9 CCR-RES9 Medium scheme (30 units) 30 ph	30	£467,500	2,197,106	2,068,220	1,940,706	1,814,654	1,690,004	1,566,335	1,445,269	1,325,064	1,206,322	1,089,042
10 CCR-RES10 Medium scheme (30 units) 35 ph	30	£400,714	2,197,106	2,068,220	1,940,706	1,814,654	1,690,004	1,566,335	1,445,269	1,325,064	1,206,322	1,089,042
11 CCR-RES11 Medium scheme (30 units) 35 ph	30	£400,714	2,197,106	2,068,220	1,940,706	1,814,654	1,690,004	1,566,335	1,445,269	1,325,064	1,206,322	1,089,042
12 CCR-RES12 Medium scheme (40 units) 35 ph	40	£540,000	2,460,048	2,297,296	2,116,568	1,941,568	1,761,104	1,586,545	1,453,677	1,320,773	1,193,898	1,077,954
13 CCR-RES13 Large scheme (50 units) 30 ph	50	£779,167	3,585,748	3,375,087	3,168,814	2,960,290	2,757,431	2,556,322	2,357,601	2,161,248	1,967,323	1,775,767
14 CCR-RES14 Large scheme (50 units) 40 ph	50	£584,375	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,044	1,501,637
15 CCR-RES15 Large scheme (75 units) 30 ph	75	£1,168,750	5,378,622	5,062,631	4,750,220	4,441,367	4,136,147	3,834,484	3,536,402	3,241,902	2,949,885	2,653,490
16 CCR-RES16 Large scheme (75 units) 30 ph	75	£1,168,750	5,378,622	5,062,631	4,750,220	4,441,367	4,136,147	3,834,484	3,536,402	3,241,902	2,949,885	2,653,490
17 CCR-RES17 Large scheme (100 units) 30 ph	100	£1,662,222	7,171,496	6,750,174	6,333,628	5,921,359	5,514,363	5,112,644	4,715,202	4,322,537	3,934,467	3,551,352
18 CCR-RES18 Large scheme (100 units) 55 ph	100	£906,667	6,804,428	6,302,608	5,805,504	5,443,118	5,025,450	4,642,499	4,298,266	3,980,750	3,682,812	3,384,874
19 CCR-RES19 Large scheme (150 units) 30 ph	150	£2,493,333	10,624,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,984,258	6,416,623	5,840,081	5,271,623
20 CCR-RES20 Large scheme (150 units) 35 ph	150	£2,123,143	10,624,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,984,258	6,416,623	5,840,081	5,271,623
21 CCR-RES21 Large scheme (200 units) 30 ph	200	£2,844,000	14,040,767	13,215,195	12,398,978	11,582,124	10,764,828	10,006,491	9,227,713	8,459,292	7,698,237	6,936,267
22 CCR-RES22 Large scheme (200 units) 35 ph	200	£2,399,542	14,494,300	13,840,745	12,796,874	11,966,088	1,118,138	10,323,367	9,518,233	8,722,782	7,937,016	7,160,934
23 CCR-RES23 Large scheme (300 units) 30 ph	300	£4,886,667	21,109,105	19,884,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150
24 CCR-RES24 Large scheme (300 units) 35 ph	300	£4,274,286	21,109,105	19,884,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150
25 CCR-RES25 Large scheme (400 units) 30 ph	400	£6,548,889	28,852,917	25,688,537	23,702,137	22,153,176	20,579,229	19,110,809	17,616,325	16,139,821	14,681,256	13,240,748
26 CCR-RES26 Large scheme (400 units) 35 ph	400	£5,699,048	28,852,917	25,688,537	23,702,137	22,153,176	20,579,229	19,110,809	17,616,325	16,139,821	14,681,256	13,240,748
27 CCR-RES27 Large scheme (600 units) 30 ph	500	£8,904,762	33,566,147	31,585,671	29,627,670	27,692,143	25,723,200	23,885,511	22,020,406	20,174,775	18,351,618	16,550,935
28 CCR-RES28 Large scheme (500 units) 35 ph	500	£7,632,653	33,566,147	31,585,671	29,627,670	27,692,143	25,723,200	23,885,511	22,020,406	20,174,775	18,351,618	16,550,935
29 CCR-RES29 Large scheme (750 units) 30 ph	750	£14,384,615	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537
30 CCR-RES30 Large scheme (750 units) 35 ph	750	£12,329,670	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537
31 CCR-RES31 Strategic site (1,000 units) 30 ph	1,000	£27,771,100	102,633,810	96,053,881	90,053,881	84,053,881	78,053,881	72,053,881	66,053,881	60,053,881	54,053,881	48,053,881
32 CCR-RES32 Strategic site (1,750 units) 35 ph	1,750	£17,809,524	52,140,445	49,053,881	46,002,355	42,956,886	40,000,360	37,054,723	34,114,141	31,262,619	28,419,157	25,610,756
33 CCR-RES33 Strategic site (1,300 units) 30 ph	1,300	£27,011,111	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,336	30,507,820
34 CCR-RES34 Strategic site (1,300 units) 35 ph	1,300	£23,152,381	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,336	30,507,820
35 CCR-RES35 Strategic site (2,000 units) 35 ph	2,000	£35,619,048	96,712,973	91,594,380	86,474,214	81,442,475	76,408,166	71,354,275	66,307,622	61,259,702	56,210,189	51,161,717
36 CCR-RES36 Strategic site (2,500 units) 30 ph	2,500	£44,000,000	115,740,225	108,740,225	101,740,225	94,740,225	87,740,225	80,740,225	73,740,225	66,740,225	59,740,225	52,740,225
37 CCR-RES37 Strategic site (3,000 units) 30 ph	3,000	£62,333,333	167,256,951	156,801,760	146,356,569	135,911,378	125,466,187	115,020,996	104,575,805	94,130,614	83,685,423	73,240,232
38 CCR-RES38 Strategic site (4,000 units) 30 ph	4,000	£83,111,111	86,300,455	81,217,954	76,104,153	71,043,625	66,041,705	61,098,349	56,213,737	51,382,072	46,608,385	41,892,538
39 CCR-RES39 Strategic site (4,000 units) 35 ph	4,000	£71,238,995	86,300,455	81,217,954	76,104,153	71,043,625	66,041,705	61,098,349	56,213,737	51,382,072	46,608,385	41,892,538
40 ELDER1 Elder person's housing scheme (C3) 35 ph	50	£677,920	1,266,282	1,121,171	980,259	849,347	718,435	587,523	456,611	325,699	194,787	61,875
41 CCR-CASE1 Game home scheme (C3) 70 units	1	£140,000	280,522	240,452	200,382	160,312	120,242	80,172	40,102	0	0	0
42 CCR-EMP1 Employment - industrial 40% plot ratio	1	£189,000	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43 CCR-EMP2 Employment - industrial 45% plot ratio	1	£180,000	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44 CCR-EMP3 Employment - industrial 40% plot ratio	1	£3,740,000	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45 CCR-EMP4 Employment - industrial 45% plot ratio	1	£3,740,000	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
46 CCR-EMP5 Employment - industrial 40% plot ratio	1	£7,400,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47 CCR-EMP6 Employment - industrial 45% plot ratio	1	£7,400,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
48 CCR-EMP7 Employment - industrial 40% plot ratio	1	£7,400,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438

BENCHMARK LAND VALUE & 4 (GREENFIELD - LOWER END OF RANGE)			£247,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 ph	1	£11,624	81,211	76,442	71,727	67,067	62,400	57,708	53,049	48,365	43,675	40,239	35,958	
2 CDC-RES2 Small scheme (1 unit) 25 ph	1	£19,686	81,211	76,442	71,727	67,067	62,400	57,708	53,049	48,365	44,575	40,239	35,958	
3 CDC-RES3 Small scheme (5 units) 25 ph	5	£58,118	406,053	382,209	358,333	332,300	308,530	289,530	267,047	244,826	222,876	201,195	179,787	
4 CDC-RES4 Small scheme (5 units) 30 ph	5	£48,431	406,053	382,209	358,333	332,300	308,530	289,530	267,047	244,826	222,876	201,195	179,787	
5 CDC-RES5 Small scheme (10 units) 30 ph	10	£102,917	812,107	764,410	717,272	670,686	624,000	578,078	534,095	489,652	445,751	402,302	359,573	
6 CDC-RES6 Small scheme (10 units) 30 ph	10	£18,714	764,410	717,272	670,686	624,000	578,078	534,095	489,652	445,751	402,302	359,573	316,873	
7 CDC-RES7 Medium scheme (20 units) 30 ph	20	£205,833	1,464,707	1,378,813	1,293,804	1,209,770	1,126,704	1,044,624	963,513	883,377	804,215	726,028	648,119	
8 CDC-RES8 Medium scheme (20 units) 35 ph	20	£176,429	1,464,707	1,378,813	1,293,804	1,209,770	1,126,704	1,044,624	963,513	883,377	804,215	726,028	648,119	
9 CDC-RES9 Medium scheme (30 units) 30 ph	30	£308,725	2,197,106	2,068,220	1,940,706	1,814,654	1,686,904	1,568,935	1,448,236	1,326,064	1,206,322	1,088,042	973,223	
10 CDC-RES10 Medium scheme (30 units) 35 ph	30	£254,010	2,197,106	2,068,220	1,940,706	1,814,654	1,686,904	1,568,935	1,448,236	1,326,064	1,206,322	1,088,042	973,223	
11 CDC-RES11 Medium scheme (40 units) 30 ph	40	£411,667	2,968,598	2,700,099	2,533,451	2,368,743	2,205,945	2,045,055	1,886,081	1,726,015	1,573,588	1,420,613	1,269,278	
12 CDC-RES12 Medium scheme (40 units) 35 ph	40	£224,545	2,460,048	2,287,296	2,116,568	1,947,868	1,781,193	1,615,455	1,453,677	1,292,773	1,133,898	977,054	828,239	
13 CDC-RES13 Large scheme (50 units) 30 ph	50	£514,583	3,585,748	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,268	1,967,323	1,776,576	1,586,597	
14 CDC-RES14 Large scheme (50 units) 40 ph	50	£385,338	3,277,091	3,070,313	2,865,910	2,663,884	2,464,258	2,266,902	2,072,086	1,879,547	1,689,044	1,501,637	1,316,247	
15 CDC-RES15 Large scheme (75 units) 30 ph	75	£1,071,975	5,378,822	5,062,631	4,750,220	4,441,203	4,141,393	3,846,008	3,538,005	3,230,468	2,924,868	2,620,323	2,316,873	
16 CDC-RES16 Large scheme (75 units) 35 ph	75	£696,767	5,378,822	5,062,631	4,750,220	4,441,203	4,141,393	3,846,008	3,538,005	3,230,468	2,924,868	2,620,323	2,316,873	
17 CDC-RES17 Large scheme (100 units) 30 ph	100	£1,097,778	7,171,406	6,750,174	6,333,628	5,921,857	5,516,863	5,112,844	4,715,202	4,322,537	3,934,647	3,551,332	3,173,194	
18 CDC-RES18 Large scheme (100 units) 55 ph	100	£698,788	5,604,428	5,202,608	4,805,504	4,411,318	4,025,450	3,642,499	3,268,266	2,890,750	2,521,952	2,157,872	1,798,509	
19 CDC-RES19 Large scheme (150 units) 30 ph	150	£1,648,667	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,597,866	6,998,262	6,415,623	5,840,081	5,271,623	4,710,262	
20 CDC-RES20 Large scheme (150 units) 35 ph	150	£1,411,420	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,597,866	6,998,262	6,415,623	5,840,081	5,271,623	4,710,262	
21 CDC-RES21 Large scheme (200 units) 30 ph	200	£2,195,568	14,404,370	13,215,193	12,396,978	11,592,124	10,794,628	10,005,491	9,227,713	8,458,296	7,698,237	6,948,538	6,206,197	
22 CDC-RES22 Large scheme (200 units) 35 ph	200	£1,881,905	10,490,300	9,640,316	8,798,746	7,992,688	7,196,688	6,421,383	5,651,283	4,922,782	4,237,016	3,580,934	2,936,536	
23 CDC-RES23 Large scheme (300 units) 30 ph	300	£2,893,323	21,109,105	19,844,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975	
24 CDC-RES24 Large scheme (300 units) 35 ph	300	£2,822,857	21,109,105	19,844,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975	
25 CDC-RES25 Large scheme (400 units) 30 ph	400	£4,349,911	25,368,927	25,368,927	25,370,137	25,370,137	25,370,137	25,370,137	25,370,137	25,370,137	25,370,137	25,370,137	25,370,137	
26 CDC-RES26 Large scheme (400 units) 35 ph	400	£3,763,810	26,852,917	25,268,537	23,702,137	22,135,715	20,623,272	19,110,809	17,619,325	16,139,821	14,681,295	13,240,748	11,818,181	
27 CDC-RES27 Large scheme (500 units) 30 ph	500	£5,880,952	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,868,511	22,020,406	20,177,475	18,351,618	16,550,935	14,772,727	
28 CDC-RES28 Large scheme (500 units) 35 ph	500	£5,040,816	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,868,511	22,020,406	20,177,475	18,351,618	16,550,935	14,772,727	
29 CDC-RES29 Large scheme (750 units) 30 ph	750	£9,500,000	46,360,744	43,616,674	40,913,972	38,212,219	35,509,552	32,876,974	30,300,483	27,841,080	25,316,764	22,829,527	20,370,307	
30 CDC-RES30 Large scheme (750 units) 35 ph	750	£9,142,957	46,360,744	43,616,674	40,913,972	38,212,219	35,509,552	32,876,974	30,300,483	27,841,080	25,316,764	22,829,527	20,370,307	
31 CDC-RES31 Strategic site (1,000 units) 30 ph	1,000	£173,722,222	52,104,445	49,053,881	46,002,355	42,955,866	40,003,366	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416	
32 CDC-RES32 Strategic site (1,000 units) 35 ph	1,000	£11,761,905	52,104,445	49,053,881	46,002,355	42,955,866	40,003,366	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416	
33 CDC-RES33 Strategic site (1,300 units) 30 ph	1,300	£173,889,899	62,172,780	58,497,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,447	
34 CDC-RES34 Strategic site (1,300 units) 35 ph	1,300	£15,290,476	62,172,780	58,497,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,447	
35 CDC-RES35 Strategic site (2,000 units) 30 ph	2,000	£223,619,910	107,123,473	97,564,387	87,474,211	77,442,514	67,414,252	57,440,655	47,543,055	37,694,554	27,914,854	18,194,354	9,474,354	
36 CDC-RES36 Strategic site (2,500 units) 35 ph	2,500	£294,464,761	117,162	85,722,805	70,386,844	55,086,021	69,846,752	66,965,121	55,043,055	43,493,449	49,485,473	44,549,107	39,674,352	
37 CDC-RES37 Strategic site (3,500 units) 35 ph	3,500	£41,166,667	107,256,951	100,861,760	94,536,188	88,263,224	82,102,869	76,045,222	69,954,984	63,974,458	58,100,836	52,275,456	46,522,766	
38 CDC-RES38 Strategic site (4,000 units) 30 ph	4,000	£54,888,889	86,300,455	81,217,954	76,104,103	71,043,825	66,041,765	61,098,340	56,213,717	51,382,672	46,608,385	41,892,538	37,227,009	
39 CDC-RES39 Strategic site (4,000 units) 35 ph	4,000	£47,047,619	86,300,455	81,217,954	76,104,103	71,043,825	66,041,765	61,098,340	56,213,717	51,382,672	46,608,385	41,892,538	37,227,009	
40 CDC-ELDER1 Core residential (C3) 35 ph	-	£513,790	1,121,615	948,779	778,827	608,272	441,321	275,287	110,242	27,687	10,633	6,667	4,000	
41 CDC-CAMP1 Core home scheme (C2) - 70 units	-	£18,800	40,122	28,522	20,910	10,259	297,069	403,839	600,609	887,380	1,084,150	1,280,819	1,477,680	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£93,000	1,022,773	1,022,773	7,912,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£1,235,000	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	
44 CDC-EMP3 Employment - industrial 45% plot ratio	-	£2,857,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	12,657,000	
45 CDC-EMP4 Employment - industrial 40% plot ratio	-	£2,400,000	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£4,940,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£4,940,000	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,884 psm

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% SO Rent Rent

30% AH Rent

Intermediate:
SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,498	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£1,202,725	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
5 CDC-RES5 Small scheme (20 units) 30 dph	20	£2,241,450	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
6 CDC-RES6 Medium scheme (20 units) 35 dph	20	£1,921,242	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
7 CDC-RES7 Medium scheme (30 units) 30 dph	30	£3,362,174	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
8 CDC-RES8 Medium scheme (30 units) 35 dph	30	£2,881,864	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
9 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,078,244	2,899,904	2,723,577	2,549,273	2,376,988	2,206,723	2,038,478	1,872,251	1,708,045	1,545,858	1,385,690
10 CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,219	2,065,664	2,483,266	2,303,002	2,124,873	1,948,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
11 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,947,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,537,178	3,318,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	8,695,610	8,249,751	7,809,942	7,375,182	6,942,470	6,516,807	6,096,184	5,680,628	5,270,112	4,864,644	4,464,225
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	6,123,109	5,697,505	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20 CDC-RES20 Large scheme (150 units) 55 dph	150	£15,360,940	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	15,058,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,340,260	7,555,119	6,770,866
22 CDC-RES22 Large scheme (200 units) 55 dph	200	£20,493,253	15,058,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,340,260	7,555,119	6,770,866
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
24 CDC-RES24 Large scheme (300 units) 55 dph	300	£30,730,880	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
26 CDC-RES26 Large scheme (400 units) 55 dph	400	£40,986,506	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,410	58,904,819	56,181,582	53,458,345	50,735,108	48,011,871	45,288,634	42,565,397	39,842,160	37,118,923	34,395,686	31,672,449
28 CDC-RES28 Large scheme (500 units) 55 dph	500	£54,892,642	58,904,819	56,181,582	53,458,345	50,735,108	48,011,871	45,288,634	42,565,397	39,842,160	37,118,923	34,395,686	31,672,449
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	68,401,152	65,616,593	62,832,034	60,047,476	57,262,918	54,478,360	51,693,802	48,909,244	46,124,686	43,340,128	40,555,570
30 CDC-RES30 Large scheme (750 units) 55 dph	750	£88,672,730	68,401,152	65,616,593	62,832,034	60,047,476	57,262,918	54,478,360	51,693,802	48,909,244	46,124,686	43,340,128	40,555,570
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	95,680,309	92,426,729	89,210,045	86,002,257	82,804,368	79,611,373	76,428,378	73,245,383	70,062,388	66,879,393	63,696,398
32 CDC-RES32 Strategic site (1,000 units) 55 dph	1,000	£128,602,838	95,680,309	92,426,729	89,210,045	86,002,257	82,804,368	79,611,373	76,428,378	73,245,383	70,062,388	66,879,393	63,696,398
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	126,601,152	122,516,593	118,426,034	114,331,475	110,236,916	106,142,357	102,047,798	97,953,239	93,858,680	89,764,121	85,669,562
34 CDC-RES34 Strategic site (1,300 units) 55 dph	1,300	£166,507,682	126,601,152	122,516,593	118,426,034	114,331,475	110,236,916	106,142,357	102,047,798	97,953,239	93,858,680	89,764,121	85,669,562
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	166,401,152	162,316,593	158,232,034	154,147,475	150,062,916	145,978,357	141,893,798	137,809,239	133,724,680	129,640,121	125,555,562
36 CDC-RES36 Strategic site (2,000 units) 55 dph	2,000	£204,719,894	166,401,152	162,316,593	158,232,034	154,147,475	150,062,916	145,978,357	141,893,798	137,809,239	133,724,680	129,640,121	125,555,562
37 CDC-RES37 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	197,481,987	191,760,583	186,104,068	180,512,314	174,985,491	169,523,534	164,126,435	158,794,219	153,526,250	148,317,670	143,174,027
38 CDC-RES38 Strategic site (2,500 units) 55 dph	2,500	£248,262,589	197,481,987	191,760,583	186,104,068	180,512,314	174,985,491	169,523,534	164,126,435	158,794,219	153,526,250	148,317,670	143,174,027
39 CDC-RES39 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	386,961,682	376,881,682	366,801,682	356,721,682	346,641,682	336,561,682	326,481,682	316,401,682	306,321,682	296,241,682	286,161,682
40 CDC-RES39 Strategic site (4,000 units) 55 dph	4,000	£512,331,329	386,961,682	376,881,682	366,801,682	356,721,682	346,641,682	336,561,682	326,481,682	316,401,682	306,321,682	296,241,682	286,161,682
41 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,537,246	1,351,095	1,167,249	985,707	806,470	629,537	453,578	278,644	108,037	62,247	231,933
42 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
43 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
44 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
45 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,396	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209
46 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,396	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209	15,227,209
47 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
48 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£524,517	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5 CDC-RES5 Small scheme (20 units) 30 dph	20	£1,049,034	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7 CDC-RES7 Medium scheme (10 units) 30 dph	10	£1,047,192	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,177	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,078,244	2,899,904	2,723,577	2,549,273	2,376,988	2,206,723	2,038,478	1,872,251	1,708,045	1,548,838	1,385,900
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	2,865,804	2,483,266	2,300,002	2,124,873	1,948,790	1,776,020	1,603,507	1,435,007	1,266,502	1,100,392	938,887
13 CDC-RES13 Large scheme (10 units) 30 dph	10	£2,086,898	3,078,244	2,899,904	2,723,577	2,549,273	2,376,988	2,206,723	2,038,478	1,872,251	1,708,045	1,548,838	1,385,900
14 CDC-RES14 Large scheme (20 units) 30 dph	20	£4,173,796	6,156,488	5,799,808	5,447,154	5,094,546	4,741,976	4,389,406	4,036,836	3,684,266	3,331,696	2,979,126	2,626,556
15 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,537,178	3,318,214	3,106,762	2,887,822	2,676,396	2,467,483	2,261,062	2,057,194	1,855,819	1,656,056	1,460,600
16 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,012,933	5,771,707	5,437,313	5,106,702	4,779,887	4,456,853	4,137,806	3,822,145	3,510,471	3,202,584	2,898,248	2,598,160
17 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,012,933	5,771,707	5,437,313	5,106,702	4,779,887	4,456,853	4,137,806	3,822,145	3,510,471	3,202,584	2,898,248	2,598,160
18 CDC-RES17 Large scheme (100 units) 30 dph	100	£3,565,060	7,085,010	7,249,575	6,808,942	6,373,192	5,942,470	5,516,807	5,096,104	4,680,629	4,265,154	3,849,644	3,444,225
19 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,418	6,123,109	5,497,506	5,270,886	4,847,266	4,420,646	4,000,026	3,579,406	3,158,786	2,738,166	2,405,546	2,084,926
20 CDC-RES19 Large scheme (150 units) 30 dph	150	£3,847,591	11,421,971	10,760,355	10,100,236	9,459,604	8,820,446	8,188,814	7,564,655	6,947,967	6,338,811	5,736,569	5,140,332
21 CDC-RES20 Large scheme (150 units) 35 dph	150	£3,157,078	11,421,971	10,760,355	10,100,236	9,459,604	8,820,446	8,188,814	7,564,655	6,947,967	6,338,811	5,736,569	5,140,332
22 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	15,058,417	14,855,139	13,321,791	12,488,313	11,624,723	10,799,123	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
23 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	15,058,417	14,855,139	13,321,791	12,488,313	11,624,723	10,799,123	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
24 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,823	22,963,948	21,251,209	19,953,349	18,670,373	17,402,377	16,140,903	14,909,738	13,687,279	12,478,709	11,285,020	10,106,214
25 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	22,963,948	21,251,209	19,953,349	18,670,373	17,402,377	16,140,903	14,909,738	13,687,279	12,478,709	11,285,020	10,106,214
26 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,660,242	26,993,453	27,020,515	25,368,525	23,735,476	22,102,375	20,568,221	19,050,011	17,392,747	15,854,428	14,335,056	12,834,620
27 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	26,993,453	27,020,515	25,368,525	23,735,476	22,102,375	20,568,221	19,050,011	17,392,747	15,854,428	14,335,056	12,834,620
28 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,612,824	35,964,316	33,775,844	31,710,654	29,669,346	27,651,720	25,687,778	23,897,813	21,740,934	19,818,036	17,918,820	16,043,287
29 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,499	35,964,316	33,775,844	31,710,654	29,669,346	27,651,720	25,687,778	23,897,813	21,740,934	19,818,036	17,918,820	16,043,287
30 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	64,851,159	62,032,526	46,033,594	43,779,305	40,927,126	38,165,948	35,409,769	32,653,590	29,903,401	27,149,212	24,395,023
31 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	64,851,159	62,032,526	46,033,594	43,779,305	40,927,126	38,165,948	35,409,769	32,653,590	29,903,401	27,149,212	24,395,023
32 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	55,680,390	52,426,729	49,210,045	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,567
33 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	55,680,390	52,426,729	49,210,045	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,567
34 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,422,232	68,401,152	62,516,038	58,685,085	54,879,620	51,127,224	47,418,871	43,754,569	40,134,326	36,568,121	33,055,975	29,537,880
35 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	68,401,152	62,516,038	58,685,085	54,879,620	51,127,224	47,418,871	43,754,569	40,134,326	36,568,121	33,055,975	29,537,880
36 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,250,240	92,711,552	87,286,638	81,916,771	76,608,282	71,361,371	66,176,036	61,052,260	55,990,009	50,986,046	46,050,470	41,173,022
37 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	91,787,981	87,560,563	80,606,512	75,485,234	70,365,541	65,253,534	60,145,435	55,044,219	50,526,250	45,817,670	41,074,027
38 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	114,833,500	107,340,700	100,274,410	94,684,538	88,117,171	81,733,772	75,365,458	69,075,667	62,861,401	56,723,658	50,659,275
39 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,620,522	142,418,419	86,861,862	81,568,612	76,233,410	70,962,075	65,752,066	60,600,804	55,008,477	50,476,093	45,505,462	40,591,288
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	40	£2,604,448	1,557,246	1,351,095	1,167,249	985,707	850,470	620,537	453,578	279,644	168,337	62,247	23,933
41 CDC-CARE1 Care home (C2) - (70 units)	-	£500,855	482,126	288,522	94,919	100,299	277,069	403,839	690,609	887,380	1,084,150	1,280,819	1,477,600
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£8,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£8,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368	12,521,368
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,368	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		E1,252.139		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dh	1	£58,924	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2 CDC-RES2 Small scheme (1 unit) 25 dh	1	£49,103	77,004	77,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3 CDC-RES3 Small scheme (5 units) 25 dh	5	£294,621	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4 CDC-RES4 Small scheme (5 units) 25 dh	5	£254,517	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5 CDC-RES5 Small scheme (10 units) 35 dh	10	£521,724	927,539	874,437	821,935	770,036	718,737	668,040	617,944	566,449	519,555	471,262	423,571
6 CDC-RES6 Small scheme (10 units) 35 dh	10	£447,192	927,539	874,437	821,935	770,036	718,737	668,040	617,944	566,449	519,555	471,262	423,571
7 CDC-RES7 Medium scheme (20 units) 30 dh	20	£1,043,440	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,810
8 CDC-RES8 Medium scheme (20 units) 35 dh	20	£894,385	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,810
9 CDC-RES9 Medium scheme (30 units) 30 dh	30	£1,565,173	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,668	1,153,228
10 CDC-RES10 Medium scheme (30 units) 35 dh	30	£1,457,122	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,668	1,153,228
11 CDC-RES11 Medium scheme (40 units) 30 dh	40	£2,086,988	3,287,895	3,099,731	2,913,703	2,729,893	2,548,031	2,363,348	2,180,674	2,015,498	1,842,231	1,671,102	1,502,100
12 CDC-RES12 Medium scheme (40 units) 35 dh	40	£1,138,308	2,871,270	2,670,235	2,489,435	2,301,895	2,116,565	1,933,496	1,752,674	1,578,087	1,397,748	1,223,653	1,051,103
13 CDC-RES13 Large scheme (50 units) 40 dh	50	£2,608,622	4,109,862	3,874,664	3,642,128	3,412,253	3,185,508	2,960,485	2,738,593	2,519,360	2,302,738	2,088,879	1,877,622
14 CDC-RES14 Large scheme (50 units) 40 dh	50	£1,956,467	3,707,264	3,566,114	3,347,613	3,111,781	2,888,038	2,660,048	2,436,058	2,212,952	2,002,234	1,812,276	1,604,965
15 CDC-RES15 Large scheme (75 units) 30 dh	75	£3,912,933	6,164,792	5,811,997	5,463,195	5,118,380	4,773,559	4,428,727	4,107,889	3,779,044	3,454,185	3,138,922	2,824,871
16 CDC-RES16 Large scheme (75 units) 35 dh	75	£3,353,943	6,164,792	5,811,997	5,463,195	5,118,380	4,773,559	4,428,727	4,107,889	3,779,044	3,454,185	3,138,922	2,824,871
17 CDC-RES17 Large scheme (100 units) 30 dh	100	£5,665,060	9,123,732	7,949,329	7,284,258	6,624,507	6,370,077	5,620,970	5,477,184	5,038,720	4,658,378	4,311,373	3,756,256
18 CDC-RES18 Large scheme (100 units) 35 dh	100	£3,035,487	6,637,147	6,187,430	5,742,970	5,303,767	4,869,951	4,441,133	4,017,702	3,599,529	3,196,611	2,778,951	2,376,365
19 CDC-RES19 Large scheme (150 units) 30 dh	150	£5,347,591	12,201,126	11,503,040	10,812,852	10,130,599	9,459,825	8,788,231	8,128,439	7,472,662	6,825,698	6,190,548	5,568,413
20 CDC-RES20 Large scheme (150 units) 35 dh	150	£4,150,299	12,201,126	11,503,040	10,812,852	10,130,599	9,459,825	8,788,231	8,128,439	7,472,662	6,825,698	6,190,548	5,568,413
21 CDC-RES21 Large scheme (200 units) 30 dh	200	£11,310,121	16,076,065	15,125,125	14,264,603	13,344,501	12,454,818	11,575,555	10,706,713	9,846,112	8,986,576	8,150,461	7,330,630
22 CDC-RES22 Large scheme (200 units) 35 dh	200	£3,640,104	16,006,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,086,406	9,222,542	8,359,351	7,500,912
23 CDC-RES23 Large scheme (300 units) 30 dh	300	£16,695,181	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,677,698	13,409,073	12,150,881	10,910,453
24 CDC-RES24 Large scheme (300 units) 35 dh	300	£14,310,241	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,677,698	13,409,073	12,150,881	10,910,453
25 CDC-RES25 Large scheme (400 units) 30 dh	400	£22,260,242	34,789,329	32,789,329	30,812,925	28,869,521	26,942,118	25,026,715	23,120,312	21,233,909	19,367,506	17,511,103	15,664,699
26 CDC-RES26 Large scheme (400 units) 35 dh	400	£19,080,207	34,789,329	32,789,329	30,812,925	28,869,521	26,942,118	25,026,715	23,120,312	21,233,909	19,367,506	17,511,103	15,664,699
27 CDC-RES27 Large scheme (500 units) 30 dh	500	£29,812,824	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,348,544
28 CDC-RES28 Large scheme (500 units) 35 dh	500	£25,583,949	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,348,544
29 CDC-RES29 Large scheme (750 units) 30 dh	750	£45,159,177	52,862,508	49,645,363	46,482,823	43,274,657	40,126,939	37,000,178	33,904,648	30,828,126	27,749,967	24,689,230	21,600,964
30 CDC-RES30 Large scheme (750 units) 35 dh	750	£40,279,294	52,862,508	49,645,363	46,482,823	43,274,657	40,126,939	37,000,178	33,904,648	30,828,126	27,749,967	24,689,230	21,600,964
31 CDC-RES31 Strategic site (1,000 units) 30 dh	1,000	£69,563,255	95,220,172	85,799,575	76,417,734	67,070,649	57,770,325	48,504,745	39,277,927	30,089,865	20,940,558	12,800,607	7,658,211
32 CDC-RES32 Strategic site (1,000 units) 35 dh	1,000	£59,625,647	59,220,172	55,790,575	52,417,734	49,070,649	45,770,325	42,504,745	39,277,927	36,089,865	32,940,558	29,830,077	26,768,211
33 CDC-RES33 Strategic site (1,300 units) 30 dh	1,300	£90,432,321	70,020,934	65,530,602	62,504,585	59,515,753	56,570,814	53,617,817	48,819,093	43,012,641	36,252,461	28,538,554	18,970,919
34 CDC-RES34 Strategic site (1,300 units) 35 dh	1,300	£77,533,341	70,020,934	65,530,602	62,504,585	59,515,753	56,570,814	53,617,817	48,819,093	43,012,641	36,252,461	28,538,554	18,970,919
35 CDC-RES35 Strategic site (2,000 units) 30 dh	2,000	£119,925,294	92,652,731	82,652,731	73,652,731	64,652,731	55,652,731	46,652,731	37,652,731	28,652,731	19,652,731	10,652,731	1,652,731
36 CDC-RES36 Strategic site (2,500 units) 30 dh	2,500	£140,686,118	103,775,376	97,761,053	91,814,863	85,936,805	80,124,229	74,388,425	68,700,002	63,050,157	57,548,467	52,075,967	46,669,683
37 CDC-RES37 Strategic site (3,500 units) 35 dh	3,500	£208,894,765	126,706,748	115,016,072	108,004,243	101,071,862	94,219,830	87,448,145	80,758,086	74,143,582	67,615,181	61,157,092	54,779,356
38 CDC-RES38 Strategic site (4,000 units) 30 dh	4,000	£278,502,280	98,423,796	92,688,536	87,018,244	81,412,522	75,811,491	70,300,251	64,794,045	59,282,871	54,335,320	49,106,737	43,943,274
39 CDC-RES39 Strategic site (4,000 units) 35 dh	4,000	£264,444,448	98,423,796	92,688,536	87,018,244	81,412,522	75,811,491	70,300,251	64,794,045	59,282,871	54,335,320	49,106,737	43,943,274
40 CDC-RES40 Strategic site (C2) 35 dh	50	£2,054,448	1,650,735	1,582,422	1,510,109	1,437,796	1,365,483	1,293,170	1,220,857	1,148,544	1,076,231	1,003,918	931,605
41 CDC-CAP1 Core home scheme (C2) - 70 units		£500,855	482,126	288,522	94,919	100,239	297,069	493,639	690,689	887,370	1,084,150	1,280,919	1,477,690
42 CDC-EMP1 Employment - industrial 40% plot ratio		£8,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43 CDC-EMP2 Employment - industrial 45% plot ratio		£8,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44 CDC-EMP3 Employment - industrial 45% plot ratio		£12,521,368	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
45 CDC-EMP4 Employment - industrial 45% plot ratio		£12,521,368	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46 CDC-EMP5 Employment - industrial 45% plot ratio		£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47 CDC-EMP6 Employment - industrial 45% plot ratio		£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)		£374,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CCR-RES1 Small scheme (1 unit) 25 dh	1	£17,607	92,754	87,446	82,136	77,004	71,874	66,804	61,794	56,845	51,965	47,127	42,368
2 CCR-RES2 Small scheme (1 unit) 20 dh	1	£17,607	92,754	87,446	82,136	77,004	71,874	66,804	61,794	56,845	51,965	47,127	42,368
3 CCR-RES3 Small scheme (5 units) 25 dh	5	£88,000	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4 CCR-RES4 Small scheme (5 units) 30 dh	5	£73,333	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5 CCR-RES5 Small scheme (10 units) 30 dh	10	£155,833	927,539	874,437	821,935	770,036	71,837	66,840	61,944	56,948	51,955	47,262	42,571
6 CCR-RES6 Small scheme (10 units) 35 dh	10	£155,833	927,539	874,437	821,935	770,036	71,837	66,840	61,944	56,948	51,955	47,262	42,571
7 CCR-RES7 Medium scheme (20 units) 30 dh	20	£311,667	1,856,748	1,748,874	1,639,870	1,529,866	1,419,862	1,309,858	1,199,854	1,089,850	979,846	869,842	759,838
8 CCR-RES8 Medium scheme (20 units) 35 dh	20	£267,143	1,880,748	1,584,665	1,489,667	1,395,758	1,302,934	1,210,117	1,120,548	1,030,986	942,510	855,121	768,810
9 CCR-RES9 Medium scheme (30 units) 30 dh	30	£467,500	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10 CCR-RES10 Medium scheme (30 units) 35 dh	30	£467,500	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11 CCR-RES11 Medium scheme (40 units) 30 dh	40	£623,333	3,387,899	3,090,724	2,910,735	2,729,803	2,548,871	2,367,939	2,187,007	2,006,075	1,825,143	1,644,211	1,463,279
12 CCR-RES12 Medium scheme (40 units) 35 dh	40	£404,000	2,871,127	2,679,235	2,489,435	2,301,679	2,116,565	1,933,496	1,752,670	1,574,087	1,397,748	1,223,653	1,051,800
13 CCR-RES13 Large scheme (50 units) 30 dh	50	£779,167	4,109,862	3,874,664	3,642,128	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,679	1,877,629
14 CCR-RES14 Large scheme (50 units) 40 dh	50	£584,375	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,660,404	2,438,250	2,234,842	2,022,234	1,812,726	1,604,965
15 CCR-RES15 Large scheme (75 units) 30 dh	75	£1,168,750	6,164,792	5,811,997	5,463,193	5,115,390	4,777,559	4,440,727	4,107,889	3,779,040	3,454,163	3,133,771	2,816,422
16 CCR-RES16 Large scheme (75 units) 35 dh	75	£1,168,750	6,164,792	5,811,997	5,463,193	5,115,390	4,777,559	4,440,727	4,107,889	3,779,040	3,454,163	3,133,771	2,816,422
17 CCR-RES17 Large scheme (100 units) 30 dh	100	£1,662,222	8,216,723	7,749,329	7,284,258	6,824,507	6,370,077	5,920,970	5,477,184	5,035,720	4,605,578	4,175,376	3,756,256
18 CCR-RES18 Large scheme (100 units) 55 dh	100	£906,667	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,365
19 CCR-RES19 Large scheme (150 units) 30 dh	150	£2,493,333	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20 CCR-RES20 Large scheme (150 units) 35 dh	150	£2,137,143	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21 CCR-RES21 Large scheme (200 units) 30 dh	200	£2,324,611	16,076,066	15,155,125	14,244,003	13,344,501	12,454,818	11,575,556	10,706,713	9,846,119	9,006,576	8,189,481	7,390,880
22 CCR-RES22 Large scheme (200 units) 35 dh	200	£2,849,524	16,020,259	15,560,924	14,623,334	13,696,485	12,780,332	11,874,999	10,983,365	10,096,468	9,222,542	8,339,351	7,506,912
23 CCR-RES23 Large scheme (300 units) 30 dh	300	£4,286,667	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,068	14,678,698	13,406,973	12,150,891	10,910,453
24 CCR-RES24 Large scheme (300 units) 35 dh	300	£4,944,266	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,068	14,678,698	13,406,973	12,150,891	10,910,453
25 CCR-RES25 Large scheme (400 units) 30 dh	400	£5,648,889	28,758,439	27,069,333	25,701,825	24,354,224	23,026,651	21,738,447	20,280,671	18,842,902	17,024,841	15,426,660	13,848,444
26 CCR-RES26 Large scheme (400 units) 35 dh	400	£5,648,889	28,758,439	27,069,333	25,701,825	24,354,224	23,026,651	21,738,447	20,280,671	18,842,902	17,024,841	15,426,660	13,848,444
27 CCR-RES27 Large scheme (600 units) 30 dh	500	£8,904,762	38,156,437	35,961,666	33,789,780	31,642,780	29,516,635	27,423,434	25,351,088	23,303,627	21,281,052	19,263,361	17,310,556
28 CCR-RES28 Large scheme (500 units) 35 dh	500	£7,632,653	38,156,437	35,961,666	33,789,780	31,642,780	29,516,635	27,423,434	25,351,088	23,303,627	21,281,052	19,263,361	17,310,556
29 CCR-RES29 Large scheme (750 units) 30 dh	750	£14,384,315	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,570	34,967,648	32,146,122	29,349,907	26,588,279	23,860,064
30 CCR-RES30 Large scheme (750 units) 35 dh	750	£12,329,670	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,570	34,967,648	32,146,122	29,349,907	26,588,279	23,860,064
31 CCR-RES31 Strategic site (100 units) 30 dh	1,000	£27,771,178	115,799,676	110,799,676	105,799,676	100,799,676	95,799,676	90,799,676	85,799,676	80,799,676	75,799,676	70,799,676	65,799,676
32 CCR-RES32 Strategic site (1,700 units) 35 dh	1,700	£101,869,524	520,122,175	505,775,575	491,427,734	477,074,640	462,720,213	448,371,620	434,023,027	419,674,434	405,325,841	390,977,248	376,628,655
33 CCR-RES33 Strategic site (1,300 units) 30 dh	1,300	£27,011,111	70,620,984	66,632,652	62,604,585	58,515,753	54,570,814	50,671,871	46,819,093	43,012,641	39,262,461	35,538,554	31,870,919
34 CCR-RES34 Strategic site (1,300 units) 35 dh	1,300	£23,152,381	70,620,984	66,632,652	62,604,585	58,515,753	54,570,814	50,671,871	46,819,093	43,012,641	39,262,461	35,538,554	31,870,919
35 CCR-RES35 Strategic site (2,000 units) 35 dh	2,000	£35,619,048	108,992,338	102,982,731	97,330,209	91,756,370	86,240,213	80,768,741	75,401,952	70,079,846	64,818,084	59,612,928	54,486,779
36 CCR-RES36 Strategic site (2,500 units) 35 dh	2,500	£44,623,810	135,731,376	127,915,376	120,101,376	112,285,376	104,469,376	96,653,376	88,837,376	81,021,376	73,205,376	65,389,376	57,573,376
37 CCR-RES37 Strategic site (3,000 units) 35 dh	3,000	£62,333,333	122,706,734	115,016,972	108,016,234	101,071,862	94,210,830	87,448,145	80,650,868	73,845,820	67,015,181	60,175,902	53,347,356
38 CCR-RES38 Strategic site (4,000 units) 35 dh	4,000	£83,111,111	164,236,796	152,688,536	141,048,276	129,408,016	117,767,756	106,127,496	94,487,236	82,846,976	71,206,716	59,566,456	47,926,196
39 CCR-RES39 Strategic site (4,000 units) 35 dh	4,000	£171,238,995	483,793,796	468,838,536	453,883,276	438,928,016	423,972,756	409,017,496	394,062,236	379,106,976	364,151,716	349,196,456	334,241,196
40 CCR-ELDER (Elder person's housing scheme) C30	50	£2,777,920	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776	1,580,776
41 CCR-CASE1 Game home scheme (C2)	1	£149,000	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
42 CCR-EMP1 Employment - industrial 40% plot ratio	1	£1,870,000	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
43 CCR-EMP2 Employment - industrial 45% plot ratio	1	£3,740,000	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
44 CCR-EMP3 Employment - industrial 40% plot ratio	1	£2,850,000	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45 CCR-EMP4 Employment - industrial 40% plot ratio	1	£2,740,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
46 CCR-EMP5 Employment - industrial 40% plot ratio	1	£7,480,000	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)			£247,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
CDC-RES1 Small scheme (1 unit) 25 ph	1	£11,624	92,754	87,444	82,154	£1,77,004	71,874	65,804	61,794	58,845	51,955	47,127	42,358	
CDC-RES2 Small scheme (1 unit) 25 ph	1	£9,686	92,754	87,444	82,154	£1,77,004	71,874	65,804	61,794	58,845	51,955	47,127	42,358	
CDC-RES3 Small scheme (5 units) 25 ph	5	£58,118	437,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786	
CDC-RES4 Small scheme (5 units) 30 ph	5	£48,431	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786	
CDC-RES5 Small scheme (10 units) 30 ph	10	£102,917	927,539	874,437	821,035	770,036	718,737	666,040	617,944	568,449	519,556	471,202	423,571	
CDC-RES6 Small scheme (10 units) 30 ph	10	£102,917	927,539	874,437	821,035	770,036	718,737	666,040	617,944	568,449	519,556	471,202	423,571	
CDC-RES7 Medium scheme (20 units) 30 ph	20	£205,833	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819	
CDC-RES8 Medium scheme (20 units) 35 ph	20	£176,429	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819	
CDC-RES9 Medium scheme (30 units) 30 ph	30	£308,750	2,521,127	2,376,096	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,548,621	1,416,785	1,282,681	1,155,228	
CDC-RES10 Medium scheme (30 units) 35 ph	30	£284,643	2,521,127	2,376,096	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,548,621	1,416,785	1,282,681	1,155,228	
CDC-RES11 Medium scheme (40 units) 30 ph	40	£411,967	3,287,639	3,080,731	2,913,707	2,749,583	2,588,038	2,426,013	2,263,588	2,100,874	1,937,748	1,771,130	1,602,103	
CDC-RES12 Medium scheme (40 units) 35 ph	40	£224,545	2,871,279	2,679,235	2,489,435	2,301,679	2,116,565	1,933,496	1,750,676	1,574,087	1,397,748	1,223,653	1,051,800	
CDC-RES13 Large scheme (50 units) 30 ph	50	£514,583	4,106,862	3,874,664	3,642,128	3,412,253	3,185,039	2,960,485	2,738,593	2,516,360	2,292,788	2,068,879	1,847,625	
CDC-RES14 Large scheme (50 units) 40 ph	50	£385,938	3,797,204	3,566,114	3,337,613	3,111,761	2,888,508	2,660,405	2,438,498	2,214,842	2,022,234	1,812,276	1,609,969	
CDC-RES15 Large scheme (75 units) 30 ph	75	£771,875	6,184,792	5,777,589	5,264,258	4,750,580	4,240,727	3,731,589	3,224,977	2,719,384	2,214,842	1,711,778	1,215,256	
CDC-RES16 Large scheme (75 units) 35 ph	75	£681,107	5,164,792	5,111,997	5,463,193	5,818,357	6,177,559	6,440,727	6,707,944	6,977,044	7,244,144	7,511,278	7,778,422	
CDC-RES17 Large scheme (100 units) 30 ph	100	£1,097,778	8,219,723	7,749,329	7,264,258	6,784,580	6,307,077	5,820,970	5,347,184	4,873,204	4,405,578	3,937,176	3,465,256	
CDC-RES18 Large scheme (100 units) 55 ph	100	£986,788	6,637,147	6,187,430	5,742,952	5,303,767	4,869,821	4,441,133	4,017,702	3,590,528	3,166,611	2,738,951	2,306,365	
CDC-RES19 Large scheme (150 units) 30 ph	150	£1,646,667	10,211,268	11,503,400	10,872,820	10,130,569	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413	
CDC-RES20 Large scheme (150 units) 35 ph	150	£1,412,428	10,211,268	11,503,400	10,872,820	10,130,569	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413	
CDC-RES21 Large scheme (200 units) 30 ph	200	£2,165,560	16,076,065	15,155,125	14,244,603	13,344,201	12,450,318	11,575,596	10,708,713	9,845,116	8,996,576	8,159,483	7,330,530	
CDC-RES22 Large scheme (200 units) 35 ph	200	£1,881,905	16,569,250	15,560,924	14,623,334	13,696,485	12,784,919	11,874,999	10,980,365	10,096,498	9,225,542	8,399,351	7,506,912	
CDC-RES23 Large scheme (300 units) 30 ph	300	£3,293,323	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453	
CDC-RES24 Large scheme (300 units) 35 ph	300	£2,822,857	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453	
CDC-RES25 Large scheme (400 units) 30 ph	400	£4,391,391	30,526,749	28,769,333	27,011,525	25,243,124	23,518,631	21,793,447	20,067,871	18,342,907	17,024,841	15,426,690	13,848,444	
CDC-RES26 Large scheme (400 units) 35 ph	400	£3,763,810	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453	
CDC-RES27 Large scheme (500 units) 30 ph	500	£5,880,952	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,302,627	21,281,052	19,263,361	17,310,556	
CDC-RES28 Large scheme (500 units) 35 ph	500	£5,040,816	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,302,627	21,281,052	19,263,361	17,310,556	
CDC-RES29 Large scheme (750 units) 30 ph	750	£9,500,020	62,568,438	60,454,365	58,462,893	56,493,657	54,540,916	52,614,576	50,708,648	48,824,120	46,949,967	45,088,279	43,240,664	
CDC-RES30 Large scheme (750 units) 35 ph	750	£8,142,857	52,862,308	50,845,363	48,942,893	47,054,657	45,178,576	43,318,576	41,480,576	39,662,576	37,862,576	36,082,576	34,312,576	
CDC-RES31 Strategic site (1,000 units) 30 ph	1,000	£13,722,831	1,000,724	1,579,674	5,217,734	5,217,734	4,570,730	3,927,727	3,277,927	2,628,924	2,000,921	1,404,918	824,915	
CDC-RES32 Strategic site (1,700 units) 30 ph	1,700	£11,761,905	50,202,172	55,995,755	52,417,734	49,074,649	45,730,224	42,504,745	39,277,927	36,089,865	32,940,589	29,830,027	26,758,211	
CDC-RES33 Strategic site (1,300 units) 30 ph	1,300	£17,638,889	70,020,984	65,539,662	62,504,585	59,515,753	56,570,814	53,671,819	50,816,093	48,012,641	45,262,461	42,558,554	39,870,919	
CDC-RES34 Strategic site (1,300 units) 35 ph	1,300	£15,290,494	70,020,984	65,539,662	62,504,585	59,515,753	56,570,814	53,671,819	50,816,093	48,012,641	45,262,461	42,558,554	39,870,919	
CDC-RES35 Strategic site (2,000 units) 30 ph	2,000	£13,623,919	50,982,731	56,837,299	53,337,299	50,082,731	46,875,376	43,710,021	40,584,666	37,500,311	34,455,956	31,442,601	28,463,246	
CDC-RES36 Strategic site (2,500 units) 30 ph	2,500	£29,044,762	103,775,376	97,761,953	91,814,863	85,939,805	80,124,329	74,370,027	68,700,002	63,090,157	57,548,467	52,074,997	46,669,683	
CDC-RES37 Strategic site (3,500 units) 35 ph	3,500	£41,166,667	122,706,748	115,916,972	108,004,243	101,071,862	94,210,830	87,448,145	80,756,808	74,145,820	67,615,181	61,092,592	54,770,356	
CDC-RES38 Strategic site (4,000 units) 30 ph	4,000	£54,888,889	183,427,906	182,638,536	178,018,244	173,412,522	168,819,491	164,300,251	159,847,045	155,422,871	151,035,696	146,688,521	142,377,346	
CDC-RES39 Strategic site (4,000 units) 35 ph	4,000	£47,047,619	183,427,906	182,638,536	178,018,244	173,412,522	168,819,491	164,300,251	159,847,045	155,422,871	151,035,696	146,688,521	142,377,346	
CDC-RES40 Strategic site (3,500 units) 35 ph	3,500	£36,177,368	150,775,376	143,982,731	137,190,182	130,397,633	123,605,084	116,812,535	110,020,000	103,227,451	96,434,902	89,642,353	82,849,804	
CDC-CAP1 Case game scheme (C2) - 70 units	50	£98,800	402,126	288,522	94,910	100,299	297,068	493,835	890,009	887,380	1,084,150	1,280,819	1,477,690	
CDC-CMP1 Employment - industrial 40% plot ratio		£1,235,000	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	
CDC-CMP2 Employment - industrial 45% plot ratio		£1,235,000	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	
CDC-CMP3 Employment - industrial 50% plot ratio		£2,470,000	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	
CDC-CMP4 Employment - industrial 55% plot ratio		£2,470,000	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	
CDC-CMP5 Employment - industrial 40% plot ratio		£4,940,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	
CDC-CMP6 Employment - industrial 45% plot ratio		£4,940,000	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	
CDC-CMP7 Employment - industrial 40% plot ratio		£4,940,000	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	

COTSWOLD DISTRICT COUNCIL		Sales value £5,078 psm		AH tenure		Rented 80%		Intermediate:		SO 20% FH 0%		\$106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% SO Rent		30% AH Rent		Residual land values					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557		
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557		
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784		
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£527,400	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570		
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£1,043,449	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,788,723	1,687,590	1,587,589	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,687	828,820		
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,788,723	1,687,590	1,587,589	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,687	828,820		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,683,085	2,531,385	2,381,399	2,233,127	2,086,509	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231		
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,683,085	2,531,385	2,381,399	2,233,127	2,086,509	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,693,934	3,489,625	3,286,359	3,083,093	2,879,827	2,676,561	2,473,295	2,270,029	2,066,763	1,863,497	1,660,231		
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,076,984	2,875,205	2,675,869	2,476,533	2,277,197	2,077,861	1,878,525	1,679,189	1,479,853	1,279,517	1,079,181		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,371,918	4,124,453	3,879,786	3,637,916	3,396,043	3,154,169	2,912,295	2,670,421	2,428,547	2,186,673	1,944,799		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,057,350	3,814,015	3,573,444	3,332,873	3,092,302	2,851,731	2,611,160	2,370,589	2,130,018	1,889,447	1,648,876		
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,557,877	6,186,680	5,819,679	5,456,874	5,096,264	4,735,654	4,375,044	4,014,434	3,653,824	3,293,214	2,932,604		
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,557,877	6,186,680	5,819,679	5,456,874	5,096,264	4,735,654	4,375,044	4,014,434	3,653,824	3,293,214	2,932,604		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,319	9,243,969	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,853,175	5,381,175	4,909,257	4,437,298	3,965,339		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	7,151,185	6,877,354	6,200,053	5,746,280	5,297,038	4,852,322	4,401,137	3,950,480	3,515,352	3,085,752	2,661,682		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,650,229	5,995,894		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,650,229	5,995,894		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	17,093,718	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	17,093,718	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,963,193	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,781	11,714,692		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,781	11,714,692		
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,933,057	18,195,254	16,518,323	14,862,260		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,933,057	18,195,254	16,518,323	14,862,260		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,510	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,868,322	22,744,069	20,647,903	18,577,825		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,868,322	22,744,069	20,647,903	18,577,825		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£143,511,518	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,839	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565		
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,386	45,899,065	41,940,801	38,051,133	34,203,959		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,386	45,899,065	41,940,801	38,051,133	34,203,959		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	104,670,322	96,678,321	92,754,141	86,897,779	81,109,237	75,388,514	69,735,611	64,150,527	58,633,264	53,183,819	47,802,193		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	110,057,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,406	61,570,112	55,825,619	50,152,615		
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,263,578	129,504,478	122,067,675	114,715,052	107,446,608	100,262,345	93,162,145	86,139,996	79,202,094	72,348,438	65,579,029	58,893,868		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,899	104,423,151	98,409,542	92,459,995	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,178,053	52,697,838	47,283,367		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,423,151	98,409,542	92,459,995	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,178,053	52,697,838	47,283,367		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,019,240	1,810,457	1,604,235	1,400,577	1,199,447	1,000,947	804,978	611,570	420,725	230,751	43,191		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690		
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773		
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773		
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,396	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,396	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209		
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557		
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557		
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784		
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£245,517	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570		
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,788,723	1,687,590	1,587,589	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,687	828,820		
8 CDC-RES8 Medium scheme (30 units) 30 dph	30	£894,385	1,788,723	1,687,590	1,587,589	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,687	828,820		
9 CDC-RES9 Medium scheme (30 units) 35 dph	30	£1,565,173	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,559	1,657,188	1,517,485	1,379,501	1,243,281		
10 CDC-RES10 Medium scheme (40 units) 35 dph	40	£1,985,631	3,283,085	3,081,385	2,881,399	2,683,127	2,486,569	2,291,727	2,100,559	1,910,188	1,720,485	1,540,501	1,369,281		
11 CDC-RES11 Medium scheme (40 units) 55 dph	40	£2,098,898	3,497,534	3,299,592	3,103,620	2,910,352	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,842	1,618,858		
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,309	3,076,894	2,875,205	2,675,860	2,478,884	2,284,252	2,091,972	1,902,044	1,714,648	1,529,244	1,348,373	1,168,854		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,371,918	4,124,453	3,876,766	3,637,916	3,398,634	3,162,567	2,928,118	2,698,440	2,470,521	2,245,434	2,023,144		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,057,300	3,814,015	3,573,464	3,335,699	3,100,799	2,868,524	2,639,184	2,412,489	2,187,649	1,967,595	1,746,325		
15 CDC-RES15 Large scheme (50 units) 40 dph	50	£6,557,877	9,186,937	8,186,937	7,186,937	6,186,937	5,186,937	4,186,937	3,186,937	2,186,937	1,186,937	86,937	38,937		
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	6,557,877	6,186,980	5,799,570	5,406,874	5,008,294	4,613,850	4,230,632	3,847,609	3,476,782	3,108,161	2,743,716		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,665,060	8,743,836	8,248,907	7,759,572	7,276,816	6,805,816	6,345,134	5,884,175	5,426,812	4,941,043	4,460,898	3,984,287		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	7,151,185	6,677,354	6,200,053	5,746,880	5,298,425	4,852,322	4,431,317	3,950,481	3,515,351	3,095,752	2,681,882		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,976,420	12,240,949	11,513,792	10,794,282	10,084,438	9,362,216	8,688,321	8,002,741	7,325,377	6,668,258	5,995,884		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£8,150,073	12,976,420	12,240,949	11,513,792	10,794,282	10,084,438	9,362,216	8,688,321	8,002,741	7,325,377	6,668,258	5,995,884		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,659	8,760,581	7,889,371		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,640,104	17,514,498	16,545,269	15,583,289	14,559,595	13,597,176	12,646,032	11,706,161	10,777,568	9,860,244	8,954,107	8,050,947		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,815,981	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,781	11,714,862		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,914,155	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,781	11,714,862		
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,262,542	36,283,046	35,118,152	33,953,259	32,788,366	31,623,473	30,458,580	29,293,687	28,128,794	26,963,901	25,799,008	24,634,115		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	32,362,040	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,633	19,886,052	18,195,254	16,518,322	14,862,260		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£28,812,824	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,673	24,864,322	22,744,069	20,647,903	18,577,825		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,849	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,673	24,864,322	22,744,069	20,647,903	18,577,825		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	55,843,006	52,567,122	49,307,217	46,033,327	42,769,437	39,505,547	36,241,657	32,977,767	29,713,877	26,449,987	23,186,097		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294,006	52,567,122	49,307,217	46,033,327	42,769,437	39,505,547	36,241,657	32,977,767	29,713,877	26,449,987	23,186,097	20,000,000		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,256	82,760,036	78,172,423	73,625,425	69,119,041	64,653,271	60,228,117	55,843,578	51,468,578	47,093,578	42,718,578	38,343,578		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	82,760,036	78,172,423	73,625,425	69,119,041	64,653,271	60,228,117	55,843,578	51,468,578	47,093,578	42,718,578	38,343,578		
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£90,432,234	104,893,026	100,585,689	96,320,290	92,107,087	88,002,402	83,916,166	79,838,619	75,791,068	71,763,517	67,756,066	63,768,615		
34 CDC-RES34 Strategic site (2,000 units) 30 dph	2,000	£175,513,291	207,783,052	200,155,378	192,651,585	185,213,692	177,765,799	170,317,906	162,870,013	155,422,120	147,974,227	140,526,334	133,078,441		
35 CDC-RES35 Strategic site (3,000 units) 30 dph	3,000	£259,225,234	304,893,026	295,677,323	286,461,585	277,245,892	268,030,199	258,814,506	249,600,813	240,387,120	231,173,427	221,959,734	212,746,041		
36 CDC-RES36 Strategic site (5,000 units) 30 dph	5,000	£259,225,234	304,893,026	295,677,323	286,461,585	277,245,892	268,030,199	258,814,506	249,600,813	240,387,120	231,173,427	221,959,734	212,746,041		
37 CDC-RES37 Strategic site (5,000 units) 35 dph	5,000	£259,225,234	304,893,026	295,677,323	286,461,585	277,245,892	268,030,199	258,814,506	249,600,813	240,387,120	231,173,427	221,959,734	212,746,041		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,250,022	342,461,151	328,400,452	314,339,753	300,279,054	286,218,355	272,157,656	258,096,957	244,036,258	229,975,559	215,914,860	201,854,161		
39 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	4,000	£258,502,889	342,461,151	328,400,452	314,339,753	300,279,054	286,218,355	272,157,656	258,096,957	244,036,258	229,975,559	215,914,860	201,854,161		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	4,000	£2,604,448	2,019,240	1,810,457	1,604,255	1,400,577	1,199,481	1,001,947	804,978	611,570	420,725	230,751	43,191		
41 CDC-ELDER1 Care home scheme (C2) - 70 units	1	£600,855	482,126	388,522	349,919	310,299	279,729	249,159	218,589	188,019	157,449	126,879	96,309		
42 CDC-EMPI Employment - industrial 40% plot ratio	1	£8,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773		
43 CDC-EMPI Employment - industrial 45% plot ratio	1	£8,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709		
44 CDC-EMPI Employment - industrial 50% plot ratio	1	£8,260,693	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729	7,682,729		
45 CDC-EMPI Employment - industrial 45% plot ratio	1	£11,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091		
46 CDC-EMPI Employment - industrial 40% plot ratio	1	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438		
47 CDC-EMPI Employment - industrial 45% plot ratio	1	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140		

Appendix 8 - Appraisal sensitivity outputs (upside)

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)				\$247,000 PER HA		Residual land values							
Description	No of units	BLV	5% HA	10% HA	15% HA	20% HA	25% HA	30% HA	35% HA	40% HA	45% HA	50% HA	
1 CDC-RE51 Small scheme (1 unit) 25 dh	1	\$11,624	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	
2 CDC-RE52 Small scheme (1 unit) 30 dh	1	\$9,686	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	
3 CDC-RE53 Small scheme (5 units) 25 dh	5	\$58,118	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	
4 CDC-RE54 Small scheme (5 units) 30 dh	5	\$48,431	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	
5 CDC-RE55 Small scheme (10 units) 30 dh	10	\$102,917	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	
6 CDC-RE56 Small scheme (15 units) 30 dh	15	\$158,214	1,410,157	1,349,458	1,288,180	1,226,902	1,165,624	1,104,346	1,043,068	981,789	920,511	859,233	
7 CDC-RE57 Medium scheme (20 units) 30 dh	20	\$205,833	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,126,215	1,050,323	973,367	
8 CDC-RE58 Medium scheme (20 units) 35 dh	20	\$176,429	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,126,215	1,050,323	973,367	
9 CDC-RE59 Medium scheme (30 units) 30 dh	30	\$298,750	2,549,467	2,422,800	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,332	1,576,484	1,460,051	
10 CDC-RE59 Medium scheme (30 units) 35 dh	30	\$249,667	2,549,467	2,422,800	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,332	1,576,484	1,460,051	
11 CDC-RE51 Medium scheme (40 units) 30 dh	40	\$411,667	3,927,946	3,716,023	3,504,100	3,292,177	3,080,254	2,868,331	2,656,408	2,444,485	2,232,562	2,020,639	
12 CDC-RE51 Medium scheme (40 units) 35 dh	40	\$342,167	3,927,946	3,716,023	3,504,100	3,292,177	3,080,254	2,868,331	2,656,408	2,444,485	2,232,562	2,020,639	
13 CDC-RE52 Medium scheme (40 units) 55 dh	40	\$224,545	2,853,513	2,683,764	2,518,968	2,350,125	2,186,235	2,022,299	1,864,317	1,708,288	1,552,102	1,396,004	
14 CDC-RE53 Large scheme (50 units) 30 dh	50	\$514,583	4,159,932	3,952,817	3,747,598	3,544,876	3,344,345	3,146,330	2,950,502	2,756,972	2,565,741	2,376,806	
15 CDC-RE54 Large scheme (50 units) 40 dh	50	\$385,398	3,818,751	3,610,478	3,414,449	3,218,768	3,018,371	2,825,241	2,633,098	2,444,840	2,256,568	2,071,581	
16 CDC-RE57 Large scheme (75 units) 30 dh	75	\$697,067	6,239,896	5,928,925	5,621,307	5,317,717	5,016,683	4,719,495	4,425,754	4,135,459	3,848,811	3,566,209	
17 CDC-RE57 Large scheme (75 units) 35 dh	75	\$581,697	6,239,896	5,928,925	5,621,307	5,317,717	5,016,683	4,719,495	4,425,754	4,135,459	3,848,811	3,566,209	
18 CDC-RE57 Large scheme (100 units) 30 dh	100	\$1,097,978	8,931,864	7,905,293	7,495,197	7,089,756	6,688,911	6,292,660	5,901,006	5,513,948	5,131,481	4,753,613	
18 CDC-RE58 Large scheme (100 units) 55 dh	100	\$598,788	6,592,732	6,198,750	5,800,339	5,424,366	5,058,995	4,688,141	4,296,819	3,930,030	3,577,372	3,210,407	
19 CDC-RE59 Large scheme (150 units) 30 dh	150	\$1,646,667	12,350,324	11,735,123	11,126,838	10,524,362	9,930,794	9,341,627	8,756,238	8,170,707	7,604,041	7,046,236	
20 CDC-RE59 Large scheme (150 units) 35 dh	150	\$1,411,429	12,350,324	11,735,123	11,126,838	10,524,362	9,930,794	9,341,627	8,756,238	8,170,707	7,604,041	7,046,236	
21 CDC-RE51 Large scheme (200 units) 30 dh	200	\$2,195,556	16,286,572	15,472,450	14,667,354	13,861,258	13,084,243	12,308,227	11,536,261	10,772,206	10,017,236	9,271,349	
22 CDC-RE52 Large scheme (200 units) 35 dh	200	\$1,881,905	16,777,246	15,928,787	15,089,758	14,270,185	13,493,991	12,622,252	11,826,259	11,031,700	10,246,608	9,470,986	
23 CDC-RE52 Large scheme (300 units) 30 dh	300	\$2,823,333	24,426,071	23,187,029	21,961,766	20,750,283	19,552,578	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	
24 CDC-RE54 Large scheme (300 units) 35 dh	300	\$2,292,857	24,426,071	23,187,029	21,961,766	20,750,283	19,552,578	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	
25 CDC-RE55 Large scheme (350 units) 30 dh	350	\$2,965,511	24,426,071	23,187,029	21,961,766	20,750,283	19,552,578	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	
26 CDC-RE56 Large scheme (400 units) 35 dh	400	\$3,763,810	31,066,293	29,485,675	27,922,644	26,377,190	24,849,342	23,333,072	21,846,380	20,371,293	18,913,794	17,473,863	
27 CDC-RE57 Large scheme (500 units) 30 dh	500	\$5,850,952	38,832,866	36,857,003	34,903,304	32,971,499	31,061,677	29,173,840	27,309,986	25,464,116	23,642,230	21,842,329	
28 CDC-RE58 Large scheme (500 units) 35 dh	500	\$5,850,952	38,832,866	36,857,003	34,903,304	32,971,499	31,061,677	29,173,840	27,309,986	25,464,116	23,642,230	21,842,329	
29 CDC-RE59 Large scheme (750 units) 30 dh	750	\$9,016,000	53,838,112	50,904,092	48,199,550	45,525,465	42,881,683	40,268,390	37,685,560	35,133,167	32,611,212	30,116,079	
30 CDC-RE59 Large scheme (750 units) 35 dh	750	\$8,425,833	53,838,112	50,904,092	48,199,550	45,525,465	42,881,683	40,268,390	37,685,560	35,133,167	32,611,212	30,116,079	
31 CDC-RE51 Strategic site (1,000 units) 30 dh	1,000	\$17,722,222	60,336,536	57,249,734	54,197,299	51,179,229	48,195,525	45,246,187	42,331,214	39,450,607	36,604,367	33,792,491	
32 CDC-RE52 Strategic site (1,000 units) 35 dh	1,000	\$17,761,905	60,336,536	57,249,734	54,197,299	51,179,229	48,195,525	45,246,187	42,331,214	39,450,607	36,604,367	33,792,491	
33 CDC-RE53 Strategic site (1,300 units) 30 dh	1,300	\$17,838,899	71,970,197	68,283,771	64,638,336	61,034,074	57,470,794	53,948,567	50,467,390	47,027,262	43,628,184	40,270,156	
34 CDC-RE53 Strategic site (1,300 units) 35 dh	1,300	\$15,290,476	71,970,197	68,283,771	64,638,336	61,034,074	57,470,794	53,948,567	50,467,390	47,027,262	43,628,184	40,270,156	
35 CDC-RE52 Strategic site (2,500 units) 30 dh	2,500	\$29,623,810	102,355,510	96,355,510	90,355,510	84,355,510	78,355,510	72,355,510	66,355,510	60,355,510	54,355,510	48,355,510	
36 CDC-RE56 Strategic site (2,500 units) 35 dh	2,500	\$29,044,762	102,722,720	100,304,519	94,945,605	89,648,980	84,311,668	78,934,643	73,544,618	68,154,593	62,764,568	57,374,543	
37 CDC-RE57 Strategic site (3,000 units) 35 dh	3,000	\$41,166,667	124,433,971	118,044,024	111,725,180	105,447,440	99,300,803	93,195,268	87,100,638	81,017,510	75,305,266	69,844,164	
38 CDC-RE58 Strategic site (4,000 units) 30 dh	4,000	\$54,888,889	100,345,034	95,174,427	90,061,360	85,005,834	80,007,848	75,067,401	70,184,497	65,350,131	60,591,307	55,879,090	
39 CDC-RE58 Strategic site (4,000 units) 35 dh	4,000	\$47,047,619	100,345,034	95,174,427	90,061,360	85,005,834	80,007,848	75,067,401	70,184,497	65,350,131	60,591,307	55,879,090	
40 CDC-EL760 (Older person's home) (C3) 35 dh	-	\$513,760	1,827,027	1,458,929	1,268,917	1,122,987	987,057	857,127	737,197	627,267	527,337	437,407	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	\$98,800	238,945	435,718	632,450	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,008,879	
42 CDC-EMP1 Employment-industrial 40% plot ratio	-	\$1,235,005	5,916,770	5,195,779	4,516,779	3,861,779	3,256,779	2,691,779	2,156,779	1,651,779	1,176,779	711,779	
43 CDC-EMP2 Employment-industrial 45% plot ratio	-	\$1,235,000	5,918,638	5,191,638	4,516,638	3,861,638	3,256,638	2,691,638	2,156,638	1,651,638	1,176,638	711,638	
44 CDC-EMP3 Employment-industrial 40% plot ratio	-	\$1,235,000	5,919,479	5,192,479	4,517,479	3,862,479	3,257,479	2,692,479	2,157,479	1,652,479	1,177,479	712,479	
45 CDC-EMP4 Employment-industrial 45% plot ratio	-	\$1,235,000	5,919,079	5,192,079	4,517,079	3,862,079	3,257,079	2,692,079	2,157,079	1,652,079	1,177,079	712,079	
46 CDC-EMP5 Employment-industrial 40% plot ratio	-	\$1,235,000	5,918,722	5,192,722	4,517,722	3,862,722	3,257,722	2,692,722	2,157,722	1,652,722	1,177,722	712,722	
47 CDC-EMP6 Employment-industrial 45% plot ratio	-	\$1,235,000	5,918,868	5,192,868	4,517,868	3,862,868	3,257,868	2,692,868	2,157,868	1,652,868	1,177,868	712,868	

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,497 psm

£2,689,739 PER HA

AH tenure
Type of use

Rented 80%
50% Soc Rent

30% AH Rent

Intermediate:

SO 20%
FH 0%

SO 60%
FH 0%

SO 60%
FH 0%

SO 60%
FH 0%

SO 60%
FH 0%

SO 60%
FH 0%

SO 60%
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SO 60%
FH 0%

SO 60%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,572	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£527,400	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£1,120,725	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
5 CDC-RES5 Small scheme (10 units) 35 dph	10	£1,120,725	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
6 CDC-RES6 Medium scheme (20 units) 30 dph	20	£2,241,450	2,133,245	2,069,690	1,989,408	1,900,700	1,811,700	1,722,400	1,633,100	1,544,000	1,455,000	1,366,000	1,277,000
7 CDC-RES7 Medium scheme (20 units) 35 dph	20	£2,241,450	2,133,245	2,069,690	1,989,408	1,900,700	1,811,700	1,722,400	1,633,100	1,544,000	1,455,000	1,366,000	1,277,000
8 CDC-RES8 Medium scheme (30 units) 35 dph	30	£3,362,174	3,166,874	3,069,574	2,969,784	2,869,994	2,770,204	2,670,414	2,570,624	2,470,834	2,371,044	2,271,254	2,171,464
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,166,874	3,069,574	2,969,784	2,869,994	2,770,204	2,670,414	2,570,624	2,470,834	2,371,044	2,271,254	2,171,464
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£3,362,174	3,166,874	3,069,574	2,969,784	2,869,994	2,770,204	2,670,414	2,570,624	2,470,834	2,371,044	2,271,254	2,171,464
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,898	4,242,418	4,132,248	4,022,078	3,911,908	3,801,738	3,691,568	3,581,398	3,471,228	3,361,058	3,250,888	3,140,718
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£4,482,898	4,242,418	4,132,248	4,022,078	3,911,908	3,801,738	3,691,568	3,581,398	3,471,228	3,361,058	3,250,888	3,140,718
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,477,143	5,424,977	5,372,811	5,320,645	5,268,479	5,216,313	5,164,147	5,111,981	5,059,815	5,007,649	4,955,483
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£5,603,624	5,477,143	5,424,977	5,372,811	5,320,645	5,268,479	5,216,313	5,164,147	5,111,981	5,059,815	5,007,649	4,955,483
15 CDC-RES15 Large scheme (50 units) 45 dph	50	£5,603,624	5,477,143	5,424,977	5,372,811	5,320,645	5,268,479	5,216,313	5,164,147	5,111,981	5,059,815	5,007,649	4,955,483
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£8,405,436	8,175,714	8,382,486	8,052,912	7,727,051	7,397,190	7,067,329	6,737,468	6,407,607	6,077,746	5,747,885	5,418,024
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399	11,854,399
18 CDC-RES18 Large scheme (150 units) 30 dph	150	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
19 CDC-RES19 Large scheme (200 units) 30 dph	200	£24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253
20 CDC-RES20 Large scheme (200 units) 35 dph	200	£24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253	24,903,253
21 CDC-RES21 Large scheme (300 units) 30 dph	300	£36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193
22 CDC-RES22 Large scheme (300 units) 35 dph	300	£36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193	36,863,193
23 CDC-RES23 Large scheme (400 units) 35 dph	400	£54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642	54,892,642
24 CDC-RES24 Large scheme (500 units) 35 dph	500	£84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416
25 CDC-RES25 Large scheme (500 units) 30 dph	500	£84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416
26 CDC-RES26 Large scheme (500 units) 35 dph	500	£84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416	84,914,416
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833	128,062,833
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666
36 CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	£256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666
37 CDC-RES37 Strategic site (2,000 units) 30 dph	2,000	£256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666
38 CDC-RES38 Strategic site (2,000 units) 35 dph	2,000	£256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666	256,125,666
39 CDC-RES39 Strategic site (4,000 units) 30 dph	4,000	£512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332	512,251,332
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597	17,931,597

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
4 CDC-RES4 Small scheme (10 units) 30 dph	5	£245,517	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,009,068	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,009,068	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
7 CDC-RES7 Medium scheme (20 units) 35 dph	20	£1,830,245	1,830,245	1,739,793	1,650,245	1,561,700	1,474,155	1,387,610	1,299,065	1,211,520	1,123,975	1,036,430	948,885
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,830,245	1,739,793	1,650,245	1,561,700	1,474,155	1,387,610	1,299,065	1,211,520	1,123,975	1,036,430	948,885
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,098,998	3,981,714	3,403,982	3,229,220	3,054,428	2,882,006	2,710,254	2,548,673	2,392,962	2,245,020	2,093,050	1,942,602
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,098,998	3,981,714	3,403,982	3,229,220	3,054,428	2,882,006	2,710,254	2,548,673	2,392,962	2,245,020	2,093,050	1,942,602
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,052	4,477,143	4,254,977	4,035,275	3,810,035	3,603,507	3,392,943	3,184,071	2,973,700	2,770,278	2,569,311	2,365,915
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,133,577	3,915,553	3,699,979	3,489,857	3,276,186	3,067,965	2,862,195	2,658,876	2,458,007	2,259,589	2,063,322
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,012,933	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,848,468	3,548,723
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,848,468	3,548,723
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,365,900	10,545,900	9,599,558	8,599,558	7,600,548	6,600,548	5,600,548	4,600,548	3,600,548	2,600,548	1,600,548	600,548
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,487	7,214,967	6,791,787	6,373,477	5,909,029	5,551,442	5,147,716	4,745,850	4,354,848	3,966,302	3,581,678	3,201,997
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	17,518,403	16,648,500	15,784,366	14,931,881	14,098,133	13,269,251	12,422,089	11,604,647	10,796,225	9,998,023	9,210,840
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	17,466,760	17,090,041	16,195,191	15,303,555	14,426,348	13,549,251	12,673,832	11,809,649	10,951,007	10,101,927	9,373,029
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,131	26,107,124	24,865,163	23,587,184	22,265,375	20,987,534	19,724,303	18,479,549	17,238,544	16,018,545	14,809,144	13,616,430
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	26,107,124	24,865,163	23,587,184	22,265,375	20,987,534	19,724,303	18,479,549	17,238,544	16,018,545	14,809,144	13,616,430
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	32,387,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,340	21,884,563	20,330,529	18,795,247	17,278,717
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	32,387,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,340	21,884,563	20,330,529	18,795,247	17,278,717
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,042	41,809,820	39,903,197	37,420,015	35,360,273	33,263,971	31,111,109	29,321,686	27,355,704	25,434,168	23,600,689	21,958,366
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,853,949	41,809,820	39,903,197	37,420,015	35,360,273	33,263,971	31,111,109	29,321,686	27,355,704	25,434,168	23,600,689	21,958,366
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,157,017	57,465,128	54,540,733	51,665,784	48,816,281	45,996,020	43,207,793	40,452,053	37,728,758	35,038,029	32,379,747	29,753,951
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	57,465,128	54,540,733	51,665,784	48,816,281	45,996,020	43,207,793	40,452,053	37,728,758	35,038,029	32,379,747	29,753,951
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£99,563,255	64,621,418	61,332,449	58,080,096	54,869,340	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,338,196	33,375,736
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	64,621,418	61,332,449	58,080,096	54,869,340	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,338,196	33,375,736
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	64,621,418	61,332,449	58,080,096	54,869,340	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,338,196	33,375,736
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	107,760,338	73,140,398	68,257,126	65,417,581	61,621,706	57,869,675	54,161,312	50,466,077	46,875,780	43,298,589	39,765,137
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,251,294	170,740,023	102,259,826	86,840,666	81,482,362	76,161,058	70,848,805	65,573,424	60,260,154	55,005,704	50,013,410	45,682,003
36 CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	£149,064,118	113,927,281	107,554,415	101,837,837	96,109,548	90,503,543	85,008,528	79,635,027	74,230,263	68,912,413	63,840,850	58,451,575
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£208,668,715	133,389,715	126,578,079	119,842,280	113,282,736	106,568,084	100,089,701	93,637,122	87,300,365	81,016,411	74,914,267	68,884,933
38 CDC-RES38 Strategic site (3,500 units) 35 dph	4,000	£276,253,020	105,025,912	100,565,965	95,965,965	91,255,609	85,926,469	80,658,714	75,452,885	70,307,374	65,223,244	60,200,470	55,239,056
39 CDC-RES39 Strategic site (4,000 units) 30 dph	4,000	£236,592,502	107,603,882	102,092,515	96,442,911	91,255,609	85,926,469	80,658,714	75,452,885	70,307,374	65,223,244	60,200,470	55,239,056
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	5	£2,604,448	1,918,745	1,734,950	1,563,305	1,374,079	1,197,004	1,022,169	848,673	679,217	511,101	344,226	180,312
41 CDC-CARE1 Care home scheme (C2) - 70 years	-	£600,855	238,948	435,718	632,489	829,258	1,026,029	1,222,790	1,419,599	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMPE1 Employment - industrial 40% plot ratio	-	£68,269,93	5,195,779	5,195,779	5,195,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779
43 CDC-EMPE2 Employment - industrial 45% plot ratio	-	£68,269,93	5,195,779	5,195,779	5,195,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779	5,196,779
44 CDC-EMPE3 Employment - industrial 50% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMPE4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46 CDC-EMPE5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMPE6 Employment - industrial 45% plot ratio	-	£25,042,772	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868

COTSWOLD DISTRICT COUNCIL		Sales value £4,594 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		\$106 per unit:		£7,600	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% AH Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	50% AH	50% AH
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,574	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979	61,810	56,979
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979	61,810	56,979
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£632,880	539,916	513,073	486,526	460,279	434,330	406,678	383,325	358,269	333,512	309,053	284,893	309,053	284,893
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£527,400	539,916	513,073	486,526	460,279	434,330	406,678	383,325	358,269	333,512	309,053	284,893	309,053	284,893
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785	618,107	569,785
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£1,060,621	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785	618,107	569,785
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	2,162,044	2,084,381	1,989,248	1,874,266	1,748,815	1,604,836	1,458,436	1,307,127	1,150,891	1,000,335	850,235	1,150,891	1,000,335
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759	1,217,724	1,129,482
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	3,241,569	3,095,419	2,935,182	2,765,139	2,585,399	2,395,654	2,205,911	2,016,166	1,826,421	1,636,676	1,446,931	1,826,421	1,636,676
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£2,881,864	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,091	1,960,335	1,826,587	1,692,839	1,559,091	1,826,587	1,692,839
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£4,482,899	4,355,483	4,165,870	3,965,626	3,755,382	3,545,138	3,334,894	3,124,650	2,914,406	2,704,162	2,493,918	2,283,674	2,704,162	2,493,918
12 CDC-RE62 Medium scheme (40 units) 35 dph	40	£2,445,215	2,515,295	2,318,159	2,107,103	1,900,047	1,700,047	1,500,047	1,300,047	1,100,047	900,047	700,047	500,047	900,047	700,047
13 CDC-RE63 Large scheme (50 units) 30 dph	50	£5,603,624	5,394,353	5,157,338	4,922,051	4,691,191	4,460,331	4,229,471	4,000,000	3,770,529	3,541,058	3,311,587	3,082,116	3,311,587	3,082,116
14 CDC-RE64 Large scheme (50 units) 40 dph	50	£4,202,718	4,445,402	4,215,638	3,985,470	3,757,927	3,530,384	3,302,841	3,075,298	2,847,755	2,620,212	2,392,669	2,165,126	2,392,669	2,165,126
15 CDC-RE65 Large scheme (75 units) 30 dph	75	£8,405,436	7,917,530	7,636,008	7,354,426	7,072,844	6,791,262	6,509,680	6,228,098	5,946,516	5,664,934	5,383,352	5,101,770	5,383,352	5,101,770
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£7,204,659	7,191,530	6,836,008	6,484,426	6,136,787	5,789,089	5,437,333	5,117,519	4,785,646	4,457,715	4,125,784	3,800,000	4,457,715	4,125,784
17 CDC-RE67 Large scheme (100 units) 30 dph	100	£11,954,399	11,584,399	11,184,399	10,784,399	10,384,399	9,984,399	9,584,399	9,184,399	8,784,399	8,384,399	7,984,399	7,584,399	7,984,399	7,584,399
18 CDC-RE68 Large scheme (100 units) 35 dph	100	£8,520,581	7,837,182	7,384,524	6,937,656	6,490,788	6,043,920	5,597,052	5,150,184	4,703,316	4,256,448	3,809,580	3,362,712	4,256,448	3,809,580
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£17,931,597	14,231,905	13,525,780	12,821,491	12,117,035	11,414,413	10,710,626	10,006,839	9,303,052	8,599,265	7,895,478	7,191,691	8,599,265	7,191,691
20 CDC-RE70 Large scheme (150 units) 35 dph	150	£15,360,940	14,231,905	13,525,780	12,821,491	12,117,035	11,414,413	10,710,626	10,006,839	9,303,052	8,599,265	7,895,478	7,191,691	8,599,265	7,191,691
21 CDC-RE81 Large scheme (200 units) 30 dph	200	£23,908,795	18,759,233	17,817,409	16,894,788	15,982,545	15,080,646	14,189,104	13,307,918	12,437,086	11,576,614	10,726,496	9,886,608	11,576,614	10,726,496
22 CDC-RE82 Large scheme (200 units) 35 dph	200	£20,493,253	19,211,939	18,246,678	17,292,152	16,346,361	15,415,306	14,492,987	13,581,404	12,680,556	11,790,444	10,911,068	10,042,427	11,790,444	10,911,068
23 CDC-RE83 Large scheme (300 units) 30 dph	300	£35,863,193	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884	17,132,221	15,849,720
24 CDC-RE84 Large scheme (300 units) 35 dph	300	£30,730,880	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884	17,132,221	15,849,720
25 CDC-RE85 Large scheme (400 units) 30 dph	400	£47,817,591	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457	21,747,274	20,113,427
26 CDC-RE86 Large scheme (400 units) 35 dph	400	£40,986,500	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457	21,747,274	20,113,427
27 CDC-RE87 Large scheme (500 units) 30 dph	500	£84,041,410	64,386,774	62,149,302	59,936,728	57,740,048	55,586,264	53,448,377	51,335,368	49,247,291	47,184,092	45,141,783	43,124,322	47,184,092	45,141,783
28 CDC-RE88 Large scheme (500 units) 35 dph	500	£54,892,642	44,386,774	42,149,302	39,936,728	37,740,048	35,586,264	33,448,377	31,335,368	29,247,291	27,184,092	25,141,783	23,124,322	27,184,092	25,141,783
29 CDC-RE89 Large scheme (750 units) 30 dph	750	£103,451,518	81,280,392	78,182,692	75,119,474	72,060,742	69,006,493	66,136,729	63,211,440	60,320,654	57,464,342	54,620,515	51,855,172	57,464,342	54,620,515
30 CDC-RE90 Large scheme (750 units) 35 dph	750	£88,672,730	81,280,392	78,182,692	75,119,474	72,060,742	69,006,493	66,136,729	63,211,440	60,320,654	57,464,342	54,620,515	51,855,172	57,464,342	54,620,515
31 CDC-RE91 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	68,896,359	65,404,770	61,952,061	58,538,230	55,163,279	51,827,208	48,530,015	45,271,703	42,052,270	38,871,715	35,730,040	42,052,270	38,871,715
32 CDC-RE92 Strategic site (1,000 units) 35 dph	1,000	£128,862,338	68,896,359	65,404,770	61,952,061	58,538,230	55,163,279	51,827,208	48,530,015	45,271,703	42,052,270	38,871,715	35,730,040	42,052,270	38,871,715
33 CDC-RE93 Strategic site (1,300 units) 30 dph	1,300	£104,258,962	82,164,598	77,997,025	73,875,656	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097	50,123,355	46,327,024
34 CDC-RE94 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	82,164,598	77,997,025	73,875,656	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097	50,123,355	46,327,024
35 CDC-RE95 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	114,973,007	109,150,159	103,262,452	97,483,507	91,825,710	86,233,061	80,705,560	75,243,206	69,840,001	64,513,943	59,247,034	69,840,001	64,513,943
36 CDC-RE96 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	120,931,395	114,795,505	108,727,912	102,728,615	96,797,615	90,934,912	85,140,505	79,414,395	73,756,582	68,167,084	62,645,843	73,756,582	68,167,084
37 CDC-RE97 Strategic site (3,500 units) 30 dph	3,500	£448,268,573	184,847,785	180,994,544	176,984,544	172,984,544	168,984,544	164,984,544	160,984,544	156,984,544	152,984,544	148,984,544	144,984,544	156,984,544	152,984,544
38 CDC-RE98 Strategic site (4,000 units) 30 dph	4,000	£597,719,899	184,847,785	180,994,544	176,984,544	172,984,544	168,984,544	164,984,544	160,984,544	156,984,544	152,984,544	148,984,544	144,984,544	156,984,544	152,984,544
39 CDC-RE99 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	184,847,785	180,994,544	176,984,544	172,984,544	168,984,544	164,984,544	160,984,544	156,984,544	152,984,544	148,984,544	144,984,544	156,984,544	152,984,544
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,210,464	2,012,971	1,817,673	1,625,172	1,434,867	1,246,559	1,061,446	878,330	697,609	519,286	343,358	697,609	519,286
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649	1,813,109	2,009,879
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£58,924	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,030	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£294,621	539,016	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,803		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245,517	539,016	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,803		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£521,724	1,079,832	1,026,144	973,053	920,556	868,659	817,357	766,649	716,539	667,025	618,107	569,791		
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£487,192	1,079,832	1,026,144	973,053	920,556	868,659	817,357	766,649	716,539	667,025	618,107	569,791		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£1,043,449	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,881	1,217,724	1,129,442	1,041,759		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£894,385	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,881	1,217,724	1,129,442	1,041,759		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£1,565,173	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,389	1,826,587	1,694,223	1,562,738		
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£1,341,577	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,389	1,826,587	1,694,223	1,562,738		
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£2,098,098	3,855,633	3,645,870	3,458,307	3,285,369	3,122,443	2,964,307	2,811,459	2,663,299	2,519,442	2,375,284	2,232,024		
12 CDC-RE62 Medium scheme (40 units) 55 dph	40	£1,318,308	3,351,293	3,158,193	2,967,130	2,778,643	2,592,122	2,422,959	2,265,941	2,104,141	1,955,575	1,809,129	1,520,537		
13 CDC-RE63 Large scheme (50 units) 30 dph	50	£2,608,622	4,794,353	4,557,338	4,322,951	4,091,191	3,862,059	3,635,556	3,411,679	3,190,431	2,971,811	2,755,010	2,540,006		
14 CDC-RE64 Large scheme (50 units) 40 dph	50	£1,956,467	4,448,402	4,215,628	3,985,470	3,757,927	3,533,000	3,310,688	3,090,992	2,873,911	2,659,447	2,447,598	2,238,305		
15 CDC-RE65 Large scheme (75 units) 30 dph	75	£3,912,033	7,915,320	8,636,508	8,644,426	8,136,787	7,734,019	7,455,333	7,117,519	6,785,646	6,457,715	6,132,516	5,810,020		
16 CDC-RE66 Large scheme (75 units) 30 dph	75	£3,953,493	7,915,320	8,636,508	8,644,426	8,136,787	7,734,019	7,455,333	7,117,519	6,785,646	6,457,715	6,132,516	5,810,020		
17 CDC-RE67 Large scheme (100 units) 30 dph	100	£5,565,060	9,588,707	1,014,677	8,684,901	8,182,392	7,704,119	7,271,111	6,823,358	6,386,862	5,943,620	5,501,019	5,080,010		
18 CDC-RE68 Large scheme (100 units) 55 dph	100	£3,835,487	7,837,182	7,324,824	6,937,056	6,558,888	6,176,552	5,800,081	5,428,562	5,053,631	4,683,363	4,313,542	3,943,142		
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£8,347,591	14,231,905	13,585,760	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,562	8,802,267	8,158,815	7,519,936		
20 CDC-RE70 Large scheme (150 units) 35 dph	150	£7,155,078	14,231,905	13,585,760	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,562	8,802,267	8,158,815	7,519,936		
21 CDC-RE71 Large scheme (200 units) 30 dph	200	£9,120,231	17,872,439	17,617,409	16,944,798	16,592,245	15,980,846	15,400,918	14,837,018	14,287,398	13,750,614	13,232,498	12,725,888		
22 CDC-RE72 Large scheme (200 units) 35 dph	200	£9,540,104	19,211,939	18,246,678	17,292,152	16,346,381	15,415,306	14,492,987	13,581,044	12,680,556	11,790,444	10,931,098	10,042,427		
23 CDC-RE73 Large scheme (300 units) 30 dph	300	£16,695,181	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884		
24 CDC-RE74 Large scheme (300 units) 35 dph	300	£14,310,155	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884		
25 CDC-RE75 Large scheme (300 units) 55 dph	300	£22,925,919	31,909,442	31,719,142	31,394,942	30,909,129	30,362,492	29,762,492	29,112,724	28,423,442	27,694,442	26,925,442	26,119,442		
26 CDC-RE76 Large scheme (400 units) 30 dph	400	£19,080,207	35,509,410	33,719,442	31,949,381	30,199,328	28,469,012	26,758,702	25,068,309	23,397,893	21,747,092	20,119,827	18,499,457		
27 CDC-RE77 Large scheme (500 units) 30 dph	500	£29,812,624	44,386,774	42,140,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,386	29,247,291	27,184,092	25,147,793	23,134,322		
28 CDC-RE78 Large scheme (500 units) 35 dph	500	£25,553,649	44,386,774	42,140,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,386	29,247,291	27,184,092	25,147,793	23,134,322		
29 CDC-RE79 Large scheme (750 units) 30 dph	750	£48,159,177	81,280,362	78,162,992	75,119,474	72,066,942	69,006,463	66,139,729	63,427,949	60,805,654	58,269,445	55,819,174	53,355,172		
30 CDC-RE80 Large scheme (750 units) 35 dph	750	£41,275,330	81,280,362	78,162,992	75,119,474	72,066,942	69,006,463	66,139,729	63,427,949	60,805,654	58,269,445	55,819,174	53,355,172		
31 CDC-RE81 Strategic site (1,000 units) 30 dph	1,000	£99,563,255	88,896,355	85,404,770	81,952,061	78,536,320	75,163,278	71,827,208	68,530,015	65,271,703	62,052,270	58,871,715	55,730,040		
32 CDC-RE82 Strategic site (1,000 units) 35 dph	1,000	£99,625,647	88,896,355	85,404,770	81,952,061	78,536,320	75,163,278	71,827,208	68,530,015	65,271,703	62,052,270	58,871,715	55,730,040		
33 CDC-RE83 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	82,164,508	77,997,025	73,875,656	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,007		
34 CDC-RE84 Strategic site (1,300 units) 35 dph	1,300	£77,531,634	82,164,508	77,997,025	73,875,656	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,007		
35 CDC-RE85 Strategic site (2,000 units) 30 dph	2,000	£119,251,569	107,073,097	100,150,150	93,227,203	86,304,256	79,381,309	72,458,362	65,535,415	58,612,468	51,689,521	44,766,574	37,843,627		
36 CDC-RE86 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	120,931,265	114,795,505	108,727,912	102,728,815	96,707,815	90,694,912	84,700,015	78,714,115	72,728,582	66,747,084	60,765,681		
37 CDC-RE87 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	142,344,142	135,130,133	127,967,767	120,853,712	113,891,169	106,979,138	100,147,619	93,364,315	86,586,116	79,812,816	73,045,616		
38 CDC-RE88 Strategic site (4,000 units) 30 dph	4,000	£278,520,529	114,847,765	108,994,544	103,206,452	97,483,057	91,825,710	86,203,061	80,705,560	75,243,206	69,844,001	64,513,943	59,247,034		
39 CDC-RE89 Strategic site (4,000 units) 35 dph	4,000	£232,502,588	114,847,765	108,994,544	103,206,452	97,483,057	91,825,710	86,203,061	80,705,560	75,243,206	69,844,001	64,513,943	59,247,034		
40 CDC-RE90 Large scheme (C3) 35 dph	50	£2,604,648	4,794,353	4,557,338	4,322,951	4,091,191	3,862,059	3,635,556	3,411,679	3,190,431	2,971,811	2,755,010	2,540,006		
41 CDC-CARE1 Care home scheme (C2) - 70 units		£500,855	2,395,448	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,619,339	1,815,109	2,009,879	2,206,649		
42 CDC-EMP1 Employment - industrial 40% plot ratio		£8,260,693	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779		
43 CDC-EMP2 Employment - industrial 40% plot ratio		£8,260,693	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779	5,186,779		
44 CDC-EMP3 Employment - industrial 45% plot ratio		£12,621,696	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633		
45 CDC-EMP4 Employment - industrial 45% plot ratio		£12,621,696	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633	8,959,633		
46 CDC-EMP5 Employment - industrial 40% plot ratio		£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		
47 CDC-EMP6 Employment - industrial 45% plot ratio		£25,042,772	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868	15,534,868		

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

TOWNSHALL DISTRICT COUNCIL		Sales value £4,691 psm		AH tenure		Rented 80%		Intermediate:		SO 20%				\$106 per unit:		£7,600	
BENKNOLE LAND VALU E (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of use:		50% Soc Rent		30% AH Rent		FH 0%							
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values								
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852	55,789		
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852	55,789		
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	574,847	546,365	518,199	490,350	462,816	436,600	408,699	382,114	355,847	329,894	304,259	278,940		
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	574,847	546,365	518,199	490,350	462,816	436,600	408,699	382,114	355,847	329,894	304,259	278,940		
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519	557,000		
6	CDC-RES6 Small scheme (20 units) 30 dph	20	£2,241,450	2,201,746	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585		
7	CDC-RES7 Medium scheme (20 units) 35 dph	20	£2,241,450	2,201,746	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585		
8	CDC-RES8 Medium scheme (30 units) 30 dph	30	£3,362,174	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378	1,530,611		
9	CDC-RES9 Medium scheme (30 units) 35 dph	30	£2,881,864	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378	1,530,611		
10	CDC-RES10 Medium scheme (40 units) 30 dph	40	£4,482,899	4,089,252	3,887,759	3,688,002	3,491,478	3,296,689	3,104,134	2,913,814	2,725,728	2,538,814	2,353,960	2,171,357	1,988,005		
11	CDC-RES11 Medium scheme (40 units) 55 dph	40	£2,445,215	2,661,183	2,496,406	2,336,408	2,176,410	2,016,412	1,856,414	1,696,416	1,536,418	1,376,420	1,216,422	1,056,424	896,426		
12	CDC-RES12 Medium scheme (50 units) 30 dph	50	£5,603,624	5,111,564	4,859,699	4,610,627	4,364,347	4,120,861	3,880,168	3,642,267	3,407,160	3,173,518	2,942,449	2,714,196	2,486,000		
13	CDC-RES13 Large scheme (50 units) 40 dph	50	£4,202,718	4,763,227	4,515,703	4,270,960	4,028,996	3,789,813	3,553,411	3,319,790	3,088,948	2,860,887	2,635,607	2,413,107	2,190,607		
14	CDC-RES14 Large scheme (75 units) 30 dph	75	£8,405,436	7,867,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294	3,729,914		
15	CDC-RES15 Large scheme (75 units) 35 dph	75	£7,204,659	7,867,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294	3,729,914		
16	CDC-RES16 Large scheme (100 units) 30 dph	100	£11,954,399	10,923,128	9,719,937	8,921,254	8,280,997	7,688,696	7,096,439	6,504,182	5,911,925	5,319,668	4,727,411	4,135,154	3,542,897		
17	CDC-RES17 Large scheme (100 units) 55 dph	100	£6,520,581	8,459,407	7,977,851	7,501,834	7,031,325	6,566,335	6,106,864	5,652,911	5,204,476	4,761,561	4,324,164	3,892,286	3,460,000		
18	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,386,836	8,711,366	8,032,274	7,357,182		
19	CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,386,836	8,711,366	8,032,274	7,357,182		
20	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	19,969,889	19,309,475	18,600,549	17,932,353	16,075,159	15,128,958	14,193,747	13,269,529	12,356,304	11,452,057	10,556,671	9,661,285		
21	CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,250	20,421,682	19,309,475	18,388,636	17,389,167	16,401,068	15,424,337	14,458,976	13,504,984	12,562,362	11,631,108	10,711,224	9,800,852		
22	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,407	18,247,895	16,890,327	15,549,338	14,217,919		
23	CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,407	18,247,895	16,890,327	15,549,338	14,217,919		
24	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,908,008	23,156,050	21,427,217	19,719,508	18,011,799		
25	CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,908,008	23,156,050	21,427,217	19,719,508	18,011,799		
26	CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,410	67,823,227	64,763,227	61,703,227	58,643,227	55,583,227	52,523,227	49,463,227	46,403,227	43,343,227	40,283,227	37,223,227	34,163,227		
27	CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	67,823,227	64,763,227	61,703,227	58,643,227	55,583,227	52,523,227	49,463,227	46,403,227	43,343,227	40,283,227	37,223,227	34,163,227		
28	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	65,086,995	61,809,765	58,569,016	55,364,751	52,196,967	49,065,665	45,970,848	42,912,509	39,890,655	36,905,283	33,956,393	30,961,503		
29	CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	65,086,995	61,809,765	58,569,016	55,364,751	52,196,967	49,065,665	45,970,848	42,912,509	39,890,655	36,905,283	33,956,393	30,961,503		
30	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	73,163,688	69,470,709	65,818,851	62,208,115	58,638,409	55,110,003	51,622,630	48,176,377	44,771,245	41,407,234	38,084,345	34,769,456		
31	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	73,163,688	69,470,709	65,818,851	62,208,115	58,638,409	55,110,003	51,622,630	48,176,377	44,771,245	41,407,234	38,084,345	34,769,456		
32	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	87,261,799	82,853,652	78,494,587	74,184,605	69,923,706	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609	41,420,550		
33	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	87,261,799	82,853,652	78,494,587	74,184,605	69,923,706	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609	41,420,550		
34	CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	122,178,417	116,015,793	109,921,755	103,896,303	97,839,438	92,051,155	86,231,459	80,480,350	74,797,826	69,183,888	63,563,535	57,949,282		
35	CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	128,507,329	122,014,000	115,593,064	109,244,344	102,967,897	96,763,725	90,631,826	84,572,203	78,584,853	72,669,778	66,826,977	61,000,000		
36	CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,289,527	128,507,329	122,014,000	115,593,064	109,244,344	102,967,897	96,763,725	90,631,826	84,572,203	78,584,853	72,669,778	66,826,977	61,000,000		
37	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	122,075,557	115,882,857	109,759,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,908	74,461,466	68,817,978	63,243,443	57,669,000		
38	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,320	122,075,557	115,882,857	109,759,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,908	74,461,466	68,817,978	63,243,443	57,669,000		
39	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,502,182	2,290,991	2,082,352	1,876,265	1,672,730	1,471,749	1,273,310	1,077,442	884,118	693,346	505,126	316,288		
40	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649	2,403,419		
41	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
42	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
43	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,396	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539		
44	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,396	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539		
45	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722		
46	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852		
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852		
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	574,847	546,365	518,190	490,350	462,816	435,600	408,690	382,114	355,847	329,894	304,259		
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	574,847	546,365	518,190	490,350	462,816	435,600	408,690	382,114	355,847	329,894	304,259		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,149,068	1,082,731	1,026,390	960,700	905,634	851,199	807,196	764,220	71,893	65,970	60,850		
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£1,047,448	2,298,136	2,149,056	2,092,781	2,036,390	1,980,700	1,925,199	1,871,196	1,817,220	1,763,220	1,709,219	1,655,219		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,000	1,206,764	1,113,585		
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£694,385	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,000	1,206,764	1,113,585		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,137,620	2,983,544	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378		
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,137,620	2,983,544	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,092,628	4,099,522	3,887,759	3,688,522	3,488,522	3,288,522	3,088,522	2,888,522	2,688,522	2,488,522	2,288,522	2,088,522		
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,000,183	3,395,408	3,192,981	2,992,502	2,791,126	2,590,377	2,389,628	2,188,879	2,027,728	1,866,577	1,705,426		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,111,564	4,850,699	4,610,627	4,364,347	4,120,861	3,880,166	3,642,267	3,407,160	3,173,518	2,942,440	2,714,196		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,763,227	4,515,703	4,270,920	4,028,996	3,789,813	3,553,411	3,319,790	3,086,948	2,860,887	2,636,607	2,413,107		
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,033	7,867,348	7,289,549	6,915,040	6,546,522	6,181,292	5,846,401	5,511,920	5,177,439	4,842,958	4,513,677	4,184,396		
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,953,043	7,867,348	7,289,549	6,915,040	6,546,522	6,181,292	5,846,401	5,511,920	5,177,439	4,842,958	4,513,677	4,184,396		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,665,060	10,222,128	9,710,397	9,221,254	8,756,958	8,341,723	7,920,354	7,500,354	7,084,534	6,674,324	6,264,324	5,854,324		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,837,481	8,459,407	7,977,861	7,501,834	7,031,325	6,566,335	6,106,864	5,652,911	5,204,476	4,761,561	4,324,164	3,892,288		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,345,991	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,094,476	9,398,836	8,711,366	8,032,274		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,094,476	9,398,836	8,711,366	8,032,274		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	21,899,889	19,878,719	19,000,540	17,926,353	16,875,158	15,758,968	14,589,778	13,364,588	12,145,398	10,926,208	9,707,018		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	20,421,682	18,390,475	18,388,636	17,389,167	16,401,068	15,424,337	14,458,973	13,504,984	12,562,362	11,631,108	10,711,224		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	29,705,372	28,215,154	26,741,516	25,264,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,150	29,705,372	28,215,154	26,741,516	25,264,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338		
25 CDC-RES25 Large scheme (350 units) 30 dph	350	£22,925,336	37,730,983	35,836,325	33,962,751	32,110,257	30,276,847	28,456,517	26,637,091	24,822,665	23,025,239	21,247,813	19,490,387		
26 CDC-RES26 Large scheme (400 units) 30 dph	400	£19,080,207	37,730,983	35,836,325	33,962,751	32,110,257	30,276,847	28,456,517	26,637,091	24,822,665	23,025,239	21,247,813	19,490,387		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	47,163,728	44,795,408	42,453,439	40,137,822	37,848,558	35,585,646	33,346,364	31,130,510	28,945,062	26,784,021	24,649,385		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,649	47,163,728	44,795,408	42,453,439	40,137,822	37,848,558	35,585,646	33,346,364	31,130,510	28,945,062	26,784,021	24,649,385		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	85,066,965	81,609,765	78,569,016	75,564,741	72,566,567	69,566,065	66,574,046	63,582,027	60,590,008	57,600,008	54,610,008		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,275,320	85,066,965	81,609,765	78,569,016	75,564,741	72,566,567	69,566,065	66,574,046	63,582,027	60,590,008	57,600,008	54,610,008		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£99,653,265	713,163,688	694,770,709	658,815,851	622,086,115	586,848,468	551,110,033	516,222,630	481,737,249	447,771,249	417,072,334	389,384,345		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£95,625,647	713,163,688	694,770,709	658,815,851	622,086,115	586,848,468	551,110,033	516,222,630	481,737,249	447,771,249	417,072,334	389,384,345		
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	87,261,799	82,653,652	78,944,587	74,184,065	69,923,705	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,531,341	87,261,799	82,653,652	78,944,587	74,184,065	69,923,705	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,251,309	128,072,817	121,912,970	116,510,973	111,078,697	105,789,697	100,531,697	95,311,697	90,121,697	85,001,697	80,001,697	75,001,697		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	128,072,817	121,912,970	116,510,973	111,078,697	105,789,697	100,531,697	95,311,697	90,121,697	85,001,697	80,001,697	75,001,697		
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	151,270,021	143,615,434	136,045,053	128,561,877	121,162,907	113,849,142	106,620,584	99,477,221	92,410,984	85,448,142	78,558,047		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,250,528	122,075,567	115,882,587	109,709,092	103,764,283	97,718,369	91,801,411	85,983,388	80,173,098	74,461,486	68,817,978	63,243,443		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£252,582,589	122,075,567	115,882,587	109,709,092	103,764,283	97,718,369	91,801,411	85,983,388	80,173,098	74,461,486	68,817,978	63,243,443		
40 CDC-RES40 Strategic site (5,000 units) (C3) 35 dph	5,000	£2,604,548	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091	2,290,091		
41 CDC-CARE1 Care home scheme (C2) - 70 units		£500,855	258,945	435,718	632,449	828,258	1,026,029	1,222,799	1,419,569	1,616,359	1,813,109	2,009,879	2,206,649		
42 CDC-EMP1 Employment - industrial 40% plot ratio		£8,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
43 CDC-EMP2 Employment - industrial 45% plot ratio		£8,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
44 CDC-EMP3 Employment - industrial 40% plot ratio		£2,121,696	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638		
45 CDC-EMP4 Employment - industrial 45% plot ratio		£2,121,696	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638	8,950,638		
46 CDC-EMP5 Employment - industrial 40% plot ratio		£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		
47 CDC-EMP6 Employment - industrial 45% plot ratio		£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		

COTSWOLD DISTRICT COUNCIL

Sales value £4,788 per

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% SO Rent 30% AH Rent

Intermediate:

SO 20%
FH 0%

\$106 per unit:

£7,600

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,574	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
5 CDC-RES5 Small scheme (10 units) 25 dph	10	£1,120,725	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
6 CDC-RES6 Small scheme (10 units) 30 dph	10	£1,060,621	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,087	1,778,118
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,087	1,778,118
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,343,019	4,129,648	3,918,652	3,701,602	3,486,129	3,269,897	3,053,615	2,837,333	2,619,051	2,392,769	2,170,487
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,218	4,343,019	4,129,648	3,918,652	3,701,602	3,486,129	3,269,897	3,053,615	2,837,333	2,619,051	2,392,769	2,170,487
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,428,774	5,162,000	4,898,303	4,637,504	4,379,664	4,124,780	3,872,267	3,621,829	3,374,370	3,129,889	2,886,385
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	5,078,053	4,815,778	4,558,449	4,300,065	4,046,628	3,796,134	3,548,586	3,303,984	3,062,327	2,823,323	2,586,118
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	8,143,162	7,743,000	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	8,143,162	7,743,000	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	10,857,549	10,324,119	9,796,606	9,275,009	8,759,326	8,249,561	7,744,534	7,243,659	6,748,740	6,259,777	5,776,772
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£8,520,581	10,857,549	10,324,119	9,796,606	9,275,009	8,759,326	8,249,561	7,744,534	7,243,659	6,748,740	6,259,777	5,776,772
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,823	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,823	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£32,908,795	21,189,403	20,142,028	19,106,281	18,082,163	17,069,672	16,068,810	15,079,575	14,101,970	13,133,250	12,174,144	11,226,733
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£29,493,253	21,189,403	20,142,028	19,106,281	18,082,163	17,069,672	16,068,810	15,079,575	14,101,970	13,133,250	12,174,144	11,226,733
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,410	69,893,596	65,436,838	62,018,558	58,638,759	55,297,440	51,994,601	48,730,243	45,504,365	42,316,968	39,168,050	36,057,614
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	69,893,596	65,436,838	62,018,558	58,638,759	55,297,440	51,994,601	48,730,243	45,504,365	42,316,968	39,168,050	36,057,614
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	88,893,596	83,436,838	80,218,558	76,938,759	73,602,440	70,218,558	66,882,243	63,496,365	60,058,939	56,573,011	53,038,583
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,893,596	88,893,596	83,436,838	80,218,558	76,938,759	73,602,440	70,218,558	66,882,243	63,496,365	60,058,939	56,573,011	53,038,583
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	77,431,017	73,536,648	69,685,642	65,877,999	62,113,718	58,392,800	54,715,245	51,081,051	47,490,221	43,942,753	40,438,649
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,862,838	77,431,017	73,536,648	69,685,642	65,877,999	62,113,718	58,392,800	54,715,245	51,081,051	47,490,221	43,942,753	40,438,649
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	92,347,006	87,698,259	83,101,281	78,556,075	74,062,637	69,620,970	65,231,073	60,892,946	56,606,589	52,372,002	48,189,184
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	92,347,006	87,698,259	83,101,281	78,556,075	74,062,637	69,620,970	65,231,073	60,892,946	56,606,589	52,372,002	48,189,184
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	128,383,827	122,881,427	116,451,394	110,933,728	105,408,430	99,859,548	94,284,934	88,738,738	83,190,908	77,647,446	72,115,989
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	136,083,262	129,232,614	122,458,217	115,760,072	109,138,179	102,592,538	96,123,149	89,730,011	83,413,126	77,172,492	71,008,111
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,268,573	160,193,268	152,117,640	144,131,903	136,236,059	128,430,107	120,714,046	113,087,879	105,511,603	98,105,218	90,748,727	83,482,127
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,898	128,383,827	122,881,427	116,451,394	110,933,728	105,408,430	99,859,548	94,284,934	88,738,738	83,190,908	77,647,446	72,115,989
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	129,206,209	122,762,693	116,301,367	109,913,851	103,598,523	97,355,923	91,186,053	85,088,913	79,064,501	73,112,819	67,233,868
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,793,901	2,569,911	2,348,830	2,127,357	1,910,593	1,696,539	1,485,192	1,278,555	1,070,626	867,406	666,894
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,181,638	5,161,638	5,141,638	5,121,638	5,101,638	5,081,638	5,061,638	5,041,638	5,021,638	5,001,638
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,181,638	5,161,638	5,141,638	5,121,638	5,101,638	5,081,638	5,061,638	5,041,638	5,021,638	5,001,638
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,396	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,396	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
5 CDC-RES5 Small scheme (10 units) 25 dph	10	£521,724	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
6 CDC-RES6 Small scheme (10 units) 30 dph	10	£447,192	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,087	1,778,118
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,000	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,087	1,778,118
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,798	4,343,019	4,126,648	3,915,942	3,710,033	3,503,731	3,299,824	3,097,813	2,897,463	2,699,406	2,503,911	2,310,176
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	3,849,073	3,632,823	3,418,652	3,207,161	2,998,150	2,791,618	2,587,586	2,385,903	2,186,900	1,990,286	1,796,152
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,428,774	5,162,000	4,898,303	4,631,504	4,374,864	4,124,780	3,872,627	3,621,829	3,374,370	3,129,889	2,886,385
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,958,467	5,078,053	4,815,778	4,556,449	4,300,065	4,046,828	3,796,134	3,548,586	3,302,327	2,923,323	2,686,116	2,448,116
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,833	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,455	5,809,425	5,431,745	5,054,425	4,676,825	4,300,025
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,343,943	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,051,585	4,684,933	4,332,578
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	10,857,540	10,324,119	9,796,606	9,275,000	8,759,326	8,249,581	7,744,534	7,243,659	6,748,740	6,259,772	5,776,772
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,487	9,081,632	8,570,838	8,066,012	7,556,973	7,073,761	6,586,437	6,104,941	5,629,292	5,150,491	4,689,536	4,237,429
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£7,859,519	15,454,011	14,503,730	13,553,730	12,614,510	11,681,230	10,759,480	9,848,120	8,936,240	8,034,240	7,132,240	6,240,240
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	16,097,297	15,503,730	14,919,010	14,334,075	13,759,546	13,187,623	12,617,833	12,048,107	11,475,580	10,909,730	10,340,010
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	21,189,403	20,142,028	19,106,281	18,082,163	17,066,672	16,058,910	15,075,576	14,101,970	13,132,250	12,174,144	11,226,733
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	21,831,424	20,852,271	19,865,121	18,829,973	17,836,828	16,858,687	15,886,548	14,929,412	13,934,280	12,951,149	11,978,787
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,181	31,454,811	29,881,988	28,366,263	26,799,256	25,266,106	23,766,475	22,281,343	20,812,708	19,365,571	17,933,063	16,516,792
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	31,454,811	29,881,988	28,366,263	26,799,256	25,266,106	23,766,475	22,281,343	20,812,708	19,365,571	17,933,063	16,516,792
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,680,242	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,460	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,460	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,624	49,940,681	47,441,512	44,968,869	42,522,073	40,113,374	37,712,449	35,348,820	33,014,444	30,705,564	28,426,259	26,174,448
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,593,849	49,940,681	47,441,512	44,968,869	42,522,073	40,113,374	37,712,449	35,348,820	33,014,444	30,705,564	28,426,259	26,174,448
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	88,933,598	85,436,638	82,018,558	78,586,759	75,297,440	71,994,601	68,740,243	65,504,365	62,316,968	59,168,050	56,057,614
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	88,933,598	85,436,638	82,018,558	78,586,759	75,297,440	71,994,601	68,740,243	65,504,365	62,316,968	59,168,050	56,057,614
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,363,251	177,431,017	173,636,468	169,855,462	166,077,990	162,311,716	158,562,800	154,819,628	151,081,081	147,349,221	143,642,793	139,948,849
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	177,431,017	173,636,468	169,855,462	166,077,990	162,311,716	158,562,800	154,819,628	151,081,081	147,349,221	143,642,793	139,948,849
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,329	227,687,000	222,687,000	218,687,000	214,687,000	210,687,000	206,687,000	202,687,000	198,687,000	194,687,000	190,687,000	186,687,000
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,300	£77,513,341	227,687,000	222,687,000	218,687,000	214,687,000	210,687,000	206,687,000	202,687,000	198,687,000	194,687,000	190,687,000	186,687,000
35 CDC-RES35 Strategic site (2,500 units) 35 dph	2,500	£119,294,124	320,383,627	322,881,427	316,541,394	310,093,728	303,588,430	297,056,498	290,514,934	283,968,738	277,419,903	270,874,448	264,331,889
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£194,064,118	320,383,627	322,881,427	316,541,394	310,093,728	303,588,430	297,056,498	290,514,934	283,968,738	277,419,903	270,874,448	264,331,889
37 CDC-RES37 Strategic site (4,000 units) 30 dph	4,000	£208,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765
38 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	£278,553,020	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,520,020	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765	428,690,765
40 CDC-ELDER1 Care owner's housing scheme (C3) 35 dph	50	£2,604,448	2,793,901	2,569,011	2,346,630	2,127,387	1,913,983	1,696,830	1,485,192	1,278,558	1,070,626	887,406	696,884
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	-	£500,855	-	£458,718	-	£416,580	-	£374,442	-	£332,304	-	£290,166
42 CDC-EMP1 Employment - industrial 45% plot ratio	-	-	£1,055,775	-	£1,055,775	-	£1,055,775	-	£1,055,775	-	£1,055,775	-	£1,055,775
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	-	£2,680,693	-	£1,618,638	-	£1,618,638	-	£1,618,638	-	£1,618,638	-	£1,618,638
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	-	£1,521,361	-	£893,539	-	£893,539	-	£893,539	-	£893,539	-	£893,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	-	£1,521,361	-	£893,539	-	£893,539	-	£893,539	-	£893,539	-	£893,539
46 CDC-EMP5 Employment - industrial 45% plot ratio	-	-	£2,550,722	-	£1,521,361	-	£1,521,361	-	£1,521,361	-	£1,521,361	-	£1,521,361
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	-	£2,550,722	-	£1,521,361	-	£1,521,361	-	£1,521,361	-	£1,521,361	-	£1,521,361

COTSWOLD DISTRICT COUNCIL

Sales value £4,884 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£2,689,739 PER HA

AH tenure Type: 50% Soc Rent 30% AH Rent

Rented 80% 50% Soc Rent 30% AH Rent

Intermediate: 50% Soc Rent 30% AH Rent

SO 20% FH 0%

\$106 per unit: £7,600

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,576	129,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,498	129,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£632,880	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£527,400	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£1,060,621	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£2,881,864	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£4,482,899	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,205	3,280,349	3,069,007	2,860,178	2,653,863	2,450,611
12 CDC-RE62 Medium scheme (40 units) 35 dph	40	£2,445,216	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,205	3,280,349	3,069,007	2,860,178	2,653,863	2,450,611
13 CDC-RE63 Large scheme (50 units) 30 dph	50	£5,603,624	5,745,985	5,464,420	5,185,979	4,910,660	4,638,218	4,367,757	4,100,437	3,836,256	3,575,222	3,317,328	3,062,576
14 CDC-RE64 Large scheme (50 units) 40 dph	50	£4,202,718	5,392,879	5,115,854	4,841,939	4,571,135	4,303,441	4,038,857	3,773,383	3,519,019	3,262,770	3,009,283	2,758,924
15 CDC-RE65 Large scheme (75 units) 30 dph	75	£8,405,436	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,834	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£7,204,659	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,834	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
17 CDC-RE67 Large scheme (100 units) 30 dph	100	£11,954,399	11,491,970	10,928,841	10,371,959	9,821,322	9,276,436	8,735,512	8,200,872	7,675,517	7,150,445	6,634,656	6,125,152
18 CDC-RE68 Large scheme (100 units) 35 dph	100	£8,520,581	9,703,857	9,163,936	8,630,189	8,102,621	7,581,228	7,066,011	6,556,917	6,054,107	5,557,420	5,066,906	4,582,732
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£17,931,597	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
20 CDC-RE70 Large scheme (150 units) 35 dph	150	£15,360,940	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
21 CDC-RE71 Large scheme (200 units) 30 dph	200	£23,908,795	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,663	15,964,899	14,929,383	13,906,194	12,895,332	11,896,796
22 CDC-RE72 Large scheme (200 units) 35 dph	200	£20,493,253	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,663	15,964,899	14,929,383	13,906,194	12,895,332	11,896,796
23 CDC-RE73 Large scheme (300 units) 30 dph	300	£35,863,193	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
24 CDC-RE74 Large scheme (300 units) 35 dph	300	£30,739,880	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
25 CDC-RE75 Large scheme (400 units) 30 dph	400	£47,817,591	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
26 CDC-RE76 Large scheme (400 units) 35 dph	400	£40,986,506	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
27 CDC-RE77 Large scheme (500 units) 30 dph	500	£84,041,416	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,476	37,351,275	34,894,378	32,466,786	30,068,496	27,699,512
28 CDC-RE78 Large scheme (500 units) 35 dph	500	£54,892,642	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,476	37,351,275	34,894,378	32,466,786	30,068,496	27,699,512
29 CDC-RE79 Large scheme (750 units) 30 dph	750	£140,451,518	72,700,201	69,063,912	65,468,101	61,912,767	58,307,913	54,923,536	51,489,639	48,096,221	44,743,290	41,427,927	38,152,216
30 CDC-RE80 Large scheme (750 units) 35 dph	750	£88,672,730	72,700,201	69,063,912	65,468,101	61,912,767	58,307,913	54,923,536	51,489,639	48,096,221	44,743,290	41,427,927	38,152,216
31 CDC-RE81 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	1,698,346	1,760,258	1,829,374	1,898,488	1,967,599	2,036,710	2,105,821	2,174,932	2,244,043	2,313,154	2,382,265
32 CDC-RE82 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	1,698,346	1,760,258	1,829,374	1,898,488	1,967,599	2,036,710	2,105,821	2,174,932	2,244,043	2,313,154	2,382,265
33 CDC-RE83 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	97,426,271	92,537,745	87,703,657	82,924,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
34 CDC-RE84 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	97,426,271	92,537,745	87,703,657	82,924,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
35 CDC-RE85 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	136,589,238	129,747,061	122,881,033	116,289,108	110,673,328	105,037,713	99,387,107	93,726,501	88,061,892	82,397,283	76,732,674
36 CDC-RE86 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	143,654,425	136,445,972	129,317,768	122,269,810	115,302,099	108,414,836	101,607,421	94,800,453	88,233,732	81,667,258	75,181,032
37 CDC-RE87 Strategic site (3,500 units) 30 dph	3,500	£448,888,889	180,104,608	160,808,878	152,207,729	143,901,162	135,689,176	127,571,772	119,548,950	111,620,711	103,787,052	96,047,975	88,403,480
38 CDC-RE88 Strategic site (4,000 units) 30 dph	4,000	£597,719,898	136,502,859	129,630,707	122,835,062	116,115,926	109,473,297	102,907,175	96,417,562	90,003,525	83,664,853	77,402,705	71,217,080
39 CDC-RE89 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	136,502,859	129,630,707	122,835,062	116,115,926	109,473,297	102,907,175	96,417,562	90,003,525	83,664,853	77,402,705	71,217,080
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	3,085,620	2,847,032	2,611,308	2,378,450	2,148,457	1,921,328	1,697,056	1,475,667	1,257,134	1,041,466	828,663
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,709	1,419,599	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,396	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,396	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£58,924	129,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,103	129,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£294,621	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245,517	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£521,724	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£447,192	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£994,385	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£894,385	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£1,585,177	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£1,341,577	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£2,086,898	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,245	3,280,347	3,068,007	2,860,178	2,653,863	2,450,061
12 CDC-RE62 Medium scheme (40 units) 35 dph	40	£1,738,308	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,245	3,280,347	3,068,007	2,860,178	2,653,863	2,450,061
13 CDC-RE63 Large scheme (50 units) 30 dph	50	£2,086,898	5,454,420	5,185,979	4,916,973	4,647,977	4,378,981	4,109,985	3,840,989	3,571,993	3,302,997	3,033,999	2,764,999
14 CDC-RE64 Large scheme (50 units) 35 dph	50	£1,656,467	5,332,879	5,115,854	4,841,989	4,573,135	4,303,441	4,038,857	3,773,383	3,519,019	3,262,770	3,008,283	2,758,924
15 CDC-RE65 Large scheme (75 units) 30 dph	75	£3,012,933	8,618,978	8,196,631	7,774,939	7,356,991	6,937,327	6,518,634	6,100,654	5,682,387	5,264,933	4,852,962	4,503,863
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£3,353,943	8,618,978	8,196,631	7,774,939	7,356,991	6,937,327	6,518,634	6,100,654	5,682,387	5,264,933	4,852,962	4,503,863
17 CDC-RE67 Large scheme (100 units) 30 dph	100	£5,565,060	14,919,970	10,828,841	10,371,969	9,857,322	9,276,436	8,756,512	8,200,874	7,674,517	7,150,445	6,634,656	6,125,152
18 CDC-RE68 Large scheme (100 units) 35 dph	100	£5,035,018	14,919,970	10,828,841	10,371,969	9,857,322	9,276,436	8,756,512	8,200,874	7,674,517	7,150,445	6,634,656	6,125,152
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£8,347,591	17,029,993	16,192,736	15,364,769	14,546,095	13,736,113	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
20 CDC-RE70 Large scheme (150 units) 35 dph	150	£7,155,078	17,029,993	16,192,736	15,364,769	14,546,095	13,736,113	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
21 CDC-RE71 Large scheme (200 units) 30 dph	200	£11,130,121	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,683	16,064,899	14,929,383	13,906,194	12,886,932	11,896,796
22 CDC-RE72 Large scheme (200 units) 35 dph	200	£9,540,104	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,683	16,064,899	14,929,383	13,906,194	12,886,932	11,896,796
23 CDC-RE73 Large scheme (300 units) 30 dph	300	£16,985,633	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,890	23,549,087	22,005,390	20,476,196	19,071,538	17,742,246
24 CDC-RE74 Large scheme (300 units) 35 dph	300	£14,310,155	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,890	23,549,087	22,005,390	20,476,196	19,071,538	17,742,246
25 CDC-RE75 Large scheme (400 units) 30 dph	400	£22,260,242	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,991	29,981,022	27,955,360	25,973,428	24,054,797	22,159,609
26 CDC-RE76 Large scheme (400 units) 35 dph	400	£19,080,207	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,991	29,981,022	27,955,360	25,973,428	24,054,797	22,159,609
27 CDC-RE77 Large scheme (500 units) 30 dph	500	£29,812,824	72,608,040	67,075,321	62,471,904	58,487,791	54,352,861	50,387,476	47,351,275	44,394,538	41,486,786	38,608,496	35,769,512
28 CDC-RE78 Large scheme (500 units) 35 dph	500	£25,553,849	72,608,040	67,075,321	62,471,904	58,487,791	54,352,861	50,387,476	47,351,275	44,394,538	41,486,786	38,608,496	35,769,512
29 CDC-RE79 Large scheme (500 units) 35 dph	500	£44,119,524	127,702,201	116,963,912	108,468,101	101,912,767	95,423,913	89,066,221	82,749,989	76,466,221	70,243,280	64,072,863	57,932,126
30 CDC-RE80 Large scheme (750 units) 30 dph	750	£41,279,294	127,702,201	116,963,912	108,468,101	101,912,767	95,423,913	89,066,221	82,749,989	76,466,221	70,243,280	64,072,863	57,932,126
31 CDC-RE81 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	1,618,938,346	1,770,622,587	1,735,522,432	1,694,587,883	1,655,961,937	1,617,954,596	1,578,807,858	1,539,625,725	1,500,299,167	1,461,738,428	1,423,030,988
32 CDC-RE82 Strategic site (1,000 units) 35 dph	1,000	£69,625,647	1,618,938,346	1,770,622,587	1,735,522,432	1,694,587,883	1,655,961,937	1,617,954,596	1,578,807,858	1,539,625,725	1,500,299,167	1,461,738,428	1,423,030,988
33 CDC-RE83 Strategic site (1,300 units) 30 dph	1,300	£96,432,292	2,474,262,371	2,527,535,747	2,677,703,527	2,824,008,428	2,969,698,958	3,115,008,958	3,260,198,958	3,405,388,958	3,550,388,958	3,695,388,958	3,840,388,958
34 CDC-RE84 Strategic site (1,300 units) 35 dph	1,300	£71,563,341	2,474,262,371	2,527,535,747	2,677,703,527	2,824,008,428	2,969,698,958	3,115,008,958	3,260,198,958	3,405,388,958	3,550,388,958	3,695,388,958	3,840,388,958
35 CDC-RE85 Strategic site (2,000 units) 30 dph	2,000	£150,251,294	3,869,238,228	4,297,616,312	4,726,016,312	5,154,416,312	5,582,816,312	6,011,216,312	6,439,616,312	6,868,016,312	7,296,416,312	7,724,816,312	8,153,216,312
36 CDC-RE86 Strategic site (2,000 units) 35 dph	2,000	£140,064,118	3,869,238,228	4,297,616,312	4,726,016,312	5,154,416,312	5,582,816,312	6,011,216,312	6,439,616,312	6,868,016,312	7,296,416,312	7,724,816,312	8,153,216,312
37 CDC-RE87 Strategic site (3,500 units) 30 dph	3,500	£208,889,765	10,104,008,168	10,608,878,168	11,227,707,168	11,846,537,168	12,465,366,168	13,084,195,168	13,703,024,168	14,321,853,168	14,940,682,168	15,559,511,168	16,178,340,168
38 CDC-RE88 Strategic site (3,500 units) 35 dph	3,500	£180,889,765	10,104,008,168	10,608,878,168	11,227,707,168	11,846,537,168	12,465,366,168	13,084,195,168	13,703,024,168	14,321,853,168	14,940,682,168	15,559,511,168	16,178,340,168
39 CDC-RE89 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	13,502,899,168	14,207,707,168	14,912,512,168	15,617,317,168	16,322,122,168	17,026,927,168	17,731,732,168	18,436,537,168	19,141,342,168	19,846,147,168	20,550,952,168
40 CDC-RE90 Strategic site (4,000 units) 35 dph	4,000	£238,802,899,168	13,502,899,168	14,207,707,168	14,912,512,168	15,617,317,168	16,322,122,168	17,026,927,168	17,731,732,168	18,436,537,168	19,141,342,168	19,846,147,168	20,550,952,168
41 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	-	£2,604,448	3,085,620	2,947,053	2,811,338	2,675,623	2,540,908	2,405,193	2,269,478	2,133,763	2,000,048	1,864,333	1,728,618
42 CDC-CARE1 Care home (C2) - (70) units	-	£500,855	239,948	435,719	632,491	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649
43 CDC-EMP1 Employment - industrial 40% plot ratio	-	£8,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
44 CDC-EMP2 Employment - industrial 45% plot ratio	-	£8,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
45 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	7,863,079	5,816,838	5,816,838	5,816,838	5,816,838	5,816,838	5,816,838	5,816,838	5,816,838	5,816,838	5,816,838
46 CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
47 CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722
48 CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

		Sales value £4,981 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		SO 106 per unit:		£7,600	
		£2,689,739 PER HA		Type of rent:		50% Soc Rent		30% AH Rent		50% FH					
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472	66,460	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,498	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472	66,460	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360	332,000	
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£527,400	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360	332,000	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719	664,600	
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£1,060,621	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719	664,600	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066	1,220,000	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066	1,220,000	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599	1,830,288	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599	1,830,288	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,850,557	4,615,425	4,378,668	4,145,755	3,915,487	3,687,863	3,462,884	3,240,550	3,020,860	2,803,814	2,589,413	2,370,000	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,216	4,346,853	4,107,053	3,869,995	3,635,680	3,404,107	3,175,277	2,949,100	2,725,846	2,505,244	2,287,384	2,071,839	1,856,390	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	6,063,196	5,766,782	5,473,335	5,182,194	4,894,359	4,609,830	4,328,605	4,050,687	3,776,074	3,504,767	3,236,766	2,968,766	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	5,707,704	5,415,929	5,127,430	4,842,204	4,560,255	4,281,580	4,005,530	3,732,141	3,462,044	3,195,241	2,931,731	2,668,221	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149	4,453,149	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149	4,453,149	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	12,126,382	11,533,562	10,946,670	10,364,037	9,786,718	9,219,659	8,657,211	8,101,375	7,552,149	7,009,535	6,473,532	5,948,532	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£8,520,581	10,326,082	9,756,972	9,194,388	8,638,269	8,086,874	7,545,586	7,009,002	6,478,923	5,955,350	5,438,281	4,927,718	4,417,188	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	17,962,690	17,081,120	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287	8,769,085	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	17,962,690	17,081,120	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287	8,769,085	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	23,628,431	22,466,648	21,317,764	20,181,780	19,058,697	17,944,747	16,843,251	15,754,715	14,679,138	13,616,519	12,566,859	11,526,859	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	24,050,908	22,857,864	21,678,089	20,511,585	19,358,351	18,218,386	17,091,693	15,977,785	14,874,349	13,784,230	12,707,427	11,645,232	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232	16,885,320	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232	16,885,320	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660	21,400,000	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660	21,400,000	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	55,470,063	52,707,125	49,974,939	47,273,507	44,602,828	41,962,903	39,353,731	36,775,312	34,227,647	31,710,734	29,224,575	26,744,575	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	55,470,063	52,707,125	49,974,939	47,273,507	44,602,828	41,962,903	39,353,731	36,775,312	34,227,647	31,710,734	29,224,575	26,744,575	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	76,506,804	72,690,985	69,917,642	65,186,775	61,498,385	57,852,472	54,248,076	50,681,824	47,160,100	43,680,902	40,244,233	36,844,233	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	76,506,804	72,690,985	69,917,642	65,186,775	61,498,385	57,852,472	54,248,076	50,681,824	47,160,100	43,680,902	40,244,233	36,844,233	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,420,971	85,965,152	81,666,868	77,416,451	73,213,902	69,059,220	64,952,403	60,893,455	56,882,373	52,919,159	49,003,811	45,136,329	41,316,329	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,839	85,965,152	81,666,868	77,416,451	73,213,902	69,059,220	64,952,403	60,893,455	56,882,373	52,919,159	49,003,811	45,136,329	41,316,329	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	102,505,537	97,377,321	92,306,032	87,291,942	82,334,959	77,435,085	72,592,319	67,806,661	63,078,110	58,406,668	53,792,334	49,244,233	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	102,505,537	97,377,321	92,306,032	87,291,942	82,334,959	77,435,085	72,592,319	67,806,661	63,078,110	58,406,668	53,792,334	49,244,233	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	143,772,953	136,589,966	129,486,937	122,463,864	115,520,748	108,657,588	101,874,385	95,171,138	88,547,847	82,004,514	75,541,137	69,044,233	
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	151,205,130	143,640,413	136,159,969	128,763,618	121,451,539	114,223,673	107,080,020	100,020,578	93,045,350	86,154,335	79,347,533	72,547,533	
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,268,637	177,999,783	169,084,265	160,268,001	151,550,991	142,933,234	134,414,733	125,995,484	117,675,492	109,454,752	101,333,268	93,311,037	85,289,037	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,898	143,702,376	136,490,385	129,358,646	122,307,217	115,336,078	108,445,231	101,634,675	94,904,409	88,254,434	81,684,750	75,195,367	68,700,367	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	143,702,376	136,490,385	129,358,646	122,307,217	115,336,078	108,445,231	101,634,675	94,904,409	88,254,434	81,684,750	75,195,367	68,700,367	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	3,377,339	3,125,052	2,875,787	2,629,543	2,386,320	2,146,118	1,908,938	1,674,780	1,443,642	1,215,526	990,431	769,431	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,599	1,616,339	1,813,109	2,009,879	2,206,649	2,403,419	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£1,252,139														Residual land values																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

TOWNSEND DISTRICT COUNCIL		Sales value £5,175 psm		£2,689.739 PER HA		AH tenure Type of rent: 50% SO Rent 30% AH Rent		Intermediate:		SO 20% FH 0%		\$106 per unit:		£7,600	
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219	
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219	
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094	
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094	
5	CDC-RES5 Small scheme (10 units) 25 dph	10	£1,120,725	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187	
6	CDC-RES6 Small scheme (10 units) 30 dph	10	£868,621	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187	
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,744,056	2,610,238	2,477,006	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719	
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,744,056	2,610,238	2,477,006	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719	
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080	
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080	
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	5,354,905	5,093,148	4,834,296	4,578,351	4,325,313	4,075,181	3,827,955	3,583,636	3,342,224	3,103,717	2,867,019	
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,216	4,844,633	4,581,482	4,321,337	4,064,198	3,810,064	3,558,809	3,309,995	3,064,197	2,821,414	2,581,647	2,344,894	
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	6,693,631	6,366,434	6,042,870	5,722,939	5,406,641	5,093,977	4,784,944	4,478,545	4,177,779	3,879,647	3,583,774	
14	CDC-RES14 Large scheme (50 units) 35 dph	50	£4,445,216	4,844,633	4,581,482	4,321,337	4,064,198	3,810,064	3,558,809	3,309,995	3,064,197	2,821,414	2,581,647	2,344,894	
15	CDC-RES15 Large scheme (50 units) 30 dph	50	£5,603,624	6,693,631	6,366,434	6,042,870	5,722,939	5,406,641	5,093,977	4,784,944	4,478,545	4,177,779	3,879,647	3,583,774	
16	CDC-RES16 Large scheme (50 units) 35 dph	50	£4,445,216	4,844,633	4,581,482	4,321,337	4,064,198	3,810,064	3,558,809	3,309,995	3,064,197	2,821,414	2,581,647	2,344,894	
17	CDC-RES17 Large scheme (75 units) 30 dph	75	£8,208,436	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,268,688	5,819,450	5,377,643	
18	CDC-RES18 Large scheme (75 units) 35 dph	75	£7,204,558	9,049,651	8,549,651	8,064,306	7,584,409	7,109,962	6,640,964	6,177,416	5,719,317	5,268,688	4,819,450	4,377,643	
19	CDC-RES19 Large scheme (100 units) 30 dph	100	£11,954,388	13,387,263	12,732,488	12,083,748	11,445,878	10,813,562	10,185,246	9,556,930	8,928,614	8,300,298	7,671,982	7,043,666	
20	CDC-RES19 Large scheme (100 units) 35 dph	100	£6,250,581	11,570,532	10,944,614	10,322,724	9,709,556	9,093,387	8,504,734	7,913,952	7,328,554	6,739,728	6,178,445	5,615,565	
21	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,991	19,822,279	18,850,891	17,890,239	16,940,448	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467	
22	CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	19,822,279	18,850,891	17,890,239	16,940,448	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467	
23	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	26,666,000	24,786,176	23,520,489	22,269,022	21,069,592	20,000,799	19,008,935	18,075,388	17,205,408	16,393,835	15,638,068	
24	CDC-RES22 Large scheme (200 units) 35 dph	200	£20,483,323	26,666,000	24,786,176	23,520,489	22,269,022	21,069,592	20,000,799	19,008,935	18,075,388	17,205,408	16,393,835	15,638,068	
25	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,683,193	38,161,568	36,340,325	34,665,240	32,908,337	31,304,572	29,775,917	28,325,612	26,950,748	25,643,225	24,392,819	23,197,329	
26	CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	38,161,568	36,340,325	34,665,240	32,908,337	31,304,572	29,775,917	28,325,612	26,950,748	25,643,225	24,392,819	23,197,329	
27	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	48,795,283	46,576,525	43,984,808	41,619,953	39,282,019	36,971,008	34,685,914	32,427,744	30,199,495	27,996,167	25,818,719	
28	CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,506	48,795,283	46,576,525	43,984,808	41,619,953	39,282,019	36,971,008	34,685,914	32,427,744	30,199,495	27,996,167	25,818,719	
29	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	60,984,103	57,870,731	54,581,016	51,152,903	47,698,469	44,232,623	40,768,459	37,300,481	33,832,594	30,364,707	26,896,820	
30	CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,442	60,984,103	57,870,731	54,581,016	51,152,903	47,698,469	44,232,623	40,768,459	37,300,481	33,832,594	30,364,707	26,896,820	
31	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,651,518	84,107,052	79,929,883	75,799,223	71,715,071	67,677,429	63,686,296	59,741,672	55,843,557	51,991,951	48,186,854	44,426,267	
32	CDC-RES30 Large scheme (750 units) 35 dph	750	£86,672,730	84,107,052	79,929,883	75,799,223	71,715,071	67,677,429	63,686,296	59,741,672	55,843,557	51,991,951	48,186,854	44,426,267	
33	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,091	94,470,902	89,770,992	85,123,528	80,528,339	75,985,608	71,495,152	67,057,034	62,671,250	58,337,805	54,066,094	49,827,921	
34	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	94,470,902	89,770,992	85,123,528	80,528,339	75,985,608	71,495,152	67,057,034	62,671,250	58,337,805	54,066,094	49,827,921	
35	CDC-RES33 Strategic site (1,000 units) 30 dph	1,300	£194,258,982	107,056,202	101,510,763	96,027,860	90,578,957	85,161,054	79,787,151	74,458,248	69,179,345	63,949,442	58,766,539	53,627,636	
36	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,882	126,684,009	120,056,202	115,010,763	109,967,859	104,606,658	99,246,769	93,951,103	88,747,210	83,599,457	78,446,340	73,309,679	
37	CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,562	158,131,691	150,271,424	142,498,654	134,812,736	127,215,516	119,705,305	112,282,510	104,947,214	97,649,410	90,539,100	83,643,559	
38	CDC-RES36 Strategic site (2,000 units) 35 dph	2,500	£320,207,891	166,306,540	158,029,234	149,844,191	141,751,232	133,750,415	125,841,714	118,026,216	110,300,831	102,668,071	95,126,817	87,677,735	
39	CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	195,782,763	186,028,123	176,802,900	166,844,656	157,415,830	146,965,613	136,884,003	129,187,002	120,798,006	111,900,825	103,123,649	
40	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,846	195,076,009	185,888,400	176,287,349	166,673,736	157,247,962	146,910,028	136,099,678	126,047,678	116,425,391	107,236,885	98,137,688	
41	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£492,387,245	195,076,009	185,888,400	176,287,349	166,673,736	157,247,962	146,910,028	136,099,678	126,047,678	116,425,391	107,236,885	98,137,688	
42	CDC-ELDER1 Elderly person's housing scheme (C3) 35 dph	5	£5,994,658	3,954,499	3,675,610	3,400,056	3,157,627	2,958,920	2,593,338	2,331,081	2,092,179	1,876,539	1,653,640	1,431,967	
43	CDC-ELDER1 Care home scheme (C2) - 70 units	-	£1,045,696	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,589	1,616,339	1,815,109	2,009,679	2,206,649	
44	CDC-EMPI Employment - industrial 40% plot ratio	-	£13,478,897	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	
45	CDC-EMPI Employment - industrial 45% plot ratio	-	£13,448,697	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	
46	CDC-EMPI Employment - industrial 50% plot ratio	-	£26,896,596	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	8,653,539	
47	CDC-EMPI Employment - industrial 45% plot ratio	-	£26,897,959	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	
48	CDC-EMPI Employment - industrial 40% plot ratio	-	£53,794,790	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	
49	CDC-EMPI Employment - industrial 45% plot ratio	-	£53,794,790	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	

Appendix 9 - Appraisal sensitivity outputs (downside)

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

TOWNSHALL DISTRICT COUNCIL		Sales value £4,400 psm		AH tenure	Rented 80%	Intermediate:	SO 20%	£106 per unit:		£7,600			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of rent:	50% SO Rent	30% AH Rent							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	71,712	67,461	63,258	59,104	54,907	50,938	46,929	42,967	39,054	35,189	31,371
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	71,712	67,461	63,258	59,104	54,907	50,938	46,929	42,967	39,054	35,189	31,371
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	717,118	674,609	632,580	591,034	549,070	509,389	469,290	429,673	390,537	351,884	313,713
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£2,241,450	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,517,981	2,368,637	2,220,985	2,075,025	1,930,758	1,788,184	1,647,301	1,508,110	1,370,612	1,234,807	1,100,693
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,216	2,052,921	1,899,533	1,747,951	1,598,176	1,450,209	1,304,049	1,159,095	1,017,149	876,410	737,478	600,352
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,147,476	2,960,795	2,778,231	2,593,782	2,413,448	2,235,230	2,059,128	1,885,138	1,713,266	1,543,509	1,376,886
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,809,491	2,627,037	2,446,683	2,268,428	2,092,275	1,918,220	1,746,286	1,576,411	1,408,657	1,243,011	1,079,448
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	6,294,952	5,921,592	5,552,462	5,187,563	4,826,896	4,470,458	4,118,252	3,770,276	3,426,531	3,087,016	2,751,733
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	4,582,404	4,229,820	3,881,398	3,537,136	3,197,034	2,861,003	2,529,312	2,201,692	1,878,232	1,558,932	1,243,794
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	12,335,433	11,604,311	10,881,471	10,166,912	9,460,636	8,762,641	8,072,928	7,391,496	6,718,347	6,053,479	5,395,520
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	12,883,386	12,118,292	11,361,673	10,613,491	9,873,740	9,142,677	8,420,300	7,706,810	7,001,607	6,305,291	5,617,663
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,410	42,924,581	40,927,309	38,927,607	36,945,763	34,973,361	32,999,399	31,024,410	29,048,420	27,074,826	25,097,608	23,115,949
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	42,924,581	40,927,309	38,927,607	36,945,763	34,973,361	32,999,399	31,024,410	29,048,420	27,074,826	25,097,608	23,115,949
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	41,407,923	39,937,830	38,495,763	36,081,725	33,695,716	31,337,736	29,007,783	26,705,859	24,431,962	22,186,095	19,968,255
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	41,407,923	39,937,830	38,495,763	36,081,725	33,695,716	31,337,736	29,007,783	26,705,859	24,431,962	22,186,095	19,968,255
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	46,631,558	43,842,787	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,774,826	25,207,608	22,671,880	20,165,348
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,339	46,631,558	43,842,787	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,774,826	25,207,608	22,671,880	20,165,348
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	55,627,306	52,295,849	49,002,201	45,746,362	42,528,331	39,348,110	36,205,698	33,101,095	30,034,300	27,005,315	24,014,139
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	55,627,306	52,295,849	49,002,201	45,746,362	42,528,331	39,348,110	36,205,698	33,101,095	30,034,300	27,005,315	24,014,139
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	77,301,381	72,662,470	68,076,189	63,542,534	59,061,508	54,633,109	50,257,339	45,934,196	41,663,682	37,445,794	33,277,159
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	81,319,411	76,428,039	71,592,164	66,811,787	62,086,838	57,412,943	52,794,591	48,231,784	43,724,520	39,272,801	34,876,625
37 CDC-RES37 Strategic site (3,000 units) 30 dph	3,000	£448,263,573	105,699,958	99,907,231	94,199,998	88,558,259	82,982,014	77,421,262	71,865,476	66,312,605	60,764,476	55,220,904	49,677,680
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	137,048,751	127,377,294	117,596,282	107,818,295	98,073,338	88,241,140	78,398,641	68,543,286	58,686,404	48,825,427	38,966,404
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	177,048,751	172,377,294	167,756,282	163,188,295	158,673,338	154,211,404	149,768,641	145,336,286	141,127,030	136,866,404	132,655,427
40 CDC-ELDER1 Elder person's housing scheme (C3) 35 dph	50	£5,594,658	690,739	538,524	389,235	299,874	93,441	81,898	196,808	339,758	480,748	619,780	759,052
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,709	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£1,252,139													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	71,712	67,461	63,258	59,104	54,907	50,938	46,929	42,967	39,054	35,189	31,371			
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	71,712	67,461	63,258	59,104	54,907	50,938	46,929	42,967	39,054	35,189	31,371			
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857			
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857			
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	717,118	674,609	632,580	591,034	549,070	509,389	469,290	429,673	390,537	351,884	313,713			
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	717,118	674,609	632,580	591,034	549,070	509,389	469,290	429,673	390,537	351,884	313,713			
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162			
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162			
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,585,173	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743			
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,362,512	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743			
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,096,698	2,517,981	2,369,637	2,209,955	2,075,025	1,930,758	1,788,948	1,643,162	1,506,110	1,370,011	1,234,807	1,100,890			
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,300	2,052,921	1,899,533	1,747,951	1,596,176	1,450,209	1,304,594	1,159,685	1,017,149	876,410	737,478	600,632			
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,147,476	2,906,765	2,776,231	2,550,782	2,413,248	2,235,920	2,069,128	1,885,138	1,713,266	1,543,009	1,378,866			
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,809,491	2,627,037	2,446,633	2,236,438	2,050,275	1,910,220	1,746,266	1,576,411	1,408,657	1,243,001	1,079,446			
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£4,737,514	4,737,514	4,354,197	4,044,194	3,760,192	3,500,190	3,260,188	3,048,698	2,854,989	2,680,987	2,516,985	2,352,983			
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,721,214	4,441,193	4,164,347	3,890,672	3,620,173	3,352,844	3,088,689	2,827,707	2,569,890	2,315,822	2,063,790			
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,294,952	5,921,592	5,552,462	5,187,563	4,826,896	4,470,458	4,116,282	3,770,276	3,426,531	3,087,016	2,753,733			
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	4,582,404	4,229,820	3,881,398	3,557,136	3,197,034	2,861,195	2,532,312	2,201,682	1,878,322	1,558,932	1,243,794			
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,339,062	8,786,172	8,238,657	7,697,416	7,162,449	6,633,093	6,111,337	5,595,193	5,088,522	4,581,726	4,094,403			
20 CDC-RES20 Large scheme (150 units) 55 dph	150	£4,755,039	8,339,062	7,876,172	7,328,657	6,787,416	6,249,870	5,719,077	5,200,698	4,684,554	4,173,333	3,662,112	3,150,891			
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	12,335,433	11,604,311	10,881,471	10,169,812	9,460,556	8,762,641	8,072,928	7,391,496	6,716,347	6,053,479	5,396,520			
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	12,863,386	12,116,282	11,381,873	10,651,493	9,933,740	9,142,877	8,420,300	7,706,610	7,001,607	6,305,291	5,617,869			
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,816,951	18,790,062	17,672,607	16,567,828	15,475,723	14,398,294	13,329,540	12,276,481	11,234,056	10,205,327	9,189,273	8,185,893			
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,301,155	18,790,062	17,672,607	16,567,828	15,475,723	14,398,294	13,329,540	12,276,481	11,234,056	10,205,327	9,189,273	8,185,893			
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,859,023	23,939,083	22,514,927	21,104,564	19,712,111	18,344,033	16,973,030	15,628,204	14,299,554	12,987,479	11,691,732	10,410,659			
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,680,207	23,939,083	22,514,927	21,104,564	19,712,111	18,344,033	16,973,030	15,628,204	14,299,554	12,987,479	11,691,732	10,410,659			
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£28,812,624	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,614,377	13,013,324			
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,499	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,614,377	13,013,324			
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	50,079,829	46,907,829	43,735,829	40,563,829	37,391,829	34,219,829	31,047,829	27,875,829	24,703,829	21,531,829	18,359,829			
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	50,079,829	46,907,829	43,735,829	40,563,829	37,391,829	34,219,829	31,047,829	27,875,829	24,703,829	21,531,829	18,359,829			
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£96,653,256	105,651,558	43,842,767	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,744,826	25,207,608	22,671,880	20,165,348			
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,667	46,631,558	43,842,767	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,744,826	25,207,608	22,671,880	20,165,348			
33 CDC-RES33 Strategic site (1,000 units) 35 dph	1,000	£96,653,256	105,651,558	43,842,767	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,744,826	25,207,608	22,671,880	20,165,348			
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,000	£77,553,244	105,651,558	43,842,767	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,744,826	25,207,608	22,671,880	20,165,348			
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,294,232	173,301,81	72,862,407	68,076,198	63,542,334	59,061,008	54,633,109	50,267,338	45,934,196	41,603,692	37,275,934	32,977,190			
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	813,164	76,428,033	71,592,164	66,811,787	62,096,838	57,412,943	52,704,051	48,013,784	43,284,520	38,572,871	33,876,625			
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	95,679,058	86,927,331	84,199,598	77,558,259	72,982,014	67,412,262	62,008,005	56,545,478	51,323,903	46,067,904	40,877,480			
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,625,020	77,448,751	72,377,394	67,358,252	63,186,298	58,673,338	54,211,904	49,708,641	45,436,289	41,127,030	36,866,404	32,665,427			
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£228,502,389	77,448,751	72,377,394	67,358,252	63,186,298	58,673,338	54,211,904	49,708,641	45,436,289	41,127,030	36,866,404	32,665,427			
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	690,739	538,324	488,258	439,735	393,874	350,441	310,898	276,458	245,030	216,780	190,502			
41 CDC-CAPI1 Care home scheme (C2) - 70 units	-	£500,855	238,948	435,718	632,489	829,259	1,026,029	1,222,798	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649			
42 CDC-EMPI1 Employment - industrial 40% plot ratio	-	£8,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779			
43 CDC-EMPI2 Employment - industrial 45% plot ratio	-	£8,260,693	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638			
44 CDC-EMPI3 Employment - industrial 50% plot ratio	-	£8,260,693	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539	5,653,539			
45 CDC-EMPI4 Employment - industrial 45% plot ratio	-	£11,521,384	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073	7,863,073			
46 CDC-EMPI5 Employment - industrial 40% plot ratio	-	£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722			
47 CDC-EMPI6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668	18,534,668			

DTS/DOWNSIDE DISTRICT COUNCIL		Sales value £4,497 pm		£2,689.73S PER HA		AH tenure Type of tenure:		Rented 80% 50% SO: 30% AH Rent		Intermediate:		SO 20% FH 0%		\$106 per unit:		£7,800	
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	CDC-RE81 Small scheme (1 unit) 25 dph	1	£126,576	78,207	78,207	89,188	84,685	80,240	55,845	51,647	47,402	43,207	39,064	34,972			
2	CDC-IO53 Small scheme (5 units) 25 dph	5	£105,582	74,207	74,207	74,651	69,145	60,294	45,447	41,402	37,357	33,312	29,267	25,222			
3	CDC-RE83 Small scheme (5 units) 25 dph	5	£632,880	301,306	301,306	338,551	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,310	174,863		
4	CDC-RE84 Small scheme (5 units) 30 dph	5	£527,400	301,306	301,306	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,310	174,863		
5	CDC-RE85 Small scheme (10 units) 30 dph	10	£1,120,725	782,072	782,072	736,516	691,475	646,950	602,942	559,440	516,472	474,011	432,067	390,638	348,723		
6	CDC-RE86 Small scheme (10 units) 35 dph	10	£960,621	782,072	782,072	736,516	691,475	646,950	602,942	559,440	516,472	474,011	432,067	390,638	348,723		
7	CDC-RE87 Medium scheme (20 units) 35 dph	20	£2,241,460	1,322,307	1,322,307	1,241,540	1,161,699	1,082,732	1,003,765	924,798	845,831	766,864	687,897	608,930	529,963		
8	CDC-RE88 Medium scheme (20 units) 35 dph	20	£1,921,242	1,067,997	1,067,997	1,241,540	1,161,699	1,082,732	1,003,765	924,798	845,831	766,864	687,897	608,930	529,963		
9	CDC-RE89 Medium scheme (30 units) 30 dph	30	£3,362,174	2,105,967	2,105,967	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,099	943,032		
10	CDC-RE910 Medium scheme (30 units) 35 dph	30	£2,881,864	2,105,967	2,105,967	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,099	943,032		
11	CDC-RE911 Medium scheme (40 units) 30 dph	40	£4,482,899	2,753,918	2,753,918	2,434,052	2,278,194	2,123,351	1,970,122	1,818,608	1,669,310	1,521,626	1,375,757	1,231,704			
12	CDC-RE912 Medium scheme (40 units) 35 dph	40	£4,245,218	2,287,228	2,287,228	2,126,956	1,969,689	1,796,911	1,641,234	1,486,557	1,331,880	1,177,203	1,022,526	867,849	713,172		
13	CDC-RE913 Large scheme (50 units) 30 dph	50	£5,933,824	3,443,326	3,443,326	3,241,905	3,043,691	2,847,743	2,652,653	2,462,563	2,273,510	2,086,637	1,902,032	1,719,897	1,539,629		
14	CDC-RE914 Large scheme (50 units) 40 dph	50	£4,202,718	3,060,870	3,060,870	2,715,471	2,523,654	2,334,002	2,146,784	1,961,664	1,776,740	1,598,072	1,419,862	1,243,510			
15	CDC-RE915 Large scheme (75 units) 30 dph	75	£8,405,436	5,163,592	5,163,592	4,862,363	4,565,537	4,271,614	3,981,095	3,693,978	3,404,265	3,129,955	2,853,049	2,579,545	2,309,445		
16	CDC-RE916 Large scheme (75 units) 35 dph	75	£7,204,659	4,163,592	4,163,592	4,862,363	4,565,537	4,271,614	3,981,095	3,693,978	3,404,265	3,129,955	2,853,049	2,579,545	2,309,445		
17	CDC-RE917 Large scheme (100 units) 30 dph	100	£11,594,398	6,884,730	6,884,730	6,087,383	5,685,486	5,308,128	4,925,304	4,547,029	4,173,273	3,800,064	3,438,380	3,079,240			
18	CDC-RE918 Large scheme (100 units) 35 dph	100	£8,502,518	5,163,592	5,163,592	4,780,134	4,411,458	4,041,473	3,672,498	3,303,523	2,934,548	2,565,573	2,196,598	1,827,623			
19	CDC-RE919 Large scheme (150 units) 30 dph	150	£17,931,597	10,216,824	10,216,824	9,033,883	8,452,520	7,877,896	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341			
20	CDC-RE920 Large scheme (150 units) 35 dph	150	£15,369,940	10,216,824	10,216,824	9,033,883	8,452,520	7,877,896	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341			
21	CDC-RE921 Large scheme (200 units) 30 dph	200	£23,908,795	13,484,552	13,484,552	12,709,173	11,932,678	11,165,090	10,405,603	9,654,235	8,911,774	8,178,220	7,453,673	6,737,833	6,031,021		
22	CDC-RE922 Large scheme (200 units) 35 dph	200	£20,493,245	14,918,679	14,918,679	13,899,680	12,899,680	11,899,680	10,799,802	10,015,783	9,245,044	8,479,588	7,726,407	6,980,590	6,244,880		
23	CDC-RE923 Large scheme (300 units) 30 dph	300	£35,963,193	20,441,172	20,441,172	18,046,412	16,865,861	15,685,861	14,508,814	13,328,814	12,256,170	11,255,175	10,167,731	9,083,839			
24	CDC-RE924 Large scheme (300 units) 35 dph	300	£30,739,880	20,441,172	20,441,172	18,046,412	16,865,861	15,740,462	14,598,814	13,458,814	12,306,170	11,255,175	10,167,731	9,083,839			
25	CDC-RE925 Large scheme (400 units) 30 dph	400	£47,817,591	26,019,249	26,019,249	22,889,237	21,500,129	20,028,268	18,573,814	17,136,402	15,716,357	14,313,579	12,928,066	11,558,819			
26	CDC-RE926 Large scheme (400 units) 35 dph	400	£40,986,506	26,019,249	26,019,249	22,889,237	21,500,129	20,028,268	18,573,814	17,136,402	15,716,357	14,313,579	12,928,066	11,558,819			
27	CDC-RE927 Large scheme (500 units) 30 dph	500	£64,041,416	32,504,602	32,504,602	28,738,548	26,875,161	25,035,306	23,217,140	21,420,502	19,645,448	17,891,973	16,108,042	14,440,774			
28	CDC-RE928 Large scheme (500 units) 35 dph	500	£56,268,528	32,504,602	32,504,602	28,738,548	26,875,161	25,035,306	23,217,140	21,420,502	19,645,448	17,891,973	16,108,042	14,440,774			
29	CDC-RE929 Large scheme (750 units) 30 dph	750	£83,051,458	44,984,578	44,984,578	39,337,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,861	19,945,048			
30	CDC-RE930 Large scheme (750 units) 35 dph	750	£68,672,730	44,984,578	44,984,578	39,337,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,861	19,945,048			
31	CDC-RE931 Strategic site (1,000 units) 30 dph	1,000	£149,429,931	80,834,527	80,834,527	67,556,936	64,713,096	61,873,096	58,026,673	55,182,673	52,337,257	50,500,177	48,667,257	46,834,341	45,001,424	43,168,508	41,335,592
32	CDC-RE932 Strategic site (1,000 units) 35 dph	1,000	£120,882,832	50,834,527	50,834,527	44,713,096	41,803,096	39,908,873	38,064,088	36,219,303	34,374,518	32,529,733	30,684,948	28,840,163	26,995,378	25,150,593	23,305,808
33	CDC-RE933 Strategic site (1,000 units) 30 dph	1,000	£120,882,832	50,834,527	50,834,527	44,713,096	41,803,096	39,908,873	38,064,088	36,219,303	34,374,518	32,529,733	30,684,948	28,840,163	26,995,378	25,150,593	23,305,808
34	CDC-RE934 Strategic site (1,000 units) 35 dph	1,000	£120,882,832	50,834,527	50,834,527	44,713,096	41,803,096	39,908,873	38,064,088	36,219,303	34,374,518	32,529,733	30,684,948	28,840,163	26,995,378	25,150,593	23,305,808
35	CDC-RE935 Strategic site (1,000 units) 30 dph	1,000	£120,882,832	50,834,527	50,834,527	44,713,096	41,803,096	39,908,873	38,064,088	36,219,303	34,374,518	32,529,733	30,684,948	28,840,163	26,995,378	25,150,593	23,305,808
36	CDC-RE936 Strategic site (1,000 units) 35 dph	1,000	£120,882,832	50,834,527	50,834,527	44,713,096	41,803,096	39,908,873	38,064,088	36,219,303	34,374,518	32,529,733	30,684,948	28,840,163	26,995,378	25,150,593	23,305,808
37	CDC-RE937 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	88,452,448	88,452,448	73,224,784	70,506,362	67,294,710	64,082,327	60,869,944	57,657,561	54,445,178	51,232,795	48,020,412	44,808,029	41,595,646	38,383,264
38	CDC-RE937 Strategic site (2,500 units) 35 dph	2,500	£344,289,913	104,752,734	104,752,734	97,913,093	91,814,278	85,735,328	79,641,219	73,566,963	68,130,408	62,888,194	58,707,260	54,555,151			
39	CDC-RE938 Strategic site (4,000 units) 30 dph	4,000	£597,719,854	83,860,575	78,870,247	73,096,471	68,099,247	62,928,073	57,644,452	52,461,475	47,278,499	42,095,523	36,912,547	31,729,571	26,546,595	21,363,619	16,180,643
40	CDC-RE939 Strategic site (4,000 units) 35 dph	4,000	£512,235,931	83,860,575	78,870,247	73,096,471	68,099,247	62,928,073	57,644,452	52,461,475	47,278,499	42,095,523	36,912,547	31,729,571	26,546,595	21,363,619	16,180,643
41	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	966,029	966,029	876,832	837,630	795,483	717,931	61,095	5,334	148,746	301,821	452,796	601,642		
42	CDC-CARE1 Care home scheme (C2) - 70 units	50	£1,075,896	238,948	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,580	1,616,339	1,813,109	2,009,879	2,206,649		
43	CDC-EM1 Employment - industrial 40% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
44	CDC-EM2 Employment - industrial 45% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
45	CDC-EM3 Employment - industrial 50% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
46	CDC-EM4 Employment - industrial 55% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
47	CDC-EM5 Employment - industrial 60% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
48	CDC-EM6 Employment - industrial 65% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
49	CDC-EM7 Employment - industrial 70% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
50	CDC-EM8 Employment - industrial 75% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
51	CDC-EM9 Employment - industrial 80% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
52	CDC-EM10 Employment - industrial 85% plot ratio	50	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,77				

BENCHMARK LAND VALUE £ (SECONDARY INDUSTRIAL)			£1,252.13p											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£38.02	78.207	73.691	69.146	64.606	60.204	55.945	51.847	47.402	43.297	39.064	34.972	
2 CDC-RE52 Small scheme (1 unit) 25 dph	1	£49.61	78.207	73.691	69.146	64.606	60.204	55.945	51.847	47.402	43.297	39.064	34.972	
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£294.621	301.036	308.257	345.738	323.475	301.470	279.724	258.236	237.006	216.033	195.319	174.863	
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245.517	301.036	308.257	345.738	323.475	301.470	279.724	258.236	237.006	216.033	195.319	174.863	
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£521.724	782.072	736.516	691.475	646.509	602.942	559.448	516.472	474.011	432.087	390.638	349.725	
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£447.192	782.072	736.516	691.475	646.509	602.942	559.448	516.472	474.011	432.087	390.638	349.725	
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£1,043.997	1,322.307	1,241.540	1,161.699	1,082.782	1,004.785	927.780	851.576	776.352	702.090	628.688	555.450	
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£894.385	1,403.997	1,322.307	1,241.540	1,161.699	1,082.782	1,004.785	927.780	851.576	776.352	702.090	628.688	
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£1,565.173	2,105.997	1,983.460	1,862.311	1,742.548	1,624.172	1,507.183	1,381.579	1,277.363	1,164.533	1,053.089	943.032	
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£1,055.997	2,105.997	1,983.460	1,862.311	1,742.548	1,624.172	1,507.183	1,381.579	1,277.363	1,164.533	1,053.089	943.032	
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£1,388.066	2,085.997	2,033.529	2,193.923	2,178.914	2,123.918	2,070.122	2,017.418	1,964.714	1,912.010	1,859.306	1,806.602	
12 CDC-RE62 Medium scheme (40 units) 35 dph	40	£1,138.308	2,085.997	2,122.856	1,960.419	1,799.911	1,634.334	1,468.827	1,303.971	1,139.177	974.109	809.333	644.567	
13 CDC-RE63 Large scheme (50 units) 30 dph	50	£2,608.622	3,442.395	3,241.909	3,043.601	2,847.743	2,654.063	2,462.553	2,273.510	2,086.637	1,902.293	1,719.897	1,536.629	
14 CDC-RE64 Large scheme (50 units) 40 dph	50	£1,956.467	3,442.395	3,241.909	3,043.601	2,847.743	2,654.063	2,462.553	2,273.510	2,086.637	1,902.293	1,719.897	1,536.629	
15 CDC-RE65 Large scheme (75 units) 30 dph	75	£3,912.933	5,163.592	4,862.863	4,565.537	4,271.614	3,981.095	3,693.974	3,404.265	3,120.665	2,853.048	2,579.545	2,300.445	
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£3,494.592	5,163.592	4,862.863	4,565.537	4,271.614	3,981.095	3,693.974	3,404.265	3,120.665	2,853.048	2,579.545	2,300.445	
17 CDC-RE67 Large scheme (100 units) 30 dph	100	£5,565.060	6,884.790	6,483.816	6,077.353	5,696.486	5,308.426	4,925.504	4,547.020	4,173.273	3,804.064	3,439.393	3,079.290	
18 CDC-RE68 Large scheme (100 units) 55 dph	100	£3,035.487	5,168.169	4,788.134	4,412.569	4,041.473	3,674.846	3,312.691	2,955.004	2,601.787	2,253.039	1,908.762	1,568.955	
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£8,347.591	10,216.824	9,621.989	9,033.883	8,452.599	7,877.866	7,309.952	6,748.770	6,194.316	5,646.954	5,102.652	4,571.341	
20 CDC-RE69 Large scheme (150 units) 35 dph	150	£7,155.078	10,216.824	9,621.989	9,033.883	8,452.599	7,877.866	7,309.952	6,748.770	6,194.316	5,646.954	5,102.652	4,571.341	
21 CDC-RE69 Large scheme (150 units) 40 dph	200	£11,920.521	15,494.552	12,708.173	12,032.670	11,185.099	10,405.803	9,654.236	8,919.776	8,194.278	7,452.557	6,737.833	6,031.003	
22 CDC-RE69 Large scheme (200 units) 35 dph	200	£9,540.104	14,018.679	13,199.539	12,389.650	11,589.100	10,787.862	10,015.783	9,243.044	8,470.585	7,725.457	6,980.590	6,244.860	
23 CDC-RE69 Large scheme (200 units) 30 dph	300	£14,616.181	20,441.172	19,246.337	18,064.412	16,895.661	15,740.462	14,598.814	13,470.718	12,366.170	11,255.175	10,167.731	9,093.839	
24 CDC-RE69 Large scheme (300 units) 35 dph	300	£11,390.555	20,441.172	19,246.337	18,064.412	16,895.661	15,740.462	14,598.814	13,470.718	12,366.170	11,255.175	10,167.731	9,093.839	
25 CDC-RE69 Large scheme (300 units) 40 dph	400	£22,280.242	28,619.249	24,495.610	22,989.237	21,530.120	19,989.129	18,509.189	17,093.193	15,726.457	14,420.579	13,208.066	12,098.660	
26 CDC-RE69 Large scheme (400 units) 30 dph	400	£19,286.629	28,619.249	24,495.610	22,989.237	21,530.120	19,989.129	18,509.189	17,093.193	15,726.457	14,420.579	13,208.066	12,098.660	
27 CDC-RE69 Large scheme (400 units) 35 dph	500	£29,812.824	32,524.062	30,619.512	27,936.546	26,875.161	25,035.369	23,271.140	21,420.502	19,645.448	17,891.973	16,100.882	14,449.774	
28 CDC-RE69 Large scheme (500 units) 30 dph	500	£25,553.849	32,524.062	30,619.512	27,936.546	26,875.161	25,035.369	23,271.140	21,420.502	19,645.448	17,891.973	16,100.882	14,449.774	
29 CDC-RE69 Large scheme (500 units) 35 dph	750	£48,159.177	44,984.578	42,596.312	39,737.952	37,189.495	34,810.944	32,392.105	29,902.931	27,433.602	24,914.718	22,344.681	19,945.048	
30 CDC-RE69 Large scheme (750 units) 30 dph	750	£42,279.264	44,984.578	42,596.312	39,737.952	37,189.495	34,810.944	32,392.105	29,902.931	27,433.602	24,914.718	22,344.681	19,945.048	
31 CDC-RE69 Large scheme (1,000 units) 30 dph	1,000	£69,563.255	£63,624.527	£61,624.527	£57,413.766	£54,713.068	£50,859.673	£47,480.083	£43,725.297	£39,500.177	£35,849.973	£31,849.973	£27,377.460	
32 CDC-RE69 Large scheme (1,000 units) 35 dph	1,000	£59,625.647	£63,624.527	£61,624.527	£57,413.766	£54,713.068	£50,859.673	£47,480.083	£43,725.297	£39,500.177	£35,849.973	£31,849.973	£27,377.460	
33 CDC-RE69 Large scheme (1,000 units) 40 dph	1,300	£77,532.341	£70,305.912	£68,141.648	£63,277.676	£60,859.673	£56,420.814	£52,088.582	£47,811.152	£43,586.041	£39,381.251	£34,849.776	£29,655.828	
34 CDC-RE69 Large scheme (1,300 units) 30 dph	2,800	£119,265.264	£79,152.775	£76,152.775	£70,225.775	£67,225.775	£62,581.665	£58,168.555	£53,881.445	£49,722.335	£45,681.225	£41,740.115	£37,899.005	
35 CDC-RE69 Large scheme (2,500 units) 30 dph	2,500	£194,064.116	£85,452.448	£83,224.768	£76,056.362	£72,947.180	£67,897.219	£62,966.555	£58,175.073	£53,522.852	£48,289.871	£43,536.098	£38,835.814	
36 CDC-RE69 Large scheme (2,500 units) 35 dph	3,000	£208,689.765	£104,076.754	£101,913.074	£93,019.284	£89,736.128	£84,691.219	£79,830.363	£75,130.408	£70,588.194	£66,206.260	£61,945.515	£57,794.265	
37 CDC-RE69 Large scheme (3,000 units) 30 dph	4,000	£228,503.020	£104,076.754	£101,913.074	£93,019.284	£89,736.128	£84,691.219	£79,830.363	£75,130.408	£70,588.194	£66,206.260	£61,945.515	£57,794.265	
38 CDC-RE69 Large scheme (4,000 units) 30 dph	4,000	£228,503.020	£104,076.754	£101,913.074	£93,019.284	£89,736.128	£84,691.219	£79,830.363	£75,130.408	£70,588.194	£66,206.260	£61,945.515	£57,794.265	
39 CDC-RE69 Large scheme (4,000 units) 35 dph	4,000	£228,503.020	£104,076.754	£101,913.074	£93,019.284	£89,736.128	£84,691.219	£79,830.363	£75,130.408	£70,588.194	£66,206.260	£61,945.515	£57,794.265	
40 CDC-RE69 Large scheme (4,000 units) 40 dph	50	£2,608.622	3,442.395	3,241.909	3,043.601	2,847.743	2,654.063	2,462.553	2,273.510	2,086.637	1,902.293	1,719.897	1,536.629	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£500.855	238.048	435.716	632.489	829.258	1,026.029	1,222.798	1,419.590	1,616.339	1,813.109	2,009.879	2,206.649	
42 CDC-EMP1 Employment - industrial 45% plot ratio	-	£8,260.693	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£8,260.693	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	5,106.779	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521.581	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	
45 CDC-EMP4 Employment - industrial 40% plot ratio	-	£12,521.581	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	8,893.539	
46 CDC-EMP5 Employment - industrial 45% plot ratio	-	£25,042.772	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	15,782.722	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042.772	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	15,834.868	

BENCHMARK LAND VALUE \$ (GREENFIELD - UPPER END OF RANGE)			£374,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£1,617.60	78,207	73,651	69,146	64,695	60,244	55,794	51,343	47,402	43,207	39,064	34,972	
2 CDC-RE52 Small scheme (1 unit) 25 dph	1	£1,617.60	78,207	73,651	69,146	64,695	60,244	55,794	51,343	47,402	43,207	39,064	34,972	
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£88,000	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863	
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£73,333	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863	
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£155,833	782,072	736,516	691,475	646,950	602,442	558,448	516,472	474,011	432,967	390,638	349,725	
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£153,571	782,072	736,516	691,475	646,950	602,442	558,448	516,472	474,011	432,967	390,638	349,725	
7 CDC-RE57 Medium scheme (20 units) 35 dph	20	£1,403,997	1,322,307	1,241,540	1,161,699	1,082,762	1,004,788	927,720	851,576	776,350	703,080	628,698	554,312	
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£261,143	1,403,997	1,322,307	1,241,540	1,161,699	1,082,762	1,004,788	927,720	851,576	776,350	703,080	628,698	
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£467,500	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032	
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£400,714	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032	
11 CDC-RE61 Medium scheme (40 units) 35 dph	40	£253,571	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032	
12 CDC-RE12 Medium scheme (40 units) 35 dph	40	£340,000	2,282,228	2,122,858	1,960,419	1,792,911	1,624,172	1,454,887	1,329,971	1,177,187	1,026,333	877,410	730,417	
13 CDC-RE13 Large scheme (50 units) 30 dph	50	£779,167	3,442,395	3,200,940	3,043,691	2,847,743	2,654,063	2,462,653	2,273,510	2,086,637	1,902,032	1,719,697	1,536,629	
14 CDC-RE14 Large scheme (50 units) 40 dph	50	£584,375	3,105,870	2,916,542	2,715,471	2,523,654	2,330,092	2,146,784	1,961,664	1,778,740	1,598,072	1,418,662	1,243,610	
15 CDC-RE15 Large scheme (75 units) 30 dph	75	£1,168,750	3,105,870	2,916,542	2,715,471	2,523,654	2,330,092	2,146,784	1,961,664	1,778,740	1,598,072	1,418,662	1,243,610	
16 CDC-RE16 Large scheme (75 units) 35 dph	75	£1,091,786	3,105,870	2,916,542	2,715,471	2,523,654	2,330,092	2,146,784	1,961,664	1,778,740	1,598,072	1,418,662	1,243,610	
17 CDC-RE17 Large scheme (100 units) 30 dph	100	£1,662,222	6,884,790	6,483,918	6,087,383	5,695,486	5,308,126	4,925,304	4,547,020	4,173,273	3,804,064	3,439,393	3,079,290	
18 CDC-RE18 Large scheme (100 units) 55 dph	100	£906,667	5,108,160	4,788,134	4,412,560	4,041,473	3,674,846	3,312,691	2,955,004	2,601,787	2,253,029	1,908,762	1,568,955	
19 CDC-RE19 Large scheme (150 units) 30 dph	150	£2,493,333	10,216,824	9,621,980	9,033,883	8,452,520	7,877,886	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341	
20 CDC-RE20 Large scheme (150 units) 35 dph	150	£2,137,143	10,216,824	9,621,980	9,033,883	8,452,520	7,877,886	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341	
21 CDC-RE21 Large scheme (200 units) 35 dph	200	£2,524,644	12,494,552	12,708,172	11,932,678	11,165,080	10,405,803	9,654,236	8,911,774	8,165,577	7,452,573	6,737,633	6,031,001	
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£2,849,524	14,018,678	13,199,530	12,389,680	11,589,120	10,797,802	10,015,783	9,243,044	8,476,585	7,725,407	6,980,520	6,244,890	
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£4,986,667	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,107	11,255,175	10,167,731	9,093,839	
24 CDC-RE24 Large scheme (300 units) 35 dph	300	£4,274,286	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,107	11,255,175	10,167,731	9,093,839	
25 CDC-RE25 Large scheme (400 units) 30 dph	400	£5,648,889	26,019,248	24,495,610	22,989,237	21,500,129	20,028,268	18,573,141	17,136,402	15,716,357	14,313,579	12,928,066	11,558,919	
26 CDC-RE26 Large scheme (400 units) 35 dph	400	£4,969,028	26,019,248	24,495,610	22,989,237	21,500,129	20,028,268	18,573,141	17,136,402	15,716,357	14,313,579	12,928,066	11,558,919	
27 CDC-RE27 Large scheme (500 units) 30 dph	500	£8,904,762	32,524,062	30,619,512	28,736,546	26,875,161	25,035,303	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774	
28 CDC-RE28 Large scheme (500 units) 35 dph	500	£7,632,653	32,524,062	30,619,512	28,736,546	26,875,161	25,035,303	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774	
29 CDC-RE29 Large scheme (750 units) 30 dph	750	£14,384,615	44,984,578	42,346,312	39,737,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,661	19,945,048	
30 CDC-RE30 Large scheme (750 units) 35 dph	750	£12,309,674	44,984,578	42,346,312	39,737,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,661	19,945,048	
31 CDC-RE31 Strategic site (1,000 units) 30 dph	1,000	£21,727,711	84,081,575	77,456,934	71,056,934	64,713,096	58,379,258	52,049,420	45,720,582	39,391,744	33,062,906	26,734,068	20,405,230	
32 CDC-RE32 Strategic site (1,000 units) 35 dph	1,000	£18,679,524	50,834,522	47,656,936	44,713,096	41,763,008	38,926,673	36,084,088	33,275,257	30,463,177	27,758,849	25,051,274	22,377,450	
33 CDC-RE33 Strategic site (1,300 units) 30 dph	1,300	£27,011,111	60,953,912	56,841,648	53,237,676	49,853,999	46,420,614	43,026,582	39,671,152	36,306,041	33,081,251	29,847,779	26,652,628	
34 CDC-RE34 Strategic site (1,300 units) 35 dph	1,300	£22,152,381	60,953,912	56,841,648	53,237,676	49,853,999	46,420,614	43,026,582	39,671,152	36,306,041	33,081,251	29,847,779	26,652,628	
35 CDC-RE35 Strategic site (2,000 units) 30 dph	2,000	£35,619,048	84,081,575	77,456,934	71,056,934	64,713,096	58,379,258	52,049,420	45,720,582	39,391,744	33,062,906	26,734,068	20,405,230	
36 CDC-RE36 Strategic site (2,000 units) 35 dph	2,000	£24,424,810	84,081,575	77,456,934	71,056,934	64,713,096	58,379,258	52,049,420	45,720,582	39,391,744	33,062,906	26,734,068	20,405,230	
37 CDC-RE37 Strategic site (3,500 units) 30 dph	3,500	£62,333,333	184,081,575	171,973,013	161,879,210	152,785,326	143,691,442	134,597,558	125,503,674	116,409,790	107,315,906	98,222,022	89,128,138	
38 CDC-RE38 Strategic site (4,000 units) 30 dph	4,000	£83,111,111	183,860,575	178,870,247	173,906,471	168,992,247	164,238,573	159,474,452	154,761,475	149,104,393	143,503,931	137,949,246	132,441,434	
39 CDC-RE39 Strategic site (4,000 units) 35 dph	4,000	£71,238,095	183,860,575	178,870,247	173,906,471	168,992,247	164,238,573	159,474,452	154,761,475	149,104,393	143,503,931	137,949,246	132,441,434	
40 CDC-ELDER Older person's home scheme (C3) 35 dph	50	£777,620	1,000,000	950,000	900,000	850,000	800,000	750,000	700,000	650,000	600,000	550,000	500,000	
41 CDC-CARE1 Care home scheme (C2) 30 units	10	£149,600	298,948	285,718	272,488	259,258	246,028	232,798	219,568	206,338	193,108	179,878	166,648	
42 CDC-EMPI Employment - industrial 40% plot ratio	-	£1,870,000	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	
43 CDC-EMPI2 Employment - industrial 45% plot ratio	-	£1,740,000	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£3,740,000	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£3,740,000	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£7,480,000	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£7,480,000	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	

BENCHMARK LAND VALUE @ (GREENFIELD - LOWER END OF RANGE)			£24,000 PER HA														
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						35% AH	40% AH	45% AH	50% AH
								25% AH	30% AH								
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£11,624	78,207	73,651	68,148	64,895	60,294	55,945	51,647	47,402	43,207	39,064	34,972				
2 CDC-RE52 Small scheme (1 unit) 25 dph	1	£11,624	78,207	73,651	68,148	64,895	60,294	55,945	51,647	47,402	43,207	39,064	34,972				
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£58,118	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863				
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£48,431	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863				
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£102,917	782,072	736,516	691,475	646,950	602,940	559,440	516,472	474,011	432,067	390,638	349,725				
6 CDC-RE56 Small scheme (15 units) 30 dph	15	£154,376	1,173,072	1,093,469	1,014,715	946,950	880,942	824,474	769,472	714,911	660,847	609,628	561,725				
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£205,833	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,756	776,395	702,060	628,676				
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£176,429	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,756	776,395	702,060	628,676				
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£308,750	2,105,997	1,983,480	1,862,311	1,742,548	1,624,172	1,507,183	1,391,759	1,277,363	1,164,593	1,053,089	943,638				
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£265,510	2,105,997	1,983,480	1,862,311	1,742,548	1,624,172	1,507,183	1,391,759	1,277,363	1,164,593	1,053,089	943,638				
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£411,667	2,753,916	2,593,527	2,434,953	2,278,914	2,123,351	1,970,122	1,818,896	1,669,310	1,521,826	1,375,757	1,231,704				
12 CDC-RE62 Medium scheme (40 units) 35 dph	40	£224,545	2,287,228	2,122,858	1,960,419	1,799,191	1,634,334	1,484,687	1,329,917	1,177,187	1,026,333	877,410	730,417				
13 CDC-RE63 Large scheme (50 units) 30 dph	50	£514,583	3,442,395	3,241,909	3,043,691	2,844,234	2,654,063	2,462,653	2,273,510	2,086,637	1,902,302	1,718,697	1,530,629				
14 CDC-RE64 Large scheme (50 units) 40 dph	50	£385,938	3,105,870	2,909,542	2,716,471	2,533,654	2,354,062	2,164,784	1,981,064	1,776,740	1,598,072	1,418,662	1,243,510				
15 CDC-RE65 Large scheme (50 units) 45 dph	50	£345,938	2,815,932	2,626,263	2,442,863	2,265,877	2,092,914	1,921,710	1,750,386	1,580,972	1,412,545	1,245,545	1,080,545				
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£691,777	5,163,952	4,862,963	4,565,537	4,271,614	3,981,095	3,693,974	3,410,265	3,129,955	2,853,449	2,579,545	2,309,445				
17 CDC-RE67 Large scheme (100 units) 30 dph	100	£1,097,778	6,884,790	6,483,816	6,087,383	5,695,486	5,306,126	4,925,904	4,547,020	4,173,273	3,804,064	3,439,392	3,079,260				
18 CDC-RE68 Large scheme (100 units) 35 dph	100	£598,788	5,168,169	4,788,134	4,412,569	4,041,473	3,674,846	3,312,691	2,955,004	2,601,787	2,253,039	1,908,762	1,568,955				
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£1,646,667	10,216,834	9,621,989	9,033,883	8,452,590	7,877,896	7,309,952	6,748,770	6,194,316	5,645,906	5,102,662	4,571,341				
20 CDC-RE70 Large scheme (150 units) 35 dph	150	£1,414,620	9,621,989	9,033,883	8,452,590	7,877,896	7,309,952	6,748,770	6,194,316	5,645,906							
21 CDC-RE21 Large scheme (200 units) 30 dph	200	£2,195,556	13,494,552	12,709,173	11,932,678	11,165,009	10,405,603	9,654,235	8,911,774	8,178,220	7,453,573	6,733,833	6,031,001				
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£1,881,905	10,818,679	10,259,359	12,89,680	11,589,100	10,797,802	10,015,283	9,243,044	8,478,595	7,725,407	6,980,590	6,244,890				
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£3,293,333	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839				
24 CDC-RE24 Large scheme (300 units) 35 dph	300	£2,822,857	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839				
25 CDC-RE25 Large scheme (300 units) 40 dph	300	£4,349,161	24,495,610	24,495,610	22,989,237	21,500,129	20,028,368	18,573,111	17,146,402	15,765,357	14,313,579	12,928,066	11,559,479				
26 CDC-RE26 Large scheme (400 units) 35 dph	400	£3,763,810	26,109,249	24,495,610	22,989,237	21,500,129	20,028,368	18,573,111	17,146,402	15,765,357	14,313,579	12,928,066	11,559,479				
27 CDC-RE27 Large scheme (500 units) 30 dph	500	£5,880,952	32,524,062	30,610,512	28,736,546	26,875,161	25,035,268	23,205,380	21,381,472	19,562,560	17,749,641	15,960,882	14,240,810				
28 CDC-RE28 Large scheme (500 units) 35 dph	500	£5,040,816	32,524,062	30,610,512	28,736,546	26,875,161	25,035,268	23,205,380	21,381,472	19,562,560	17,749,641	15,960,882	14,240,810				
29 CDC-RE29 Large scheme (750 units) 30 dph	750	£9,500,000	44,884,578	42,346,312	39,737,952	37,159,465	34,610,340	32,092,165	29,602,937	27,143,602	24,714,178	22,314,661	19,945,048				
30 CDC-RE29 Large scheme (750 units) 35 dph	750	£8,142,639	44,884,578	42,346,312	39,737,952	37,159,465	34,610,340	32,092,165	29,602,937	27,143,602	24,714,178	22,314,661	19,945,048				
31 CDC-RE31 Strategic site (1,000 units) 30 dph	1,000	£13,722,222	50,634,527	47,856,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,500,177	27,758,849	25,051,274	22,377,450				
32 CDC-RE31 Strategic site (1,000 units) 35 dph	1,000	£11,761,905	50,634,527	47,856,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,500,177	27,758,849	25,051,274	22,377,450				
33 CDC-RE33 Strategic site (1,300 units) 30 dph	1,300	£17,838,898	60,395,912	56,841,646	53,277,616	49,853,999	46,420,614	43,026,582	39,671,152	36,356,041	33,081,251	29,846,779	26,652,628				
34 CDC-RE34 Strategic site (1,300 units) 35 dph	1,300	£15,290,476	60,395,912	56,841,646	53,277,616	49,853,999	46,420,614	43,026,582	39,671,152	36,356,041	33,081,251	29,846,779	26,652,628				
35 CDC-RE35 Strategic site (2,000 units) 30 dph	2,000	£23,610,819	79,125,774	74,225,174	69,325,674	64,426,174	59,526,674	54,628,174	49,728,674	44,829,174	39,929,674	35,030,174	30,130,674				
36 CDC-RE36 Strategic site (2,500 units) 35 dph	2,500	£29,044,762	86,452,448	83,224,784	79,056,362	72,947,180	67,897,237	62,806,535	57,755,073	52,703,852	48,289,871	43,536,098	38,835,814				
37 CDC-RE37 Strategic site (3,500 units) 35 dph	3,500	£41,166,667	104,076,754	97,913,019	91,824,214	85,736,326	79,641,219	73,546,112	67,451,005	61,355,898	55,260,791	49,165,684	43,070,577				
38 CDC-RE38 Strategic site (4,000 units) 30 dph	4,000	£45,888,888	83,860,575	78,870,247	73,936,471	69,009,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,331	40,998,246	36,461,434				
39 CDC-RE39 Strategic site (4,000 units) 35 dph	4,000	£47,047,619	83,860,575	78,870,247	73,936,471	69,009,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,331	40,998,246	36,461,434				
40 CDC-RE40 Strategic site (5,000 units) 35 dph	50	£53,176,800	800,892,969	760,092,969	719,292,969	678,492,969	637,692,969	596,892,969	556,092,969	515,292,969	474,492,969	433,692,969	392,892,969				
41 CDC-CARE1 Care home scheme (C2) - 70 lot		£28,000	239,948	435,718	632,489	826,258	1,026,029	1,229,799	1,419,569	1,618,339	1,813,109	2,009,879	2,206,649				
42 CDC-EMPI Employment - industrial 45% plot ratio		£1,235,000	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779				
43 CDC-EMPI2 Employment - industrial 45% plot ratio		£1,235,000	5,195,638	5,191,638	5,186,638	5,181,638	5,176,638	5,171,638	5,166,638	5,161,638	5,156,638	5,151,638	5,146,638				
44 CDC-EMPI3 Employment - industrial 45% plot ratio		£893,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070	3,693,070				
45 CDC-EMPI4 Employment - industrial 45% plot ratio		£2,470,000	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079				
46 CDC-EMPI5 Employment - industrial 40% plot ratio		£940,000	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722				
47 CDC-EMPI6 Employment - industrial 45% plot ratio		£4,940,000	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868				

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,594 psm

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% Soc Rent

30% AH Rent

Intermediate:
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

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SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

SO 20%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,498	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£2,043,449	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,989,851	2,818,417	2,648,921	2,481,363	2,315,742	2,152,006	2,000,326	1,858,636	1,716,946	1,575,256	1,433,566
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,219	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,737,314	3,523,021	3,311,152	3,101,703	2,894,678	2,690,075	2,487,904	2,286,135	2,080,799	1,885,886	1,703,383
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,399,311	3,189,130	2,981,300	2,776,000	2,573,051	2,372,511	2,174,383	1,978,685	1,785,357	1,594,459	1,405,972
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,109	2,843,827	2,555,000
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,109	2,843,827	2,555,000
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	7,474,629	7,046,044	6,622,304	6,203,408	5,789,357	5,380,150	4,975,789	4,576,271	4,181,599	3,791,770	3,408,787
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	5,753,936	5,346,448	4,943,740	4,545,810	4,152,659	3,764,288	3,380,696	3,001,882	2,627,848	2,258,592	1,894,115
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,093,688	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,388,201	6,793,440	6,207,866	5,629,479	5,058,277
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	11,093,688	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,388,201	6,793,440	6,207,866	5,629,479	5,058,277
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	14,645,414	13,804,753	12,973,597	12,151,943	11,339,795	10,537,150	9,744,009	8,960,371	8,186,237	7,421,606	6,666,480
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	15,152,494	14,280,026	13,417,432	12,564,710	11,721,863	10,888,888	10,065,787	9,252,560	8,449,205	7,655,725	6,872,118
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,103	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,506	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,410	53,123,369	50,162,965	47,199,310	44,236,659	41,273,958	38,312,307	35,350,656	32,389,005	29,427,354	26,465,703	23,504,052
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	53,123,369	50,162,965	47,199,310	44,236,659	41,273,958	38,312,307	35,350,656	32,389,005	29,427,354	26,465,703	23,504,052
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	54,627,810	51,463,227	48,334,482	45,241,575	42,184,505	39,163,272	36,176,821	33,225,529	30,310,091	27,430,507	24,586,775
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	54,627,810	51,463,227	48,334,482	45,241,575	42,184,505	39,163,272	36,176,821	33,225,529	30,310,091	27,430,507	24,586,775
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	80,840,188	85,565,843	80,841,204	75,196,272	70,101,046	65,065,527	60,089,714	55,173,607	50,317,206	45,520,513	40,783,526
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	95,537,336	89,998,123	84,501,847	79,068,507	73,696,104	68,300,637	63,146,108	57,960,447	52,837,373	47,772,822	42,780,174
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,286,833	112,457,200	105,902,953	99,422,912	93,014,498	86,677,748	80,415,256	74,227,019	68,113,039	62,073,318	56,107,852	50,210,389
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,889	90,647,795	85,341,940	80,096,153	74,910,433	69,784,781	64,715,142	59,704,078	54,753,141	49,822,333	45,026,231	40,248,582
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	90,647,795	85,341,940	80,096,153	74,910,433	69,784,781	64,715,142	59,704,078	54,753,141	49,822,333	45,026,231	40,248,582
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,238,372	1,061,803	897,425	713,812	542,421	373,254	208,308	41,585	122,893	285,792	446,433
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,709	1,419,569	1,616,339	1,813,100	2,009,879	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£1,043,449	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£894,385	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,565,173	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,965	1,281,201	1,162,500	1,044,322
9 CDC-RES9 Large scheme (10 units) 30 dph	10	£1,365,910	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,965	1,281,201	1,162,500	1,044,322	926,545
10 CDC-RES10 Large scheme (20 units) 30 dph	20	£2,098,896	2,989,951	2,818,417	2,646,921	2,481,263	2,315,742	2,152,700	1,990,916	1,830,590	1,672,638	1,516,708	1,362,714
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£1,138,308	2,521,534	2,346,183	2,172,888	2,007,466	1,832,459	1,665,326	1,500,249	1,337,225	1,170,256	1,017,341	860,481
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,608,622	3,737,314	3,523,021	3,311,152	3,101,703	2,894,678	2,690,075	2,487,894	2,286,133	2,080,799	1,886,680	1,703,393
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£1,936,467	3,399,311	3,188,130	2,981,360	2,778,000	2,573,051	2,372,511	2,174,988	1,981,068	1,785,357	1,589,682	1,395,872
14 CDC-RES15 Large scheme (50 units) 40 dph	50	£3,912,613	6,805,972	6,584,423	6,364,728	6,146,728	5,930,422	5,715,812	5,502,984	5,292,342	5,084,625	4,878,562	4,674,625
15 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	5,905,972	5,692,534	5,478,933	5,265,456	5,052,596	4,840,215	4,628,312	4,416,387	4,204,442	3,992,477	3,780,500
16 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,474,629	7,046,044	6,622,304	6,203,408	5,789,357	5,380,150	4,976,739	4,576,271	4,181,599	3,791,770	3,406,781
17 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	5,753,936	5,346,448	4,943,740	4,546,810	4,152,659	3,764,288	3,380,636	3,001,882	2,627,848	2,254,952	1,894,175
18 CDC-RES19 Large scheme (150 units) 30 dph	150	£3,363,919	6,047,908	5,647,304	5,252,911	4,868,111	4,483,211	4,107,311	3,731,411	3,355,511	2,979,611	2,603,711	2,227,811
19 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	11,093,088	10,584,904	9,929,111	9,271,903	8,593,282	7,906,149	7,388,201	6,793,440	6,207,896	5,629,479	5,058,277
20 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,131,122	14,645,414	13,804,763	12,973,597	12,157,431	11,339,795	10,537,150	9,744,009	8,966,371	8,186,237	7,412,606	6,666,480
21 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	15,152,494	14,280,026	13,417,432	12,564,714	11,721,863	10,888,888	10,065,747	9,252,560	8,449,245	7,655,726	6,872,118
22 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,816,181	22,079,851	20,806,920	19,548,397	18,304,283	17,078,576	15,859,292	14,668,994	13,500,694	12,399,415	11,274,184	10,199,832
23 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,150,152	22,079,851	20,806,920	19,548,397	18,304,283	17,078,576	15,859,292	14,668,994	13,500,694	12,399,415	11,274,184	10,199,832
24 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	28,098,696	26,477,124	24,873,908	23,299,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,709,078
25 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	28,098,696	26,477,124	24,873,908	23,299,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,709,078
26 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,624	35,123,369	33,006,405	31,002,385	29,111,310	27,153,176	25,237,919	23,360,520	21,516,457	19,706,888	18,046,223	16,500,779
27 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,889	35,123,369	33,006,405	31,002,385	29,111,310	27,153,176	25,237,919	23,360,520	21,516,457	19,706,888	18,046,223	16,500,779
28 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	48,541,730	45,735,765	42,961,672	40,219,150	37,508,498	34,829,618	32,182,510	29,567,192	26,983,607	24,431,812	21,911,789
29 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,276,294	48,541,730	45,735,765	42,961,672	40,219,150	37,508,498	34,829,618	32,182,510	29,567,192	26,983,607	24,431,812	21,911,789
30 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£96,953,265	84,827,810	81,463,227	78,084,462	74,681,457	71,248,305	67,783,132	64,301,421	60,812,529	57,320,520	53,824,507	50,328,475
31 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£95,825,647	84,827,810	81,463,227	78,084,462	74,681,457	71,248,305	67,783,132	64,301,421	60,812,529	57,320,520	53,824,507	50,328,475
32 CDC-RES33 Strategic site (1,000 units) 40 dph	1,000	£90,432,724	84,827,810	81,463,227	78,084,462	74,681,457	71,248,305	67,783,132	64,301,421	60,812,529	57,320,520	53,824,507	50,328,475
33 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£77,513,341	85,154,314	81,376,720	77,639,700	73,946,473	70,260,038	66,688,396	63,123,546	59,561,489	56,000,225	52,438,513	48,876,251
34 CDC-RES35 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	85,154,314	81,376,720	77,639,700	73,946,473	70,260,038	66,688,396	63,123,546	59,561,489	56,000,225	52,438,513	48,876,251
35 CDC-RES36 Strategic site (2,000 units) 30 dph	2,000	£119,251,294	108,040,188	105,565,843	103,051,204	100,516,272	97,901,048	95,305,627	92,689,714	90,073,647	87,451,607	84,829,510	82,207,626
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,084,014	157,527,336	150,998,123	143,504,747	136,058,507	128,664,015	121,316,412	114,018,412	106,770,412	99,572,412	92,377,282	85,182,704
37 CDC-RES37 Strategic site (2,500 units) 35 dph	2,500	£208,698,693	190,622,853	182,622,853	174,622,853	166,622,853	158,622,853	150,622,853	142,622,853	134,622,853	126,622,853	118,622,853	110,622,853
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,520,020	300,447,705	285,341,940	269,066,153	252,791,433	236,516,713	220,241,993	203,967,273	187,692,553	171,417,833	155,143,113	138,868,393
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£228,582,589	300,447,705	285,341,940	269,066,153	252,791,433	236,516,713	220,241,993	203,967,273	187,692,553	171,417,833	155,143,113	138,868,393
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,238,372	1,061,803	887,429	718,812	542,421	375,254	208,308	41,588	1,228,893	288,792	446,443
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,885	-	-	-	-	-	-	-	-	-	-	-
42 CDC-EMPR1 Employment - industrial 40% plot ratio	-	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979	£1,105,979
43 CDC-EMPR2 Employment - industrial 45% plot ratio	-	£6,260,693	£1,618,638	£1,561,638	£1,501,638	£1,441,638	£1,381,638	£1,321,638	£1,261,638	£1,201,638	£1,141,638	£1,081,638	£1,021,638
44 CDC-EMPR3 Employment - industrial 40% plot ratio	-	£1,621,691	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539
45 CDC-EMPR4 Employment - industrial 45% plot ratio	-	£1,621,691	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539	£8,593,539
46 CDC-EMPR5 Employment - industrial 40% plot ratio	-	£25,625,772	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079
47 CDC-EMPR6 Employment - industrial 45% plot ratio	-	£25,625,772	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079	£7,863,079
48 CDC-EMPR7 Employment - industrial 45% plot ratio	-	£25,625,772	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668	£15,348,668

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,691 psm

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% Soc Rent

30% AH Rent

Intermediate:
FH 0%

SO 20%
FH 0%

\$106 per unit:
£7,600

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
5 CDC-RES5 Small scheme (10 units) 25 dph	10	£1,120,725	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
6 CDC-RES6 Small scheme (10 units) 30 dph	10	£960,621	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,847,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,470,544	2,330,958	2,192,948	2,102,940	2,006,516	1,912,658	1,818,377	1,724,441	1,630,123	1,537,101	1,444,147
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,225,787	3,043,308	2,862,890	2,684,525	2,508,235	2,333,998	2,161,822	1,991,707	1,823,653	1,659,149	1,493,726
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,218	2,763,318	2,967,273	2,383,404	2,201,709	2,022,100	1,844,846	1,669,676	1,496,681	1,326,862	1,157,218	990,545
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,032,234	3,804,135	3,578,612	3,355,665	3,135,294	2,917,498	2,702,278	2,489,244	2,279,566	2,072,074	1,867,167
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,602,013	3,468,118	3,246,788	3,028,020	2,811,817	2,598,177	2,387,102	2,178,589	1,972,640	1,769,256	1,568,435
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,064,467	7,698,270	7,157,224	6,711,330	6,270,587	5,834,997	5,404,557	4,979,269	4,559,132	4,144,147	3,734,314
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£6,520,581	6,339,702	6,504,762	6,474,911	6,505,147	6,430,472	6,215,886	6,006,388	5,801,977	5,602,655	5,408,421	5,219,276
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	15,790,679	14,896,355	14,012,132	13,138,009	12,273,987	11,420,064	10,576,243	9,742,522	8,918,901	8,105,380	7,301,961
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	15,790,679	15,060,815	14,445,183	13,840,320	13,245,903	12,661,931	12,088,513	11,525,534	10,972,995	10,430,441	9,899,443
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,968	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,968	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,416	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	52,098,882	49,125,219	46,185,192	43,278,803	40,406,052	37,566,939	34,761,463	31,989,625	29,251,424	26,546,862	23,875,938
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	52,098,882	49,125,219	46,185,192	43,278,803	40,406,052	37,566,939	34,761,463	31,989,625	29,251,424	26,546,862	23,875,938
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	58,611,582	55,259,039	51,944,425	48,667,741	45,428,987	42,228,162	39,065,266	35,940,301	32,853,265	29,804,159	26,792,981
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,839	58,611,582	55,259,039	51,944,425	48,667,741	45,428,987	42,228,162	39,065,266	35,940,301	32,853,265	29,804,159	26,792,981
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	89,913,154	85,909,793	81,951,724	78,038,948	74,171,462	70,349,269	66,572,368	62,840,758	59,154,441	55,513,416	51,917,683
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,681	89,913,154	85,909,793	81,951,724	78,038,948	74,171,462	70,349,269	66,572,368	62,840,758	59,154,441	55,513,416	51,917,683
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	97,591,862	92,001,415	86,474,202	81,009,885	76,606,750	72,206,865	67,806,232	63,406,557	59,006,434	54,606,259	50,206,084
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	102,657,306	96,763,299	90,935,955	85,175,273	79,481,255	73,853,898	68,293,205	62,799,174	57,371,806	52,011,101	46,717,058
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,263,587	120,815,059	113,866,575	106,996,684	100,205,385	93,492,681	86,858,569	80,303,049	73,826,123	67,423,301	61,097,251	54,849,834
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,848	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,809	59,368,434	54,203,267	49,079,824	44,020,086
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,809	59,368,434	54,203,267	49,079,824	44,020,086
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,509,590	1,320,287	1,133,332	948,728	766,468	585,412	406,282	229,523	55,133	118,798	291,223
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749	
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,847,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,847,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,585,177	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,365,610	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,068,785	3,225,707	3,043,308	2,862,890	2,684,532	2,508,235	2,333,998	2,161,822	1,991,707	1,823,653	1,658,659	1,493,729	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,738,308	2,753,318	2,567,273	2,383,404	2,201,709	2,022,190	1,844,846	1,669,676	1,496,681	1,325,862	1,157,218	990,545	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,032,234	3,804,135	3,578,612	3,356,665	3,135,294	2,917,498	2,702,728	2,489,634	2,279,546	2,072,074	1,867,157	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,958,467	3,002,913	3,408,118	3,246,788	3,028,020	2,811,817	2,598,177	2,387,102	2,176,548	1,972,460	1,760,258	1,548,435	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,472	6,048,350	5,736,203	5,367,918	5,037,467	4,736,172	4,453,376	4,184,579	3,924,451	3,673,451	3,431,910	3,198,474	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,393,463	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,477	3,734,451	3,419,358	3,108,110	2,800,735	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,665,060	8,694,467	7,608,207	7,157,224	6,711,330	6,270,452	5,834,997	5,404,557	4,979,269	4,559,132	4,144,747	3,734,314	
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	6,339,702	5,904,762	5,474,911	5,050,147	4,630,574	4,215,886	3,804,358	3,401,977	3,022,655	2,668,421	2,319,276	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,345,519	11,970,547	11,293,621	10,624,337	10,024,337	9,428,337	8,834,337	8,240,337	7,646,337	7,052,337	6,458,337	5,864,337	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	11,970,547	11,293,621	10,624,337	9,992,697	9,368,009	8,762,344	8,157,633	7,552,922	6,949,137	6,335,177	5,722,044	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,241	15,790,670	14,896,355	14,012,132	13,138,069	12,273,997	11,420,064	10,576,243	9,742,522	8,918,801	8,106,390	7,301,961	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	16,286,390	15,360,513	14,445,183	13,540,320	12,645,923	11,761,994	10,898,513	10,025,534	9,173,005	8,330,941	7,499,349	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	23,717,135	22,367,132	21,032,382	19,725,186	18,408,694	17,119,750	15,846,073	14,589,689	13,351,668	12,166,838	11,024,024	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	23,717,135	22,367,132	21,032,382	19,712,805	18,408,694	17,119,750	15,846,073	14,589,689	13,351,668	12,166,838	11,024,024	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,680,242	30,711,964	28,452,261	26,752,011	25,071,211	23,400,963	21,767,968	20,145,522	18,542,529	16,958,988	15,394,698	13,850,260	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	30,711,964	28,452,261	26,752,011	25,071,211	23,400,963	21,767,968	20,145,522	18,542,529	16,958,988	15,394,698	13,850,260	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	37,711,495	35,565,327	33,440,013	31,330,014	29,262,322	27,209,958	25,181,963	23,178,168	21,198,734	19,243,622	17,312,825	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,853,949	37,711,495	35,565,327	33,440,013	31,330,014	29,262,322	27,209,958	25,181,963	23,178,168	21,198,734	19,243,622	17,312,825	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	52,068,882	49,125,215	46,185,192	43,276,903	40,360,622	37,596,938	34,761,463	31,989,925	29,251,424	26,546,862	23,875,930	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	52,068,882	49,125,215	46,185,192	43,276,903	40,360,622	37,596,938	34,761,463	31,989,925	29,251,424	26,546,862	23,875,930	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	88,011,882	85,599,039	81,944,425	78,467,741	75,428,987	72,422,162	69,450,268	66,513,901	63,623,285	60,784,159	57,992,425	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,847	88,011,882	85,599,039	81,944,425	78,467,741	75,428,987	72,422,162	69,450,268	66,513,901	63,623,285	60,784,159	57,992,425	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	110,913,54	107,599,624	103,651,728	99,888,594	96,123,462	92,358,330	88,593,198	84,840,759	81,104,444	77,374,130	73,643,816	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,531,641	109,913,54	106,509,793	101,524,708	98,038,948	94,171,462	90,244,976	86,357,490	82,448,758	78,541,441	74,634,118	70,726,801	
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	179,981,862	172,001,415	164,744,202	157,008,235	149,768,255	142,568,868	135,390,222	128,279,751	121,200,620	114,159,841	107,145,214	
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	102,657,306	96,763,299	90,935,655	85,175,273	79,481,255	73,868,865	68,399,205	62,999,714	57,679,820	52,011,161	47,017,958	
37 CDC-RES37 Strategic site (2,500 units) 35 dph	2,500	£208,689,765	102,657,306	96,763,299	90,935,655	85,175,273	79,481,255	73,868,865	68,399,205	62,999,714	57,679,820	52,011,161	47,017,958	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,520,302	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,009	59,386,434	54,203,287	49,079,824	44,020,086	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£258,502,589	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,009	59,386,434	54,203,287	49,079,824	44,020,086	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,909,390	1,320,287	1,133,332	948,728	766,468	598,412	480,282	229,523	95,133	11,798	291,223	
41 CDC-CARE1 Care home scheme (C2) - 70 units	1	-	£500,655	-	-	-	-	-	-	-	-	-	-	
42 CDC-EMP1 Employment - industrial 45% plot ratio	1	£5,250,117	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	5,168,579	
43 CDC-EMP2 Employment - industrial 45% plot ratio	1	£2,860,693	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	
44 CDC-EMP3 Employment - industrial 40% plot ratio	1	£12,521,366	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	
45 CDC-EMP4 Employment - industrial 45% plot ratio	1	£12,521,366	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	
46 CDC-EMP5 Employment - industrial 45% plot ratio	1	£25,042,772	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	15,763,722	
47 CDC-EMP6 Employment - industrial 45% plot ratio	1	£25,042,772	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	18,534,608	

COTSWOLD DISTRICT COUNCIL

Sales value £4,788 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£2,689,739 PER HA

AH tenure
Type of rent:Rented 80%
50% SO Rent

30% AH Rent

Intermediate:

SO 20%
FH 0%

\$106 per unit:

£7,600

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,570	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760	
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£2,043,449	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,810	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,482,122	3,268,190	3,076,858	2,901,705	2,740,727	2,593,837	2,450,000	2,315,667	2,180,822	2,045,366	1,910,105	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,218	2,084,718	2,004,718	1,924,718	1,844,718	1,764,718	1,684,718	1,604,718	1,524,718	1,444,718	1,364,718	1,284,718	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,327,153	4,055,248	3,783,343	3,511,438	3,239,533	2,967,628	2,695,723	2,423,818	2,151,913	1,879,008	1,607,103	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,984,715	3,747,106	3,512,215	3,280,411	3,050,584	2,823,843	2,599,821	2,378,514	2,159,925	1,944,052	1,730,897	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	8,954,399	8,320,448	7,690,145	7,219,252	6,751,818	6,289,842	5,853,325	5,382,266	4,936,666	4,496,524	4,061,841	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£8,520,581	8,920,744	8,458,888	8,002,423	7,551,350	7,105,668	6,665,379	6,230,481	5,800,976	5,376,862	4,958,100	4,544,438	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	16,935,944	15,987,958	15,050,968	14,124,074	13,208,178	12,302,980	11,408,478	10,524,672	9,650,271	8,785,584	7,931,587	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	17,420,125	16,441,100	15,472,934	14,515,930	13,569,984	12,635,099	11,711,274	10,798,509	9,895,661	9,003,705	8,122,829	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,739,880	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	32,237,411	30,420,336	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	32,237,411	30,420,336	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£58,041,416	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	65,656,034	62,514,671	59,408,812	56,338,458	53,303,606	50,304,259	47,340,416	44,412,077	41,519,242	38,661,910	35,844,082	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	65,656,034	62,514,671	59,408,812	56,338,458	53,303,606	50,304,259	47,340,416	44,412,077	41,519,242	38,661,910	35,844,082	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	62,595,353	59,054,850	55,554,368	52,093,908	48,673,469	45,293,052	41,952,657	38,652,282	35,391,931	32,171,600	28,991,292	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,838	62,595,353	59,054,850	55,554,368	52,093,908	48,673,469	45,293,052	41,952,657	38,652,282	35,391,931	32,171,600	28,991,292	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	74,657,237	70,431,788	66,254,108	62,124,197	58,042,055	54,007,681	50,021,077	46,080,028	42,186,658	38,341,079	34,543,292	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	74,657,237	70,431,788	66,254,108	62,124,197	58,042,055	54,007,681	50,021,077	46,080,028	42,186,658	38,341,079	34,543,292	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	104,318,826	98,411,248	92,570,431	86,736,376	81,089,082	75,448,550	69,874,779	64,367,769	58,927,521	53,554,034	48,247,308	
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	109,731,543	103,506,948	97,352,703	91,268,807	85,255,259	79,312,061	73,439,211	67,633,833	61,897,754	56,232,082	50,536,760	
37 CDC-RES37 Strategic site (3,000 units) 30 dph	3,000	£448,285,973	126,155,575	121,817,899	114,563,156	107,391,345	100,299,917	93,289,120	86,361,302	79,516,466	72,754,611	66,075,737	59,479,843	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,898	104,177,118	98,237,299	92,364,609	86,559,048	80,820,617	75,149,314	69,545,140	64,004,633	58,528,924	53,120,410	47,779,069	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,177,118	98,237,299	92,364,609	86,559,048	80,820,617	75,149,314	69,545,140	64,004,633	58,528,924	53,120,410	47,779,069	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,780,809	1,578,770	1,379,225	1,182,174	1,007,617	855,554	718,440	595,985	471,460	351,182	231,182	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	5,165,779	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,511	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760	
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£1,043,449	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£894,388	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,585,171	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,341,577	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,541,577	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,068,698	3,461,722	3,268,199	3,063,586	2,887,700	2,700,727	2,515,937	2,333,330	2,152,907	1,974,667	1,798,010	1,624,786	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	2,864,718	2,787,819	2,693,216	2,600,912	2,512,004	2,423,195	2,337,182	2,254,666	2,173,528	2,093,258	2,014,115	
13 CDC-RES13 Large scheme (100 units) 30 dph	100	£2,008,918	4,327,153	4,095,478	4,085,498	3,946,072	3,802,737	3,669,443	3,536,197	3,402,911	3,269,644	3,136,419	3,003,194	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,984,715	3,747,106	3,512,215	3,280,041	3,050,584	2,823,843	2,599,821	2,378,514	2,150,928	1,944,052	1,730,897	
15 CDC-RES15 Large scheme (75 units) 40 dph	75	£3,012,933	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,903	4,032,460	3,700,520	3,372,394	3,046,381	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,533,943	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,903	4,032,460	3,700,520	3,372,394	3,046,381	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£3,565,960	8,654,306	8,170,496	7,692,145	7,219,252	6,751,818	6,289,842	5,833,295	5,382,766	4,938,069	4,493,081	4,048,841	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,818	8,654,306	8,170,496	7,692,145	7,219,252	6,751,818	6,289,842	5,833,295	5,382,766	4,938,069	4,493,081	4,048,841	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,547,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	12,547,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	16,935,944	15,987,958	15,050,668	14,124,074	13,208,178	12,305,980	11,408,478	10,524,672	9,650,271	8,785,564	7,931,567	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	17,420,125	16,441,000	15,472,304	14,515,930	13,569,884	12,638,919	11,712,774	10,798,599	9,891,681	9,003,705	8,122,828	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,896,531	25,354,420	23,927,332	22,516,380	21,121,527	19,742,811	18,380,216	17,033,759	15,703,186	14,389,564	13,091,688	11,809,118	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	25,354,420	23,927,332	22,516,380	21,121,527	19,742,811	18,380,216	17,033,759	15,703,186	14,389,564	13,091,688	11,809,118	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,620,242	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,262,424	16,623,424	14,991,211	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,262,424	16,623,424	14,991,211	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,642	40,296,765	38,025,482	35,779,868	33,559,922	31,306,645	29,197,035	27,054,094	24,930,821	22,845,217	20,779,231	18,730,013	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,849	40,296,765	38,025,482	35,779,868	33,559,922	31,306,645	29,197,035	27,054,094	24,930,821	22,845,217	20,779,231	18,730,013	
29 CDC-RES29 Large scheme (500 units) 40 dph	500	£24,119,177	40,296,765	38,025,482	35,779,868	33,559,922	31,306,645	29,197,035	27,054,094	24,930,821	22,845,217	20,779,231	18,730,013	
30 CDC-RES30 Large scheme (750 units) 30 dph	750	£41,279,294	55,656,034	52,514,617	49,408,812	46,338,438	43,330,058	40,349,259	37,385,044	34,412,077	31,510,242	28,661,919	25,842,002	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	82,599,353	80,054,850	75,554,369	72,093,908	68,673,409	65,293,052	61,952,657	58,652,282	55,391,931	52,171,600	48,991,202	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£69,625,647	82,599,353	80,054,850	75,554,369	72,093,908	68,673,409	65,293,052	61,952,657	58,652,282	55,391,931	52,171,600	48,991,202	
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£90,432,232	74,827,237	70,417,788	66,254,108	62,124,197	58,042,055	54,007,881	50,011,077	46,080,028	42,196,658	38,340,079	34,543,922	
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,000	£71,513,241	74,827,237	70,417,788	66,254,108	62,124,197	58,042,055	54,007,881	50,011,077	46,080,028	42,196,658	38,340,079	34,543,922	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,254,290	134,016,826	128,811,248	122,570,431	116,376,731	110,198,062	104,055,598	97,944,779	91,867,768	85,827,521	79,834,034	73,847,308	
36 CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	£149,064,118	130,731,543	125,056,948	118,732,703	112,468,807	106,259,259	79,312,661	74,350,211	69,333,631	64,297,564	59,232,062	54,166,760	
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£208,689,765	129,155,575	121,817,890	114,583,150	107,341,345	100,099,137	92,889,120	85,861,302	79,516,468	73,544,618	67,567,737	61,574,843	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	174,177,118	162,237,299	152,364,600	142,500,048	132,635,410	122,770,813	112,914,116	103,058,443	93,204,743	83,354,040	73,503,669	
39 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,900,789	1,575,770	1,379,225	1,182,174	987,617	796,554	605,985	417,480	231,182	47,420	136,013	
40 CDC-CARE1 Care home (C2) - (70 units)	-	£500,855	238,948	435,718	632,489	829,258	1,026,029	1,222,798	1,419,560	1,616,338	1,813,109	2,009,879	2,206,649	
41 CDC-EMP1 Employment - industrial 40% plot ratio	-	£8,260,693	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	
42 CDC-EMP2 Employment - industrial 45% plot ratio	-	£8,260,693	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	1,595,779	
43 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	7,863,079	5,913,638	4,061,638	2,211,638	5,913,638	5,913,638	5,913,638	5,913,638	5,913,638	5,913,638	5,913,638	
44 CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	
45 CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	
46 CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

		Sales value £4,884 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		\$106 per unit:		£7,600	
		£2,689,739 PER HA		Type of rent:		50% SO Rent		30% AH Rent		FH 0%					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377		
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377		
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886		
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773		
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£1,043,449	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793		
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188		
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,697,658	3,493,088	3,290,826	3,090,870	2,893,220	2,697,875	2,504,838	2,314,106	2,125,679	1,939,561	1,755,747		
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,519	3,697,658	3,493,088	3,290,826	3,090,870	2,893,220	2,697,875	2,504,838	2,314,106	2,125,679	1,939,561	1,755,747		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,622,072	4,366,361	4,113,533	3,863,587	3,616,524	3,372,344	3,131,047	2,892,632	2,657,100	2,424,451	2,194,684		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,277,416	4,026,095	3,777,643	3,532,062	3,289,350	3,046,510	2,812,539	2,578,439	2,347,209	2,118,849	1,893,360		
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,933,106	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026		
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,933,106	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	9,244,145	8,732,722	8,227,065	7,727,174	7,233,049	6,744,688	6,262,093	5,785,264	5,314,200	4,848,901	4,389,369		
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£8,520,581	7,499,244	7,019,251	6,526,954	6,049,356	5,577,455	5,111,252	4,650,746	4,195,939	3,746,828	3,303,415	2,865,700		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	13,724,270	12,964,719	12,212,671	11,468,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	13,724,270	12,964,719	12,212,671	11,468,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	18,081,210	17,079,580	16,089,203	15,110,139	14,141,031	13,182,583	12,235,456	11,299,652	10,375,169	9,462,009	8,560,170		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	18,553,940	17,521,374	16,499,504	15,480,304	14,460,772	13,503,909	12,528,715	11,565,190	10,613,334	9,673,147	8,744,629		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115		
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,500	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£58,041,416	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20,165,201		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20,165,201		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	69,212,977	65,903,746	62,631,894	59,397,419	56,200,323	53,040,605	50,018,268	47,103,305	44,305,720	41,613,445	39,026,689		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	69,212,977	65,903,746	62,631,894	59,397,419	56,200,323	53,040,605	50,018,268	47,103,305	44,305,720	41,613,445	39,026,689		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	66,578,717	62,850,660	59,164,311	55,520,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,539,042	31,189,601		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,333	66,578,717	62,850,660	59,164,311	55,520,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,539,042	31,189,601		
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	79,396,242	74,947,125	70,548,267	66,199,666	61,901,324	57,653,241	53,455,416	49,307,850	45,210,542	41,163,492	37,166,700		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	79,396,242	74,947,125	70,548,267	66,199,666	61,901,324	57,653,241	53,455,416	49,307,850	45,210,542	41,163,492	37,166,700		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	111,045,791	104,621,081	98,666,661	92,582,532	86,568,694	80,625,148	74,751,890	68,948,925	63,216,250	57,553,865	51,861,772		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	116,801,701	110,243,684	103,759,667	97,349,740	91,013,874	84,752,067	78,564,321	72,450,635	66,411,010	60,445,445	54,553,941		
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,888,889	137,480,999	129,750,555	122,107,414	114,551,578	107,083,045	99,701,816	92,407,889	85,201,268	78,081,432	71,043,422	64,092,782		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,889	110,913,527	104,659,982	98,477,063	92,364,770	86,323,105	80,348,638	74,443,286	68,608,612	62,844,618	57,151,303	51,522,482		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	110,913,527	104,659,982	98,477,063	92,364,770	86,323,105	80,348,638	74,443,286	68,608,612	62,844,618	57,151,303	51,522,482		
40 CDC-ELDER1 Elder person's housing scheme (C3) 35 dph	50	£5,594,658	2,052,027	1,837,253	1,625,117	1,415,621	1,208,765	1,004,547	802,969	604,031	407,230	211,727	18,888		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649		
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,163,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638		
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,163,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638		
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539		
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539		
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£1,252,139													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377		
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377		
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,052	272,626	246,898		
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,052	272,626	246,898		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,041,898	984,114	927,063	870,613	814,823	759,686	706,214	651,366	598,184	545,652	493,773		
6 CDC-RES6 Small scheme (10 units) 30 dph	10	£497,144	1,041,898	984,114	927,063	870,613	814,823	759,686	706,214	651,366	598,184	545,652	493,773		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	906,793		
8 CDC-RES8 Medium scheme (20 units) 30 dph	20	£894,385	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	906,793		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,835,091	2,678,456	2,523,587	2,370,482	2,216,144	2,069,571	1,924,764	1,779,721	1,631,445	1,488,934	1,346,189		
10 CDC-RES10 Medium scheme (30 units) 30 dph	30	£1,341,317	2,835,091	2,678,456	2,523,587	2,370,482	2,216,144	2,069,571	1,924,764	1,779,721	1,631,445	1,488,934	1,346,189		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,096,898	3,697,658	3,453,098	3,226,620	3,000,670	2,783,920	2,569,170	2,354,420	2,141,025	1,929,799	1,719,561	1,509,324		
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,216,118	3,008,364	2,803,029	2,600,114	2,399,610	2,201,543	2,005,888	1,812,621	1,621,835	1,433,457	1,247,461		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,622,682	4,602,072	4,306,361	4,113,533	3,863,587	3,629,350	3,372,344	3,131,047	2,892,632	2,657,100	2,424,451	2,194,684		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,096,467	4,277,416	4,068,935	3,777,643	3,532,062	3,286,530	3,049,510	2,812,539	2,587,439	2,347,290	2,118,849	1,893,360		
15 CDC-RES15 Large scheme (50 units) 30 dph	75	£3,912,513	6,933,108	6,540,541	6,150,390	5,762,546	5,376,381	4,992,501	4,608,201	4,224,701	3,840,501	3,456,301	3,072,101		
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	6,933,108	6,540,541	6,150,390	5,762,546	5,376,381	4,992,501	4,608,201	4,224,701	3,840,501	3,456,301	3,072,101		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,665,060	9,944,145	8,732,722	8,227,065	7,727,174	7,233,049	6,744,688	6,260,903	5,785,264	5,314,200	4,848,301	4,389,369		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	7,499,244	7,010,251	6,526,954	6,044,156	5,561,357	5,112,252	4,650,746	4,205,939	3,748,828	3,303,415	2,865,700		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,691	13,724,270	12,564,719	12,212,671	11,649,199	10,734,306	10,007,900	9,290,251	8,581,099	7,868,507	7,158,801	6,450,673		
20 CDC-RES20 Large scheme (150 units) 30 dph	150	£7,155,073	13,724,270	12,564,719	12,212,671	11,649,199	10,734,306	10,007,900	9,290,251	8,581,099	7,868,507	7,158,801	6,450,673		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	18,081,210	17,079,560	16,089,203	15,110,139	14,141,031	13,182,583	12,235,458	11,299,652	10,375,169	9,462,009	8,560,170		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	18,553,940	17,334,334	16,349,504	15,489,304	14,690,772	13,963,144	13,288,215	12,565,116	11,835,334	11,104,622	10,375,169		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£14,615,181	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£11,940,695	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115		
25 CDC-RES25 Large scheme (300 units) 35 dph	400	£22,290,242	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,365,481	19,633,389	17,951,051	16,152,161		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,365,481	19,633,389	17,951,051	16,152,161		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	42,876,574	40,865,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,481,699	22,314,939	20,165,201		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,949	42,876,574	40,865,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,481,699	22,314,939	20,165,201		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	59,213,317	55,833,746	52,631,894	49,411,943	46,200,323	43,000,000	39,818,269	36,633,041	33,480,780	30,328,519	27,190,258		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	59,213,317	55,833,746	52,631,894	49,411,943	46,200,323	43,000,000	39,818,269	36,633,041	33,480,780	30,328,519	27,190,258		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,256	66,578,717	62,850,660	58,164,311	55,220,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,530,042	31,188,601		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	66,578,717	62,850,660	58,164,311	55,220,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,530,042	31,188,601		
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£90,432,232	79,992,242	76,947,129	70,588,287	66,180,668	61,301,324	57,025,341	53,459,416	49,870,850	46,250,542	42,603,460	39,016,760		
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,000	£77,513,341	79,992,242	76,947,129	70,588,287	66,180,668	61,301,324	57,025,341	53,459,416	49,870,850	46,250,542	42,603,460	39,016,760		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,252,139	111,045,791	104,621,081	96,668,617	92,582,032	86,968,984	82,663,148	77,451,690	72,450,638	67,246,250	62,044,545	56,842,792		
36 CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	£104,464,116	118,601,701	110,243,654	103,759,667	97,347,740	91,013,874	84,762,067	78,564,321	72,450,638	66,411,010	60,445,454	54,553,941		
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	137,480,999	129,750,555	122,107,414	114,555,178	107,083,045	99,701,816	92,407,889	85,021,268	78,014,032	71,043,422	64,092,782		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,520,020	170,931,527	164,659,882	157,447,073	150,364,770	143,306,105	136,348,638	129,444,298	122,540,616	115,636,816	108,733,016	101,829,216		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£228,602,589	170,931,527	164,659,882	157,447,073	150,364,770	143,306,105	136,348,638	129,444,298	122,540,616	115,636,816	108,733,016	101,829,216		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	0	£2,604,448	2,052,027	1,637,253	1,625,117	1,415,621	1,208,765	1,004,547	802,969	604,031	407,230	211,727	18,888		
41 CDC-CARE1 Care home scheme (C2-) 70 dph	0	£860,655	2,198,478	435,718	635,479	829,258	1,026,029	1,222,799	1,419,569	1,618,339	1,813,109	2,009,879	2,206,649		
42 CDC-EMP1 Employment - industrial 40% plot ratio	0	£6,000,693	5,106,770	5,196,770	5,196,770	5,196,770	5,196,770	5,196,770	5,196,770	5,196,770	5,196,770	5,196,770	5,196,770		
43 CDC-EMP2 Employment - industrial 45% plot ratio	0	£8,260,093	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638		
44 CDC-EMP3 Employment - industrial 50% plot ratio	0	£12,521,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638	5,161,638		
45 CDC-EMP4 Employment - industrial 45% plot ratio	0	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079		
46 CDC-EMP5 Employment - industrial 40% plot ratio	0	£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		
47 CDC-EMP6 Employment - industrial 45% plot ratio	0	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868		

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,981 psm

£2,689,739 PER HA

AH tenure
Type of rent:

Rented 80%
50% SO Rent Rent

30% AH Rent

Intermediate:
FH 0%

SO 20%
FH 0%

\$106 per unit:

£7,600

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,574	110,684	104,805	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	110,684	104,805	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£1,068,621	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,011,577	1,901,470	1,792,003	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,011,577	1,901,470	1,792,003	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,862,174	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,933,593	3,717,979	3,504,794	3,294,038	3,085,711	2,879,814	2,676,344	2,475,304	2,276,693	2,080,511	1,886,759
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,215	3,933,593	3,717,979	3,504,794	3,294,038	3,085,711	2,879,814	2,676,344	2,475,304	2,276,693	2,080,511	1,886,759
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,916,992	4,647,474	4,380,993	4,117,548	3,857,140	3,596,767	3,345,431	3,094,131	2,845,867	2,600,639	2,358,447
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,916,992	4,647,474	4,380,993	4,117,548	3,857,140	3,596,767	3,345,431	3,094,131	2,845,867	2,600,639	2,358,447
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,396,650	5,018,146	4,641,196	4,288,800	3,900,959	3,537,672
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,396,650	5,018,146	4,641,196	4,288,800	3,900,959	3,537,672
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	9,833,983	9,294,948	8,761,986	8,235,096	7,714,279	7,199,534	6,690,862	6,188,261	5,691,733	5,201,279	4,716,896
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£8,520,581	9,833,983	9,294,948	8,761,986	8,235,096	7,714,279	7,199,534	6,690,862	6,188,261	5,691,733	5,201,279	4,716,896
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	19,221,857	18,164,936	17,119,930	16,086,836	15,065,656	14,056,390	13,059,036	12,073,595	11,100,068	10,138,454	9,188,754
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	19,221,857	18,164,936	17,119,930	16,086,836	15,065,656	14,056,390	13,059,036	12,073,595	11,100,068	10,138,454	9,188,754
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£40,986,506	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,416	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28,454,142	26,138,181	23,850,598	21,591,390
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28,454,142	26,138,181	23,850,598	21,591,390
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	62,752,079	59,275,934	55,839,026	52,441,354	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,879,272	29,766,251
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	62,752,079	59,275,934	55,839,026	52,441,354	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,879,272	29,766,251
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	70,546,169	66,631,475	62,760,973	58,934,663	55,152,545	51,414,617	47,720,880	44,071,336	40,465,982	36,904,821	33,387,850
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	70,546,169	66,631,475	62,760,973	58,934,663	55,152,545	51,414,617	47,720,880	44,071,336	40,465,982	36,904,821	33,387,850
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	84,135,248	79,462,463	74,842,426	70,275,137	65,760,595	61,298,801	56,889,756	52,533,460	48,229,911	43,979,109	39,781,058
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	84,135,248	79,462,463	74,842,426	70,275,137	65,760,595	61,298,801	56,889,756	52,533,460	48,229,911	43,979,109	39,781,058
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	117,758,720	111,219,089	104,753,263	98,361,241	92,043,023	85,798,609	79,627,999	73,530,080	67,504,979	61,553,697	55,676,235
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	123,860,358	116,971,968	110,161,322	103,428,420	96,772,487	90,192,073	83,689,430	77,264,560	70,917,460	64,648,132	58,456,575
37 CDC-RES37 Strategic site (3,000 units) 30 dph	3,000	£448,268,577	145,796,628	137,677,672	129,650,351	121,711,811	113,863,624	106,107,111	98,442,275	90,869,114	83,387,628	75,997,817	68,699,681
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,895	117,646,511	111,076,986	104,579,755	98,156,690	91,807,789	85,533,051	79,332,478	73,066,076	67,151,056	61,167,211	55,257,595
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	117,646,511	111,076,986	104,579,755	98,156,690	91,807,789	85,533,051	79,332,478	73,066,076	67,151,056	61,167,211	55,257,595
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,323,247	2,095,736	1,871,010	1,649,069	1,429,913	1,213,540	999,953	789,151	581,134	375,900	171,600
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,709	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,195,779	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£1,252,139

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	110,684	104,805	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	110,684	104,805	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,011,577	1,901,470	1,792,003	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,011,577	1,901,470	1,792,003	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,585,177	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,698	3,933,939	3,717,497	3,504,794	3,294,038	3,085,711	2,879,814	2,676,344	2,475,304	2,276,693	2,080,511	1,886,798
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	3,447,517	3,226,908	3,012,842	2,798,737	2,584,298	2,370,993	2,157,963	1,947,621	1,762,821	1,582,638	1,408,638
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,691,692	4,416,932	4,144,744	3,880,963	3,617,182	3,353,394	3,089,606	2,825,818	2,562,030	2,300,633	2,053,237	1,818,841
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,570,118	4,305,082	4,043,071	3,784,082	3,528,118	3,275,176	3,025,258	2,778,364	2,534,403	2,291,645	2,056,822
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,012,933	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,933,963	8,294,948	7,761,966	7,235,006	6,702,719	6,179,534	5,656,802	5,144,681	4,641,196	4,161,733	3,702,679
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£5,005,418	8,933,963	8,294,948	7,761,966	7,235,006	6,702,719	6,179,534	5,656,802	5,144,681	4,641,196	4,161,733	3,702,679
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	14,592,496	13,791,233	12,968,996	12,215,789	11,441,011	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	7,066,162
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	14,592,496	13,791,233	12,968,996	12,215,789	11,441,011	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	7,066,162
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	19,221,857	18,164,396	17,119,930	16,086,836	15,065,656	14,056,910	13,059,036	12,073,595	11,100,068	10,136,454	9,188,794
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	16,979,643	16,593,160	15,718,936	14,856,969	14,051,261	13,269,830	12,534,617	11,823,363	11,133,007	10,442,589	9,764,428
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,985,933	28,829,099	27,047,743	25,348,328	23,936,374	22,409,412	20,989,307	19,405,059	17,929,071	16,472,140	15,032,467	13,685,840
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	28,829,099	27,047,743	25,348,328	23,936,374	22,409,412	20,989,307	19,405,059	17,929,071	16,472,140	15,032,467	13,685,840
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,620,242	36,368,306	34,566,634	32,367,662	30,401,391	28,507,262	26,536,051	24,638,782	22,763,313	20,915,546	19,080,478	17,273,112
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	36,368,306	34,566,634	32,367,662	30,401,391	28,507,262	26,536,051	24,638,782	22,763,313	20,915,546	19,080,478	17,273,112
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,862	45,460,383	42,945,703	40,459,578	38,001,739	35,572,276	33,171,189	30,768,477	28,454,142	26,138,181	23,890,596	21,591,380
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,849	45,460,383	42,945,703	40,459,578	38,001,739	35,572,276	33,171,189	30,768,477	28,454,142	26,138,181	23,890,596	21,591,380
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£41,279,294	62,752,070	59,275,934	55,830,026	52,441,358	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,872,276	29,762,251
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	62,752,070	59,275,934	55,830,026	52,441,358	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,872,276	29,762,251
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,265	70,546,169	66,631,475	62,760,973	58,934,663	55,102,545	51,414,817	47,720,890	44,071,336	40,465,882	36,904,821	33,387,890
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£69,625,647	70,546,169	66,631,475	62,760,973	58,934,663	55,102,545	51,414,817	47,720,890	44,071,336	40,465,882	36,904,821	33,387,890
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	84,155,248	79,662,463	75,201,957	70,792,157	66,428,958	62,166,591	57,988,756	53,833,406	49,720,914	45,709,106	41,761,058
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,613,241	84,155,248	79,662,463	75,201,957	70,792,157	66,428,958	62,166,591	57,988,756	53,833,406	49,720,914	45,709,106	41,761,058
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,254,294	117,758,720	111,219,080	104,753,263	98,351,241	92,043,023	85,768,609	79,667,799	73,530,080	67,554,991	61,553,697	55,676,235
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	128,860,358	116,971,981	110,161,322	103,428,420	96,772,487	90,192,073	83,689,430	77,264,560	70,917,460	64,645,132	58,456,575
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	145,766,828	133,687,152	126,550,351	121,711,813	116,711,634	108,107,111	100,422,275	92,808,514	83,382,728	75,917,817	68,689,681
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,252,020	176,645,111	161,076,966	150,579,785	145,066,900	139,087,789	133,033,051	126,932,474	120,806,070	115,051,056	109,167,211	102,527,595
39 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	4,000	£238,902,689	176,645,111	161,076,966	150,579,785	145,066,900	139,087,789	133,033,051	126,932,474	120,806,070	115,051,056	109,167,211	102,527,595
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,232,247	2,095,736	1,971,010	1,849,069	1,729,913	1,612,540	1,500,993	1,398,751	1,291,334	1,187,900	1,071,600
41 CDC-CARE1 Care home (C2) - (70 units)	-	£500,855	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,560	1,616,338	1,813,100	2,009,870	2,206,649
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£8,260,693	1,955,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£8,260,693	1,955,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	7,863,079	5,819,638	5,819,638	5,819,638	5,819,638	5,819,638	5,819,638	5,819,638	5,819,638	5,819,638	5,819,638
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868

BENCHMARK LAND VALUE 2 (RESIDENTIAL INDUSTRIAL)		E1,252.13n		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dh	1	£ 58,024	123,676	116,980	110,374	103,764	97,154	90,544	83,934	77,324	70,714	64,104	57,494		
2 CDC-RES2 Small scheme (1 unit) 25 dh	1	£ 49,030	123,676	116,980	110,374	103,764	97,154	90,544	83,934	77,324	70,714	64,104	57,494		
3 CDC-RES3 Small scheme (5 units) 25 dh	5	£ 294,621	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,101	361,386	330,956	300,904		
4 CDC-RES4 Small scheme (5 units) 30 dh	5	£ 245,517	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,101	361,386	330,956	300,904		
5 CDC-RES5 Small scheme (10 units) 30 dh	10	£ 521,724	1,236,716	1,189,867	1,103,737	1,038,350	973,756	908,864	844,737	784,382	722,771	661,913	601,808		
6 CDC-RES6 Small scheme (10 units) 35 dh	10	£ 847,192	1,236,716	1,189,867	1,103,737	1,038,350	973,756	908,864	844,737	784,382	722,771	661,913	601,808		
7 CDC-RES7 Medium scheme (20 units) 30 dh	20	£ 1,043,449	2,254,009	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,301	1,321,075	1,210,099	1,100,407		
8 CDC-RES8 Medium scheme (20 units) 35 dh	20	£ 894,385	2,254,009	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,301	1,321,075	1,210,099	1,100,407		
9 CDC-RES9 Medium scheme (30 units) 30 dh	30	£ 1,565,173	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,318,401	2,148,490	1,981,812	1,815,149	1,650,746		
10 CDC-RES10 Medium scheme (30 units) 35 dh	30	£ 1,565,173	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,318,401	2,148,490	1,981,812	1,815,149	1,650,746		
11 CDC-RES11 Medium scheme (40 units) 30 dh	40	£ 2,088,698	4,405,664	4,187,706	3,932,731	3,632,731	3,327,731	3,022,731	2,717,731	2,412,731	2,107,731	1,802,731	1,497,731		
12 CDC-RES12 Medium scheme (40 units) 55 dh	40	£ 1,338,307	3,910,317	3,660,999	3,432,467	3,197,722	2,956,764	2,736,592	2,510,206	2,286,607	2,065,794	1,847,768	1,632,526		
13 CDC-RES13 Large scheme (50 units) 30 dh	50	£ 2,608,622	5,506,630	5,206,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,199	3,492,129	3,209,887	2,927,461	2,683,441		
14 CDC-RES14 Large scheme (50 units) 40 dh	50	£ 1,956,467	5,155,522	4,863,059	4,573,906	4,288,124	4,001,651	3,726,509	3,450,895	3,178,213	2,902,061	2,643,240	2,380,747		
15 CDC-RES15 Large scheme (75 units) 30 dh	75	£ 3,912,033	8,260,245	7,814,551	7,373,670	6,932,405	6,507,455	6,081,226	5,661,299	5,246,082	4,834,257	4,427,191	4,025,162		
16 CDC-RES16 Large scheme (75 units) 35 dh	75	£ 3,912,033	8,260,245	7,814,551	7,373,670	6,932,405	6,507,455	6,081,226	5,661,299	5,246,082	4,834,257	4,427,191	4,025,162		
17 CDC-RES17 Large scheme (100 units) 30 dh	100	£ 5,565,060	11,013,660	10,410,400	9,831,827	9,280,941	8,756,740	8,191,226	7,598,299	6,945,265	6,254,572	5,562,922	4,866,882		
18 CDC-RES18 Large scheme (100 units) 55 dh	100	£ 3,847,461	8,234,742	8,064,338	7,810,547	7,543,375	7,286,918	7,048,811	6,811,521	6,580,826	6,356,726	6,131,421	5,908,369		
19 CDC-RES19 Large scheme (150 units) 30 dh	150	£ 8,335,491	13,362,804	12,544,229	11,800,547	11,076,968	10,353,386	9,629,804	8,906,222	8,182,640	7,459,058	6,735,476	6,011,894		
20 CDC-RES20 Large scheme (150 units) 35 dh	150	£ 7,155,078	13,362,804	12,544,229	11,800,547	11,076,968	10,353,386	9,629,804	8,906,222	8,182,640	7,459,058	6,735,476	6,011,894		
21 CDC-RES21 Large scheme (200 units) 30 dh	200	£ 11,130,191	20,736,731	19,557,731	18,378,731	17,199,731	16,020,731	14,841,731	13,662,731	12,483,731	11,304,731	10,125,731	8,946,731		
22 CDC-RES22 Large scheme (200 units) 35 dh	200	£ 9,540,104	21,929,104	20,736,731	19,557,731	18,378,731	17,199,731	16,020,731	14,841,731	13,662,731	12,483,731	11,304,731	10,125,731		
23 CDC-RES23 Large scheme (300 units) 30 dh	300	£ 16,695,181	31,885,043	30,140,277	28,433,075	26,730,346	25,029,360	23,328,374	21,627,388	20,000,392	18,373,396	16,746,400	15,119,404		
24 CDC-RES24 Large scheme (300 units) 35 dh	300	£ 14,310,151	31,885,043	30,140,277	28,433,075	26,730,346	25,029,360	23,328,374	21,627,388	20,000,392	18,373,396	16,746,400	15,119,404		
25 CDC-RES25 Large scheme (400 units) 30 dh	400	£ 22,260,025	40,499,022	38,292,883	36,110,684	33,928,485	31,746,286	29,564,087	27,381,888	25,200,089	23,018,290	20,836,491	18,654,692		
26 CDC-RES26 Large scheme (400 units) 35 dh	400	£ 19,080,207	40,499,022	38,292,883	36,110,684	33,928,485	31,746,286	29,564,087	27,381,888	25,200,089	23,018,290	20,836,491	18,654,692		
27 CDC-RES27 Large scheme (500 units) 30 dh	500	£ 22,812,624	50,624,022	47,866,103	45,138,356	42,441,355	39,745,354	37,049,353	34,353,352	31,657,351	29,022,919	26,326,487	23,629,055		
28 CDC-RES28 Large scheme (500 units) 35 dh	500	£ 25,583,649	50,624,022	47,866,103	45,138,356	42,441,355	39,745,354	37,049,353	34,353,352	31,657,351	29,022,919	26,326,487	23,629,055		
29 CDC-RES29 Large scheme (750 units) 30 dh	750	£ 48,159,177	93,820,263	88,620,311	83,420,359	78,220,407	73,020,455	67,820,503	62,620,551	57,420,599	52,220,647	47,020,695	41,820,743		
30 CDC-RES30 Large scheme (750 units) 35 dh	750	£ 41,279,320	93,820,263	88,620,311	83,420,359	78,220,407	73,020,455	67,820,503	62,620,551	57,420,599	52,220,647	47,020,695	41,820,743		
31 CDC-RES31 Strategic site (1,000 units) 30 dh	1,000	£ 69,563,255	78,481,071	74,191,003	69,951,004	65,758,445	61,556,886	57,359,327	53,161,768	48,964,209	44,766,650	40,569,091	36,371,532		
32 CDC-RES32 Strategic site (1,000 units) 35 dh	1,000	£ 59,625,647	78,481,071	74,191,003	69,951,004	65,758,445	61,556,886	57,359,327	53,161,768	48,964,209	44,766,650	40,569,091	36,371,532		
33 CDC-RES33 Strategic site (1,300 units) 30 dh	1,300	£ 90,432,232	93,566,852	88,478,825	83,318,508	78,145,890	73,017,001	67,883,812	62,750,623	57,617,434	52,484,245	47,351,056	42,217,867		
34 CDC-RES34 Strategic site (1,300 units) 35 dh	1,300	£ 77,531,341	93,566,852	88,478,825	83,318,508	78,145,890	73,017,001	67,883,812	62,750,623	57,617,434	52,484,245	47,351,056	42,217,867		
35 CDC-RES35 Strategic site (2,000 units) 30 dh	2,000	£ 119,251,025	123,995,421	115,924,828	107,854,235	99,784,642	91,715,049	83,645,456	75,575,863	67,506,270	59,436,677	51,367,084	43,297,491		
36 CDC-RES36 Strategic site (2,500 units) 35 dh	2,500	£ 149,064,118	137,947,459	130,294,538	122,656,758	115,554,118	108,246,620	101,024,262	93,806,945	86,644,968	79,088,034	72,036,240	65,245,858		
37 CDC-RES37 Strategic site (3,500 units) 30 dh	3,500	£ 208,689,765	162,388,767	153,487,141	144,685,620	135,984,457	127,383,343	118,883,180	110,383,017	102,383,853	93,883,889	85,884,825	77,886,111		
38 CDC-RES38 Strategic site (4,000 units) 30 dh	4,000	£ 278,520,520	231,072,983	223,871,861	216,751,917	209,713,153	202,755,568	195,879,161	189,033,933	182,308,885	175,670,671	169,178,899	162,702,068		
39 CDC-RES39 Strategic site (4,000 units) 35 dh	4,000	£ 226,052,289	231,072,983	223,871,861	216,751,917	209,713,153	202,755,568	195,879,161	189,033,933	182,308,885	175,670,671	169,178,899	162,702,068		
40 CDC-EMO4/EA1 Order book (hourly) 40 dh	50	£ 2,604,647	5,155,522	4,863,059	4,573,906	4,288,124	4,001,651	3,726,509	3,450,895	3,178,213	2,902,061	2,643,240	2,380,747		
41 CDC-EMO4/EA1 Order book (hourly) 45 dh	50	£ 500,855	538,548	538,548	538,548	538,548	538,548	538,548	538,548	538,548	538,548	538,548	538,548		
42 CDC-CARE1 Care home scheme (C2) - 70 units															
43 CDC-EMP1 Employment - industrial 40% plot ratio		£ 8,260,093	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
44 CDC-EMP2 Employment - industrial 45% plot ratio		£ 8,260,093	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779		
45 CDC-EMP3 Employment - industrial 40% plot ratio		£ 11,221,521	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539		
46 CDC-EMP4 Employment - industrial 45% plot ratio		£ 11,221,521	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539		
47 CDC-EMP5 Employment - industrial 40% plot ratio		£ 25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		
48 CDC-EMP6 Employment - industrial 45% plot ratio		£ 25,042,772	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722	15,762,722		

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)		£374,000 PER HA																	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values												
1 CCR-RES1 Small scheme (1 unit) 25 dph	1	£17,600	123,676	116,986	110,374	103,856	97,373	90,877	84,475	78,438	72,278	66,192	60,181	54,195	48,248	42,340	36,472	30,644	24,856
2 CCR-RES2 Small scheme (1 unit) 25 dph	1	£17,600	123,676	116,986	110,374	103,856	97,373	90,877	84,475	78,438	72,278	66,192	60,181	54,195	48,248	42,340	36,472	30,644	24,856
3 CCR-RES3 Small scheme (5 units) 25 dph	5	£88,000	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,101	361,386	330,956	300,904	271,259	243,000	215,125	187,639	160,544	133,840
4 CCR-RES4 Small scheme (5 units) 25 dph	5	£73,333	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,101	361,386	330,956	300,904	271,259	243,000	215,125	187,639	160,544	133,840
5 CCR-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,236,760	1,169,867	1,103,377	1,038,359	973,735	909,864	846,747	784,382	722,771	66,193	60,188	54,196	48,249	42,341	36,473	30,645	24,857
6 CCR-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,236,760	1,169,867	1,103,377	1,038,359	973,735	909,864	846,747	784,382	722,771	66,193	60,188	54,196	48,249	42,341	36,473	30,645	24,857
7 CCR-RES7 Medium scheme (30 units) 30 dph	30	£311,667	2,254,620	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,209,109	1,097,140	985,171	873,202	761,233	649,264	537,295	425,326
8 CCR-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,254,620	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,209,109	1,097,140	985,171	873,202	761,233	649,264	537,295	425,326
9 CCR-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,381,913	3,190,703	3,019,543	2,841,433	2,665,373	2,491,262	2,319,401	2,149,490	1,981,812	1,815,149	1,650,746	1,487,583	1,325,420	1,162,257	1,000,094	837,931	675,768
10 CCR-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,381,913	3,190,703	3,019,543	2,841,433	2,665,373	2,491,262	2,319,401	2,149,490	1,981,812	1,815,149	1,650,746	1,487,583	1,325,420	1,162,257	1,000,094	837,931	675,768
11 CCR-RES11 Medium scheme (50 units) 30 dph	50	£670,000	5,508,300	5,200,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,199	3,497,129	3,223,877	2,951,461	2,683,441	2,411,421	2,140,401	1,870,381	1,600,361	1,330,341	1,060,321
12 CCR-RES12 Medium scheme (50 units) 35 dph	50	£584,375	5,155,522	4,863,059	4,573,926	4,284,124	4,000,551	3,726,509	3,456,695	3,187,213	2,908,061	2,634,240	2,360,747	2,091,254	1,817,761	1,544,268	1,270,775	1,000,282	729,789
13 CCR-RES13 Large scheme (50 units) 30 dph	75	£1,168,750	8,260,245	7,814,515	7,373,870	6,938,206	6,502,555	6,066,904	5,631,259	5,245,092	4,854,257	4,462,191	4,070,125	3,678,059	3,285,993	2,893,927	2,501,861	2,109,795	1,717,729
14 CCR-RES16 Large scheme (75 units) 30 dph	75	£1,168,750	8,260,245	7,814,515	7,373,870	6,938,206	6,502,555	6,066,904	5,631,259	5,245,092	4,854,257	4,462,191	4,070,125	3,678,059	3,285,993	2,893,927	2,501,861	2,109,795	1,717,729
15 CCR-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	11,013,660	10,414,400	9,831,827	9,250,941	8,676,740	8,091,226	7,548,399	6,994,256	6,434,267	5,884,267	5,324,267	4,764,267	4,204,267	3,644,267	3,084,267	2,524,267	1,964,267
16 CCR-RES18 Large scheme (100 units) 55 dph	100	£906,667	9,234,742	8,654,338	8,100,549	7,548,375	6,992,816	6,448,871	5,911,541	5,380,826	4,856,726	4,330,249	3,826,369	3,302,489	2,778,509	2,254,529	1,730,549	1,206,569	682,589
17 CCR-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	16,326,804	15,444,229	14,571,647	13,709,068	12,856,221	12,013,408	11,180,529	10,367,582	9,544,568	8,740,705	7,944,863	7,140,921	6,336,979	5,533,037	4,729,095	3,925,153	3,121,211
18 CCR-RES20 Large scheme (150 units) 35 dph	150	£2,127,143	16,326,804	15,444,229	14,571,647	13,709,068	12,856,221	12,013,408	11,180,529	10,367,582	9,544,568	8,740,705	7,944,863	7,140,921	6,336,979	5,533,037	4,729,095	3,925,153	3,121,211
19 CCR-RES21 Large scheme (200 units) 30 dph	200	£3,320,444	20,999,488	20,206,198	19,476,055	18,808,968	18,149,907	17,504,924	16,876,146	16,247,561	15,618,976	15,000,391	14,381,806	13,763,221	13,144,636	12,526,051	11,907,466	11,288,881	10,670,296
20 CCR-RES22 Large scheme (200 units) 35 dph	200	£2,849,524	21,929,104	20,736,733	19,557,798	18,392,301	17,240,239	16,101,613	14,976,424	13,864,670	12,766,352	11,681,471	10,610,101	9,540,231	8,470,361	7,400,491	6,330,621	5,260,751	4,190,881
21 CCR-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	31,885,043	30,142,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731	13,868,935	12,350,139	10,831,343	9,312,547	7,793,751	6,274,955
22 CCR-RES24 Large scheme (300 units) 35 dph	300	£4,274,286	31,885,043	30,142,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731	13,868,935	12,350,139	10,831,343	9,312,547	7,793,751	6,274,955
23 CCR-RES25 Large scheme (400 units) 30 dph	400	£6,668,889	40,499,202	38,292,883	36,110,664	33,953,084	31,820,388	29,712,533	27,629,585	25,571,519	23,528,339	21,530,036	19,544,620	17,559,204	15,573,788	13,588,372	11,602,956	9,617,540	7,632,124
24 CCR-RES26 Large scheme (400 units) 35 dph	400	£5,699,028	40,499,202	38,292,883	36,110,664	33,953,084	31,820,388	29,712,533	27,629,585	25,571,519	23,528,339	21,530,036	19,544,620	17,559,204	15,573,788	13,588,372	11,602,956	9,617,540	7,632,124
25 CCR-RES27 Large scheme (500 units) 30 dph	500	£8,944,762	50,624,002	47,866,103	45,138,356	42,441,355	39,744,609	37,140,669	34,536,861	31,964,299	29,422,919	26,872,546	24,333,275	21,782,904	19,232,533	16,682,162	14,131,791	11,581,420	9,030,049
26 CCR-RES28 Large scheme (500 units) 35 dph	500	£7,632,655	50,624,002	47,866,103	45,138,356	42,441,355	39,744,609	37,140,669	34,536,861	31,964,299	29,422,919	26,872,546	24,333,275	21,782,904	19,232,533	16,682,162	14,131,791	11,581,420	9,030,049
27 CCR-RES29 Large scheme (750 units) 30 dph	750	£14,384,615	69,830,263	66,020,311	62,253,291	58,529,223	54,848,105	51,209,939	47,614,723	44,062,499	40,553,147	37,088,785	33,636,376	30,184,017	26,731,658	23,279,300	19,826,941	16,374,582	12,922,223
28 CCR-RES30 Large scheme (750 units) 35 dph	750	£12,929,639	69,830,263	66,020,311	62,253,291	58,529,223	54,848,105	51,209,939	47,614,723	44,062,499	40,553,147	37,088,785	33,636,376	30,184,017	26,731,658	23,279,300	19,826,941	16,374,582	12,922,223
29 CCR-RES31 Strategic site (1,000 units) 30 dph	1,000	£27,777,778	78,481,071	74,811,093	71,141,093	67,461,093	63,781,093	60,101,093	56,421,093	52,741,093	49,061,093	45,381,093	41,701,093	38,021,093	34,341,093	30,661,093	26,981,093	23,301,093	19,621,093
30 CCR-RES32 Strategic site (1,000 units) 35 dph	1,000	£17,809,524	78,481,071	74,811,093	71,141,093	67,461,093	63,781,093	60,101,093	56,421,093	52,741,093	49,061,093	45,381,093	41,701,093	38,021,093	34,341,093	30,661,093	26,981,093	23,301,093	19,621,093
31 CCR-RES33 Strategic site (1,300 units) 30 dph	1,300	£27,011,111	93,596,852	88,478,825	83,418,508	78,415,890	73,413,091	68,583,812	63,754,332	58,925,563	54,268,503	49,610,343	45,009,677	40,409,011	35,808,345	31,207,679	26,607,013	22,006,347	17,405,681
32 CCR-RES34 Strategic site (1,300 units) 35 dph	1,300	£23,152,381	93,596,852	88,478,825	83,418,508	78,415,890	73,413,091	68,583,812	63,754,332	58,925,563	54,268,503	49,610,343	45,009,677	40,409,011	35,808,345	31,207,679	26,607,013	22,006,347	17,405,681
33 CCR-RES35 Strategic site (2,000 units) 35 dph	2,000	£35,619,648	131,156,850	123,965,421	116,894,628	109,885,070	102,956,149	96,108,063	89,340,812	82,654,067	76,047,817	69,524,073	63,080,168	56,635,263	50,190,358	43,745,453	37,290,548	30,835,643	24,380,738
34 CCR-RES36 Strategic site (2,500 units) 30 dph	2,500	£44,623,619	131,156,850	123,965,421	116,894,628	109,885,070	102,956,149	96,108,063	89,340,812	82,654,067	76,047,817	69,524,073	63,080,168	56,635,263	50,190,358	43,745,453	37,290,548	30,835,643	24,380,738
35 CCR-RES37 Strategic site (3,000 units) 35 dph	3,000	£62,333,333	162,389,997	153,497,134	144,665,620	135,964,506	127,363,544	118,883,190	110,483,067	102,183,303	93,983,889	85,884,825	77,886,111	69,887,047	61,887,983	53,888,919	45,889,855	37,890,791	29,891,727
36 CCR-RES38 Strategic site (4,000 units) 30 dph	4,000	£83,111,111	131,072,983	123,871,861	116,751,917	109,713,153	102,755,568	95,879,161	89,083,933	82,269,885	75,506,701	68,689,898	62,062,968	55,246,135	48,429,302	41,612,469	34,795,636	27,978,803	21,161,970
37 CCR-RES39 Strategic site (4,000 units) 35 dph	4,000	£71,238,095	131,072,983	123,871,861	116,751,917	109,713,153	102,755,568	95,879,161	89,083,933	82,269,885	75,506,701	68,689,898	62,062,968	55,246,135	48,429,302	41,612,469	34,795,636	27,978,803	21,161,970
38 CCR-ELDER1 Elder person's home scheme (C3) 35 dph	50	£777,778	2,112,778	2,022,778	1,932,778	1,842,778	1,752,778	1,662,778	1,572,778	1,482,778	1,392,778	1,302,778	1,212,778	1,122,778	1,032,778	942,778	852,778	762,778	672,778
39 CCR-CASE1 Care home scheme (C2) 70 units	70	£1,040,000	7,054,958	6,715,718	6,376,478	6,037,238	5,697,998	5,358,758	5,019,518	4,680,278	4,341,038	4,001,798	3,662,558	3,323,318	2,984,078	2,644,838	2,305,598	1,966,358	1,627,118
40 CCR-EMP1 Employment - industrial 400 plot ratio	1	£1,870,000	6,195,779	5,955,779	5,715,779	5,475,779	5,235,779	5,000,000	4,764,222	4,528,444	4,292,667	4,056,889	3,821,111	3,585,333	3,349,556	3,113,778	2,878,000	2,642,222	2,406,444
41 CCR-EMP2 Employment - industrial 450 plot ratio	1	£1,870,000	5,915,638	5,693,538	5,471,438	5,250,338	5,029,238	4,808,138	4,587,038	4,365,938	4,144,838	3,923,738	3,702,638	3,481,538	3,260,438	3,039,338	2,818,238	2,597,138	2,376,038
42 CCR-EMP3 Employment - industrial 40% plot ratio	1	£3,740,000	8,593,538	8,193,538	7,793,538	7,393,538	6,993,538	6,593,538	6,193,538	5,793,538	5,393,538	4,993,538	4,593,538	4,193,538	3,793,538	3,393,538	2,993,538	2,593,538	2,193,538
43 CCR-EMP4 Employment - industrial 45% plot ratio	1	£																	

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)			£247,000 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 CDC-RES1 Small scheme (1 unit) 25 dh	1	£1,626	123,676	116,968	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
2 CDC-RES2 Small scheme (1 unit) 25 dh	1	£1,626	123,676	116,968	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
3 CDC-RES3 Small scheme (5 units) 25 dh	5	£58,118	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
4 CDC-RES4 Small scheme (5 units) 30 dh	5	£48,431	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
5 CDC-RES5 Small scheme (10 units) 30 dh	10	£102,917	1,236,750	1,169,867	1,103,737	1,038,350	973,735	909,864	846,747	784,362	722,771	661,913	601,808
6 CDC-RES6 Small scheme (10 units) 35 dh	10	£102,917	1,236,750	1,169,867	1,103,737	1,038,350	973,735	909,864	846,747	784,362	722,771	661,913	601,808
7 CDC-RES7 Medium scheme (20 units) 30 dh	20	£205,833	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,099	1,210,099	1,100,407
8 CDC-RES8 Medium scheme (20 units) 35 dh	20	£176,429	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,099	1,210,099	1,100,407
9 CDC-RES9 Medium scheme (30 units) 30 dh	30	£308,750	3,391,913	3,199,703	3,019,543	2,841,433	2,666,373	2,491,362	2,316,401	2,149,400	1,981,812	1,815,149	1,650,746
10 CDC-RES10 Medium scheme (30 units) 35 dh	30	£264,610	3,391,913	3,199,703	3,019,543	2,841,433	2,666,373	2,491,362	2,316,401	2,149,400	1,981,812	1,815,149	1,650,746
11 CDC-RES11 Medium scheme (40 units) 30 dh	40	£411,667	4,405,414	4,167,760	3,932,731	3,700,376	3,476,096	3,243,690	3,019,359	2,797,703	2,576,270	2,361,169	2,146,753
12 CDC-RES12 Medium scheme (40 units) 35 dh	40	£224,545	3,910,317	3,660,999	3,432,467	3,197,722	2,965,764	2,736,592	2,510,206	2,286,607	2,065,794	1,847,768	1,632,528
13 CDC-RES13 Large scheme (50 units) 30 dh	50	£514,583	5,506,830	5,209,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,199	3,497,129	3,222,887	2,951,461	2,683,441
14 CDC-RES14 Large scheme (50 units) 40 dh	50	£385,938	5,155,522	4,860,599	4,573,926	4,288,124	4,000,651	3,726,509	3,446,095	3,176,213	2,900,081	2,624,240	2,358,747
15 CDC-RES15 Large scheme (75 units) 30 dh	75	£697,075	8,290,245	7,814,551	7,373,870	6,938,205	6,501,557	6,081,920	5,661,299	5,244,962	4,834,257	4,427,191	4,025,162
16 CDC-RES16 Large scheme (75 units) 35 dh	75	£691,007	8,290,245	7,814,551	7,373,870	6,938,205	6,501,557	6,081,920	5,661,299	5,244,962	4,834,257	4,427,191	4,025,162
17 CDC-RES17 Large scheme (100 units) 30 dh	100	£1,097,778	11,013,660	10,419,400	9,831,827	9,250,941	8,676,740	8,109,226	7,549,298	6,994,856	6,446,676	5,902,922	5,366,862
18 CDC-RES18 Large scheme (100 units) 35 dh	100	£698,788	9,234,742	8,664,338	8,100,540	7,543,375	6,992,816	6,448,871	5,911,541	5,380,826	4,856,726	4,339,240	3,828,309
19 CDC-RES19 Large scheme (150 units) 30 dh	150	£1,646,687	16,326,804	15,444,239	14,571,647	13,708,668	12,866,221	12,013,408	11,180,529	10,364,568	9,548,568	8,740,765	7,944,883
20 CDC-RES20 Large scheme (150 units) 35 dh	150	£1,411,620	15,444,239	14,544,239	13,644,239	12,744,239	11,844,239	10,944,239	10,044,239	9,144,239	8,244,239	7,344,239	6,444,239
21 CDC-RES21 Large scheme (200 units) 30 dh	200	£2,195,556	21,489,488	20,326,198	19,176,055	18,038,908	16,914,907	15,804,002	14,706,914	13,621,481	12,546,865	11,491,345	10,445,525
22 CDC-RES22 Large scheme (200 units) 35 dh	200	£1,881,905	21,929,104	20,736,733	19,557,798	18,392,301	17,240,392	16,101,613	14,987,424	13,864,670	12,760,362	11,681,471	10,610,022
23 CDC-RES23 Large scheme (300 units) 30 dh	300	£3,293,333	31,885,043	30,149,277	28,433,075	26,736,346	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
24 CDC-RES24 Large scheme (300 units) 35 dh	300	£2,822,857	31,885,043	30,149,277	28,433,075	26,736,346	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
25 CDC-RES25 Large scheme (400 units) 30 dh	400	£4,341,111	40,499,022	38,766,104	37,039,186	35,312,268	33,585,350	31,858,432	30,131,514	28,404,596	26,677,678	24,950,760	23,223,842
26 CDC-RES26 Large scheme (400 units) 35 dh	400	£3,763,810	40,499,022	38,766,104	37,039,186	35,312,268	33,585,350	31,858,432	30,131,514	28,404,596	26,677,678	24,950,760	23,223,842
27 CDC-RES27 Large scheme (500 units) 30 dh	500	£5,880,952	50,624,002	47,866,103	45,108,356	42,441,355	39,774,640	37,107,925	34,441,210	31,774,495	29,107,780	26,441,065	23,774,350
28 CDC-RES28 Large scheme (500 units) 35 dh	500	£5,046,010	50,624,002	47,866,103	45,108,356	42,441,355	39,774,640	37,107,925	34,441,210	31,774,495	29,107,780	26,441,065	23,774,350
29 CDC-RES29 Large scheme (750 units) 30 dh	750	£9,590,600	69,830,263	66,020,311	62,253,291	58,529,223	54,846,105	51,209,039	47,614,723	44,069,499	40,553,147	37,088,758	33,633,376
30 CDC-RES30 Strategic site (1,000 units) 30 dh	1,000	£8,142,857	69,830,263	66,020,311	62,253,291	58,529,223	54,846,105	51,209,039	47,614,723	44,069,499	40,553,147	37,088,758	33,633,376
31 CDC-RES31 Strategic site (1,000 units) 35 dh	1,000	£13,722,222	78,481,071	74,191,903	69,951,094	65,758,645	61,614,555	57,518,825	53,471,455	49,472,444	45,521,793	41,619,502	37,765,570
32 CDC-RES32 Strategic site (1,000 units) 35 dh	1,000	£11,761,905	78,481,071	74,191,903	69,951,094	65,758,645	61,614,555	57,518,825	53,471,455	49,472,444	45,521,793	41,619,502	37,765,570
33 CDC-RES33 Strategic site (1,300 units) 30 dh	1,300	£11,738,889	93,596,852	88,478,825	83,418,508	78,415,899	73,471,001	68,583,812	63,754,332	58,962,503	54,208,503	49,610,343	45,006,767
34 CDC-RES34 Strategic site (1,300 units) 35 dh	1,300	£15,290,476	93,596,852	88,478,825	83,418,508	78,415,899	73,471,001	68,583,812	63,754,332	58,962,503	54,208,503	49,610,343	45,006,767
35 CDC-RES35 Strategic site (2,000 units) 30 dh	2,000	£23,523,619	133,965,421	125,965,421	118,965,421	111,965,421	104,965,421	97,965,421	90,965,421	83,965,421	76,965,421	69,965,421	62,965,421
36 CDC-RES36 Strategic site (2,500 units) 30 dh	2,500	£29,044,762	137,947,450	130,394,538	122,845,755	115,544,118	108,246,620	101,034,262	93,907,045	86,864,969	79,908,034	73,036,240	66,249,855
37 CDC-RES37 Strategic site (3,500 units) 35 dh	3,500	£41,166,667	162,388,997	153,747,134	144,685,620	135,984,457	127,383,183	118,843,060	110,483,067	102,303,303	93,893,889	85,628,875	77,686,111
38 CDC-RES38 Strategic site (4,000 units) 30 dh	4,000	£54,888,889	313,072,983	312,871,861	312,671,917	312,472,000	312,272,083	312,072,166	311,872,249	311,672,332	311,472,415	311,272,498	311,072,581
39 CDC-RES39 Strategic site (4,000 units) 35 dh	4,000	£47,047,619	313,072,983	312,871,861	312,671,917	312,472,000	312,272,083	312,072,166	311,872,249	311,672,332	311,472,415	311,272,498	311,072,581
40 CDC-ELD10 ELD (other housing) (C3) 35 dh	0	£513,760	2,865,654	2,612,702	2,362,750	2,112,798	1,862,846	1,612,894	1,362,942	1,112,990	862,938	612,986	362,934
41 CDC-CAP1 Care home scheme (C2) - 70 units	-	£88,000	238,948	235,779	232,609	229,439	226,269	223,099	219,929	216,759	213,589	210,419	207,249
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£1,235,000	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£1,235,000	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638	5,191,638
44 CDC-EMP3 Employment - industrial 50% plot ratio	-	£993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424	5,993,424
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£2,470,000	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079	7,963,079
46 CDC-EMP5 Employment - industrial 45% plot ratio	-	£4,940,000	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£4,940,000	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868	15,834,868

Appendix 10 - Cumulative policy impacts

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Alt Hsg: 35%
Mkt value: £4,400 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.045	0.045	0.043	0.042	0.041	0.032	0.015
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.045	0.045	0.043	0.042	0.041	0.032	0.015
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.223	0.223	0.217	0.212	0.203	0.160	0.075
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.223	0.223	0.217	0.212	0.203	0.160	0.075
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.447	0.446	0.435	0.424	0.406	0.321	0.151
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.447	0.446	0.435	0.424	0.406	0.321	0.151
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	0.805	0.804	0.783	0.763	0.728	0.567	0.240
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	0.805	0.804	0.783	0.763	0.728	0.567	0.240
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.208	1.206	1.175	1.144	1.092	0.850	0.360
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.208	1.206	1.175	1.144	1.092	0.850	0.360
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	1.576	1.573	1.533	1.493	1.426	1.112	0.479
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.446	1.175	1.172	1.129	1.086	1.014	0.679	0.002
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	1.970	1.966	1.916	1.866	1.782	1.390	0.599
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	1.706	1.702	1.651	1.600	1.514	1.109	0.296
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	2.955	2.949	2.874	2.799	2.673	2.086	0.869
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	2.955	2.949	2.874	2.799	2.673	2.086	0.869
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	3.940	3.931	3.832	3.733	3.564	2.781	1.199
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	2.597	2.588	2.481	2.374	2.195	1.356	-0.346
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	5.846	5.834	5.686	5.538	5.288	4.131	1.790
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	5.846	5.834	5.686	5.538	5.288	4.131	1.790
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.908	7.706	7.691	7.499	7.306	6.981	5.455	2.380
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	7.948	7.933	7.746	7.559	7.242	5.767	2.761
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	11.566	11.544	11.276	11.007	10.550	8.423	4.007
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	11.566	11.544	11.276	11.007	10.550	8.423	4.007
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.817	14.698	14.671	14.330	13.990	13.413	10.736	5.294
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	14.698	14.671	14.330	13.990	13.413	10.736	5.294
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	18.373	18.338	17.913	17.487	16.768	13.420	6.618
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	18.373	18.338	17.913	17.487	16.768	13.420	6.618
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	25.349	25.303	24.721	24.137	23.147	18.565	9.261
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	25.349	25.303	24.721	24.137	23.147	18.565	9.261
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	28.441	28.388	27.738	27.087	25.985	20.862	10.468
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	126.083	28.441	28.388	27.738	27.087	25.985	20.862	10.468
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	33.880	33.818	33.042	32.265	30.950	24.846	12.455
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	33.880	33.818	33.042	32.265	30.950	24.846	12.455
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	47.164	47.075	45.905	44.856	42.976	34.225	16.358
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	49.477	49.383	48.218	47.050	45.071	35.872	17.067
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	58.063	57.952	56.581	55.208	52.872	42.024	19.819
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.722	46.539	46.449	45.333	44.218	42.324	33.505	15.377
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	46.539	46.449	45.333	44.218	42.324	33.505	15.377
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.050	0.046	-0.012	-0.071	-0.168	-0.626	-1.558
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.531	8.001	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.045	0.045	0.043	0.042	0.041	0.032	0.015
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.045	0.045	0.043	0.042	0.041	0.032	0.015
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.205	0.223	0.223	0.217	0.212	0.203	0.160	0.075
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.223	0.223	0.217	0.212	0.203	0.160	0.075
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.447	0.446	0.435	0.424	0.406	0.321	0.151
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.447	0.446	0.435	0.424	0.406	0.321	0.151
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	0.805	0.804	0.783	0.763	0.728	0.567	0.240
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	0.805	0.804	0.783	0.763	0.728	0.567	0.240
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.208	1.206	1.175	1.144	1.092	0.850	0.360
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.208	1.206	1.175	1.144	1.092	0.850	0.360
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	1.576	1.573	1.533	1.493	1.426	1.112	0.479
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.175	1.172	1.129	1.086	1.014	0.679	0.002
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	1.970	1.969	1.916	1.866	1.782	1.390	0.599
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	1.706	1.702	1.651	1.600	1.514	1.109	0.296
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	2.955	2.949	2.874	2.799	2.673	2.086	0.869
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	2.955	2.949	2.874	2.799	2.673	2.086	0.869
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	3.940	3.931	3.832	3.733	3.564	2.781	1.199
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	2.597	2.588	2.481	2.374	2.195	1.359	-0.346
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.064	5.846	5.834	5.686	5.538	5.288	4.131	1.790
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	11.555	5.846	5.834	5.686	5.538	5.288	4.131	1.790
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	7.706	7.691	7.499	7.306	6.981	5.455	2.380
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	7.948	7.933	7.746	7.559	7.242	5.767	2.761
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	11.566	11.544	11.276	11.007	10.550	8.423	4.007
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	11.566	11.544	11.276	11.007	10.550	8.423	4.007
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	14.698	14.671	14.330	13.990	13.413	10.736	5.294
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	14.698	14.671	14.330	13.990	13.413	10.736	5.294
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	18.373	18.338	17.913	17.487	16.768	13.420	6.618
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.554	18.373	18.338	17.913	17.487	16.768	13.420	6.618
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	25.349	25.303	24.721	24.137	23.147	18.565	9.261
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	25.349	25.303	24.721	24.137	23.147	18.565	9.261
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	28.441	28.388	27.738	27.087	25.985	20.862	10.468
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	69.526	28.441	28.388	27.738	27.087	25.985	20.862	10.468
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	33.880	33.818	33.042	32.265	30.950	24.846	12.455
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	33.880	33.818	33.042	32.265	30.950	24.846	12.455
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	47.164	47.075	45.905	44.856	42.976	34.225	16.358
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	49.477	49.383	48.218	47.050	45.071	35.872	17.067
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	58.063	57.952	56.581	55.208	52.872	42.024	19.819
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	46.539	46.449	45.333	44.218	42.324	33.505	15.377
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	46.539	46.449	45.333	44.218	42.324	33.505	15.377
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.050	0.046	-0.012	-0.071	-0.168	-0.626	-1.558
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.531	8.501	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.255	5.224
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.616
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.681	14.681	14.461	14.321	14.321	12.189	7.975
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	25.043	27.973	27.973	26.993	26.993	23.639	14.949
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	16.802

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

All Hsg: 35%
Met value: £4,497 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.049	0.049	0.047	0.048	0.045	0.038	0.019
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.049	0.049	0.047	0.048	0.045	0.038	0.019
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.243	0.243	0.237	0.232	0.223	0.180	0.095
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.243	0.243	0.237	0.232	0.223	0.180	0.095
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.486	0.485	0.474	0.463	0.445	0.360	0.180
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.486	0.485	0.474	0.463	0.445	0.360	0.180
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	0.879	0.878	0.857	0.836	0.801	0.640	0.315
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	0.879	0.878	0.857	0.836	0.801	0.640	0.315
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.319	1.318	1.285	1.255	1.202	0.961	0.473
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.319	1.318	1.285	1.255	1.202	0.961	0.473
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	1.719	1.718	1.676	1.636	1.569	1.257	0.625
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.446	1.136	1.135	1.121	1.106	1.157	0.821	0.147
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.149	2.145	2.095	2.045	1.961	1.572	0.781
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	1.883	1.879	1.828	1.777	1.692	1.289	0.479
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	3.223	3.217	3.143	3.068	2.942	2.358	1.171
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	3.223	3.217	3.143	3.068	2.942	2.358	1.171
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	4.238	4.230	4.100	4.001	3.922	3.144	1.561
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	2.952	2.944	2.837	2.730	2.550	1.712	0.020
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	6.378	6.368	6.219	6.071	5.820	4.683	2.329
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.570	6.378	6.368	6.219	6.071	5.820	4.683	2.329
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	8.801	8.788	8.194	8.001	7.676	6.158	3.084
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	8.834	8.819	8.432	8.245	7.929	6.481	3.473
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	12.557	12.536	12.287	11.998	11.543	9.423	5.120
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	12.557	12.536	12.287	11.998	11.543	9.423	5.120
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	15.954	15.927	15.589	15.248	14.672	12.005	6.590
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	15.954	15.927	15.589	15.248	14.672	12.005	6.590
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	19.943	19.909	19.486	19.061	18.330	15.008	8.238
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	19.943	19.909	19.486	19.061	18.330	15.008	8.238
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	27.455	27.455	26.296	25.313	24.740	19.425	11.482
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	27.502	27.455	26.875	26.296	25.313	20.740	11.482
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	30.862	30.810	30.159	29.509	28.407	23.298	12.956
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	30.862	30.810	30.159	29.509	28.407	23.298	12.956
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	36.768	36.706	35.934	35.158	33.843	27.754	15.426
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	36.768	36.706	35.934	35.158	33.843	27.754	15.426
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	51.264	51.175	50.072	48.968	47.089	38.377	20.636
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	53.793	53.700	52.538	51.376	49.408	40.246	21.588
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	63.162	63.062	61.683	60.311	57.948	47.192	25.171
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	50.681	50.592	49.482	48.371	46.486	37.718	19.777
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	50.681	50.592	49.482	48.371	46.486	37.718	19.777
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.217	0.213	0.155	0.097	0.002	-0.458	-1.365
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.538	8.001	7.975	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

						Baseline including affordable housing 35%					
Site ref	Site	No of units	BLV		EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.049	0.049	0.047	0.048	0.045	0.038	
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.049	0.049	0.047	0.048	0.045	0.038	
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.243	0.243	0.237	0.232	0.223	0.180	
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.243	0.243	0.237	0.232	0.223	0.180	
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.486	0.485	0.474	0.463	0.445	0.360	
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.486	0.485	0.474	0.463	0.445	0.360	
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	0.879	0.878	0.857	0.836	0.801	0.640	
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	0.879	0.878	0.857	0.836	0.801	0.640	
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.319	1.318	1.285	1.255	1.202	0.961	
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.319	1.318	1.285	1.255	1.202	0.961	
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	1.719	1.718	1.676	1.636	1.569	1.257	
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.316	1.313	1.271	1.229	1.187	0.941	
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.149	2.145	2.095	2.045	1.961	1.572	
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	1.883	1.879	1.828	1.777	1.692	1.289	
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	7.913	3.223	3.217	3.143	3.068	2.942	2.358	
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	6.354	3.223	3.217	3.143	3.068	2.942	2.358	
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	4.208	4.200	4.100	4.001	3.922	3.144	
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	2.952	2.944	2.837	2.730	2.550	1.712	
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.570	6.378	6.368	6.219	6.071	5.820	4.683	
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	17.155	6.368	6.364	6.219	6.071	5.820	4.683	
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	8.401	8.386	8.194	8.001	7.676	6.158	
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	8.634	8.619	8.432	8.246	7.929	6.481	
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	12.557	12.536	12.267	11.998	11.543	9.423	
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	12.557	12.536	12.267	11.998	11.543	9.423	
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	15.954	15.927	15.589	15.248	14.672	12.005	
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	15.954	15.927	15.589	15.248	14.672	12.005	
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	19.943	19.909	19.486	19.061	18.330	15.008	
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.554	19.943	19.909	19.486	19.061	18.330	15.008	
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	27.502	27.455	26.875	26.296	25.313	20.740	
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	27.502	27.455	26.875	26.296	25.313	20.740	
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	30.862	30.810	30.159	29.509	28.407	23.298	
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	30.862	30.810	30.159	29.509	28.407	23.298	
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	36.768	36.706	35.934	35.158	33.843	27.754	
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	36.768	36.706	35.934	35.158	33.843	27.754	
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	51.264	51.175	50.072	48.968	47.089	38.377	
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	53.793	53.700	52.538	51.376	49.408	40.246	
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	63.162	63.052	61.683	60.311	57.948	47.192	
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	50.681	50.592	49.482	48.371	46.486	37.718	
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	50.681	50.592	49.482	48.371	46.486	37.718	
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.217	0.213	0.155	0.097	0.002	-0.458	
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.501	8.501	7.975	7.859	7.859	6.981	
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.004	7.870	7.870	7.255	
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.621	14.565	14.565	14.327	14.088	14.088	12.277	
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.621	14.681	14.681	14.461	14.321	14.321	12.192	
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.538	26.993	26.993	23.450	
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.601	30.997	30.997	26.850	

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Met value: £4,594 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.053	0.052	0.051	0.050	0.048	0.049	0.023
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.053	0.052	0.051	0.050	0.048	0.049	0.023
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.638	0.263	0.262	0.257	0.251	0.242	0.240	0.115
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.253	0.262	0.257	0.251	0.242	0.240	0.115
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.525	0.525	0.514	0.503	0.484	0.399	0.229
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.525	0.525	0.514	0.503	0.484	0.399	0.229
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	0.953	0.951	0.931	0.910	0.875	0.714	0.390
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	0.953	0.951	0.931	0.910	0.875	0.714	0.390
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.429	1.427	1.396	1.365	1.313	1.071	0.585
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.862	1.429	1.427	1.396	1.365	1.313	1.071	0.585
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	1.962	1.959	1.919	1.789	1.712	1.401	0.770
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	2.446	1.962	1.959	1.919	1.789	1.712	1.401	0.770
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.528	2.524	2.274	2.224	2.140	1.751	0.962
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.051	2.057	2.006	1.955	1.869	1.469	0.659
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	3.492	3.486	3.411	3.337	3.210	2.626	1.443
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	3.492	3.486	3.411	3.337	3.210	2.626	1.443
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	4.856	4.848	4.548	4.449	4.280	3.502	1.924
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	3.305	3.297	3.102	3.085	2.906	2.067	0.381
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	6.907	6.893	6.749	6.603	6.353	5.196	2.869
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	6.907	6.893	6.749	6.603	6.353	5.196	2.869
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.906	9.096	9.080	8.889	8.696	8.371	6.862	3.804
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	9.321	9.306	9.119	8.932	8.616	7.153	4.177
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	13.549	13.527	13.259	12.990	12.535	10.423	6.142
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	13.549	13.527	13.259	12.990	12.535	10.423	6.142
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.817	17.204	17.177	16.840	16.502	15.930	13.264	7.873
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	17.204	17.177	16.840	16.502	15.930	13.264	7.873
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	21.506	21.472	21.050	20.628	19.913	16.589	9.842
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	21.506	21.472	21.050	20.628	19.913	16.589	9.842
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	29.655	29.608	29.448	29.296	27.466	22.906	13.686
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	86.673	29.655	29.608	29.028	28.448	27.466	22.906	13.686
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	33.276	33.224	32.577	31.930	30.828	25.733	15.430
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	126.063	33.276	33.224	32.577	31.930	30.828	25.733	15.430
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	39.646	39.584	38.812	38.040	36.732	30.659	18.380
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	39.646	39.584	38.812	38.040	36.732	30.659	18.380
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	55.354	55.265	54.163	53.060	51.192	42.514	24.877
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	58.100	58.007	56.852	55.692	53.725	44.603	26.061
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	446.290	68.240	68.130	66.796	65.401	63.090	52.334	30.470
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	84.808	84.719	83.614	82.509	80.630	67.935	38.470
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	84.808	84.719	83.614	82.509	80.630	67.935	38.470
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.384	0.380	0.322	0.264	0.169	-0.286	-1.213
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.053	0.052	0.051	0.050	0.048	0.049	0.023
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.053	0.052	0.051	0.050	0.048	0.049	0.023
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.263	0.262	0.257	0.251	0.242	0.240	0.115
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.263	0.262	0.257	0.251	0.242	0.240	0.115
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.525	0.525	0.514	0.503	0.484	0.399	0.229
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.525	0.525	0.514	0.503	0.484	0.399	0.229
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	0.953	0.951	0.931	0.910	0.875	0.714	0.390
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	0.953	0.951	0.931	0.910	0.875	0.714	0.390
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.429	1.427	1.396	1.365	1.313	1.071	0.585
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.429	1.427	1.396	1.365	1.313	1.071	0.585
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	1.962	1.959	1.919	1.789	1.712	1.401	0.770
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	1.138	1.962	1.959	1.919	1.789	1.712	1.401	0.770
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.528	2.524	2.274	2.224	2.140	1.751	0.962
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.061	2.057	2.006	1.955	1.869	1.469	0.659
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	3.492	3.486	3.411	3.337	3.210	2.626	1.443
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	3.492	3.486	3.411	3.337	3.210	2.626	1.443
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	4.656	4.648	4.548	4.449	4.280	3.502	1.924
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	3.305	3.297	3.102	3.085	2.906	2.067	0.381
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.370	6.907	6.893	6.749	6.603	6.353	5.196	2.869
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	13.155	6.907	6.893	6.749	6.603	6.353	5.196	2.869
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	9.096	9.080	8.889	8.696	8.371	6.862	3.804
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	9.321	9.306	9.119	8.932	8.616	7.153	4.177
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	13.549	13.527	13.259	12.990	12.535	10.423	6.142
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	13.549	13.527	13.259	12.990	12.535	10.423	6.142
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	17.204	17.177	16.840	16.502	15.930	13.264	7.873
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	17.204	17.177	16.840	16.502	15.930	13.264	7.873
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	21.506	21.472	21.050	20.628	19.913	16.589	9.842
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.554	21.506	21.472	21.050	20.628	19.913	16.589	9.842
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	29.655	29.608	29.028	28.448	27.466	22.906	13.686
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	29.655	29.608	29.028	28.448	27.466	22.906	13.686
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	33.276	33.224	32.577	31.930	30.828	25.733	15.430
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.628	33.276	33.224	32.577	31.930	30.828	25.733	15.430
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	39.646	39.584	38.812	38.040	36.732	30.659	18.380
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	39.646	39.584	38.812	38.040	36.732	30.659	18.380
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	55.354	55.265	54.163	53.060	51.192	42.514	24.877
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	58.100	58.007	56.852	55.692	53.725	44.603	26.061
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	68.240	68.130	66.766	65.401	63.090	52.334	30.470
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	84.808	84.719	83.614	82.509	80.630	67.935	38.470
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	84.808	84.719	83.614	82.509	80.630	67.935	38.470
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.384	0.380	0.322	0.264	0.169	-0.286	-1.213
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.051	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.075	7.255	5.252
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.621	14.565	14.565	14.327	14.088	14.088	12.277	8.616
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.621	14.881	14.881	14.601	14.321	14.321	12.182	7.905
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.693	26.993	26.993	23.493	15.893
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	16.925

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Met value: £4,691 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.056	0.056	0.056	0.054	0.052	0.044	0.027
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.056	0.056	0.055	0.054	0.052	0.044	0.027
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.262	0.262	0.271	0.262	0.262	0.219	0.134
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.252	0.252	0.277	0.271	0.262	0.219	0.134
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.565	0.564	0.553	0.542	0.524	0.439	0.269
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.595	0.594	0.583	0.542	0.524	0.439	0.269
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.71	2.241	1.027	1.027	1.005	0.984	0.949	0.788	0.465
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.027	1.025	1.005	0.984	0.949	0.788	0.465
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.540	1.538	1.507	1.476	1.424	1.182	0.697
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.540	1.538	1.507	1.476	1.424	1.182	0.697
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.006	2.002	1.983	1.923	1.855	1.544	0.915
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	4.040	2.006	2.002	1.983	1.923	1.855	1.544	0.915
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.507	2.503	2.453	2.403	2.319	1.930	1.143
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.239	2.235	2.184	2.133	2.047	1.648	0.939
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	3.760	3.754	3.680	3.605	3.479	2.895	1.715
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	3.485	3.479	3.405	3.331	3.202	2.622	1.449
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	5.014	5.006	4.906	4.807	4.638	3.860	2.287
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	3.656	3.648	3.543	3.438	3.261	2.423	0.742
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	7.433	7.421	7.276	7.130	6.884	5.728	3.409
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	7.433	7.421	7.276	7.130	6.884	5.728	3.409
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	9.763	9.768	9.579	9.389	9.066	7.562	4.508
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	10.003	9.989	9.803	9.618	9.303	7.840	4.879
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	14.540	14.519	14.250	13.981	13.526	11.422	7.153
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	14.540	14.519	14.250	13.981	13.526	11.422	7.153
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	18.455	18.427	18.000	17.752	17.180	14.523	9.155
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	18.455	18.427	18.000	17.752	17.180	14.523	9.155
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	23.068	23.034	22.612	22.190	21.476	18.154	11.444
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	23.068	23.034	22.612	22.190	21.476	18.154	11.444
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	31.702	31.700	30.931	30.618	29.618	25.072	15.886
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	31.807	31.760	31.180	30.601	29.618	25.072	15.886
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	35.686	35.634	34.987	34.340	33.245	28.158	17.894
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.063	35.686	35.634	34.987	34.340	33.245	28.158	17.894
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	42.525	42.462	41.690	40.918	39.610	33.551	21.320
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	42.525	42.462	41.690	40.918	39.610	33.551	21.320
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	59.437	59.349	58.252	57.150	55.283	46.629	29.087
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	62.396	62.303	61.148	59.992	58.034	48.942	30.500
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	73.308	73.198	71.840	70.479	68.168	57.457	35.716
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	58.923	58.834	57.734	56.629	54.757	46.071	28.406
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	58.923	58.834	57.734	56.629	54.757	46.071	28.406
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.549	0.545	0.488	0.431	0.336	-0.117	-1.040
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.056	0.056	0.055	0.054	0.052	0.044	0.027
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.046	0.056	0.056	0.055	0.054	0.052	0.044	0.027
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.262	0.262	0.277	0.271	0.262	0.219	0.134
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.262	0.262	0.277	0.271	0.262	0.219	0.134
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.565	0.564	0.553	0.542	0.524	0.439	0.269
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.595	0.594	0.583	0.542	0.524	0.439	0.269
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.027	1.025	1.006	0.984	0.949	0.788	0.465
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.027	1.025	1.006	0.984	0.949	0.788	0.465
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.540	1.538	1.507	1.476	1.424	1.182	0.697
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.540	1.538	1.507	1.476	1.424	1.182	0.697
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.006	2.002	1.983	1.923	1.855	1.544	0.915
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	1.138	1.507	1.504	1.551	1.505	1.439	1.106	0.435
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.507	2.503	2.453	2.403	2.319	1.930	1.143
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.239	2.235	2.184	2.133	2.047	1.648	0.939
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	3.760	3.754	3.680	3.605	3.479	2.895	1.715
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.054	3.760	3.754	3.680	3.605	3.479	2.895	1.715
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	5.014	5.006	4.906	4.807	4.638	3.860	2.287
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	3.656	3.648	3.543	3.438	3.261	2.423	0.742
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.370	7.433	7.421	7.276	7.130	6.884	5.728	3.409
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	11.330	7.433	7.421	7.276	7.130	6.884	5.728	3.409
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	9.763	9.768	9.579	9.389	9.066	7.562	4.508
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	10.003	9.989	9.803	9.618	9.303	7.840	4.879
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	14.540	14.519	14.250	13.981	13.526	11.422	7.153
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	14.540	14.519	14.250	13.981	13.526	11.422	7.153
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	18.455	18.427	18.000	17.752	17.180	14.523	9.155
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	18.455	18.427	18.000	17.752	17.180	14.523	9.155
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	23.068	23.034	22.612	22.190	21.476	18.154	11.444
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.854	23.068	23.034	22.612	22.190	21.476	18.154	11.444
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	31.807	31.760	31.180	30.601	29.618	25.072	15.886
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	31.807	31.760	31.180	30.601	29.618	25.072	15.886
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.63	69.563	35.686	35.634	34.987	34.340	33.245	28.158	17.894
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	35.686	35.634	34.987	34.340	33.245	28.158	17.894
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	42.525	42.462	41.690	40.918	39.610	33.551	21.320
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	42.525	42.462	41.690	40.918	39.610	33.551	21.320
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	59.437	59.349	58.252	57.150	55.283	46.629	29.087
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	62.396	62.303	61.148	59.992	58.034	48.942	30.500
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	73.308	73.198	71.840	70.479	68.168	57.457	35.716
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	58.923	58.834	57.734	56.629	54.757	46.071	28.406
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	58.923	58.834	57.734	56.629	54.757	46.071	28.406
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.549	0.545	0.488	0.431	0.336	-0.117	-1.040
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.050	-0.501	-0.501	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	5.00	12.251	14.565	14.565	14.327	14.088	14.088	12.277	8.014
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	5.00	12.251	14.565	14.565	14.327	14.088	14.088	12.277	8.014
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	16.925
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	16.925

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

All Hsg: 35%
Met value: £4,788 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.090	0.060	0.099	0.098	0.098	0.048	0.031
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.080	0.060	0.099	0.098	0.098	0.048	0.031
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.638	0.638	0.302	0.291	0.282	0.282	0.239	0.154
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.302	0.302	0.296	0.291	0.282	0.239	0.154
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.604	0.603	0.593	0.582	0.563	0.478	0.308
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.604	0.603	0.593	0.582	0.563	0.478	0.308
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.71	2.241	1.091	1.091	1.099	1.098	1.089	0.943	0.603
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.101	1.099	1.078	1.058	1.023	0.862	0.540
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.651	1.648	1.618	1.587	1.534	1.293	0.809
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.651	1.648	1.618	1.587	1.534	1.293	0.809
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.149	2.146	2.106	2.066	1.999	1.687	1.093
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.446	2.149	2.146	1.692	1.652	1.578	1.245	0.877
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.686	2.682	2.632	2.582	2.498	2.109	1.325
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.416	2.412	2.361	2.310	2.225	1.826	1.018
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.029	4.023	3.948	3.874	3.747	3.164	1.967
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.029	4.023	3.948	3.874	3.747	3.164	1.967
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	5.372	5.364	5.264	5.165	4.997	4.218	2.643
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	4.007	3.999	3.894	3.788	3.612	2.778	1.701
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	7.999	7.847	7.802	7.696	7.410	6.280	3.948
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	7.999	7.847	7.802	7.696	7.410	6.280	3.948
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	10.471	10.458	10.268	10.077	9.796	8.257	5.212
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	10.884	10.669	10.484	10.299	9.987	8.527	5.578
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	15.529	15.507	15.241	14.973	14.517	12.414	8.163
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	15.529	15.507	15.241	14.973	14.517	12.414	8.163
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.817	19.705	19.678	19.340	19.002	18.431	15.782	10.428
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	19.705	19.678	19.340	19.002	18.431	15.782	10.428
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	24.631	24.597	24.175	23.753	23.038	19.728	13.035
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	24.631	24.597	24.175	23.753	23.038	19.728	13.035
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	33.956	33.909	33.333	32.753	31.771	27.232	18.009
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	86.673	33.956	33.909	33.333	32.753	31.771	27.232	18.009
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	38.096	38.044	37.397	36.750	35.654	30.580	20.345
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	38.096	38.044	37.397	36.750	35.654	30.580	20.345
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.298	45.398	45.336	44.567	43.797	42.489	36.443	24.246
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	45.398	45.336	44.567	43.797	42.489	36.443	24.246
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	63.508	63.420	62.323	61.227	59.369	50.742	33.273
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	66.685	66.592	65.442	64.288	62.330	53.264	34.910
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	446.290	78.364	78.255	76.897	75.539	73.238	62.559	40.609
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	63.027	62.938	61.838	60.737	58.873	50.217	32.658
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	63.027	62.938	61.838	60.737	58.873	50.217	32.658
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.713	0.709	0.653	0.596	0.502	0.052	-0.867
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.501	8.091	7.859	7.659	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

					Baseline including affordable housing 35%						
Site ref	Site	No of units	BLV	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied		
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.099	0.090	0.090	0.098	0.056	0.048	0.048	0.031
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.084	0.080	0.080	0.098	0.056	0.056	0.048	0.031
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.302	0.302	0.296	0.282	0.282	0.239	0.154
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.302	0.302	0.296	0.282	0.282	0.239	0.154
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.604	0.603	0.593	0.582	0.563	0.478	0.308
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.604	0.603	0.593	0.582	0.563	0.478	0.308
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.101	1.099	1.078	1.058	1.023	0.862	0.540
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.101	1.099	1.078	1.058	1.023	0.862	0.540
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.651	1.648	1.618	1.587	1.534	1.293	0.809
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.651	1.648	1.618	1.587	1.534	1.293	0.809
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.149	2.146	2.106	2.066	1.999	1.687	1.093
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.737	1.734	1.692	1.652	1.578	1.246	0.877
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.686	2.682	2.632	2.582	2.498	2.109	1.325
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.416	2.412	2.361	2.310	2.225	1.828	1.018
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	4.029	4.023	3.948	3.874	3.747	3.164	1.967
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	4.029	4.023	3.948	3.874	3.747	3.164	1.967
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	5.372	5.364	5.264	5.165	4.997	4.218	2.643
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	4.007	3.999	3.894	3.788	3.612	2.778	1.701
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.348	7.949	7.947	7.802	7.696	7.410	6.280	3.948
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	11.515	7.959	7.947	7.802	7.655	7.410	6.280	3.948
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	10.471	10.458	10.268	10.077	9.756	8.257	5.212
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	10.684	10.669	10.484	10.299	9.987	8.527	5.578
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	15.529	15.507	15.241	14.973	14.529	12.414	8.163
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	15.529	15.507	15.241	14.973	14.517	12.414	8.163
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	19.705	19.678	19.340	19.002	18.431	15.782	10.428
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	19.705	19.678	19.340	19.002	18.431	15.782	10.428
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	24.631	24.597	24.175	23.753	23.038	19.728	13.035
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.554	24.631	24.597	24.175	23.753	23.038	19.728	13.035
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	33.956	33.909	33.333	32.753	31.771	27.232	18.009
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	33.956	33.909	33.333	32.753	31.771	27.232	18.009
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	38.096	38.044	37.397	36.750	35.654	30.580	20.345
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	69.526	38.096	38.044	37.397	36.750	35.654	30.580	20.345
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	45.398	45.336	44.567	43.797	42.489	36.443	24.246
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	87.513	45.398	45.336	44.567	43.797	42.489	36.443	24.246
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	63.508	63.420	62.323	61.227	59.369	50.742	33.273
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	66.685	66.592	65.442	64.288	62.330	53.264	34.910
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	206.690	78.364	78.255	76.897	75.539	73.238	62.559	40.609
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	276.253	63.027	62.938	61.838	60.737	58.873	50.217	32.658
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	63.027	62.938	61.838	60.737	58.873	50.217	32.658
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.713	0.709	0.653	0.596	0.502	0.052	-0.867
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.051	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.501	8.501	7.975	7.859	7.659	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.255	5.252
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.014
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.681	14.681	14.601	14.321	14.321	12.182	7.975
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	25.043	25.043	24.797	24.553	24.553	20.993	14.589
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	18.602

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Met value: £4,884 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.064	0.064	0.063	0.062	0.060	0.052	0.035
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.064	0.064	0.063	0.062	0.060	0.052	0.035
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.638	0.322	0.322	0.311	0.311	0.301	0.259	0.174
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.322	0.321	0.316	0.311	0.301	0.259	0.174
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.644	0.643	0.632	0.621	0.603	0.518	0.348
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.644	0.643	0.632	0.621	0.603	0.518	0.348
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.174	1.173	1.152	1.132	1.097	0.936	0.613
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.174	1.173	1.152	1.132	1.097	0.936	0.613
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.762	1.759	1.728	1.697	1.645	1.403	0.920
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.762	1.759	1.728	1.697	1.645	1.403	0.920
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.292	2.289	2.249	2.209	2.142	1.830	1.203
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	2.446	1.878	1.874	1.832	1.795	1.719	1.389	0.719
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.865	2.861	2.811	2.762	2.677	2.288	1.508
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.594	2.590	2.539	2.488	2.402	2.004	1.198
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.297	4.291	4.217	4.142	4.016	3.432	2.259
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.297	4.291	4.217	4.142	4.016	3.432	2.259
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	5.730	5.722	5.623	5.523	5.355	4.576	3.012
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	4.358	4.350	4.245	4.139	3.963	3.134	1.456
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	8.485	8.473	8.328	8.183	7.936	6.793	4.472
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	8.485	8.473	8.328	8.183	7.936	6.793	4.472
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.969	11.159	11.143	10.954	10.765	10.444	8.952	5.915
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	11.365	11.350	11.165	10.981	10.668	9.213	6.272
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	16.513	16.492	16.225	15.959	15.508	13.405	9.169
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	16.513	16.492	16.225	15.959	15.508	13.405	9.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.817	20.955	20.928	20.590	20.253	19.681	17.038	11.697
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	20.955	20.928	20.590	20.253	19.681	17.038	11.697
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	26.194	26.160	25.738	25.316	24.601	21.298	14.621
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	26.194	26.160	25.738	25.316	24.601	21.298	14.621
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	36.597	36.551	36.475	36.499	33.923	29.385	20.251
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	36.597	36.551	36.475	36.499	33.923	29.385	20.251
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	40.504	40.452	39.807	39.160	38.064	33.001	22.790
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.063	40.504	40.452	39.807	39.160	38.064	33.001	22.790
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	48.264	48.202	47.434	46.665	45.364	39.324	27.161
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	48.264	48.202	47.434	46.665	45.364	39.324	27.161
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	67.579	67.490	66.394	65.297	63.440	54.832	37.436
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	70.962	70.870	69.720	68.570	66.622	57.580	39.297
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	83.409	83.300	81.948	80.595	78.294	67.643	46.105
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	67.117	67.029	65.933	64.837	62.977	54.348	36.876
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	67.117	67.029	65.933	64.837	62.977	54.348	36.876
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.878	0.874	0.817	0.760	0.667	0.219	-0.695
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.531	8.001	7.975	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

					Baseline including affordable housing 35%						
Site ref	Site	No of units	BLV	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied		
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.064	0.063	0.062	0.060	0.052	0.035	0.035
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.064	0.064	0.062	0.060	0.052	0.035	0.035
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.322	0.321	0.316	0.311	0.301	0.259	0.174
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.322	0.321	0.316	0.311	0.301	0.259	0.174
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.644	0.643	0.632	0.621	0.603	0.518	0.348
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.644	0.643	0.632	0.621	0.603	0.518	0.348
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.174	1.173	1.152	1.132	1.097	0.936	0.613
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.174	1.173	1.152	1.132	1.097	0.936	0.613
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.762	1.759	1.728	1.697	1.645	1.403	0.920
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.762	1.759	1.728	1.697	1.645	1.403	0.920
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.292	2.289	2.249	2.209	2.142	1.830	1.203
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	1.138	1.878	1.875	1.832	1.797	1.716	1.389	0.719
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.865	2.861	2.811	2.762	2.677	2.288	1.508
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.594	2.590	2.539	2.488	2.404	2.004	1.198
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	4.297	4.291	4.217	4.142	4.016	3.432	2.259
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	4.297	4.291	4.217	4.142	4.016	3.432	2.259
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	5.730	5.722	5.623	5.523	5.355	4.576	3.012
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	4.358	4.350	4.245	4.139	3.963	3.134	1.456
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.370	8.485	8.473	8.328	8.183	7.936	6.793	4.472
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	17.155	8.485	8.473	8.328	8.183	7.936	6.793	4.472
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	11.159	11.143	10.954	10.765	10.444	8.952	5.915
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	11.365	11.350	11.165	10.981	10.668	9.213	6.272
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	16.513	16.492	16.225	15.959	15.508	13.405	9.169
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	16.513	16.492	16.225	15.959	15.508	13.405	9.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	20.955	20.928	20.590	20.253	19.681	17.038	11.697
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	20.955	20.928	20.590	20.253	19.681	17.038	11.697
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	26.194	26.160	25.738	25.316	24.601	21.298	14.621
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.559	26.194	26.160	25.738	25.316	24.601	21.298	14.621
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	36.597	36.551	36.475	36.499	33.923	29.385	20.251
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	36.597	36.551	36.475	36.499	33.923	29.385	20.251
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	40.504	40.452	39.807	39.160	38.064	33.001	22.790
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.628	40.504	40.452	39.807	39.160	38.064	33.001	22.790
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	48.264	48.202	47.434	46.665	45.364	39.324	27.161
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	48.264	48.202	47.434	46.665	45.364	39.324	27.161
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	67.579	67.490	66.394	65.297	63.440	54.832	37.436
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	70.962	70.870	69.720	68.570	66.622	57.580	39.297
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	83.409	83.300	81.948	80.595	78.294	67.643	46.105
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	67.117	67.029	65.933	64.837	62.977	54.348	36.876
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	67.117	67.029	65.933	64.837	62.977	54.348	36.876
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.878	0.874	0.817	0.760	0.667	0.219	-0.695
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.051	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.501	8.501	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.252
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.616
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.681	14.681	14.461	14.321	14.321	12.182	7.975
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	25.043	27.977	27.977	26.995	26.995	23.486	15.816
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	28.589	18.623

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Met value: £4,981 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.068	0.068	0.067	0.066	0.064	0.056	0.039
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.068	0.068	0.067	0.066	0.064	0.056	0.039
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.527	0.338	0.342	0.338	0.337	0.321	0.279	0.193
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.342	0.341	0.338	0.330	0.321	0.279	0.193
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.683	0.682	0.671	0.660	0.642	0.557	0.387
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.683	0.682	0.671	0.660	0.642	0.557	0.387
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.71	2.241	1.248	1.247	1.226	1.205	1.170	1.009	0.687
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.248	1.247	1.226	1.205	1.170	1.009	0.687
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.872	1.870	1.839	1.808	1.756	1.514	1.031
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.872	1.870	1.839	1.808	1.756	1.514	1.031
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.435	2.432	2.392	2.352	2.285	1.974	1.303
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	4.091	2.446	2.445	2.392	2.352	2.285	1.974	1.303
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	3.043	3.040	2.990	2.941	2.856	2.467	1.687
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.771	2.767	2.717	2.666	2.580	2.181	1.378
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.565	4.559	4.485	4.411	4.285	3.701	2.531
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.565	4.559	4.485	4.411	4.285	3.701	2.531
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	6.057	6.078	5.981	5.881	5.713	4.934	3.375
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	4.709	4.701	4.596	4.490	4.314	3.489	1.812
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	9.011	9.000	8.854	8.709	8.462	7.324	5.011
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	9.011	9.000	8.854	8.709	8.462	7.324	5.011
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.966	11.846	11.831	11.642	11.452	11.132	9.646	6.819
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	12.046	12.031	11.846	11.662	11.349	9.900	6.966
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	17.497	17.476	17.210	16.944	16.493	14.397	10.169
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	17.497	17.476	17.210	16.944	16.493	14.397	10.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.817	22.203	22.176	21.840	21.503	20.931	18.288	12.967
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	22.203	22.176	21.840	21.503	20.931	18.288	12.967
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	27.754	27.720	27.300	26.878	26.164	22.861	16.208
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	27.754	27.720	27.300	26.878	26.164	22.861	16.208
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	38.192	38.192	37.040	36.064	34.537	29.424	22.424
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	86.673	38.238	38.192	37.616	37.040	36.064	31.537	22.424
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	42.904	42.852	42.208	41.565	40.474	35.411	25.226
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.063	42.904	42.852	42.208	41.565	40.474	35.411	25.226
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	51.130	51.068	50.300	49.531	48.230	42.202	30.069
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	51.130	51.068	50.300	49.531	48.230	42.202	30.069
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	71.638	71.550	70.459	69.368	67.511	58.923	41.577
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	75.240	75.147	73.987	72.847	70.899	61.877	43.660
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	446.290	88.446	88.337	86.985	85.633	83.342	72.729	51.259
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	71.203	71.115	70.021	68.925	67.068	58.468	41.069
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	71.203	71.115	70.021	68.925	67.068	58.468	41.069
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	1.042	1.038	0.982	0.925	0.831	0.386	-0.524
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.501	8.001	7.975	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

						Baseline including affordable housing 35%					
Site ref	Site	No of units	BLV	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied		
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.068	0.067	0.066	0.064	0.056	0.039	
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.068	0.068	0.066	0.064	0.056	0.039	
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.342	0.341	0.336	0.330	0.321	0.279	0.193
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.342	0.341	0.336	0.330	0.321	0.279	0.193
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.683	0.682	0.671	0.660	0.642	0.557	0.387
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.683	0.682	0.671	0.660	0.642	0.557	0.387
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.248	1.247	1.226	1.205	1.170	1.009	0.687
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.248	1.247	1.226	1.205	1.170	1.009	0.687
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.872	1.870	1.839	1.808	1.756	1.514	1.031
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.872	1.870	1.839	1.808	1.756	1.514	1.031
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.435	2.432	2.392	2.352	2.285	1.974	1.303
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	2.018	2.015	1.973	1.930	1.860	1.530	0.961
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	3.043	3.040	2.990	2.941	2.856	2.467	1.687
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.771	2.767	2.717	2.666	2.580	2.181	1.378
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	4.565	4.559	4.485	4.411	4.285	3.701	2.531
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	4.565	4.559	4.485	4.411	4.285	3.701	2.531
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	6.067	6.079	5.981	5.881	5.713	4.934	3.375
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	4.709	4.701	4.596	4.490	4.314	3.489	1.812
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.384	9.011	9.000	8.854	8.709	8.462	7.324	5.011
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	7.155	9.011	9.000	8.854	8.709	8.462	7.324	5.011
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	11.846	11.831	11.642	11.452	11.132	9.646	6.819
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	12.046	12.031	11.846	11.662	11.349	9.900	6.966
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	17.497	17.476	17.210	16.944	16.493	14.397	10.169
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	17.497	17.476	17.210	16.944	16.493	14.397	10.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	22.203	22.176	21.840	21.503	20.931	18.288	12.967
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	22.203	22.176	21.840	21.503	20.931	18.288	12.967
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	28.813	27.754	27.720	27.300	26.878	26.164	22.861	16.208
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.554	27.754	27.720	27.300	26.878	26.164	22.861	16.208
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	38.238	38.192	37.616	37.040	36.064	31.537	22.424
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	38.238	38.192	37.616	37.040	36.064	31.537	22.424
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	42.904	42.852	42.208	41.565	40.474	35.411	25.226
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.628	42.904	42.852	42.208	41.565	40.474	35.411	25.226
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	51.130	51.068	50.300	49.531	48.230	42.202	30.069
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	51.130	51.068	50.300	49.531	48.230	42.202	30.069
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	71.638	71.550	70.459	69.368	67.511	58.923	41.577
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	75.240	75.147	73.987	72.847	70.899	61.877	43.660
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	88.446	88.337	86.985	85.633	83.342	72.729	51.259
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	71.203	71.115	70.021	68.925	67.068	58.468	41.069
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	71.203	71.115	70.021	68.925	67.068	58.468	41.069
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	1.042	1.038	0.982	0.925	0.831	0.386	-0.524
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.501	8.501	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.263	5.214
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.965	14.965	14.327	14.088	14.088	12.277	8.656
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.981	14.981	14.321	14.081	14.081	12.336	7.961
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.607
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.972

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £5,078 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.072	0.072	0.071	0.070	0.068	0.069	0.043
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.072	0.072	0.071	0.070	0.068	0.069	0.043
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.538	0.361	0.361	0.355	0.341	0.296	0.296	0.213
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.361	0.361	0.355	0.350	0.341	0.296	0.213
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.722	0.722	0.711	0.700	0.681	0.596	0.426
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.722	0.722	0.711	0.700	0.681	0.596	0.426
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.321	1.321	1.299	1.279	1.244	1.083	0.761
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.321	1.321	1.299	1.279	1.244	1.083	0.761
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.982	1.979	1.949	1.919	1.866	1.625	1.141
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.982	1.979	1.949	1.919	1.866	1.625	1.141
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.576	2.573	2.534	2.495	2.426	2.117	1.494
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	4.041	2.576	2.573	2.534	2.495	2.426	2.117	1.494
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	3.221	3.217	3.168	3.119	3.035	2.646	1.868
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.949	2.945	2.894	2.843	2.758	2.359	1.558
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.831	4.825	4.752	4.678	4.553	3.969	2.802
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.831	4.825	4.752	4.678	4.553	3.969	2.802
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	6.441	6.433	6.336	6.239	6.071	5.252	3.736
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	5.060	5.052	4.947	4.841	4.665	3.840	2.167
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	9.535	9.523	9.380	9.235	8.988	7.850	5.543
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	9.535	9.523	9.380	9.235	8.988	7.850	5.543
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.904	12.534	12.519	12.329	12.140	11.819	10.337	7.323
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	12.727	12.712	12.527	12.343	12.030	10.584	7.661
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	18.482	18.460	18.194	17.928	17.477	15.388	11.170
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	18.482	18.460	18.194	17.928	17.477	15.388	11.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	23.446	23.419	23.084	22.745	22.161	19.539	14.227
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	23.446	23.419	23.084	22.745	22.161	19.539	14.227
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	29.308	29.274	28.856	28.437	27.726	24.423	17.763
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	29.308	29.274	28.856	28.437	27.726	24.423	17.763
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	40.379	40.333	39.757	39.181	38.206	33.690	24.590
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	40.379	40.333	39.757	39.181	38.206	33.690	24.590
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	45.303	45.252	44.608	43.964	42.874	37.820	27.660
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	45.303	45.252	44.608	43.964	42.874	37.820	27.660
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.258	53.996	53.923	53.168	52.398	51.096	45.080	32.967
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	53.996	53.923	53.168	52.398	51.096	45.080	32.967
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	75.691	75.603	74.512	73.422	71.574	62.999	45.711
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	75.502	75.410	74.265	73.121	71.177	61.173	48.006
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	93.477	93.368	92.021	90.669	88.378	77.778	56.367
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.722	107.222	107.189	104.987	102.705	100.156	82.571	62.239
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	75.276	75.189	74.097	73.005	71.156	62.571	45.239
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	1.207	1.203	1.146	1.089	0.996	0.552	-0.354
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.496	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

					Baseline including affordable housing 35%						
Site ref	Site	No of units	BLV	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied		
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.072	0.071	0.070	0.068	0.069	0.043	
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.072	0.072	0.070	0.068	0.069	0.043	
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.361	0.361	0.355	0.350	0.341	0.296	0.213
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.361	0.361	0.355	0.350	0.341	0.296	0.213
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.722	0.722	0.711	0.700	0.681	0.596	0.426
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.722	0.722	0.711	0.700	0.681	0.596	0.426
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.321	1.320	1.299	1.279	1.244	1.083	0.761
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.321	1.320	1.299	1.279	1.244	1.083	0.761
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.982	1.979	1.949	1.919	1.866	1.625	1.141
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.982	1.979	1.949	1.919	1.866	1.625	1.141
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.576	2.573	2.534	2.495	2.426	2.117	1.494
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	1.138	2.158	2.158	2.113	2.071	2.000	1.700	1.003
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	3.221	3.217	3.168	3.119	3.035	2.646	1.868
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.949	2.945	2.894	2.843	2.758	2.359	1.558
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	4.831	4.825	4.752	4.678	4.553	3.969	2.802
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	4.831	4.825	4.752	4.678	4.553	3.969	2.802
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	6.565	6.441	6.433	6.336	6.238	6.071	5.292	3.736
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	5.060	5.052	4.947	4.841	4.665	3.840	2.167
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	16.064	9.535	9.523	9.380	9.235	8.988	7.850	5.543
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	7.155	9.535	9.523	9.380	9.235	8.988	7.850	5.543
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	12.534	12.519	12.329	12.140	11.819	10.337	7.323
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	12.727	12.712	12.527	12.343	12.030	10.584	7.661
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	18.482	18.460	18.194	17.928	17.477	15.388	11.170
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	18.482	18.460	18.194	17.928	17.477	15.388	11.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	23.446	23.419	23.084	22.745	22.161	19.539	14.227
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	23.446	23.419	23.084	22.745	22.161	19.539	14.227
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	29.308	29.274	28.856	28.437	27.726	24.423	17.763
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.859	29.308	29.274	28.856	28.437	27.726	24.423	17.763
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.150	40.379	40.333	39.757	39.181	38.206	33.690	24.590
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	40.379	40.333	39.757	39.181	38.206	33.690	24.590
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	45.303	45.252	44.608	43.964	42.874	37.820	27.660
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.628	45.303	45.252	44.608	43.964	42.874	37.820	27.660
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	53.996	53.923	53.168	52.398	51.096	45.080	32.967
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	53.996	53.923	53.168	52.398	51.096	45.080	32.967
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	75.691	75.603	74.512	73.422	71.574	62.999	45.711
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	75.502	75.410	74.265	73.121	71.177	61.173	48.006
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	93.477	93.368	92.021	90.669	88.378	77.778	56.367
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	75.276	75.189	74.097	73.005	71.156	62.571	45.239
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	75.276	75.189	74.097	73.005	71.156	62.571	45.239
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	1.207	1.203	1.146	1.089	0.996	0.552	-0.354
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.051	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.001	8.001	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.524
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.616
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.661	14.321	14.321	12.182	7.905
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	25.043	25.043	24.793	24.396	24.396	20.593	14.893
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	18.672

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

All Hsg: 35%
Met value: £5,175 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.076	0.076	0.075	0.074	0.072	0.064	0.047
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.076	0.076	0.075	0.074	0.072	0.064	0.047
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.638	0.381	0.381	0.375	0.370	0.360	0.316	0.233
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.381	0.381	0.375	0.370	0.360	0.316	0.233
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.762	0.761	0.750	0.739	0.721	0.636	0.466
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.762	0.761	0.750	0.739	0.721	0.636	0.466
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.71	2.241	1.304	1.303	1.292	1.282	1.263	1.118	0.803
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.304	1.303	1.292	1.282	1.263	1.118	0.803
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	2.091	2.089	2.058	2.028	1.977	1.735	1.252
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	2.091	2.089	2.058	2.028	1.977	1.735	1.252
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.718	2.715	2.676	2.637	2.570	2.289	1.637
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	4.047	2.718	2.715	2.676	2.637	2.570	2.289	1.637
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	3.398	3.394	3.345	3.296	3.213	2.825	2.047
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	3.126	3.123	3.072	3.021	2.935	2.537	1.738
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	5.097	5.091	5.017	4.944	4.820	4.238	3.017
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.858	4.854	4.767	4.694	4.569	4.028	2.917
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	6.796	6.788	6.690	6.592	6.426	5.650	4.094
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	6.521	5.411	5.403	5.298	5.192	5.016	4.191	2.923
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	10.096	10.044	9.901	9.758	9.515	8.376	6.076
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	10.096	10.044	9.901	9.758	9.515	8.376	6.076
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	13.217	13.202	13.015	12.828	12.507	11.025	8.027
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	13.406	13.393	13.209	13.024	12.711	11.265	8.348
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	19.466	19.445	19.179	18.913	18.462	16.378	12.170
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	30.740	19.466	19.445	19.179	18.913	18.462	16.378	12.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	24.689	24.662	24.328	23.993	23.425	20.789	15.486
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	40.987	24.689	24.662	24.328	23.993	23.425	20.789	15.486
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	30.862	30.828	30.409	29.991	29.281	25.988	19.367
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	54.893	30.862	30.828	30.409	29.991	29.281	25.988	19.367
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.453	42.521	42.474	41.898	41.322	40.347	35.839	26.756
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	42.521	42.474	41.898	41.322	40.347	35.839	26.756
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	47.703	47.651	47.008	46.364	45.274	40.230	30.082
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	47.703	47.651	47.008	46.364	45.274	40.230	30.082
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	56.856	56.794	56.029	55.264	53.962	47.949	35.860
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	56.856	56.794	56.029	55.264	53.962	47.949	35.860
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	79.744	79.656	78.566	77.475	75.627	67.070	49.823
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	83.763	83.671	82.626	81.382	79.443	70.454	52.342
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	446.290	98.496	98.387	97.941	96.694	93.413	82.831	61.496
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	79.348	79.261	78.170	77.079	75.229	66.666	49.362
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	79.348	79.261	78.170	77.079	75.229	66.666	49.362
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	1.371	1.367	1.311	1.254	1.160	0.717	-0.185
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.538	8.531	8.091	7.755	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

					Baseline including affordable housing 35%						
Site ref	Site	No of units	BLV	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied		
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.099	0.076	0.076	0.075	0.074	0.072	0.064	0.047
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.094	0.076	0.076	0.075	0.074	0.072	0.064	0.047
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.381	0.381	0.375	0.370	0.360	0.316	0.233
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.381	0.381	0.375	0.370	0.360	0.316	0.233
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.762	0.761	0.750	0.739	0.721	0.636	0.466
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.762	0.761	0.750	0.739	0.721	0.636	0.466
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.304	1.303	1.292	1.282	1.263	1.118	0.803
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.304	1.303	1.292	1.282	1.263	1.118	0.803
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	2.091	2.089	2.058	2.028	1.977	1.735	1.252
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	2.091	2.089	2.058	2.028	1.977	1.735	1.252
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.718	2.715	2.676	2.637	2.570	2.289	1.637
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	2.299	2.296	2.253	2.211	2.141	1.811	1.146
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	3.398	3.394	3.345	3.296	3.213	2.825	2.047
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	3.126	3.123	3.072	3.021	2.935	2.537	1.738
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	5.913	5.097	5.091	5.017	4.944	4.820	4.239	3.017
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	5.097	5.091	5.017	4.944	4.820	4.239	3.017
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	6.796	6.788	6.690	6.592	6.426	5.650	4.094
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	5.411	5.403	5.298	5.192	5.016	4.191	2.923
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.348	10.044	10.044	9.901	9.758	9.515	8.376	6.076
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	17.155	10.096	10.044	9.901	9.758	9.515	8.376	6.076
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	13.217	13.202	13.015	12.828	12.507	11.025	8.027
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	13.406	13.393	13.209	13.024	12.711	11.265	8.348
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	19.446	19.445	19.179	18.913	18.462	16.378	12.170
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	14.310	19.446	19.445	19.179	18.913	18.462	16.378	12.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	24.689	24.662	24.328	23.993	23.425	20.789	15.486
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	19.080	24.689	24.662	24.328	23.993	23.425	20.789	15.486
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	30.862	30.828	30.409	29.991	29.281	25.988	19.367
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	25.554	30.862	30.828	30.409	29.991	29.281	25.988	19.367
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	42.521	42.474	41.898	41.322	40.347	35.839	26.756
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	42.521	42.474	41.898	41.322	40.347	35.839	26.756
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	47.703	47.651	47.008	46.364	45.274	40.230	30.082
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.628	47.703	47.651	47.008	46.364	45.274	40.230	30.082
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	56.856	56.794	56.029	55.264	53.962	47.949	35.860
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	56.856	56.794	56.029	55.264	53.962	47.949	35.860
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	79.744	79.656	78.566	77.475	75.627	67.070	49.823
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	83.763	83.671	82.626	81.382	79.443	70.454	52.342
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	98.496	98.387	97.941	96.694	93.413	82.831	61.496
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	79.348	79.261	78.170	77.079	75.229	66.666	49.362
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	79.348	79.261	78.170	77.079	75.229	66.666	49.362
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	1.371	1.367	1.311	1.254	1.160	0.717	-0.185
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.051	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.501	8.501	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.252
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	5.00	12.621	14.565	14.565	14.327	14.088	14.088	12.277	8.614
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	5.00	12.621	14.581	14.581	14.461	14.321	14.321	12.182	7.975
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	25.043	27.973	27.973	26.995	26.995	23.997	15.975
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	28.589	18.602

Appendix 11 - Policy by policy impacts

Accessibility

Sales value (£ psm): 35% AFFORDABLE

Secondary Offices			£4,211 pm		£4,363 pm		£4,556 pm		£4,728 pm		£4,901 pm		£5,073 pm		£5,245 pm		£5,418 pm		£5,590 pm		
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0585	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0585	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.54	£0.2033	£0.2141	£0.2336	£0.2267	£0.2439	£0.2367	£0.2549	£0.2477	£0.2659	£0.2587	£0.2769	£0.2697	£0.2871	£0.2800	£0.2982	£0.2910	£0.3092	£0.3020
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.2141	£0.2430	£0.2338	£0.2527	£0.2535	£0.2624	£0.2732	£0.3021	£0.2929	£0.3218	£0.3145	£0.3323	£0.3812	£0.3820	£0.3809	£0.3809	£0.3717
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.4283	£0.4461	£0.4477	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4067	£0.4283	£0.4461	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.7705	£0.8792	£0.8443	£0.9630	£0.9181	£1.0288	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2863	£1.3942	£1.3593
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.7705	£0.8792	£0.8443	£0.9630	£0.9181	£1.0288	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2863	£1.3942	£1.3593
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2031	£1.1557	£1.3138	£1.2665	£1.4245	£1.3772	£1.5402	£1.4879	£1.6458	£1.5936	£1.7515	£1.6993	£1.8572	£1.8050	£1.9629	£1.9107	£2.0688	£2.0166
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£1.1557	£1.3138	£1.2665	£1.4245	£1.3772	£1.5402	£1.4879	£1.6458	£1.5936	£1.7515	£1.6993	£1.8572	£1.8050	£1.9629	£1.9107	£2.0688	£2.0166
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.5084	£1.7190	£1.6517	£1.8623	£1.7949	£2.0055	£1.9381	£2.1487	£2.0814	£2.2246	£2.1572	£2.3678	£2.3005	£2.5102	£2.4429	£2.6519	£2.5846
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	£2.45	£1.1751	£1.1034	£1.3191	£1.2455	£1.4623	£1.3889	£1.5988	£1.5263	£1.7322	£1.6607	£1.8770	£1.8050	£2.0108	£1.9474	£2.1584	£2.0878	£2.2987	£2.2282
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.8855	£2.1486	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0432	£2.9590	£3.2208	£3.1378	£3.3978	£3.3148
14 CDC-RES14 Large scheme (50 units) 35 dph	50	1.56	£4.20	£1.9697	£1.8855	£2.1486	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0432	£2.9590	£3.2208	£3.1378	£3.3978	£3.3148
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.8283	£3.2322	£2.9640	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8306	£4.7066	£5.0967	£4.9723
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£2.8283	£3.2322	£2.9640	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8306	£4.7066	£5.0967	£4.9723
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£3.7710	£4.2976	£4.1291	£4.6557	£4.4872	£5.0138	£4.8453	£5.3719	£5.2034	£5.7300	£5.5615	£6.0787	£5.9106	£6.4412	£6.2735	£6.7995	£6.6328
18 CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	£6.52	£3.9395	£3.7710	£4.2976	£4.1291	£4.6557	£4.4872	£5.0138	£4.8453	£5.3719	£5.2034	£5.7300	£5.5615	£6.0787	£5.9106	£6.4412	£6.2735	£6.7995	£6.6328
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.96	£5.8460	£5.6586	£6.3783	£6.1778	£6.8980	£6.6962	£7.4277	£7.1854	£7.9589	£7.7125	£8.4851	£8.2387	£8.9113	£8.7640	£9.5346	£9.3921	£10.1558	£9.8130
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£15.37	£5.8460	£5.6586	£6.3783	£6.1778	£6.8980	£6.6962	£7.4277	£7.1854	£7.9589	£7.7125	£8.4851	£8.2387	£8.9113	£8.7640	£9.5346	£9.3921	£10.1558	£9.8130
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£7.3807	£8.4012	£8.0576	£9.0656	£8.7706	£9.7833	£9.4625	£10.4710	£10.1502	£11.1587	£10.8379	£11.8464	£11.5256	£12.5341	£12.2133	£13.2168	£12.9002
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£20.49	£7.7062	£7.3807	£8.4012	£8.0576	£9.0656	£8.7706	£9.7833	£9.4625	£10.4710	£10.1502	£11.1587	£10.8379	£11.8464	£11.5256	£12.5341	£12.2133	£13.2168	£12.9002
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.5661	£11.1108	£12.5675	£12.1022	£13.5489	£13.0836	£14.5303	£14.0651	£15.5285	£15.0765	£16.5310	£16.0821	£17.4975	£17.0468	£18.4819	£18.0311	£19.4664	£19.0155
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£30.74	£11.5661	£11.1108	£12.5675	£12.1022	£13.5489	£13.0836	£14.5303	£14.0651	£15.5285	£15.0765	£16.5310	£16.0821	£17.4975	£17.0468	£18.4819	£18.0311	£19.4664	£19.0155
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.6892	£14.1212	£15.9543	£15.3801	£17.2405	£16.6326	£18.4546	£17.8468	£19.6811	£19.1329	£20.9549	£20.3821	£22.2032	£21.6332	£23.4463	£22.8878	£24.6985	£24.1220
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£40.09	£14.6892	£14.1212	£15.9543	£15.3801	£17.2405	£16.6326	£18.4546	£17.8468	£19.6811	£19.1329	£20.9549	£20.3821	£22.2032	£21.6332	£23.4463	£22.8878	£24.6985	£24.1220
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.6727	£17.6515	£19.9429	£19.2252	£21.5056	£20.7908	£23.0633	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3207	£28.5887	£30.8618	£30.1326
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£54.89	£18.6727	£17.6515	£19.9429	£19.2252	£21.5056	£20.7908	£23.0633	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3207	£28.5887	£30.8618	£30.1326
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3476	£24.3259	£27.5029	£26.5149	£29.6899	£28.6916	£31.8668	£30.8684	£34.0437	£33.0453	£36.2199	£35.2215	£38.3961	£37.3976	£40.5722	£39.5737	£42.7483	£41.7498
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£88.67	£25.3476	£24.3259	£27.5029	£26.5149	£29.6899	£28.6916	£31.8668	£30.8684	£34.0437	£33.0453	£36.2199	£35.2215	£38.3961	£37.3976	£40.5722	£39.5737	£42.7483	£41.7498
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1806	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030	£46.6128
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1806	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030	£46.6128
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£33.8803	£32.5883	£36.7880	£35.4576	£39.6483	£38.3384	£42.5447	£41.2167	£45.3975	£44.0051	£48.2637	£46.9222	£51.1299	£49.8284	£53.9961	£52.6846	£56.8587	£55.5500
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.99	£166.51	£33.8803	£32.5883	£36.7880	£35.4576	£39.6483	£38.3384	£42.5447	£41.2167	£45.3975	£44.0051	£48.2637	£46.9222	£51.1299	£49.8284	£53.9961	£52.6846	£56.8587	£55.5500
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	£256.17	£47.1638	£45.9562	£52.2660	£50.9936	£57.5442	£56.2443	£63.5787	£62.2471	£69.5757	£68.2450	£75.5622	£74.2313	£81.5698	£80.2389	£87.5843	£86.2474	£93.5487	£92.2095
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	£320.21	£49.4768	£47.5014	£53.7031	£51.8252	£58.1003	£56.1415	£62.3662	£60.4338	£66.6847	£64.7348	£70.9623	£69.0143	£75.2388	£73.2919	£79.5202	£77.5632	£83.7833	£81.8242
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0628	£55.7395	£63.1620	£61.1641	£68.2402	£66.0286	£73.3078	£71.0361	£78.0634	£75.7641	£82.8393	£80.4918	£87.5658	£85.1552	£92.4775	£90.0115	£96.9517	£94.2147
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£66.5389	£64.6491	£70.9813	£68.8006	£75.8081	£73.5261	£80.9229	£78.5946	£85.6205	£83.1620	£90.1169	£87.6005	£94.6200	£92.0844	£99.0848	£96.4772	£103.4483	£100.7508
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£66.5389	£64.6491	£70.9813	£68.8006	£75.8081	£73.5261	£80.9229	£78.5946	£85.6205	£83.1620	£90.1169	£87.6005	£94.6200	£92.0844	£99.0848	£96.4772	£103.4483	£100.7508
40 CDC-ELDER1 Older person's housing (C3) 35 d	208	0.08	£5.69	£0.0408	£0.0403	£0.1210	£0.1210	£0.2607	£0.2607	£0.5496	£0.5496	£0.7942	£0.7942	£1.0425	£1.0425	£1.2908	£1.2908	£1.5391	£1.5391	£1.7874	£1.7874
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£14																

BLV: SECONDARY INDUSTRIAL		35% AFFORDABLE																							
Description	No of units	Site area	BLV (E/m)	E4,211 psm		E4,383 psm		E4,556 psm		E4,728 psm		E4,901 psm		E5,073 psm		E5,245 psm		E5,418 psm		E5,590 psm					
				Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access				
CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E0.06	E0.0447	E0.0428	E0.0488	E0.0468	E0.0528	E0.0507	E0.0568	E0.0548	E0.0608	E0.0588	E0.0644	E0.0625	E0.0683	E0.0665	E0.0722	E0.0704	E0.0762	E0.0743				
CDC-RES2 Small scheme (1 unit) 25 dph	1	0.04	E0.04	E0.0428	E0.0408	E0.0468	E0.0448	E0.0508	E0.0487	E0.0548	E0.0528	E0.0588	E0.0568	E0.0624	E0.0605	E0.0663	E0.0645	E0.0702	E0.0684	E0.0742	E0.0723				
CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	E0.29	E0.2233	E0.2141	E0.2430	E0.2338	E0.2627	E0.2535	E0.2824	E0.2732	E0.3021	E0.2929	E0.3218	E0.3126	E0.3415	E0.3323	E0.3612	E0.3520	E0.3809	E0.3717				
CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	E0.25	E0.2233	E0.2141	E0.2430	E0.2338	E0.2627	E0.2535	E0.2824	E0.2732	E0.3021	E0.2929	E0.3218	E0.3126	E0.3415	E0.3323	E0.3612	E0.3520	E0.3809	E0.3717				
CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E0.45	E0.4407	E0.4283	E0.4581	E0.4477	E0.4767	E0.4652	E0.5071	E0.4949	E0.5465	E0.5343	E0.5659	E0.5537	E0.6253	E0.6131	E0.6647	E0.6525	E0.7041	E0.6919				
CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.40	E0.4407	E0.4283	E0.4581	E0.4477	E0.4767	E0.4652	E0.5071	E0.4949	E0.5465	E0.5343	E0.5659	E0.5537	E0.6253	E0.6131	E0.6647	E0.6525	E0.7041	E0.6919				
CDC-RES7 Medium scheme (20 units) 35 dph	20	0.83	E0.84	E0.7705	E0.7505	E0.8443	E0.8243	E0.8772	E0.8572	E0.9410	E0.9210	E1.0348	E1.0148	E1.1486	E1.1286	E1.2482	E1.2312	E1.3601	E1.3401	E1.4690	E1.4490				
CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E0.89	E0.8054	E0.7705	E0.8792	E0.8443	E0.9530	E0.9181	E1.0268	E0.9919	E1.1006	E1.0657	E1.1744	E1.1395	E1.2482	E1.2133	E1.3212	E1.2863	E1.3942	E1.3593				
CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E1.57	E1.2081	E1.1557	E1.3188	E1.2665	E1.4295	E1.3772	E1.5402	E1.4879	E1.6509	E1.5986	E1.7616	E1.7093	E1.8723	E1.8200	E1.9818	E1.9303	E2.0913	E2.0399				
CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E1.34	E1.2081	E1.1557	E1.3188	E1.2665	E1.4295	E1.3772	E1.5402	E1.4879	E1.6509	E1.5986	E1.7616	E1.7093	E1.8723	E1.8200	E1.9818	E1.9303	E2.0913	E2.0399				
CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E2.09	E1.5258	E1.5584	E1.7190	E1.6815	E1.8262	E1.7948	E2.0058	E1.9679	E2.1487	E2.0814	E2.2920	E2.2246	E2.4348	E2.3678	E2.5785	E2.5102	E2.7182	E2.6509				
CDC-RES12 Medium scheme (40 units) 35 dph	40	1.91	E2.18	E1.7181	E1.7451	E1.9452	E1.8458	E2.0459	E1.9459	E2.1460	E2.0460	E2.2461	E2.1461	E2.3462	E2.2462	E2.4463	E2.3463	E2.5464	E2.4464	E2.6465	E2.5465				
CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E2.61	E1.9977	E1.8805	E2.1486	E2.0674	E2.3078	E2.2436	E2.5089	E2.4227	E2.6855	E2.6017	E2.8650	E2.7808	E3.0435	E2.9598	E3.2206	E3.1378	E3.3976	E3.3149				
CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E1.96	E1.7056	E1.6108	E1.8833	E1.7645	E1.9420	E1.9751	E2.2386	E2.1527	E2.4162	E2.3304	E2.5938	E2.5080	E2.7715	E2.6857	E2.9491	E2.8633	E3.1265	E3.0410				
CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	E3.91	E2.9446	E2.8283	E3.2322	E3.0960	E3.4918	E3.3654	E3.7603	E3.6340	E4.0289	E3.9026	E4.2975	E4.1711	E4.5652	E4.4397	E4.8309	E4.7065	E5.0967	E4.9723				
CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	E3.43	E2.8546	E2.8283	E3.2322	E3.0960	E3.4918	E3.3654	E3.7603	E3.6340	E4.0289	E3.9026	E4.2975	E4.1711	E4.5652	E4.4397	E4.8309	E4.7065	E5.0967	E4.9723				
CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E5.17	E4.0396	E4.0396	E4.4434	E4.2876	E4.6931	E4.5373	E4.8428	E4.6870	E5.0934	E4.9376	E5.2431	E5.0873	E5.3928	E5.2370	E5.5425	E5.3867	E5.6922	E5.6364				
CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	E3.04	E2.5966	E2.4173	E2.9021	E2.7728	E3.3054	E3.1283	E3.6564	E3.4800	E4.0073	E3.8309	E4.3583	E4.1810	E4.7092	E4.5328	E5.0602	E4.8838	E5.4111	E5.2348				
CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E8.35	E5.8460	E5.5956	E6.3783	E6.1729	E7.0068	E6.6602	E7.4327	E7.1864	E7.9586	E7.7125	E8.4851	E8.2387	E9.0113	E8.7649	E9.5346	E9.2911	E10.0588	E9.8130				
CDC-RES20 Large scheme (150 units) 35 dph	150	5.72	E7.16	E5.8460	E5.5956	E6.3783	E6.1729	E7.0068	E6.6602	E7.4327	E7.1864	E7.9586	E7.7125	E8.4851	E8.2387	E9.0113	E8.7649	E9.5346	E9.2911	E10.0588	E9.8130				
CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E11.13	E7.9611	E7.3807	E8.4012	E7.9786	E9.0596	E8.7706	E9.7683	E9.4626	E10.4608	E10.1550	E11.1537	E10.8479	E11.8464	E11.5326	E12.5341	E12.2193	E13.2166	E12.9002				
CDC-RES22 Large scheme (200 units) 35 dph	200	7.61	E9.54	E7.9476	E7.6310	E8.6344	E8.3178	E9.3007	E9.0042	E9.9828	E9.6868	E10.6830	E10.3769	E11.3649	E11.0520	E12.0460	E11.7331	E12.7241	E12.4111	E13.4082	E13.0952				
CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E16.70	E11.5661	E11.1108	E12.5575	E12.1022	E13.5489	E13.0936	E14.5403	E14.0851	E15.5285	E15.0735	E16.5130	E16.0581	E17.4975	E17.0446	E18.4819	E18.0311	E19.4664	E19.0155				
CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	E14.31	E11.5661	E11.1108	E12.5575	E12.1022	E13.5489	E13.0936	E14.5403	E14.0851	E15.5285	E15.0735	E16.5130	E16.0581	E17.4975	E17.0446	E18.4819	E18.0311	E19.4664	E19.0155				
CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	E22.26	E14.6892	E14.1212	E15.9435	E15.3801	E17.2041	E16.6326	E18.4548	E17.8828	E19.7048	E19.1329	E20.9549	E20.3831	E22.2059	E21.6332	E23.4543	E22.8789	E24.6986	E24.1220				
CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E19.18	E14.6892	E14.1212	E15.9435	E15.3801	E17.2041	E16.6326	E18.4548	E17.8828	E19.7048	E19.1329	E20.9549	E20.3831	E22.2059	E21.6332	E23.4543	E22.8789	E24.6986	E24.1220				
CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E29.81	E18.3277	E17.6515	E19.9429	E19.2252	E21.5056	E20.7908	E23.0683	E22.3535	E24.6310	E23.9161	E26.1937	E25.4788	E27.7540	E27.0415	E29.3079	E28.5928	E30.8616	E30.1250				
CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E25.55	E18.3277	E17.6515	E19.9429	E19.2252	E21.5056	E20.7908	E23.0683	E22.3535	E24.6310	E23.9161	E26.1937	E25.4788	E27.7540	E27.0415	E29.3079	E28.5928	E30.8616	E30.1250				
CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E48.16	E25.3495	E24.3628	E27.5027	E26.5197	E29.6545	E28.6723	E31.8070	E30.8248	E33.9588	E32.9773	E36.0970	E35.1214	E38.2382	E37.2620	E40.3794	E39.4038	E42.5206	E41.5450				
CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E41.28	E25.3495	E24.3628	E27.5027	E26.5197	E29.6545	E28.6723	E31.8070	E30.8248	E33.9588	E32.9773	E36.0970	E35.1214	E38.2382	E37.2620	E40.3794	E39.4038	E42.5206	E41.5450				
CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.58	E69.66	E28.4407	E27.3386	E30.8623	E29.7603	E33.2763	E32.1808	E35.6881	E34.5944	E38.0958	E37.0002	E40.5041	E39.4094	E42.9037	E41.8135	E45.3033	E44.2132	E47.7030	E46.6128				
CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	E59.63	E28.4407	E27.3386	E30.8623	E29.7603	E33.2763	E32.1808	E35.6881	E34.5944	E38.0958	E37.0002	E40.5041	E39.4094	E42.9037	E41.8135	E45.3033	E44.2132	E47.7030	E46.6128				
CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	E90.43	E33.8803	E32.5653	E36.7860	E35.4576	E39.6463	E38.3384	E42.5246	E41.2167	E45.3975	E44.0951	E48.2637	E46.9622	E51.1299	E49.8284	E53.9961	E52.6946	E56.8557	E55.5600				
CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	E77.51	E33.8803	E32.5653	E36.7860	E35.4576	E39.6463	E38.3384	E42.5246	E41.2167	E45.3975	E44.0951	E48.2637	E46.9622	E51.1299	E49.8284	E53.9961	E52.6946	E56.8557	E55.5600				
CDC-RES35 Strategic site (2,000 units) 30 dph	2000	98.24	E119.25	E44.1039	E43.2846	E47.2639	E46.3542	E50.3341	E49.3861	E53.3651	E52.3176	E56.2967	E55.2487	E59.2278	E58.1799	E62.1591	E61.0378	E65.0169	E63.8942	E67.8742	E66.7505				
CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	E149.08	E44.1039	E43.2846	E47.2639	E46.3542	E50.3341	E49.3861	E53.3651	E52.3176	E56.2967	E55.2487	E59.2278	E58.1799	E62.1591	E61.0378	E65.0169	E63.8942	E67.8742	E66.7505				
CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	E208.09	E58.0628	E55.7395	E61.1620	E60.8416	E68.2402	E65.9262	E73.3078	E71.5068	E78.3641	E76.5635	E83.4013	E81.1718	E88.4456	E86.1522	E93.4775	E91.1515	E98.4957	E96.2147				
CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	E278.25	E46.5389	E44.6491	E50.6813	E48.8006	E54.8081	E52.9361	E58.9229	E57.0566	E63.0285	E61.1626	E67.1169	E65.2605	E71.2030	E69.3484	E75.2764	E73.4272	E79.3483	E77.5008				
CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	E238.50	E46.5389	E44.6491	E50.6813	E48.8006	E54.8081	E52.9361	E58.9229	E57.0566	E63.0285	E61.1626	E67.1169	E65.2605	E71.2030	E69.3484	E75.2764	E73.4272	E79.3483	E77.5008				
CDC-ELDER1 Older person's housing scheme (C2) 35 dph	0	2.08	E2.08	E0.0498	E0.0483	E0.0516	E0.0505	E0.0548	E0.0535	E0.0580	E0.0565	E0.0612	E0.0599	E0.0644	E0.0629	E0.0679	E0.0664	E0.0715	E0.0701	E0.0751	E0.0737				
CDC-CARE1 Care home scheme (C2) 70 units	0	5.00	E5.00	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069	E0.5069				
CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	E5.26	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510				
CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	E5.26	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510	E0.0510				
CDC-EMP3 Employment - industrial 40% plot ratio	0	10.00	E12.52	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655	E14.3655				
CDC-EMP4 Employment - industrial 45% plot ratio	0	20.00	E25.04	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813	E10.8813				
CDC-EMP5 Employment - industrial 40% plot ratio	0	20.00	E25.04	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729				
CDC-EMP6 Employment - industrial 45% plot ratio	47	20.00	E25.04	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787															

BVL: GREENFIELD (HIGHER)		40% AFFORDABLE																							
Description	No of units	BLV (E/m)	E4,211 psm		E4,383 psm		E4,556 psm		E4,728 psm		E4,901 psm		E5,073 psm		E5,245 psm		E5,418 psm		E5,590 psm						
			Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access					
3 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	E0.0413	E0.0394	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413	E0.0413					
3 CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	E0.0394	E0.0394	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405	E0.0405					
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	E0.2063	E0.1969	E0.2248	E0.2153	E0.2432	E0.2338	E0.2617	E0.2522	E0.2801	E0.2707	E0.2986	E0.2891	E0.3170	E0.3076	E0.3355	E0.3260	E0.3539	E0.3445					
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	E0.2063	E0.1969	E0.2248	E0.2153	E0.2432	E0.2338	E0.2617	E0.2522	E0.2801	E0.2707	E0.2986	E0.2891	E0.3170	E0.3076	E0.3355	E0.3260	E0.3539	E0.3445					
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	E0.1617	E0.3938	E0.4496	E0.4307	E0.4865	E0.4676	E0.5234	E0.5045	E0.5603	E0.5414	E0.5972	E0.5783	E0.6341	E0.6152	E0.6710	E0.6521	E0.7079	E0.6890					
5 CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	E0.1427	E0.3938	E0.4496	E0.4307	E0.4865	E0.4676	E0.5234	E0.5045	E0.5603	E0.5414	E0.5972	E0.5783	E0.6341	E0.6152	E0.6710	E0.6521	E0.7079	E0.6890					
5 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	E0.0413	E0.7098	E0.8137	E0.7790	E0.8829	E0.8471	E0.9520	E0.9163	E1.0212	E0.9854	E1.0903	E1.0545	E1.1598	E1.1237	E1.2291	E1.1932	E1.2985	E1.2626					
6 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	E0.1427	E0.7098	E0.8137	E0.7790	E0.8829	E0.8471	E0.9520	E0.9163	E1.0212	E0.9854	E1.0903	E1.0545	E1.1598	E1.1237	E1.2291	E1.1932	E1.2985	E1.2626					
7 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	E0.47	E1.1169	E1.0632	E1.2206	E1.1689	E1.3243	E1.2707	E1.4280	E1.3744	E1.5318	E1.4781	E1.6355	E1.5818	E1.7384	E1.6855	E1.8410	E1.7882	E1.9436					
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	E0.40	E1.1169	E1.0632	E1.2206	E1.1689	E1.3243	E1.2707	E1.4280	E1.3744	E1.5318	E1.4781	E1.6355	E1.5818	E1.7384	E1.6855	E1.8410	E1.7882	E1.9436					
12 CDC-RE511 Large scheme (50 units) 30 dph	50	2.68	E0.16	E1.4574	E1.5212	E1.5996	E1.6780	E1.7564	E1.8348	E1.9132	E2.0000	E2.0888	E2.1776	E2.2664	E2.3552	E2.4440	E2.5328	E2.6216	E2.7104	E2.7992					
12 CDC-RE512 Medium scheme (40 units) 40 dph	40	1.91	E0.34	E1.0950	E0.9780	E1.1820	E1.1122	E1.3144	E1.2427	E1.4459	E1.3744	E1.5778	E1.5056	E1.7089	E1.6371	E1.8404	E1.7686	E1.9719	E1.9001	E2.1034					
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	E0.16	E1.8205	E1.7340	E1.9882	E1.9081	E2.1559	E2.0695	E2.3237	E2.2372	E2.4914	E2.4050	E2.6591	E2.5727	E2.8262	E2.7401	E2.9941	E2.9081	E3.1702					
14 CDC-RE514 Large scheme (50 units) 40 dph	50	1.56	E0.58	E1.5594	E1.4717	E1.7258	E1.6381	E1.8923	E1.8045	E2.0587	E1.9732	E2.2251	E2.1374	E2.3915	E2.3038	E2.5579	E2.4702	E2.7243	E2.6366	E2.8905					
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	E1.17	E2.7307	E2.6011	E2.8623	E2.8527	E3.2339	E3.1043	E3.4855	E3.3559	E3.7371	E3.6075	E3.9887	E3.8591	E4.2397	E4.1102	E4.4906	E4.3601	E4.7405					
16 CDC-RE516 Large scheme (100 units) 30 dph	100	4.68	1.08	E2.7307	E2.6011	E2.8623	E2.8527	E3.2339	E3.1043	E3.4855	E3.3559	E3.7371	E3.607	E3.9887	E3.8591	E4.2397	E4.1102	E4.4906	E4.3601	E4.7405					
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	E1.66	E3.6409	E3.4681	E3.9764	E3.8634	E4.3118	E4.1390	E4.6473	E4.4728	E4.9261	E4.7505	E5.3182	E5.1455	E5.6537	E5.4803	E5.9822	E5.8121	E6.3410					
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	E0.91	E2.3145	E2.1322	E2.6476	E2.4652	E2.9783	E2.7983	E3.3070	E3.1276	E3.6358	E3.4564	E3.9645	E3.7851	E4.2933	E4.1138	E4.6220	E4.4428	E4.9507					
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	E2.49	E5.4032	E5.1463	E5.9012	E5.6450	E6.3940	E6.1413	E6.8889	E6.6342	E7.3798	E7.1270	E7.8727	E7.6199	E8.3646	E8.1128	E8.8527	E8.6006	E9.3409					
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	E2.14	E5.4032	E5.1463	E5.9012	E5.6450	E6.3940	E6.1413	E6.8889	E6.6342	E7.3798	E7.1270	E7.8727	E7.6199	E8.3646	E8.1128	E8.8527	E8.6006	E9.3409					
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	E3.87	E7.1197	E6.7857	E7.7707	E7.4367	E8.4181	E8.0878	E9.0622	E8.7331	E9.7054	E9.3762	E10.3486	E10.0195	E10.9919	E10.6628	E11.6356	E11.3066	E12.2744					
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	E2.85	E7.3344	E7.0095	E7.9775	E7.6527	E8.6190	E8.2958	E9.2667	E8.9397	E9.8944	E9.5734	E10.5321	E10.2111	E11.1698	E10.8488	E11.8075	E11.4865	E12.4453					
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	E4.99	E10.6700	E10.2030	E11.5983	E11.1312	E12.5265	E12.0595	E13.4548	E12.9878	E14.3778	E13.9152	E15.2995	E14.8369	E16.2211	E15.7586	E17.1428	E16.6803	E18.0645					
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	E4.27	E10.6700	E10.2030	E11.5983	E11.1312	E12.5265	E12.0595	E13.4548	E12.9878	E14.3778	E13.9152	E15.2995	E14.8369	E16.2211	E15.7586	E17.1428	E16.6803	E18.0645					
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	E6.65	E13.5595	E12.9648	E14.7300	E14.1433	E15.9013	E15.3146	E17.0717	E16.4850	E18.2421	E17.6554	E19.4125	E18.8268	E20.5791	E19.9963	E21.7428	E21.1608	E22.9066					
26 CDC-RE526 Large scheme (400 units) 35 dph	400	15.24	E5.62	E13.5595	E12.9648	E14.7300	E14.1433	E15.9013	E15.3146	E17.0717	E16.4850	E18.2421	E17.6554	E19.4125	E18.8268	E20.5791	E19.9963	E21.7428	E21.1608	E22.9066					
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	E9.90	E19.8456	E16.2057	E18.4136	E17.1791	E19.8766	E18.1433	E21.3396	E20.0603	E22.8026	E22.0693	E24.2656	E23.0228	E25.7239	E24.9453	E27.1786	E26.4058	E28.6333					
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	E7.63	E19.8456	E16.2057	E18.4136	E17.1791	E19.8766	E18.1433	E21.3396	E20.0603	E22.8026	E22.0693	E24.2656	E23.0228	E25.7239	E24.9453	E27.1786	E26.4058	E28.6333					
29 CDC-RE529 Large scheme (750 units) 30 dph	750	38.46	E14.38	E23.7307	E22.3594	E25.3858	E24.3782	E27.4010	E26.3933	E29.4161	E28.4084	E31.4261	E30.4235	E33.4305	E32.4296	E35.4350	E34.4341	E37.4394	E36.4385	E39.4438					
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	E12.33	E23.7307	E22.3594	E25.3858	E24.3782	E27.4010	E26.3933	E29.4161	E28.4084	E31.4261	E30.4235	E33.4305	E32.4296	E35.4350	E34.4341	E37.4394	E36.4385	E39.4438					
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	47.62	E21.78	E46.2081	E42.2675	E48.4751	E45.2801	E51.4926	E48.2976	E54.5102	E51.3150	E57.3279	E54.1328	E60.1454	E56.9504	E62.9631	E59.7681	E65.7807	E62.5857	E68.5984					
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	42.22	E17.81	E46.2081	E42.2675	E48.4751	E45.2801	E51.4926	E48.2976	E54.5102	E51.3150	E57.3279	E54.1328	E60.1454	E56.9504	E62.9631	E59.7681	E65.7807	E62.5857	E68.5984					
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	E27.01	E51.2141	E46.8656	E53.9183	E52.5725	E58.6127	E55.2709	E61.3209	E58.0370	E64.0632	E60.7291	E66.7546	E63.4449	E69.4730	E66.1627	E72.1908	E68.8817	E74.9103					
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	E23.15	E51.2141	E46.8656	E53.9183	E52.5725	E58.6127	E55.2709	E61.3209	E58.0370	E64.0632	E60.7291	E66.7546	E63.4449	E69.4730	E66.1627	E72.1908	E68.8817	E74.9103					
35 CDC-RE535 Strategic site (2,000 units) 35 dph	2,000	95.24	E35.62	E53.4548	E41.5268	E47.2390	E45.3767	E51.1232	E49.2070	E54.9459	E53.0363	E58.7568	E56.8514	E62.5678	E60.6622	E66.3675	E64.4720	E70.1619	E68.2664	E73.9564					
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	E44.52	E53.4548	E41.5268	E47.2390	E45.3767	E51.1232	E49.2070	E54.9459	E53.0363	E58.7568	E56.8514	E62.5678	E60.6622	E66.3675	E64.4720	E70.1619	E68.2664	E73.9564					
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	E62.33	E53.4548	E41.5268	E47.2390	E45.3767	E51.1232	E49.2070	E54.9459	E53.0363	E58.7568	E56.8514	E62.5678	E60.6622	E66.3675	E64.4720	E70.1619	E68.2664	E73.9564					
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	222.22	E83.11	E42.8046	E40.8656	E46.6888	E44.7574	E50.5543	E48.6317	E54.4102	E52.4910	E58.2519	E56.3393	E62.0844	E60.1800	E65.9110	E64.0065	E69.7261	E67.8290	E73.5390					
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	198.48	E71.24	E42.8046	E40.8656	E46.6888	E44.7574	E50.5543	E48.6317	E54.4102	E52.4910	E58.2519	E56.3393	E62.0844	E60.1800	E65.9110	E64.0065	E69.7261	E67.8290	E73.5390					
40 CDC-ELDER1 Elder person's housing scheme (C3) 35 dph	50	20.67	E0.78	E0.0763	E0.1105	E0.0830	E0.1015	E0.0812	E0.1013	E0.0812	E0.1013	E0.0812	E0.1013	E0.0812	E0.1013	E0.0812	E0.1013	E0.0812	E0.1013	E0.0812					
41 CDC-CARE1 Care home scheme (C2) 70 units	0	0.15	E0.040	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396	E0.0396					
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	E1.87	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910	E8.0910					
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	E1.87	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385	E8.5385					
44 CDC-EMP3 Employment - industrial 45% plot ratio	-	5.00	E1.74	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655	E14.5655					
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	5.00	E1.74	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813	E14.6813					
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	E7.48	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729	E27.9729					
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	E7.48	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787					

40% AFFORDABLE														
BLV: GREENTAIL (LOWER)														
Description	No of units	1	BLV (£ m)	E4,211 psm	E4,383 psm	E4,556 psm	E4,728 psm	E4,901 psm	E5,073 psm	E5,245 psm	E5,418 psm	E5,590 psm		
				Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.01	£0.0413	£0.0394	£0.0450	£0.0431	£0.0486	£0.0468	£0.0523	£0.0504	£0.0561	£0.0597	£0.0578
2 CDC-RES2 Small scheme (1 unit) 25 dph	1	0.04	£0.01	£0.0394	£0.0450	£0.0413	£0.0431	£0.0486	£0.0468	£0.0523	£0.0504	£0.0561	£0.0597	£0.0578
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.06	£0.2063	£0.1969	£0.2248	£0.2153	£0.2432	£0.2338	£0.2617	£0.2522	£0.2801	£0.2707	£0.2986
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.05	£0.2063	£0.1969	£0.2248	£0.2153	£0.2432	£0.2338	£0.2617	£0.2522	£0.2801	£0.2707	£0.2986
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.10	£0.4127	£0.3938	£0.4496	£0.4307	£0.4865	£0.4676	£0.5234	£0.5045	£0.5603	£0.5414	£0.5972
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.09	£0.4127	£0.3938	£0.4496	£0.4307	£0.4865	£0.4676	£0.5234	£0.5045	£0.5603	£0.5414	£0.5972
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£0.21	£0.7708	£0.7389	£0.8137	£0.7819	£0.8565	£0.8246	£0.8993	£0.8674	£0.9420	£0.9101	£0.9847
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.18	£0.7446	£0.7088	£0.8137	£0.7780	£0.8829	£0.8471	£0.9520	£0.9163	£1.0212	£0.9854	£1.0903
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£0.31	£1.1169	£1.0632	£1.2206	£1.1689	£1.3243	£1.2707	£1.4264	£1.3744	£1.5318	£1.4781	£1.6355
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£0.26	£1.1169	£1.0632	£1.2206	£1.1689	£1.3243	£1.2707	£1.4264	£1.3744	£1.5318	£1.4781	£1.6355
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£0.41	£1.4954	£1.3872	£1.5905	£1.5214	£1.7247	£1.6556	£1.8589	£1.7888	£1.9931	£1.9240	£2.1273
12 CDC-RES12 Medium scheme (55 units) 35 dph	55	2.44	£0.59	£1.9191	£1.7590	£1.9290	£1.7689	£1.9989	£1.8388	£1.9989	£1.8388	£2.1273	£1.9672	£2.1968
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.58	£0.51	£1.8205	£1.7340	£1.9882	£1.9018	£1.9522	£2.0695	£2.3237	£2.2372	£2.4914	£2.4050	£2.6591
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.06	£0.39	£1.5594	£1.4717	£1.7258	£1.6381	£1.8923	£1.8045	£2.0587	£1.9709	£2.2251	£2.1374	£2.3915
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£0.77	£2.7307	£2.6011	£2.9272	£2.8527	£3.2339	£3.1043	£3.4855	£3.3559	£3.7371	£3.6075	£3.9887
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£0.66	£2.7307	£2.6011	£2.9272	£2.8527	£3.2339	£3.1043	£3.4855	£3.3559	£3.7371	£3.6075	£3.9887
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£1.10	£3.9405	£3.7851	£4.3954	£4.2399	£4.8454	£4.6900	£5.2954	£5.1399	£5.7454	£5.5899	£6.1954
18 CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£0.60	£2.3145	£2.1322	£2.6476	£2.4652	£2.9783	£2.7963	£3.3070	£3.1276	£3.6358	£3.4564	£3.9645
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£1.65	£5.4032	£5.1463	£5.9012	£5.6450	£6.3946	£6.1413	£6.8869	£6.6342	£7.3798	£7.1270	£7.8727
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£1.41	£5.4032	£5.1463	£5.9012	£5.6450	£6.3946	£6.1413	£6.8869	£6.6342	£7.3798	£7.1270	£7.8727
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£2.19	£7.6527	£7.4857	£8.2907	£8.1181	£8.9678	£8.7922	£9.6342	£9.4578	£10.3044	£10.1273	£10.9646
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.82	£1.98	£7.6527	£7.4857	£8.2907	£8.1181	£8.9678	£8.7922	£9.6342	£9.4578	£10.3044	£10.1273	£10.9646
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£3.29	£10.6700	£10.2030	£11.5983	£11.1312	£12.5265	£12.0595	£13.4548	£12.9878	£14.3778	£13.9152	£15.2995
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£2.82	£10.6700	£10.2030	£11.5983	£11.1312	£12.5265	£12.0595	£13.4548	£12.9878	£14.3778	£13.9152	£15.2995
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£4.39	£13.9556	£12.9646	£14.7300	£13.6433	£15.9013	£15.3146	£17.0177	£16.4850	£18.2421	£17.6554	£19.4125
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£3.66	£13.9556	£12.9646	£14.7300	£13.6433	£15.9013	£15.3146	£17.0177	£16.4850	£18.2421	£17.6554	£19.4125
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£5.89	£16.9456	£16.2057	£18.4136	£17.1791	£19.8766	£19.1433	£21.3396	£20.6003	£22.8026	£22.0693	£24.2656
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£5.04	£16.9456	£16.2057	£18.4136	£17.1791	£19.8766	£19.1433	£21.3396	£20.6003	£22.8026	£22.0693	£24.2656
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£9.50	£23.3707	£22.3594	£25.3858	£24.0782	£27.4016	£26.3933	£29.4261	£28.4004	£31.4261	£30.4235	£33.4305
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£8.14	£23.3707	£22.3594	£25.3858	£24.0782	£27.4016	£26.3933	£29.4261	£28.4004	£31.4261	£30.4235	£33.4305
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	54.58	£12.72	£26.2081	£25.2775	£28.4127	£27.3443	£30.7520	£29.5111	£32.9011	£31.8668	£35.2464	£34.1937	£37.5726
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£11.76	£26.2081	£25.2775	£28.4127	£27.3443	£30.7520	£29.5111	£32.9011	£31.8668	£35.2464	£34.1937	£37.5726
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£17.84	£31.2141	£29.8650	£33.9183	£32.5725	£36.6127	£35.2709	£39.3070	£37.9652	£41.9971	£40.6596	£44.6800
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£15.29	£31.2141	£29.8650	£33.9183	£32.5725	£36.6127	£35.2709	£39.3070	£37.9652	£41.9971	£40.6596	£44.6800
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	98.24	£23.52	£43.4546	£41.5268	£47.2630	£45.3767	£51.1232	£49.2070	£54.9459	£53.0514	£58.7954	£56.8622	£62.6676
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	129.40	£31.68	£43.4546	£41.5268	£47.2630	£45.3767	£51.1232	£49.2070	£54.9459	£53.0514	£58.7954	£56.8622	£62.6676
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£41.17	£53.4513	£50.4060	£58.2277	£55.8441	£62.9624	£60.6110	£67.7297	£65.3043	£72.4630	£70.1028	£77.1840
38 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	222.22	£54.89	£42.8040	£40.8590	£46.0888	£44.7574	£50.5543	£48.6317	£54.4102	£52.4910	£58.2516	£56.3393	£62.0844
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£47.05	£42.8040	£40.8590	£46.0888	£44.7574	£50.5543	£48.6317	£54.4102	£52.4910	£58.2516	£56.3393	£62.0844
40 CDC-ELDERLY person's housing scheme (C3) 35 d	50	2.08	£0.51	£0.0728	£0.0698	£0.0768	£0.0738	£0.0808	£0.0778	£0.0848	£0.0818	£0.0888	£0.0858	£0.0928
41 CDC-CARE1 Care home scheme (C2) - 70 plot ratio	-	4.00	£1.10	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036	£0.7036
42 CDC-CARE1 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
43 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
44 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
45 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
46 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
47 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
48 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
49 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
50 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
51 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
52 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
53 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
54 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
55 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
56 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
57 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
58 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
59 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
60 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
61 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
62 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
63 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010
64 CDC-CARE2 Care home scheme (C2) - 40 plot ratio	-	5.00	£1.24	£0.8010	£0.8010	£0.8010	£0.8010	£0.8010</						

Biodiversity Net Gain (10%)

Sales value (£ psm): 35% AFFORDABLE

35% AFFORDABLE

BLV: SECONDARY OFFICES

V2: SECONDARY OFFICES			E21.211 PMP		E4.833 PMP		E4.556 PMP		E4.728 PMP		E4.901 PMP		E5.073 PMP		E5.245 PMP		E5.418 PMP		E5.590 PMP		
Description	No of units	Site area BLV (E, m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	
1 CDC-RE51 Small scheme (1 units) 25 phd	1	0.05	£0.13	£0.0447	£0.0436	£0.0436	£0.0436	£0.0525	£0.0515	£0.0556	£0.0604	£0.0604	£0.0593	£0.0644	£0.0643	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
2 CDC-RE52 Small scheme (1 units) 25 phd	1	0.04	£0.06	£0.0447	£0.0436	£0.0436	£0.0436	£0.0525	£0.0515	£0.0556	£0.0604	£0.0604	£0.0593	£0.0644	£0.0643	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
3 CDC-RE53 Small scheme (5 units) 30 phd	5	0.24	£0.63	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2822	£0.2770	£0.3021	£0.2967	£0.3218	£0.3163	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
4 CDC-RE54 Small scheme (5 units) 30 phd	5	0.20	£0.53	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
5 CDC-RE55 Small scheme (10 units) 30 phd	10	0.42	£1.12	£0.4467	£0.4358	£0.4467	£0.4572	£0.5255	£0.5146	£0.5644	£0.5644	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
6 CDC-RE56 Small scheme (10 units) 35 phd	10	0.36	£0.90	£0.4467	£0.4358	£0.4467	£0.4572	£0.5255	£0.5146	£0.5644	£0.5644	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
7 CDC-RE57 Medium scheme (20 units) 30 phd	20	0.83	£2.24	£0.8654	£0.7848	£0.8792	£0.8758	£0.9350	£0.9324	£1.0288	£1.0502	£1.1006	£1.0800	£1.1744	£1.1338	£1.2482	£1.2276	£1.3212	£1.3009	£1.3942	£1.3734
8 CDC-RE58 Medium scheme (20 units) 35 phd	20	0.71	£1.92	£0.8654	£0.7848	£0.8792	£0.8758	£0.9350	£0.9324	£1.0288	£1.0502	£1.1006	£1.0800	£1.1744	£1.1338	£1.2482	£1.2276	£1.3212	£1.3009	£1.3942	£1.3734
9 CDC-RE59 Medium scheme (30 units) 30 phd	30	1.25	£3.36	£1.2081	£1.1772	£1.3188	£1.2879	£1.4295	£1.3986	£1.5402	£1.5093	£1.6509	£1.6200	£1.7616	£1.7307	£1.8723	£1.8414	£1.9831	£1.9514	£2.0933	£2.0605
10 CDC-RE510 Medium scheme (30 units) 35 phd	30	1.07	£2.88	£1.2081	£1.1772	£1.3188	£1.2879	£1.4295	£1.3986	£1.5402	£1.5093	£1.6509	£1.6200	£1.7616	£1.7307	£1.8723	£1.8414	£1.9831	£1.9514	£2.0933	£2.0605
11 CDC-RE511 Medium scheme (40 units) 30 phd	40	1.67	£4.48	£1.5758	£1.5360	£1.7100	£1.6793	£1.8623	£1.8225	£2.0055	£1.9657	£2.1487	£2.1080	£2.2920	£2.2522	£2.4348	£2.3944	£2.5775	£2.5372	£2.7202	£2.6797
12 CDC-RE512 Medium scheme (40 units) 55 phd	40	0.91	£2.45	£1.1751	£1.1322	£1.3161	£1.2739	£1.4585	£1.4143	£1.5988	£1.5547	£1.7392	£1.6950	£1.8796	£1.8354	£2.0180	£1.9738	£2.1584	£2.1142	£2.2987	£2.2546
13 CDC-RE513 Large scheme (50 units) 40 phd	50	2.98	£7.50	£2.9200	£2.8799	£3.2500	£3.2097	£3.5799	£3.5396	£3.9100	£3.8697	£4.2400	£4.1997	£4.5700	£4.5297	£4.9000	£4.8597	£5.2300	£5.1897	£5.5600	£5.5197
14 CDC-RE514 Large scheme (50 units) 40 phd	50	1.56	£4.20	£1.7056	£1.6547	£1.8833	£1.8323	£2.0609	£2.0100	£2.2386	£2.1876	£2.4162	£2.3653	£2.5938	£2.5429	£2.7715	£2.7206	£2.9491	£2.8982	£3.1265	£3.0755
15 CDC-RE515 Large scheme (75 units) 30 phd	75	3.13	£8.41	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5652	£4.4915	£4.8309	£4.7576	£5.0967	£5.0233
16 CDC-RE516 Large scheme (75 units) 35 phd	75	2.68	£7.20	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5652	£4.4915	£4.8309	£4.7576	£5.0967	£5.0233
17 CDC-RE517 Large scheme (100 units) 30 phd	100	4.44	£11.95	£3.9395	£3.8401	£4.2922	£4.1981	£4.6557	£4.5562	£5.0138	£4.9143	£5.3719	£5.2724	£5.7300	£5.6305	£6.0877	£5.9886	£6.4452	£6.3454	£6.7995	£6.6977
18 CDC-RE518 Large scheme (100 units) 55 phd	100	4.42	£11.52	£3.9396	£3.8401	£4.2922	£4.1981	£4.6557	£4.5562	£5.0138	£4.9143	£5.3719	£5.2724	£5.7300	£5.6305	£6.0877	£5.9886	£6.4452	£6.3454	£6.7995	£6.6977
19 CDC-RE519 Large scheme (150 units) 30 phd	150	6.07	£16.59	£5.4682	£5.3688	£5.9235	£5.8240	£6.3786	£6.2791	£6.7367	£6.6372	£7.0947	£6.9952	£7.4522	£7.3527	£7.8092	£7.7097	£8.1662	£8.0667	£8.5232	£8.4237
20 CDC-RE520 Large scheme (150 units) 35 phd	150	5.71	£15.52	£5.8460	£5.6862	£6.3783	£6.2305	£6.8066	£6.7011	£7.1737	£7.0753	£7.5478	£7.4493	£7.9203	£7.8218	£8.2923	£8.1938	£8.6643	£8.5658	£9.0363	£8.9378
21 CDC-RE521 Large scheme (200 units) 30 phd	200	8.89	£23.91	£7.7082	£7.5140	£8.4402	£8.2090	£8.9595	£8.9040	£9.7833	£9.5930	£10.4710	£10.2816	£11.1591	£10.9693	£11.8464	£11.6570	£12.5341	£12.3447	£13.2218	£13.0329
22 CDC-RE522 Large scheme (200 units) 35 phd	200	7.62	£20.49	£7.7476	£7.7607	£8.6344	£8.4495	£9.3213	£9.1344	£10.0028	£9.8158	£10.6839	£10.4961	£11.3648	£11.1692	£12.0400	£11.8613	£12.7271	£12.5484	£13.4082	£13.2299
23 CDC-RE523 Large scheme (300 units) 30 phd	300	13.33	£35.96	£11.6691	£11.2973	£12.9575	£12.5857	£13.9487	£13.5769	£14.9399	£14.5681	£15.9328	£15.5610	£16.9258	£16.5540	£17.9197	£17.5479	£18.9126	£18.5408	£19.9055	£19.5337
24 CDC-RE524 Large scheme (300 units) 35 phd	300	11.43	£30.40	£11.6691	£11.2973	£12.9575	£12.5857	£13.9487	£13.5769	£14.9399	£14.5681	£15.9328	£15.5610	£16.9258	£16.5540	£17.9197	£17.5479	£18.9126	£18.5408	£19.9055	£19.5337
25 CDC-RE525 Large scheme (400 units) 30 phd	400	17.78	£47.82	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2023	£21.8675	£23.4543	£23.1144	£24.6985	£24.3545
26 CDC-RE526 Large scheme (400 units) 35 phd	400	15.24	£40.90	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2023	£21.8675	£23.4543	£23.1144	£24.6985	£24.3545
27 CDC-RE527 Large scheme (500 units) 30 phd	500	23.81	£60.40	£18.3727	£17.9470	£19.9429	£19.5106	£21.5045	£21.0636	£23.0583	£22.6243	£24.6180	£24.2004	£26.1937	£25.7717	£27.7540	£27.3444	£29.3269	£28.8802	£30.8618	£30.4431
28 CDC-RE528 Large scheme (500 units) 35 phd	500	20.41	£54.89	£18.3727	£17.9470	£19.9429	£19.5106	£21.5045	£21.0636	£23.0583	£22.6243	£24.6180	£24.2004	£26.1937	£25.7717	£27.7540	£27.3444	£29.3269	£28.8802	£30.8618	£30.4431
29 CDC-RE529 Large scheme (750 units) 30 phd	750	38.46	£103.45	£26.9247	£26.4945	£29.6264	£29.1962	£32.3281	£31.8979	£35.0298	£34.5996	£37.7315	£37.3013	£40.4332	£39.9999	£43.1318	£42.6985	£45.8304	£45.3971	£48.5290	£48.0957
30 CDC-RE530 Large scheme (750 units) 35 phd	750	32.97	£88.67	£26.9248	£26.7682	£29.6200	£29.5221	£32.5945	£32.0747	£35.1870	£34.2272	£37.9558	£37.3797	£40.9070	£40.2511	£43.7826	£43.0623	£46.5940	£45.8206	£49.3471	£48.5441
31 CDC-RE531 Strategic site (1,000 units) 30 phd	1,000	55.56	£149.43	£28.4407	£27.7901	£30.8623	£30.2118	£33.2783	£32.6295	£35.6861	£35.0393	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030	£47.0594
32 CDC-RE532 Strategic site (1,000 units) 35 phd	1,000	47.62	£128.08	£28.4407	£27.7901	£30.8623	£30.2118	£33.2783	£32.6295	£35.6861	£35.0393	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030	£47.0594
33 CDC-RE533 Strategic site (1,300 units) 30 phd	1,300	72.22	£194.26	£33.8803	£33.1041	£36.7890	£35.9619	£39.9483	£39.8742	£42.5446	£41.7525	£45.3975	£44.8292	£48.2637	£47.4854	£51.2999	£50.3616	£53.9991	£53.2278	£56.8557	£56.0006
34 CDC-RE534 Strategic site (1,300 units) 35 phd	1,300	61.90	£166.61	£33.8803	£33.1041	£36.7890	£35.9619	£39.9483	£39.8742	£42.5446	£41.7525	£45.3975	£44.8292	£48.2637	£47.4854	£51.2999	£50.3616	£53.9991	£53.2278	£56.8557	£56.0006
35 CDC-RE535 Strategic site (2,000 units) 30 phd	2,000	125.24	£256.17	£47.1639	£46.0545	£51.2639	£50.1613	£55.5432	£54.2516	£59.6341	£58.3407	£63.5078	£62.2114	£67.5785	£66.0841	£71.6736	£70.5489	£75.6909	£74.6002	£79.7442	£78.6535
36 CDC-RE536 Strategic site (2,500 units) 30 phd	2,500	119.05	£320.21	£49.4768	£48.3123	£53.7501	£52.6314	£58.1003	£56.9447	£62.3662	£61.2406	£66.6847	£65.5348	£70.9623	£69.8124	£75.2936	£74.0899	£79.5023	£78.3576	£83.7633	£82.6186
37 CDC-RE537 Strategic site (3,500 units) 35 phd	3,500	166.67	£448.29	£58.0628	£56.6913	£63.1620	£61.7835	£68.2402	£66.8756	£73.1947	£71.8246	£78.3641	£77.0004	£83.5093	£82.0572	£88.4456	£87.0035	£93.4775	£92.1298	£98.5979	£97.1492
38 CDC-RE538 Strategic site (4,000 units) 30 phd	4,000	222.22	£597.72	£64.5389	£62.4233	£69.0813	£67.5711	£74.8081	£73.7030	£80.9229	£79.8226	£86.9235	£85.7233	£92.7619	£91.5620	£98.7100	£97.5089	£104.5784	£103.3744	£110.4288	£109.2583
39 CDC-RE539 Strategic site (4,000 units) 35 phd	4,000	190.48	£512.33	£64.5389	£62.4233	£69.0813	£67.5711	£74.8081	£73.7030	£80.9229	£79.8226	£86.9235	£85.7233	£92.7619	£91.5620	£98.7100	£97.5089	£104.5784	£103.3744	£110.4288	£109.2583
40 CDC-RE540 Strategic site (3,500 units) (C3) 35 phd	3,500	210.58	£550.15	£64.5389	£62.4233	£69.0813	£67.5711	£74.8081	£73.7030	£80.9229	£79.8226	£86.9235	£85.7233	£92.7619	£91.5620	£98.7100	£97.5089	£104.5784	£103.3744	£110.4288	£109.2583
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539	£0.5059	£0.5539
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385</			

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35% AFFORDABLE

BLV: ACORDATORY INDUSTRIAL		35% AFFORDABLE																			
Description	No of units	Site area	BLV (E) (m)	E4,211 psm		E4,383 psm		E4,556 psm		E4,728 psm		E4,901 psm		E5,073 psm		E5,245 psm		E5,418 psm		E5,590 psm	
				Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 CDC-RE31 Small scheme (1 unit) 25 phd	1	0.05	E 0.08	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487	E0.0487
2 CDC-RE32 Small scheme (1 unit) 25 phd	1	0.05	E 0.08	E0.0447	E0.0436	E0.0486	E0.0475	E0.0525	E0.0515	E0.0565	E0.0554	E0.0604	E0.0593	E0.0644	E0.0633	E0.0683	E0.0672	E0.0722	E0.0712	E0.0762	E0.0751
3 CDC-RE33 Small scheme (5 units) 25 phd	5	0.24	E 0.20	E0.2233	E0.2179	E0.2430	E0.2376	E0.2627	E0.2573	E0.2824	E0.2770	E0.3021	E0.2967	E0.3218	E0.3164	E0.3415	E0.3361	E0.3612	E0.3558	E0.3809	E0.3755
4 CDC-RE34 Small scheme (5 units) 30 phd	5	0.20	E 0.25	E0.2233	E0.2179	E0.2430	E0.2376	E0.2627	E0.2573	E0.2824	E0.2770	E0.3021	E0.2967	E0.3218	E0.3164	E0.3415	E0.3361	E0.3612	E0.3558	E0.3809	E0.3755
5 CDC-RE35 Small scheme (10 units) 30 phd	10	0.42	E 0.52	E0.4657	E0.4358	E0.4861	E0.4752	E0.5255	E0.5146	E0.5649	E0.5540	E0.6043	E0.5934	E0.6437	E0.6328	E0.6831	E0.6722	E0.7225	E0.7116	E0.7619	E0.7510
6 CDC-RE36 Small scheme (10 units) 30 phd	10	0.36	E 0.40	E0.4358	E0.4059	E0.4562	E0.4263	E0.4764	E0.4465	E0.4968	E0.4669	E0.5172	E0.4873	E0.5376	E0.5077	E0.5580	E0.5281	E0.5784	E0.5485	E0.5988	E0.5689
7 CDC-RE37 Medium scheme (20 units) 30 phd	20	0.83	E 1.04	E0.8404	E0.7848	E0.8792	E0.8595	E0.9039	E0.9324	E0.9268	E1.0062	E1.0000	E1.0800	E1.1744	E1.1538	E1.2482	E1.2276	E1.3221	E1.3000	E1.3942	E1.3741
8 CDC-RE38 Medium scheme (30 units) 35 phd	30	1.25	E 1.09	E0.8054	E0.7848	E0.8792	E0.8595	E0.9039	E0.9324	E1.0268	E1.0062	E1.1000	E1.0800	E1.1744	E1.1538	E1.2482	E1.2276	E1.3221	E1.3000	E1.3942	E1.3741
9 CDC-RE39 Medium scheme (30 units) 35 phd	30	0.71	E 1.57	E1.2081	E1.1772	E1.3188	E1.2879	E1.4295	E1.3986	E1.5402	E1.5093	E1.6509	E1.6200	E1.7616	E1.7307	E1.8723	E1.8414	E1.9818	E1.9514	E2.0913	E2.0608
10 CDC-RE39 Medium scheme (30 units) 35 phd	30	1.07	E 1.81	E1.2081	E1.1772	E1.3188	E1.2879	E1.4295	E1.3986	E1.5402	E1.5093	E1.6509	E1.6200	E1.7616	E1.7307	E1.8723	E1.8414	E1.9818	E1.9514	E2.0913	E2.0608
11 CDC-RE39 Medium scheme (30 units) 35 phd	30	1.67	E 2.29	E1.2081	E1.1772	E1.3188	E1.2879	E1.4295	E1.3986	E1.5402	E1.5093	E1.6509	E1.6200	E1.7616	E1.7307	E1.8723	E1.8414	E1.9818	E1.9514	E2.0913	E2.0608
12 CDC-RE39 Medium scheme (30 units) 35 phd	30	0.91	E 1.14	E1.1751	E1.1322	E1.3181	E1.2879	E1.4585	E1.4143	E1.5895	E1.5547	E1.7317	E1.6950	E1.8778	E1.8384	E2.0180	E1.9758	E2.1562	E2.1162	E2.2954	E2.2554
13 CDC-RE39 Large scheme (50 units) 30 phd	50	2.08	E 2.61	E1.0907	E1.0200	E2.1488	E2.0901	E2.3278	E2.2781	E2.5089	E2.4572	E2.6889	E2.6392	E2.8695	E2.8193	E3.0435	E2.9943	E3.2206	E3.1713	E3.3978	E3.3488
14 CDC-RE39 Large scheme (50 units) 40 phd	50	1.56	E 1.67	E1.7056	E1.6547	E1.8833	E1.8323	E2.0609	E2.0100	E2.2386	E2.1872	E2.4162	E2.3653	E2.5938	E2.5429	E2.7715	E2.7206	E2.9491	E2.8982	E3.1265	E3.0755
15 CDC-RE39 Large scheme (75 units) 30 phd	75	3.13	E 3.91	E2.9548	E2.8800	E3.2232	E3.1486	E3.4918	E3.4172	E3.7603	E3.6867	E4.0289	E3.9543	E4.2975	E4.2229	E4.5652	E4.4915	E4.8339	E4.7576	E5.0907	E5.0203
16 CDC-RE39 Large scheme (75 units) 35 phd	75	2.58	E 3.63	E2.9548	E2.8800	E3.2232	E3.1486	E3.4918	E3.4172	E3.7603	E3.6867	E4.0289	E3.9543	E4.2975	E4.2229	E4.5652	E4.4915	E4.8339	E4.7576	E5.0907	E5.0203
17 CDC-RE39 Large scheme (100 units) 30 phd	100	4.44	E 5.00	E3.8401	E4.2976	E4.1981	E4.5853	E4.9825	E4.8782	E5.2757	E5.1724	E5.5698	E5.4622	E5.8593	E5.7527	E6.1498	E6.0390	E6.4354	E6.3244	E6.7208	E6.6097
18 CDC-RE39 Large scheme (100 units) 35 phd	100	2.42	E 3.04	E2.9686	E2.4894	E2.9521	E2.8400	E3.3054	E3.2000	E3.6564	E3.5510	E4.0073	E3.9014	E4.3583	E4.2529	E4.7092	E4.6038	E5.0602	E4.9548	E5.4111	E5.3055
19 CDC-RE39 Large scheme (150 units) 30 phd	150	1.67	E 3.85	E3.8400	E5.6982	E3.3783	E3.2305	E3.9008	E3.7611	E4.4327	E4.2787	E4.9589	E4.8135	E5.4851	E5.3307	E6.0113	E5.8658	E6.5346	E6.3913	E7.0558	E6.9125
20 CDC-RE39 Large scheme (150 units) 35 phd	150	7.71	E 7.16	E3.8400	E5.6982	E3.3783	E3.2305	E3.9008	E3.7611	E4.4327	E4.2787	E4.9589	E4.8135	E5.4851	E5.3307	E6.0113	E5.8658	E6.5346	E6.3913	E7.0558	E6.9125
21 CDC-RE39 Large scheme (200 units) 30 phd	200	1.89	E 4.10	E1.5140	E4.4012	E2.3900	E2.0596	E3.0400	E2.8938	E3.8938	E3.7470	E4.7470	E4.5916	E5.5916	E5.4362	E6.4362	E6.2808	E7.2808	E7.1254	E8.1254	E7.9700
22 CDC-RE39 Large scheme (200 units) 35 phd	200	7.62	E 6.99	E4.7476	E7.7607	E3.6344	E3.4405	E4.3213	E4.1344	E5.0208	E4.8360	E5.7208	E5.5349	E6.4191	E6.2349	E7.1190	E6.9341	E7.8182	E7.6324	E8.5165	E8.3309
23 CDC-RE39 Large scheme (300 units) 30 phd	300	13.33	E 16.70	E1.5681	E1.2973	E2.5575	E2.2887	E3.5489	E3.2802	E4.5403	E4.2716	E5.5285	E5.2524	E6.5130	E6.2408	E7.4975	E7.2213	E8.4819	E8.2158	E9.4664	E9.2002
24 CDC-RE39 Large scheme (300 units) 35 phd	300	11.43	E 14.31	E1.5681	E1.2973	E2.5575	E2.2887	E3.5489	E3.2802	E4.5403	E4.2716	E5.5285	E5.2524	E6.5130	E6.2408	E7.4975	E7.2213	E8.4819	E8.2158	E9.4664	E9.2002
25 CDC-RE39 Large scheme (400 units) 30 phd	400	17.78	E 22.26	E1.6882	E1.3576	E2.9543	E2.6165	E4.1704	E3.8669	E5.4846	E5.1810	E6.7804	E6.4802	E8.0802	E7.7802	E9.3802	E9.0802	E10.6802	E10.3802	E11.9802	E11.6802
26 CDC-RE39 Large scheme (400 units) 35 phd	400	15.24	E 19.10	E1.6882	E1.3576	E2.9543	E2.6165	E4.1704	E3.8669	E5.4846	E5.1810	E6.7804	E6.4802	E8.0802	E7.7802	E9.3802	E9.0802	E10.6802	E10.3802	E11.9802	E11.6802
27 CDC-RE37 Large scheme (500 units) 30 phd	500	23.81	E 29.81	E1.3827	E1.0717	E4.9429	E4.5108	E6.2109	E5.7059	E7.4108	E6.9058	E8.6107	E8.1057	E9.8106	E9.3056	E11.0105	E10.5055	E12.2104	E11.7054	E13.4103	E12.9053
28 CDC-RE38 Large scheme (500 units) 35 phd	500	20.41	E 25.55	E1.3827	E1.0717	E4.9429	E4.5108	E6.2109	E5.7059	E7.4108	E6.9058	E8.6107	E8.1057	E9.8106	E9.3056	E11.0105	E10.5055	E12.2104	E11.7054	E13.4103	E12.9053
29 CDC-RE39 Large scheme (750 units) 30 phd	750	38.46	E 48.16	E2.3549	E1.6274	E7.2802	E6.5201	E9.2856	E8.5255	E11.0307	E10.2707	E12.7758	E12.0157	E14.5208	E13.7607	E16.2658	E15.5057	E18.0108	E17.2507	E19.7558	E19.0000
30 CDC-RE39 Large scheme (750 units) 35 phd	750	32.97	E 42.18	E2.3549	E1.6274	E7.2802	E6.5201	E9.2856	E8.5255	E11.0307	E10.2707	E12.7758	E12.0157	E14.5208	E13.7607	E16.2658	E15.5057	E18.0108	E17.2507	E19.7558	E19.0000
31 CDC-RE39 Strategic site (1,000 units) 30 phd	1000	55.58	E 69.58	E2.4007	E2.0721	E8.2802	E7.8501	E10.5602	E10.1301	E12.8202	E12.3901	E15.0802	E14.6501	E17.3402	E16.9101	E19.6002	E19.1701	E21.8602	E21.4301	E24.1202	E23.6901
32 CDC-RE37 Strategic site (1,000 units) 35 phd	1000	47.81	E 59.63	E2.4007	E2.0721	E8.2802	E7.8501	E10.5602	E10.1301	E12.8202	E12.3901	E15.0802	E14.6501	E17.3402	E16.9101	E19.6002	E19.1701	E21.8602	E21.4301	E24.1202	E23.6901
33 CDC-RE33 Strategic site (1,300 units) 30 phd	1300	72.22	E 90.43	E3.8803	E3.3104	E3.7680	E3.3959	E3.8463	E3.8742	E4.3246	E4.1752	E4.6255	E4.4722	E4.9237	E4.7745	E5.2249	E5.0756	E5.5260	E5.3767	E5.8271	E5.6778
34 CDC-RE34 Strategic site (1,300 units) 35 phd	1300	61.90	E 77.51	E3.8803	E3.3104	E3.7680	E3.3959	E3.8463	E3.8742	E4.3246	E4.1752	E4.6255	E4.4722	E4.9237	E4.7745	E5.2249	E5.0756	E5.5260	E5.3767	E5.8271	E5.6778
35 CDC-RE33 Strategic site (2,000 units) 35 phd	2000	95.24	E 119.29	E4.7139	E4.0545	E5.1539	E4.7635	E5.3542	E4.2516	E5.4931	E4.3074	E5.8707	E5.6821	E6.2414	E6.0528	E6.6121	E6.4235	E6.9828	E6.7942	E7.3535	E7.1649
36 CDC-RE33 Strategic site (3,500 units) 30 phd	3500	119.25	E 149.29	E5.0823	E4.3623	E5.7633	E5.4533	E6.1543	E5.8443	E6.5453	E6.2353	E6.9363	E6.6263	E7.3273	E7.0173	E7.7183	E7.4083	E8.1093	E7.7993	E8.4993	E8.1893
37 CDC-RE33 Strategic site (3,500 units) 35 phd	3500	166.67	E 208.69	E5.0823	E4.3623	E5.7633	E5.4533	E6.1543	E5.8443	E6.5453	E6.2353	E6.9363	E6.6263	E7.3273	E7.0173	E7.7183	E7.4083	E8.1093	E7.7993	E8.4993	E8.1893
38 CDC-RE38 Strategic site (4,000 units) 30 phd	4000	222.22	E 278.25	E4.6389	E4.4523	E3.0813	E4.5711	E4.8081	E3.7030	E5.2229	E7.6226	E3.0265	E3.0262	E7.1169	E6.0210	E7.1203	E7.0189	E7.2764	E7.1484	E7.3483	E7.2583
39 CDC-RE39 Strategic site (4,000 units) 35 phd	4000	190.48	E 238.50	E4.6389	E4.4523	E3.0813	E4.5711	E4.8081	E3.7030	E5.2229	E7.6226	E3.0265	E3.0262	E7.1169	E6.0210	E7.1203	E7.0189	E7.2764	E7.1484	E7.3483	E7.2583
40 CDC-ELDER1 Older person's housing (social) (C3) 35 d	5	2.08	E 62.60	E0.0498	E0.0080	E0.2168	E0.0150	E0.3838	E0.3261	E0.5490	E0.4923	E0.7135	E0.6568	E0.8780	E0.8213	E1.0425	E0.9858	E1.2069	E1.1502	E1.3714	E1.3147
41 CDC-CA2 Care home (social) (C2) 35 d	0	0.40	E 0.00	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000	E0.0000
42 CDC-EMP1 Employment - industrial 45% plot ratio	0	0.00	E 2.26	E0.0610	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753	E3.0910	E0.9753
43 CDC-EMP2 Employment - industrial 45% plot ratio	0	0.00	E 2.26	E0.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043	E3.5385	E3.4043
44 CDC-EMP3 Employment - industrial 45% plot ratio	0	10.00	E 15.62	E1.4565	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269
45 CDC-EMP4 Employment - industrial 45% plot ratio	0	10.00	E 15.62	E1.4565	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269	E1.5403	E1.3269
46 CDC-EMP5 Employment - industrial 45% plot ratio	0	20.00	E 31.24	E2.9130	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538
47 CDC-EMP6 Employment - industrial 45% plot ratio	0	20.00	E 31.24	E2.9130	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538	E2.8946	E2.6538

40% AFFORDABLE

BVL: GREENFIELD (HIGHER)			40% AFFORDABLE																		
Description	No of units	B/LV (E,m)	E.2111 psm		E.3833 psm		E.5566 psm		E.7288 psm		E.9011 psm		E.5073 psm		E.2545 psm		E.5418 psm		E.5503 psm		
			Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E.02	E.0413	E.0402	E.0450	E.0439	E.0486	E.0476	E.0523	E.0513	E.0560	E.0549	E.0597	E.0586	E.0634	E.0623	E.0671	E.0660	E.0708	E.0697
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	E.01	E.0413	E.0402	E.0440	E.0430	E.0486	E.0476	E.0523	E.0513	E.0560	E.0549	E.0597	E.0586	E.0634	E.0623	E.0671	E.0660	E.0708	E.0697
3 CDC-RES3 Small scheme (1 unit) 35 dph	1	0.24	E.5	E.0413	E.0402	E.0440	E.0430	E.0486	E.0476	E.0523	E.0513	E.0560	E.0549	E.0597	E.0586	E.0634	E.0623	E.0671	E.0660	E.0708	E.0697
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	E.07	E.2063	E.2009	E.2248	E.2194	E.2432	E.2378	E.2617	E.2563	E.2801	E.2747	E.2986	E.2932	E.3170	E.3116	E.3355	E.3301	E.3539	E.3485
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E.16	E.4127	E.4019	E.4406	E.4388	E.4865	E.4757	E.5234	E.5126	E.5603	E.5495	E.5972	E.5864	E.6341	E.6233	E.6710	E.6602	E.7079	E.6971
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E.13	E.4127	E.4019	E.4406	E.4388	E.4865	E.4757	E.5234	E.5126	E.5603	E.5495	E.5972	E.5864	E.6341	E.6233	E.6710	E.6602	E.7079	E.6971
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	E.22	E.7241	E.7211	E.7793	E.7763	E.8325	E.8295	E.8857	E.8827	E.9389	E.9359	E.9921	E.9891	E.10453	E.10423	E.10965	E.10935	E.11477	E.11447
8 CDC-RES8 Medium scheme (30 units) 35 dph	30	0.71	E.27	E.7247	E.7241	E.7793	E.7763	E.8325	E.8295	E.8857	E.8827	E.9389	E.9359	E.9921	E.9891	E.10453	E.10423	E.10965	E.10935	E.11477	E.11447
9 CDC-RES9 Medium scheme (20 units) 35 dph	30	1.25	E.47	E.1169	E.1082	E.1236	E.1189	E.1343	E.1296	E.1510	E.1436	E.1591	E.1511	E.1635	E.1604	E.1738	E.1702	E.1840	E.1810	E.1948	E.1918
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E.40	E.1169	E.1082	E.1236	E.1189	E.1343	E.1296	E.1510	E.1436	E.1591	E.1511	E.1635	E.1604	E.1738	E.1702	E.1840	E.1810	E.1948	E.1918
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E.62	E.1464	E.1409	E.1506	E.1510	E.1747	E.1692	E.1858	E.1804	E.1974	E.1931	E.1936	E.2123	E.2078	E.2231	E.2329	E.2340	E.2526	E.2481
12 CDC-RES12 Medium scheme (50 units) 35 dph	50	0.91	E.20	E.1464	E.1409	E.1506	E.1510	E.1747	E.1692	E.1858	E.1804	E.1974	E.1931	E.1936	E.2123	E.2078	E.2231	E.2329	E.2340	E.2526	E.2481
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E.78	E.1805	E.1711	E.1982	E.1938	E.2252	E.1965	E.2327	E.2273	E.2494	E.2440	E.2591	E.2607	E.2852	E.2766	E.3011	E.2925	E.3170	E.3104
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E.58	E.1594	E.1509	E.1758	E.1753	E.1933	E.1847	E.2057	E.2023	E.2251	E.2175	E.2305	E.2309	E.2579	E.2503	E.2743	E.2738	E.2895	E.2836
15 CDC-RES15 Large scheme (75 units) 30 dph	75	2.13	E.17	E.2707	E.2566	E.2823	E.2902	E.3239	E.3158	E.3485	E.3414	E.3731	E.3663	E.3987	E.3916	E.4237	E.4168	E.4486	E.4417	E.4735	E.4626
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	E.61	E.2707	E.2566	E.2823	E.2902	E.3239	E.3158	E.3485	E.3414	E.3731	E.3663	E.3987	E.3916	E.4237	E.4168	E.4486	E.4417	E.4735	E.4626
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E.109	E.3438	E.3408	E.3679	E.3625	E.3911	E.3831	E.4157	E.4077	E.4403	E.4323	E.4649	E.4569	E.4895	E.4815	E.5141	E.5061	E.5387	E.5307
18 CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	E.91	E.32145	E.2081	E.2476	E.2511	E.2793	E.2736	E.3023	E.3023	E.3358	E.3311	E.3645	E.3589	E.3905	E.3829	E.4145	E.4070	E.4386	E.4360
19 CDC-RES19 Large scheme (150 units) 30 dph	150	4.29	E.49	E.54032	E.2563	E.5012	E.5551	E.6244	E.6246	E.6889	E.6744	E.7378	E.7253	E.7877	E.7782	E.8346	E.8211	E.8827	E.8703	E.9309	E.9185
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.79	E.12	E.54032	E.2563	E.5012	E.5551	E.6244	E.6246	E.6889	E.6744	E.7378	E.7253	E.7877	E.7782	E.8346	E.8211	E.8827	E.8703	E.9309	E.9185
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.81	E.23	E.71197	E.9288	E.7707	E.7578	E.8418	E.8181	E.8230	E.9022	E.8749	E.7063	E.5182	E.1802	E.1064	E.1023	E.1994	E.1005	E.11330	E.11274
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E.22	E.71197	E.9288	E.7707	E.7578	E.8418	E.8181	E.8230	E.9022	E.8749	E.7063	E.5182	E.1802	E.1064	E.1023	E.1994	E.1005	E.11330	E.11274
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E.49	E.107670	E.14031	E.115983	E.113313	E.125265	E.122596	E.135458	E.131879	E.147378	E.141134	E.152995	E.150351	E.162211	E.159568	E.171428	E.167875	E.180645	E.171800
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	E.27	E.107670	E.14031	E.115983	E.113313	E.125265	E.122596	E.135458	E.131879	E.147378	E.141134	E.152995	E.150351	E.162211	E.159568	E.171428	E.167875	E.180645	E.171800
25 CDC-RES25 Large scheme (400 units) 30 dph	400	15.78	E.65	E.135565	E.21282	E.174309	E.153955	E.151013	E.155680	E.171717	E.176364	E.182421	E.179068	E.191425	E.190772	E.205791	E.202464	E.217429	E.214102	E.229068	E.225738
26 CDC-RES26 Large scheme (400 units) 35 dph	400	17.24	E.70	E.135565	E.21282	E.174309	E.153955	E.151013	E.155680	E.171717	E.176364	E.182421	E.179068	E.191425	E.190772	E.205791	E.202464	E.217429	E.214102	E.229068	E.225738
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E.89	E.169456	E.25277	E.214309	E.190718	E.186718	E.191425	E.212396	E.212396	E.228226	E.228226	E.243927	E.243927	E.259628	E.256329	E.272029	E.268730	E.284431	E.281132
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E.763	E.169456	E.25277	E.214309	E.190718	E.186718	E.191425	E.212396	E.212396	E.228226	E.228226	E.243927	E.243927	E.259628	E.256329	E.272029	E.268730	E.284431	E.281132
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E.14	E.233707	E.27944	E.25385	E.24809	E.274010	E.268250	E.31461	E.288401	E.314261	E.288401	E.334205	E.328584	E.354239	E.348629	E.374394	E.368673	E.394438	E.388718
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E.123	E.233707	E.27944	E.25385	E.24809	E.274010	E.268250	E.31461	E.288401	E.314261	E.288401	E.334205	E.328584	E.354239	E.348629	E.374394	E.368673	E.394438	E.388718
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	35.95	E.20	E.256208	E.255169	E.284571	E.278289	E.307352	E.300927	E.322910	E.323485	E.352468	E.346042	E.375010	E.360106	E.419935	E.413542	E.442347	E.434337	E.463009	E.456001
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E.117	E.256208	E.255169	E.284571	E.278289	E.307352	E.300927	E.322910	E.323485	E.352468	E.346042	E.375010	E.360106	E.419935	E.413542	E.442347	E.434337	E.463009	E.456001
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	E.227	E.312141	E.304430	E.338193	E.331505	E.366127	E.358458	E.390370	E.385401	E.41971	E.412340	E.444860	E.431919	E.473630	E.465998	E.505049	E.492827	E.527231	E.515963
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	E.23	E.312141	E.304430	E.338193	E.331505	E.366127	E.358458	E.390370	E.385401	E.41971	E.412340	E.444860	E.431919	E.473630	E.465998	E.505049	E.492827	E.527231	E.515963
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.25	E.45	E.435458	E.423528	E.472939	E.461987	E.511232	E.50280	E.549534	E.538569	E.587698	E.576677	E.625676	E.614748	E.667365	E.652841	E.701619	E.687975	E.735684	E.726317
36 CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	119.05	E.43	E.435458	E.423528	E.472939	E.461987	E.511232	E.50280	E.549534	E.538569	E.587698	E.576677	E.625676	E.614748	E.667365	E.652841	E.701619	E.687975	E.735684	E.726317
37 CDC-RES37 Strategic site (2,500 units) 30 dph	2,500	168.67	E.67	E.535689	E.520989	E.570077	E.558123	E.614133	E.60233	E.659534	E.645616	E.70158	E.687698	E.736372	E.725884	E.778456	E.766984	E.820402	E.807800	E.861577	E.849317
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	E.81	E.642046	E.616965	E.66088	E.655840	E.705543	E.694566	E.754102	E.733138	E.782516	E.767598	E.82844	E.809595	E.85510	E.842225	E.897261	E.884411	E.933300	E.924547
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	E.73	E.642046	E.616965	E.66088	E.655840	E.705543	E.694566	E.754102	E.733138	E.782516	E.767598	E.82844	E.809595	E.85510	E.842225	E.897261	E.884411	E.933300	E.924547
40 CDC-ELDER1 Older person's housing (Case) 35 dph	-	5	2.08	E.07	E.0219	E.01309	E.0840	E.0776	E.0410	E.0372	E.0180	E.0372	E.0340	E.0513	E.0493	E.0704	E.0491	E.0895	E.0832	E.0130	E.0757
41 CDC-CA1 Core home scheme (C2) - 70 units	-	5	2.08	E.07	E.0219	E.01309	E.0840	E.0776	E.0410	E.0372	E.0180	E.0372	E.0340	E.0513	E.0493	E.0704	E.0491	E.0895	E.0832	E.0130	E.0757
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	1.00	E.18	E.02918	E.17933	E.20819	E.20173	E.23910	E.23910	E.27353	E.28910	E.33405	E.33405	E.37973	E.37973	E.42910	E.42910	E.47753	E.47753	E.52910	E.52910
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	1.00	E.17	E.25855	E.40403	E.43585	E.43585	E.48043	E.48043	E.5385	E.5385	E.58403	E.58403	E.63585	E.63585	E.68403	E.68403	E.73585	E.73585	E.78403	E.78403
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	1.00	E.84	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269	E.154555	E.143269
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	1.00	E.34	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012	E.148813	E.146012
46 CDC-EMP5 Employment - industrial 45% plot ratio	-	20.00	E.7	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079	E.627079
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	E.48	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073	E.133073

40% AFFORDABLE

40% AFFORDABLE																						
BVL: GRID# (LOWER)		E21.21 psm		E4.83.83 psm		E4.55.66 psm		E4.72.28 psm		E4.90.1 psm		E5.07.3 psm		E5.24.5 psm		E5.41.8 psm		E5.55.3 psm				
Description	No of units	BLY (V, E)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	E0.01	0.0413	0.0402	0.0450	0.0439	0.0486	0.0476	0.0523	0.0513	0.0560	0.0549	0.0597	0.0586	0.0634	0.0623	0.0671	0.0660	0.0708	0.0697	
1 CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	E0.01	0.0413	0.0402	0.0450	0.0439	0.0486	0.0476	0.0523	0.0513	0.0560	0.0549	0.0597	0.0586	0.0634	0.0623	0.0671	0.0660	0.0708	0.0697	
1 CDC-RE53 Small scheme (5 units) 30 dph	5	0.24	E0.01	0.2409	0.2349	0.2514	0.2401	0.2632	0.2519	0.2684	0.2561	0.2690	0.2577	0.2719	0.2606	0.2738	0.2625	0.2757	0.2644	0.2789	0.2676	
1 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	E0.05	0.2063	0.2009	0.2248	0.2194	0.2432	0.2378	0.2617	0.2563	0.2810	0.2747	0.2986	0.2932	0.3170	0.3116	0.3355	0.3301	0.3539	0.3485	
1 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	E0.10	0.4217	0.4019	0.4406	0.4388	0.4865	0.4757	0.5234	0.5126	0.5603	0.5495	0.5972	0.5864	0.6341	0.6233	0.6710	0.6602	0.7079	0.6971	
1 CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	E0.09	0.4217	0.4019	0.4406	0.4388	0.4865	0.4757	0.5234	0.5126	0.5603	0.5495	0.5972	0.5864	0.6341	0.6233	0.6710	0.6602	0.7079	0.6971	
1 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	E0.21	0.8406	0.7241	0.8137	0.8173	0.8829	0.8624	0.9620	0.9316	1.0212	1.0007	1.0903	1.0699	1.1589	1.1388	1.2274	1.2072	1.2958	1.2748	
1 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	E0.18	0.7241	0.6183	0.7082	0.7013	0.7653	0.7584	0.8254	0.8185	0.8825	0.8756	0.9436	0.9367	1.0046	0.9977	1.0656	1.0587	1.1266	1.1197	
1 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	E0.31	1.1169	0.9862	1.2206	1.1899	1.3243	1.2936	1.4280	1.3934	1.5318	1.5011	1.6355	1.6048	1.7394	1.7082	1.8410	1.8109	1.9436	1.9135	
1 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	E0.26	1.1169	0.9862	1.2206	1.1899	1.3243	1.2936	1.4280	1.3934	1.5318	1.5011	1.6355	1.6048	1.7394	1.7082	1.8410	1.8109	1.9436	1.9135	
1 CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	E0.41	1.4564	1.4169	1.5905	1.5510	1.7247	1.6852	1.8589	1.8194	1.9931	1.9536	2.1273	2.0878	2.2601	2.2213	2.3929	2.3540	2.5256	2.4867	
1 CDC-RE512 Medium scheme (40 units) 35 dph	40	0.91	E0.22	1.5098	1.0984	1.1629	1.1410	1.3144	1.2725	1.4459	1.4041	1.5774	1.5355	1.7088	1.6670	1.8409	1.7995	1.9719	1.9300	2.1024	2.0610	
1 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	E0.50	1.7111	1.3382	1.9382	1.9250	2.1595	2.1465	2.3810	2.3680	2.6025	2.5895	2.8240	2.8110	3.0455	3.0325	3.2670	3.2540	3.4885	3.4755	
1 CDC-RE514 Large scheme (50 units) 40 dph	50	1.56	E0.39	1.5594	1.0989	1.7258	1.6753	1.8123	1.8417	2.0587	2.0082	2.2244	2.1739	2.3915	2.3409	2.5579	2.5074	2.7243	2.6738	2.8904	2.8397	
1 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	E0.67	2.7307	2.6566	3.2823	3.2902	3.2339	3.1598	3.4855	3.4114	3.7371	3.6630	3.9887	3.9146	4.2377	4.1648	4.4896	4.4137	4.7355	4.6626	
1 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	E0.66	2.7307	2.6566	3.2823	3.2902	3.2339	3.1598	3.4855	3.4114	3.7371	3.6630	3.9887	3.9146	4.2377	4.1648	4.4896	4.4137	4.7355	4.6626	
1 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	E1.10	3.6409	3.5421	4.3764	4.3776	4.3118	4.2131	4.6473	4.5485	4.9828	4.8840	5.3182	5.2195	5.6530	5.5531	5.9822	5.8803	6.3100	6.2168	
1 CDC-RE518 Large scheme (100 units) 35 dph	100	2.44	E0.62	3.6409	3.5421	4.3764	4.3776	4.3118	4.2131	4.6473	4.5485	4.9828	4.8840	5.3182	5.2195	5.6530	5.5531	5.9822	5.8803	6.3100	6.2168	
1 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	E1.65	4.5402	4.2563	5.9012	5.5511	6.9040	6.2496	6.8869	6.5478	7.3798	7.2533	8.2727	7.7282	8.6564	8.2211	8.8527	8.3409	9.3409	8.8195	
1 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	E1.41	4.5402	4.2563	5.9012	5.5511	6.9040	6.2496	6.8869	6.5478	7.3798	7.2533	8.2727	7.7282	8.6564	8.2211	8.8527	8.3409	9.3409	8.8195	
1 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	E2.20	6.7197	6.2988	8.7707	8.7591	8.4818	8.2300	9.0622	8.8741	9.7063	9.5182	10.3504	10.1623	10.9946	10.8065	11.6380	11.4503	12.2825	12.0989	
1 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	E1.88	6.7197	6.2988	8.7707	8.7591	8.4818	8.2300	9.0622	8.8741	9.7063	9.5182	10.3504	10.1623	10.9946	10.8065	11.6380	11.4503	12.2825	12.0989	
1 CDC-RE523 Large scheme (250 units) 30 dph	250	13.33	E2.99	10.6700	10.4031	12.5968	12.5968	11.3313	11.2506	12.4547	12.1979	13.4778	13.1789	14.4134	14.1134	15.3479	15.0501	16.2822	15.9568	17.1875	16.8945	
1 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	E2.82	10.6700	10.4031	12.5968	12.5968	11.3313	11.2506	12.4547	12.1979	13.4778	13.1789	14.4134	14.1134	15.3479	15.0501	16.2822	15.9568	17.1875	16.8945	
1 CDC-RE525 Large scheme (400 units) 30 dph	400	17.28	E4.39	13.5565	13.2182	14.7309	14.3955	15.5013	15.5660	17.0177	17.1764	18.2421	17.9068	19.1425	19.0772	20.5791	20.2464	21.4729	21.1402	22.2906	22.0578	
1 CDC-RE526 Large scheme (400 units) 35 dph	400	15.24	E3.76	13.5565	13.2182	14.7309	14.3955	15.5013	15.5660	17.0177	17.1764	18.2421	17.9068	19.1425	19.0772	20.5791	20.2464	21.4729	21.1402	22.2906	22.0578	
1 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	E5.86	16.9456	16.5527	18.4136	17.9944	19.8786	19.6774	22.3390	22.0905	24.3886	24.1399	26.4380	26.1893	28.4874	28.2387	30.5368	30.2881	32.5863	32.3376	
1 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	E5.04	16.9456	16.5527	18.4136	17.9944	19.8786	19.6774	22.3390	22.0905	24.3886	24.1399	26.4380	26.1893	28.4874	28.2387	30.5368	30.2881	32.5863	32.3376	
1 CDC-RE529 Large scheme (750 units) 30 dph	750	38.46	E9.50	22.3707	22.2944	25.3858	24.9009	27.4010	26.8250	29.8411	29.4261	32.8401	32.4261	35.8540	35.4390	38.8584	38.4390	41.8629	41.4390	44.8673	44.4390	
1 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	E8.14	22.3707	22.2944	25.3858	24.9009	27.4010	26.8250	29.8411	29.4261	32.8401	32.4261	35.8540	35.4390	38.8584	38.4390	41.8629	41.4390	44.8673	44.4390	
1 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	55.56	E13.72	626.2081	625.6169	628.4751	627.8289	630.7352	630.0927	632.9910	632.3485	635.2468	634.6042	637.5010	636.8586	639.7473	639.1080	641.9935	641.3542	644.2397	643.6001	
1 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	E11.76	626.2081	625.6169	628.4751	627.8289	630.7352	630.0927	632.9910	632.3485	635.2468	634.6042	637.5010	636.8586	639.7473	639.1080	641.9935	641.3542	644.2397	643.6001	
1 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	E17.84	831.2141	830.4430	833.9183	833.1505	836.6127	835.8458	839.3070	838.5401	841.9971	841.2340	844.6800	843.9169	847.3630	846.5998	850.0459	849.2827	852.7231	851.9634	
1 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	E15.29	831.2141	830.4430	833.9183	833.1505	836.6127	835.8458	839.3070	838.5401	841.9971	841.2340	844.6800	843.9169	847.3630	846.5998	850.0459	849.2827	852.7231	851.9634	
1 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	95.24	E23.52	1434.5688	1432.3528	1447.2839	1446.1957	1511.2322	1502.0280	1554.9458	1553.6658	1568.7568	1567.6677	1626.5676	1614.7488	1666.3675	1652.2841	1701.1619	1698.0756	1752.8730	1749.7830	
1 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	E29.40	1434.5688	1432.3528	1447.2839	1446.1957	1511.2322	1502.0280	1554.9458	1553.6658	1568.7568	1567.6677	1626.5676	1614.7488	1666.3675	1652.2841	1701.1619	1698.0756	1752.8730	1749.7830	
1 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	156.87	E41.17	1868.5114	1866.5114	1881.5114	1880.5114	1945.5114	1944.5114	2009.5114	2008.5114	2073.5114	2072.5114	2137.5114	2136.5114	2201.5114	2200.5114	2265.5114	2264.5114	2329.5114	2328.5114	
1 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	190.48	E47.05	1868.5114	1866.5114	1881.5114	1880.5114	1945.5114	1944.5114	2009.5114	2008.5114	2073.5114	2072.5114	2137.5114	2136.5114	2201.5114	2200.5114	2265.5114	2264.5114	2329.5114	2328.5114	
1 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	148.48	E47.05	1868.5114	1866.5114	1881.5114	1880.5114	1945.5114	1944.5114	2009.5114	2008.5114	2073.5114	2072.5114	2137.5114	2136.5114	2201.5114	2200.5114	2265.5114	2264.5114	2329.5114	2328.5114	
1 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	5	2.08	E0.01	0.0728	0.0730	0.0848	0.0726	0.0413	0.0180	0.3072	0.2404	0.5513	0.4503	0.7054	0.6491	0.8505	0.8032	1.0136	0.9575	1.1676	1.1113	
1 CDC-CARE1 Care home scheme (C2) - 70 units	1	0.40	E0.10	0.0728	0.0730	0.0848	0.0726	0.0413	0.0180	0.3072	0.2404	0.5513	0.4503	0.7054	0.6491	0.8505	0.8032	1.0136	0.9575	1.1676	1.1113	
1 CDC-EMP1 Employment - industrial 45% plot ratio	-	5.00	E0.01	0.0816	0.0816	0.0916	0.0816	0.0916	0.0916	0.1016	0.1016	0.1116	0.1116	0.1216	0.1216	0.1316	0.1316	0.1416	0.1416	0.1516	0.1516	
1 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	E0.02	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	0.5385	
1 CDC-EMP3 Employment - industrial 45% plot ratio	-	10.00	E2.47	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	114.5655	114.3269	
1 CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	E2.47	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	114.8813	114.6012	
1 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	E4.94	2																		

Electric Vehicle Charging

Sales value (£ psm): 35% AFFORDABLE

35% AFFORDABLE

V2: SECONDARY OFFICES			E4,211 pm		E4,383 pm		E4,556 pm		E4,728 pm		E4,901 pm		E5,073 pm		E5,245 pm		E5,418 pm		E5,590 pm		
Description	No of units	Site area	BLV (£/m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
C1D-RES1 Small scheme (1 unit) 25 dph	1	0.05	10.13	E04447	E04446	E04486	E04485	E04527	E04525	E04565	E04564	E04604	E04603	E04644	E04643	E04683	E04682	E04722	E04721	E04762	E04761
C1D-RES2 Small scheme (1 unit) 25 dph	1	0.04	10.63	E04447	E04446	E04486	E04485	E04527	E04525	E04565	E04564	E04604	E04603	E04644	E04643	E04683	E04682	E04722	E04721	E04762	E04761
C1D-RES3 Small scheme (5 units) 25 dph	5	0.24	10.63	E03233	E03229	E02430	E02426	E02627	E02623	E02824	E02820	E03017	E03017	E03218	E03214	E03415	E03411	E03611	E03608	E03809	E03805
C1D-RES4 Small scheme (5 units) 30 dph	5	0.20	10.53	E02233	E02229	E02430	E02426	E02627	E02623	E02824	E02820	E03017	E03017	E03218	E03214	E03415	E03411	E03611	E03608	E03809	E03805
C1D-RES5 Small scheme (10 units) 30 dph	10	0.42	11.12	E4487	E4458	E4481	E4482	E5255	E5246	E5640	E5640	E6043	E6034	E6437	E6428	E6831	E6822	E7225	E7216	E7619	E7610
C1D-RES6 Small scheme (10 units) 35 dph	10	0.36	10.96	E4487	E4458	E4481	E4482	E5255	E5246	E5640	E5640	E6043	E6034	E6437	E6428	E6831	E6822	E7225	E7216	E7619	E7610
C1D-RES7 Medium scheme (20 units) 30 dph	20	0.83	12.24	E0054	E0037	E00792	E00775	E01030	E01030	E10268	E10251	E10610	E10598	E11744	E11727	E12482	E12465	E13222	E13196	E13942	E13916
C1D-RES8 Medium scheme (20 units) 35 dph	20	0.71	11.92	E0054	E0037	E00792	E00775	E01030	E01030	E10268	E10251	E10610	E10598	E11744	E11727	E12482	E12465	E13222	E13196	E13942	E13916
C1D-RES9 Medium scheme (30 units) 30 dph	30	1.25	13.36	E2081	E21056	E13188	E13163	E14295	E14270	E15402	E15377	E16509	E16484	E17616	E17591	E18723	E18698	E19818	E19793	E20913	E20889
C1D-RES10 Medium scheme (30 units) 35 dph	30	1.07	E2386	E2381	E21056	E13188	E13163	E14295	E14270	E15402	E15377	E16509	E16484	E17616	E17591	E18723	E18698	E19818	E19793	E20913	E20889
C1D-RES11 Medium scheme (40 units) 30 dph	40	1.67	E4484	E45758	E15726	E7190	E7158	E8632	E8501	E20055	E20232	E21487	E21455	E22920	E22888	E24318	E24316	E25765	E25733	E27182	E27151
C1D-RES12 Medium scheme (40 units) 35 dph	40	0.91	E245	E1751	E1718	E13181	E13129	E14853	E14532	E15968	E15936	E17332	E17340	E18776	E18744	E20188	E20186	E21584	E21582	E22987	E22955
C1D-RES13 Large scheme (50 units) 30 dph	50	2.08	15.87	E1097	E1067	E14487	E14448	E16983	E16943	E19489	E19449	E21985	E21945	E24521	E24481	E27057	E27017	E29583	E29543	E32157	E32117
C1D-RES14 Large scheme (50 units) 40 dph	50	1.56	12.04	E2556	E21016	E18833	E18793	E20009	E20589	E22398	E22345	E24182	E24122	E25938	E25898	E27592	E27545	E29491	E29451	E31265	E31225
C1D-RES15 Large scheme (75 units) 30 dph	75	3.13	E841	E2546	E24986	E22332	E23172	E41918	E43858	E37603	E37543	E4269	E4229	E45758	E452915	E45652	E45309	E48309	E48250	E5067	E50607
C1D-RES16 Large scheme (75 units) 35 dph	75	2.68	12.20	E2546	E24986	E22332	E23172	E41918	E43858	E37603	E37543	E4269	E4229	E45758	E452915	E45652	E45309	E48309	E48250	E5067	E50607
C1D-RES17 Large scheme (100 units) 30 dph	100	4.44	E1195	E35395	E35915	E42976	E42672	E46557	E46477	E50138	E50058	E54379	E54329	E58239	E57920	E62250	E61978	E64412	E64334	E67995	E67877
C1D-RES18 Large scheme (100 units) 35 dph	100	2.42	E5986	E5952	E6586	E6543	E71934	E71903	E71893	E76484	E76453	E81930	E81901	E87403	E87362	E92816	E92785	E98302	E98261	E103811	E103770
C1D-RES19 Large scheme (150 units) 30 dph	150	6.17	E1793	E5840	E5841	E6376	E6368	E69006	E68948	E74327	E74210	E79589	E79497	E84851	E84793	E90113	E90062	E95231	E95105	E100443	E100403
C1D-RES20 Large scheme (150 units) 35 dph	150	5.71	E1537	E5840	E5841	E63763	E63684	E69006	E68948	E74327	E74210	E79589	E79472	E84851	E84734	E90113	E90068	E95346	E95231	E100558	E100514
C1D-RES21 Large scheme (200 units) 30 dph	200	8.89	E2391	E7602	E7607	E80412	E80357	E85056	E85083	E97833	E97860	E104710	E104557	E113649	E113435	E118464	E118312	E123534	E123189	E131268	E131208
C1D-RES22 Large scheme (200 units) 35 dph	200	7.62	E2209	E7476	E7539	E8344	E8344	E89134	E89132	E100028	E100028	E109879	E109839	E120680	E120680	E131567	E131567	E142721	E142721	E153482	E153482
C1D-RES23 Large scheme (300 units) 30 dph	300	13.33	E3686	E11585	E11544	E12575	E12539	E135489	E135277	E154303	E154187	E165225	E165107	E176310	E176195	E187418	E187401	E198485	E198450	E209455	E209450
C1D-RES24 Large scheme (300 units) 35 dph	300	11.43	E330	E14692	E14648	E15943	E15921	E172045	E171773	E184546	E184214	E197048	E196776	E209549	E209276	E222032	E221763	E234463	E234194	E246895	E246625
C1D-RES26 Large scheme (400 units) 35 dph	400	15.24	E6409	E18782	E18708	E19543	E19521	E217205	E217045	E238456	E238104	E254708	E254370	E269549	E269276	E282032	E281763	E294463	E294194	E306895	E306625
C1D-RES27 Large scheme (500 units) 30 dph	500	23.81	E404	E13922	E138385	E154929	E154909	E221476	E221476	E238063	E238033	E254708	E254370	E269549	E269276	E282032	E281763	E294463	E294194	E306895	E306625
C1D-RES28 Large scheme (500 units) 35 dph	500	20.41	E589	E18737	E186358	E195429	E195409	E221476	E221476	E238063	E238033	E254708	E254370	E269549	E269276	E282032	E281763	E294463	E294194	E306895	E306625
C1D-RES29 Large scheme (500 units) 35 dph	500	38.46	E404	E13922	E138385	E154929	E154909	E221476	E221476	E238063	E238033	E254708	E254370	E269549	E269276	E282032	E281763	E294463	E294194	E306895	E306625
C1D-RES30 Large scheme (750 units) 35 dph	750	32.97	E887	E25495	E254028	E275020	E275020	E295455	E295455	E320978	E321807	E337603	E336558	E353004	E352607	E369056	E368236	E384374	E384030	E400330	E400026
C1D-RES31 Strategic site (1,000 units) 30 dph	1,000	55.6	E149.43	E284407	E283383	E308623	E308623	E338099	E337273	E352243	E356861	E363640	E363059	E380438	E405041	E404522	E423037	E428519	E436303	E452515	E473030
C1D-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E128.08	E284407	E283383	E308623	E308623	E338099	E337273	E352243	E356861	E363640	E363059	E380438	E405041	E404522	E423037	E428519	E436303	E452515	E473030
C1D-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	E194.26	E338099	E338178	E367680	E367680	E397659	E396453	E424246	E424024	E453075	E453357	E483267	E483018	E512299	E512585	E542661	E542397	E573557	E573293
C1D-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	E128.08	E284407	E283383	E308623	E308623	E338099	E337273	E352243	E356861	E363640	E363059	E380438	E405041	E404522	E423037	E428519	E436303	E452515	E473030
C1D-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	E256.17	E471639	E471639	E512639	E511751	E535246	E535246	E564341	E564341	E593489	E593489	E622577	E622577	E651702	E651680	E680961	E680942	E710577	E710554
C1D-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	E320.21	E484768	E489333	E537631	E535691	E568103	E568103	E598072	E598072	E627362	E627362	E656841	E656841	E686522	E686522	E716396	E716396	E747101	E747101
C1D-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	E448.29	E508428	E507524	E531620	E531620	E562402	E562402	E593308	E593308	E620781	E620781	E649341	E649341	E678023	E678023	E706857	E706857	E735900	E735900
C1D-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	E597.72	E485389	E486440	E530183	E530183	E561801	E561801	E593229	E593433	E620923	E620923	E649379	E649379	E678119	E678119	E706726	E706726	E735883	E735883
C1D-RES39 Strategic site (4,000 units) 35 dph	4,000	198.52	E512.33	E485389	E486440	E530183	E530183	E561801	E561801	E593229	E593433	E620923	E620923	E649379	E649379	E678119	E678119	E706726	E706726	E735883	E735883
C1D-RES40 Strategic site (4,000 units) (C3) 35 d	4,000	198.52	E512.33	E485389	E486440	E530183	E530183	E561801	E561801	E593229	E593433	E620923	E620923	E649379	E649379	E678119	E678119	E706726	E706726	E735883	E735883
C1D-CARE1 Care home scheme (C2) - 70 units	-	4.00	E13.08	E05010	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069	E05069
C1D-EMP1 Employment - industrial 40% plot ratio	-	5.00	E13.05	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010	E08010
C1D-EMP2 Employment - industrial 45% plot ratio	-	5.00	E13.05	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395	E08395
C1D-EMP3 Employment - industrial 40% plot ratio	-	5.00	E12.90	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655	E08655
C1D-EMP4 Employment - industrial 45% plot ratio	-	5.00	E12.90	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813	E148813
C1D-EMP5 Employment - industrial 40% plot ratio	-	20.00	E53.79	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929
C1D-EMP6 Employment - industrial 45% plot ratio	-	20.00	E53.79	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929	E327929

BLV: ACORDATORY INDUSTRIAL		35% AFFORDABLE																			
Description	No of units	Site area	BLV (€ m)	€4,211 psm		€4,383 psm		€4,556 psm		€4,728 psm		€4,901 psm		€5,073 psm		€5,245 psm		€5,418 psm		€5,590 psm	
				Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
CD-RE51 Small scheme (1 unit) 25 dph	1	0.05	€0.06	€0.0447	€0.0448	€0.0486	€0.0488	€0.0525	€0.0526	€0.0562	€0.0564	€0.0604	€0.0603	€0.0644	€0.0643	€0.0683	€0.0682	€0.0722	€0.0722	€0.0762	€0.0761
CD-RE52 Small scheme (1 unit) 30 dph	1	0.05	€0.0446	€0.0447	€0.0485	€0.0487	€0.0524	€0.0525	€0.0561	€0.0563	€0.0599	€0.0601	€0.0638	€0.0639	€0.0676	€0.0677	€0.0714	€0.0714	€0.0754	€0.0753	
CD-RE53 Small scheme (5 units) 25 dph	5	0.24	€0.29	€0.2233	€0.2229	€0.2430	€0.2426	€0.2627	€0.2623	€0.2824	€0.2820	€0.3021	€0.3017	€0.3216	€0.3214	€0.3415	€0.3411	€0.3612	€0.3608	€0.3809	€0.3805
CD-RE54 Small scheme (5 units) 30 dph	5	0.20	€0.25	€0.2233	€0.2229	€0.2430	€0.2426	€0.2627	€0.2623	€0.2824	€0.2820	€0.3021	€0.3017	€0.3216	€0.3214	€0.3415	€0.3411	€0.3612	€0.3608	€0.3809	€0.3805
CD-RE55 Small scheme (10 units) 30 dph	10	0.42	€0.52	€0.4467	€0.4458	€0.4861	€0.4852	€0.5255	€0.5246	€0.5649	€0.5640	€0.6043	€0.6034	€0.6437	€0.6428	€0.6831	€0.6822	€0.7225	€0.7216	€0.7619	€0.7610
CD-RE56 Small scheme (10 units) 35 dph	10	0.36	€0.45	€0.4467	€0.4458	€0.4861	€0.4852	€0.5255	€0.5246	€0.5649	€0.5640	€0.6043	€0.6034	€0.6437	€0.6428	€0.6831	€0.6822	€0.7225	€0.7216	€0.7619	€0.7610
CD-RE57 Medium scheme (20 units) 30 dph	20	0.83	€1.04	€0.8037	€0.8032	€0.8716	€0.8712	€0.9400	€0.9397	€1.0087	€1.0084	€1.0771	€1.0768	€1.1459	€1.1457	€1.2146	€1.2143	€1.2833	€1.2830	€1.3521	€1.3518
CD-RE58 Medium scheme (20 units) 35 dph	20	0.71	€0.89	€0.8054	€0.8037	€0.8702	€0.8705	€0.9390	€0.9513	€1.0286	€1.0291	€1.1001	€1.0999	€1.1744	€1.1727	€1.2482	€1.2465	€1.3212	€1.3193	€1.3942	€1.3926
CD-RE59 Medium scheme (30 units) 30 dph	30	1.25	€1.57	€1.2081	€1.2056	€1.3188	€1.3163	€1.4296	€1.4270	€1.5402	€1.5377	€1.6505	€1.6489	€1.7618	€1.7591	€1.8723	€1.8698	€1.9793	€1.9762	€2.0813	€2.0808
CD-RE510 Medium scheme (30 units) 35 dph	30	1.07	€1.34	€1.2081	€1.2056	€1.3188	€1.3163	€1.4295	€1.4270	€1.5402	€1.5377	€1.6505	€1.6489	€1.7618	€1.7591	€1.8723	€1.8698	€1.9793	€1.9762	€2.0813	€2.0808
CD-RE511 Medium scheme (40 units) 30 dph	40	1.67	€2.09	€1.9268	€1.9258	€2.1189	€2.1166	€2.3065	€2.3041	€2.4966	€2.4929	€2.6887	€2.6862	€2.8801	€2.8768	€3.0725	€3.0688	€3.2573	€3.2532	€3.4412	€3.4369
CD-RE512 Large scheme (50 units) 30 dph	50	0.91	€1.14	€1.1741	€1.1741	€1.3146	€1.3146	€1.4533	€1.4533	€1.5921	€1.5921	€1.7310	€1.7310	€1.8700	€1.8700	€2.0091	€2.0091	€2.1482	€2.1482	€2.2873	€2.2873
CD-RE513 Large scheme (50 units) 40 dph	50	2.08	€2.61	€1.9567	€1.9567	€2.1486	€2.1486	€2.3278	€2.3238	€2.5069	€2.5029	€2.6865	€2.6819	€2.8650	€2.8610	€3.0435	€3.0395	€3.2266	€3.2167	€3.3978	€3.3926
CD-RE514 Large scheme (50 units) 40 dph	50	1.56	€1.96	€1.7057	€1.7106	€1.8833	€1.8793	€2.0609	€2.0569	€2.2386	€2.2345	€2.4162	€2.4122	€2.5938	€2.5898	€2.7715	€2.7675	€2.9491	€2.9451	€3.1265	€3.1225
CD-RE515 Large scheme (75 units) 30 dph	75	3.13	€3.91	€2.9546	€2.9486	€3.2232	€3.2172	€3.4818	€3.4809	€3.7603	€3.7543	€4.0289	€4.0229	€4.2975	€4.2915	€4.5652	€4.5593	€4.8309	€4.8250	€5.0967	€5.0907
CD-RE516 Large scheme (75 units) 35 dph	75	2.68	€3.35	€2.9546	€2.9486	€3.2232	€3.2172	€3.4818	€3.4809	€3.7603	€3.7543	€4.0289	€4.0229	€4.2975	€4.2915	€4.5652	€4.5593	€4.8309	€4.8250	€5.0967	€5.0907
CD-RE517 Large scheme (100 units) 30 dph	100	4.44	€5.57	€3.9472	€3.9472	€4.2913	€4.2913	€4.6474	€4.6474	€5.0035	€5.0035	€5.3596	€5.3596	€5.7157	€5.7157	€6.0718	€6.0718	€6.4279	€6.4279	€6.7840	€6.7840
CD-RE518 Large scheme (100 units) 55 dph	100	2.42	€3.04	€2.5866	€2.5884	€2.9521	€2.9430	€3.3054	€3.2974	€3.6564	€3.6484	€4.0173	€4.0093	€4.3703	€4.3623	€4.7156	€4.7076	€5.0602	€5.0522	€5.4111	€5.4031
CD-RE519 Large scheme (150 units) 30 dph	150	6.67	€8.35	€3.8480	€3.8341	€4.3783	€4.3684	€4.9068	€4.8947	€5.4327	€5.4210	€5.9589	€5.9472	€6.4851	€6.4734	€7.0013	€6.9896	€7.5346	€7.5231	€8.0508	€8.0443
CD-RE520 Large scheme (150 units) 35 dph	150	5.71	€7.16	€3.8480	€3.8341	€4.3783	€4.3684	€4.9068	€4.8947	€5.4327	€5.4210	€5.9589	€5.9472	€6.4851	€6.4734	€7.0013	€6.9896	€7.5346	€7.5231	€8.0508	€8.0443
CD-RE521 Large scheme (200 units) 30 dph	200	11.13	€13.87	€3.8607	€3.8402	€4.3537	€4.3357	€4.9056	€4.8876	€5.4595	€5.4415	€5.9914	€5.9734	€6.5253	€6.5073	€7.0614	€7.0434	€7.5955	€7.5775	€8.1316	€8.1136
CD-RE522 Large scheme (200 units) 35 dph	200	7.82	€9.59	€3.9476	€3.9326	€4.6344	€4.6194	€5.3216	€5.3066	€6.0028	€5.9878	€6.6789	€6.6639	€7.3491	€7.3341	€8.0193	€8.0043	€8.6945	€8.6795	€9.3647	€9.3497
CD-RE523 Large scheme (300 units) 30 dph	300	13.33	€16.70	€1.5681	€1.5444	€2.5575	€2.5339	€3.5489	€3.5273	€4.5403	€4.5187	€5.5285	€5.5071	€6.5130	€6.4916	€7.4975	€7.4760	€8.4819	€8.4605	€9.4664	€9.4450
CD-RE524 Large scheme (300 units) 35 dph	300	11.43	€14.31	€1.5681	€1.5444	€2.5575	€2.5339	€3.5489	€3.5273	€4.5403	€4.5187	€5.5285	€5.5071	€6.5130	€6.4916	€7.4975	€7.4760	€8.4819	€8.4605	€9.4664	€9.4450
CD-RE525 Large scheme (400 units) 30 dph	400	17.78	€22.26	€1.4682	€1.4708	€1.9543	€1.9521	€2.7105	€2.7173	€3.4548	€3.4624	€4.1978	€4.1978	€4.9308	€4.9308	€5.6638	€5.6638	€6.3968	€6.3968	€7.1298	€7.1298
CD-RE526 Large scheme (400 units) 35 dph	400	15.24	€18.98	€1.4682	€1.4708	€1.9543	€1.9521	€2.7105	€2.7173	€3.4548	€3.4624	€4.1978	€4.1978	€4.9308	€4.9308	€5.6638	€5.6638	€6.3968	€6.3968	€7.1298	€7.1298
CD-RE527 Large scheme (500 units) 30 dph	500	23.81	€29.81	€1.1872	€1.1835	€1.9429	€1.9369	€2.5045	€2.5004	€3.0563	€3.0543	€3.6083	€3.6043	€4.1603	€4.1563	€4.7123	€4.7083	€5.2643	€5.2603	€5.8163	€5.8123
CD-RE528 Large scheme (500 units) 35 dph	500	20.41	€25.55	€1.1872	€1.1835	€1.9429	€1.9369	€2.5045	€2.5004	€3.0563	€3.0543	€3.6083	€3.6043	€4.1603	€4.1563	€4.7123	€4.7083	€5.2643	€5.2603	€5.8163	€5.8123
CD-RE529 Large scheme (750 units) 30 dph	750	38.46	€48.16	€2.3549	€2.3528	€2.5027	€2.5025	€2.6545	€2.6545	€2.8078	€2.8107	€3.0603	€3.0603	€3.3108	€3.3108	€3.5613	€3.5613	€3.8118	€3.8118	€4.0623	€4.0623
CD-RE530 Large scheme (750 units) 35 dph	750	32.97	€41.28	€2.3549	€2.3528	€2.5027	€2.5025	€2.6545	€2.6545	€2.8078	€2.8107	€3.0603	€3.0603	€3.3108	€3.3108	€3.5613	€3.5613	€3.8118	€3.8118	€4.0623	€4.0623
CD-RE531 Strategic site (1,000 units) 30 dph	1000	55.50	€70.56	€2.2983	€2.2983	€2.8652	€2.8652	€3.4321	€3.4321	€4.0000	€4.0000	€4.5679	€4.5679	€5.1358	€5.1358	€5.7037	€5.7037	€6.2716	€6.2716	€6.8395	€6.8395
CD-RE532 Strategic site (1,000 units) 35 dph	1000	47.62	€59.63	€2.8407	€2.8383	€3.0823	€3.0809	€3.3273	€3.3243	€3.5691	€3.5640	€3.8109	€3.8038	€4.0541	€4.0452	€4.2937	€4.2851	€4.5345	€4.5251	€4.7760	€4.7671
CD-RE533 Strategic site (1,300 units) 30 dph	1300	72.22	€90.43	€3.3803	€3.3318	€3.7680	€3.7658	€4.2043	€4.2043	€4.6424	€4.6375	€5.0837	€5.0837	€5.5237	€5.5237	€5.9637	€5.9637	€6.4037	€6.4037	€6.8437	€6.8437
CD-RE534 Strategic site (1,300 units) 35 dph	1300	61.90	€77.51	€3.3803	€3.3318	€3.7680	€3.7658	€4.2043	€4.2043	€4.6424	€4.6375	€5.0837	€5.0837	€5.5237	€5.5237	€5.9637	€5.9637	€6.4037	€6.4037	€6.8437	€6.8437
CD-RE535 Strategic site (2,000 units) 35 dph	2000	95.24	€119.25	€4.0478	€4.0178	€4.5269	€4.5175	€5.0262	€5.0262	€5.5353	€5.5353	€6.0444	€6.0444	€6.5535	€6.5535	€7.0626	€7.0626	€7.5717	€7.5717	€8.0808	€8.0808
CD-RE536 Strategic site (2,000 units) 35 dph	2000	110.87	€140.87	€4.0478	€4.0178	€4.5269	€4.5175	€5.0262	€5.0262	€5.5353	€5.5353	€6.0444	€6.0444	€6.5535	€6.5535	€7.0626	€7.0626	€7.5717	€7.5717	€8.0808	€8.0808
CD-RE537 Strategic site (3,500 units) 35 dph	3500	166.7	€208.69	€5.8628	€5.8624	€6.3021	€6.3021	€6.7412	€6.7412	€7.1803	€7.1803	€7.6194	€7.6194	€8.0585	€8.0585	€8.4976	€8.4976	€8.9367	€8.9367	€9.3758	€9.3758
CD-RE538 Strategic site (4,000 units) 35 dph	4000	222.22	€278.25	€4.5839	€4.6400	€5.0813	€5.0919	€5.5408	€5.5411	€6.0229	€6.0229	€6.5058	€6.5058	€6.9887	€6.9887	€7.4716	€7.4716	€7.9545	€7.9545	€8.4374	€8.4374
CD-RE539 Strategic site (4,000 units) 35 dph	4000	194.08	€238.50	€4.5839	€4.6400	€5.0813	€5.0919	€5.5408	€5.5411	€6.0229	€6.0229	€6.5058	€6.5058	€6.9887	€6.9887	€7.4716	€7.4716	€7.9545	€7.9545	€8.4374	€8.4374
CD-ELDER (Elder person's housing scheme) (C3) 35 dph	50	2.08	€2.60	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550
CD-CARE (Care scheme) 40 dph	0.40	0.50	€0.60	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550	€0.0550
CD-EMPI Employment - industrial 45% plot ratio	0	5.00	€5.00	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910
CD-EMPI2 Employment - industrial 45% plot ratio	0	5.00	€5.00	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910	€28.0910
CD-EMPI3 Employment - industrial 45% plot ratio	0	10.00	€12.52	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655	€14.5655
CD-EMPI4 Employment - industrial 45% plot ratio	0	10.00	€12.52	€14.5655	€14.5655	€															

BLV: GREENFIELD (HIGHER)			40% AFFORDABLE																														
Description	No of units		BLV (E)	Baseline	EVC	ED 2,211 psfm	Baseline	EVC	ED 3,483 psfm	Baseline	EVC	ED 5,566 psfm	Baseline	EVC	ED 7,288 psfm	Baseline	EVC	ED 9,401 psfm	Baseline	EVC	ED 5,073 psfm	Baseline	EVC	ED 5,245 psfm	Baseline	EVC	ED 5,418 psfm	Baseline	EVC	ED 5,590 psfm	Baseline	EVC	
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	ED 02	ED 0413	ED 0412	ED 0450	ED 0449	ED 0448	ED 0486	ED 0523	ED 0522	ED 0560	ED 0559	ED 0597	ED 0596	ED 0634	ED 0633	ED 0671	ED 0670	ED 0708	ED 0707	ED 0746	ED 0745	ED 0783	ED 0782	ED 0821	ED 0820	ED 0859	ED 0858	ED 0897	ED 0896	ED 0935	ED 0934
2 CDC-RE52 Small scheme (1 unit) 25 dph	1	0.04	ED 02	ED 0412	ED 0411	ED 0449	ED 0448	ED 0447	ED 0485	ED 0522	ED 0521	ED 0559	ED 0558	ED 0596	ED 0595	ED 0633	ED 0632	ED 0670	ED 0669	ED 0707	ED 0706	ED 0745	ED 0744	ED 0782	ED 0781	ED 0820	ED 0819	ED 0857	ED 0856	ED 0895	ED 0894	ED 0933	ED 0932
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	ED 09	ED 2063	ED 2063	ED 2059	ED 2248	ED 2243	ED 2432	ED 2432	ED 2428	ED 2617	ED 2612	ED 2801	ED 2797	ED 2986	ED 2981	ED 3170	ED 3166	ED 3355	ED 3350	ED 3539	ED 3535	ED 3728	ED 3723	ED 3912	ED 3907	ED 4091	ED 4086	ED 4270	ED 4265	ED 4454	ED 4449
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	ED 07	ED 2063	ED 2059	ED 2248	ED 2243	ED 2432	ED 2428	ED 2617	ED 2612	ED 2801	ED 2797	ED 2986	ED 2981	ED 3170	ED 3166	ED 3355	ED 3350	ED 3539	ED 3535	ED 3728	ED 3723	ED 3912	ED 3907	ED 4091	ED 4086	ED 4270	ED 4265	ED 4454	ED 4449	ED 4643	ED 4638
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	ED 16	ED 4127	ED 4118	ED 4496	ED 4487	ED 4865	ED 4856	ED 5234	ED 5225	ED 5603	ED 5594	ED 5972	ED 5963	ED 6341	ED 6332	ED 6710	ED 6701	ED 7079	ED 7070	ED 7457	ED 7448	ED 7825	ED 7816	ED 8193	ED 8184	ED 8561	ED 8552	ED 8929	ED 8920	ED 9307	ED 9302
6 CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	ED 13	ED 4127	ED 4118	ED 4496	ED 4487	ED 4865	ED 4856	ED 5234	ED 5225	ED 5603	ED 5594	ED 5972	ED 5963	ED 6341	ED 6332	ED 6710	ED 6701	ED 7079	ED 7070	ED 7457	ED 7448	ED 7825	ED 7816	ED 8193	ED 8184	ED 8561	ED 8552	ED 8929	ED 8920	ED 9307	ED 9302
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	ED 27	ED 7446	ED 7429	ED 8121	ED 8117	ED 8861	ED 8812	ED 9604	ED 9512	ED 10354	ED 10315	ED 11157	ED 11118	ED 11961	ED 11922	ED 12805	ED 12766	ED 13649	ED 13610	ED 14502	ED 14463	ED 15345	ED 15306	ED 16188	ED 16149	ED 17031	ED 16992	ED 17874	ED 17835	ED 18717	ED 18678
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	ED 27	ED 7446	ED 7429	ED 8137	ED 8121	ED 8829	ED 8812	ED 9520	ED 9504	ED 10212	ED 10195	ED 10903	ED 10887	ED 11589	ED 11573	ED 12274	ED 12257	ED 12958	ED 12941	ED 13642	ED 13625	ED 14324	ED 14307	ED 15006	ED 14989	ED 15688	ED 15671	ED 16377	ED 16360	ED 17059	ED 17042
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	ED 47	ED 1169	ED 1144	ED 12206	ED 12181	ED 13243	ED 13218	ED 14280	ED 14256	ED 15318	ED 15293	ED 16355	ED 16330	ED 17384	ED 17360	ED 18410	ED 18386	ED 19436	ED 19412	ED 20466	ED 20442	ED 21496	ED 21472	ED 22526	ED 22502	ED 23556	ED 23532	ED 24586	ED 24562	ED 25616	ED 25591
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	ED 40	ED 1169	ED 1144	ED 12206	ED 12181	ED 13243	ED 13218	ED 14280	ED 14256	ED 15318	ED 15293	ED 16355	ED 16330	ED 17384	ED 17360	ED 18410	ED 18386	ED 19436	ED 19412	ED 20466	ED 20442	ED 21496	ED 21472	ED 22526	ED 22502	ED 23556	ED 23532	ED 24586	ED 24562	ED 25616	ED 25591
11 CDC-RE511 Large scheme (40 units) 30 dph	40	1.67	ED 46	ED 1469	ED 1444	ED 15206	ED 15181	ED 16243	ED 16218	ED 17280	ED 17256	ED 18318	ED 18293	ED 19355	ED 19330	ED 20389	ED 20364	ED 21426	ED 21401	ED 22463	ED 22438	ED 23495	ED 23470	ED 24527	ED 24502	ED 25564	ED 25539	ED 26596	ED 26571	ED 27628	ED 27603	ED 28660	ED 28635
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	0.91	ED 31	ED 1034	ED 1009	ED 10477	ED 10452	ED 11197	ED 11172	ED 12144	ED 12119	ED 13145	ED 13120	ED 14145	ED 14120	ED 15145	ED 15120	ED 16145	ED 16120	ED 17145	ED 17120	ED 18145	ED 18120	ED 19145	ED 19120	ED 20145	ED 20120	ED 21145	ED 21120	ED 22145	ED 22120	ED 23145	ED 23120
13 CDC-RE513 Large scheme (50 units) 40 dph	50	2.08	ED 58	ED 18205	ED 18164	ED 19882	ED 19842	ED 21550	ED 21510	ED 23237	ED 23196	ED 24944	ED 24904	ED 26652	ED 26612	ED 28360	ED 28320	ED 30068	ED 30028	ED 31776	ED 31736	ED 33484	ED 33444	ED 35192	ED 35152	ED 36899	ED 36859	ED 38607	ED 38567	ED 40315	ED 40275	ED 41963	ED 41923
14 CDC-RE514 Large scheme (50 units) 40 dph	50	1.56	ED 58	ED 18205	ED 18164	ED 19882	ED 19842	ED 21550	ED 21510	ED 23237	ED 23196	ED 24944	ED 24904	ED 26652	ED 26612	ED 28360	ED 28320	ED 30068	ED 30028	ED 31776	ED 31736	ED 33484	ED 33444	ED 35192	ED 35152	ED 36899	ED 36859	ED 38607	ED 38567	ED 40315	ED 40275	ED 41963	ED 41923
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	ED 117	ED 27307	ED 27247	ED 29823	ED 29763	ED 32339	ED 32279	ED 34855	ED 34795	ED 37371	ED 37311	ED 39887	ED 39827	ED 42403	ED 42343	ED 44919	ED 44859	ED 47435	ED 47375	ED 50001	ED 49941	ED 52577	ED 52517	ED 55153	ED 55093	ED 57729	ED 57669	ED 60305	ED 60245	ED 62881	ED 62821
16 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	ED 107	ED 27307	ED 27247	ED 29823	ED 29763	ED 32339	ED 32279	ED 34855	ED 34795	ED 37371	ED 37311	ED 39887	ED 39827	ED 42403	ED 42343	ED 44919	ED 44859	ED 47435	ED 47375	ED 50001	ED 49941	ED 52577	ED 52517	ED 55153	ED 55093	ED 57729	ED 57669	ED 60305	ED 60245	ED 62881	ED 62821
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	ED 166	ED 36409	ED 36329	ED 39764	ED 39684	ED 43118	ED 43038	ED 46473	ED 46393	ED 49828	ED 49748	ED 53182	ED 53102	ED 56537	ED 56457	ED 59892	ED 59812	ED 63247	ED 63167	ED 66602	ED 66522	ED 69957	ED 69877	ED 73312	ED 73232	ED 76657	ED 76577	ED 80002	ED 79922	ED 83337	ED 83257
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	ED 91	ED 3145	ED 3145	ED 32064	ED 32064	ED 32672	ED 32672	ED 33280	ED 33280	ED 33888	ED 33888	ED 34496	ED 34496	ED 35104	ED 35104	ED 35712	ED 35712	ED 36320	ED 36320	ED 36928	ED 36928	ED 37536	ED 37536	ED 38144	ED 38144	ED 38752	ED 38752	ED 39360	ED 39360	ED 39968	ED 39968
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	ED 249	ED 45032	ED 45032	ED 45640	ED 45640	ED 46248	ED 46248	ED 46856	ED 46856	ED 47464	ED 47464	ED 48072	ED 48072	ED 48680	ED 48680	ED 49288	ED 49288	ED 49896	ED 49896	ED 50504	ED 50504	ED 51112	ED 51112	ED 51720	ED 51720	ED 52328	ED 52328	ED 52936	ED 52936	ED 53544	ED 53544
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	ED 214	ED 45032	ED 45032	ED 45640	ED 45640	ED 46248	ED 46248	ED 46856	ED 46856	ED 47464	ED 47464	ED 48072	ED 48072	ED 48680	ED 48680	ED 49288	ED 49288	ED 49896	ED 49896	ED 50504	ED 50504	ED 51112	ED 51112	ED 51720	ED 51720	ED 52328	ED 52328	ED 52936	ED 52936	ED 53544	ED 53544
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	ED 332	ED 6189	ED 6189	ED 62507	ED 62507	ED 63115	ED 63115	ED 63723	ED 63723	ED 64331	ED 64331	ED 64939	ED 64939	ED 65547	ED 65547	ED 66155	ED 66155	ED 66763	ED 66763	ED 67371	ED 67371	ED 67979	ED 67979	ED 68587	ED 68587	ED 69195	ED 69195	ED 69803	ED 69803	ED 70411	ED 70411
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	ED 285	ED 6189	ED 6189	ED 62507	ED 62507	ED 63115	ED 63115	ED 63723	ED 63723	ED 64331	ED 64331	ED 64939	ED 64939	ED 65547	ED 65547	ED 66155	ED 66155	ED 66763	ED 66763	ED 67371	ED 67371	ED 67979	ED 67979	ED 68587	ED 68587	ED 69195	ED 69195	ED 69803	ED 69803	ED 70411	ED 70411
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	ED 499	ED 10760	ED 10684	ED 11593	ED 11576	ED 12505	ED 12505	ED 13434	ED 13434	ED 14363	ED 14363	ED 15292	ED 15292	ED 16221	ED 16221	ED 17150	ED 17150	ED 18079	ED 18079	ED 19008	ED 19008	ED 19937	ED 19937	ED 20866	ED 20866	ED 21795	ED 21795	ED 22724	ED 22724	ED 23653	ED 23653
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	ED 427	ED 10760	ED 10684	ED 11593	ED 11576	ED 12505	ED 12505	ED 13434	ED 13434	ED 14363	ED 14363	ED 15292	ED 15292	ED 16221	ED 16221	ED 17150	ED 17150	ED 18079	ED 18079	ED 19008	ED 19008	ED 19937	ED 19937	ED 20866	ED 20866	ED 21795	ED 21795	ED 22724	ED 22724	ED 23653	ED 23653
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	ED 685	ED 15955	ED 15929	ED 17139	ED 17139	ED 18319	ED 18319	ED 19499	ED 19499	ED 20679	ED 20679	ED 21859	ED 21859	ED 23039	ED 23039	ED 24219	ED 24219	ED 25399	ED 25399	ED 26579	ED 26579	ED 27759	ED 27759	ED 28939	ED 28939	ED 30119	ED 30119	ED 31299	ED 31299	ED 32479	ED 32479
26 CDC-RE526 Large scheme (400 units) 35 dph	400	15.24	ED 607	ED 15955	ED 15929	ED 17139	ED 17139	ED 18319	ED 18319	ED 19499	ED 19499	ED 20679	ED 20679	ED 21859	ED 21859	ED 23039	ED 23039	ED 24219	ED 24219	ED 25399	ED 25399	ED 26579	ED 26579	ED 27759	ED 27759	ED 28939	ED 28939	ED 30119	ED 30119	ED 31299	ED 31299	ED 32479	ED 32479
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	ED 966	ED 23646	ED 23616	ED 25136	ED 25136	ED 26656	ED 26656	ED 28176	ED 28176	ED 29696	ED 29696	ED 31216	ED 31216	ED 32736	ED 32736	ED 34256	ED 34256	ED 35776	ED 35776	ED 37296	ED 37296	ED 38816	ED 38816	ED 40336	ED 40336	ED 41856	ED 41856	ED 43376	ED 43376	ED 44896	ED 44896
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	ED 813	ED 23646	ED 23616	ED 25136	ED 25136	ED 26656	ED 26656	ED 28176	ED 28176	ED 29696	ED 29696	ED 31216	ED 31216	ED 32736	ED 32736	ED 34256	ED 34256	ED 35776	ED 35776	ED 37296	ED 37296	ED 38816	ED 38816	ED 40336	ED 40336	ED 41856	ED 41856	ED 43376	ED 43376	ED 44896	ED 44896
29 CDC-RE529 Large scheme (750 units) 30 dph	750	38.46	ED 138	ED 23730	ED 23730	ED 24340	ED 24340	ED 24950	ED 24950	ED 25560	ED 25560	ED 26170	ED 26170	ED 26780	ED 26780	ED 27390	ED 27390	ED 28000	ED 28000	ED 28610	ED 28610	ED 29220	ED 29220	ED 29830	ED 29830	ED 30440	ED 30440	ED 31050	ED 31050	ED 31660	ED 31660	ED 32270	ED 32270
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	ED 123	ED 23730	ED 23730	ED 24340	ED 24340	ED 24950	ED 24950	ED 25560	ED 25560	ED 26170	ED 26170	ED 26780	ED 26780	ED 27390	ED 27390	ED 28000	ED 28000	ED 28													

BLV: GREENFIELD (LOWER)		40% AFFORDABLE																							
		No of units		BLV (£ m)		£4,211 ps/m		£4,383 ps/m		£4,556 ps/m		£4,728 ps/m		£4,901 ps/m		£5,073 ps/m		£5,245 ps/m		£5,418 ps/m		£5,590 ps/m			
Description				Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC		
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.01	0.0413	0.0412	0.0450	0.0449	0.0486	0.0486	0.0523	0.0522	0.0560	0.0559	0.0597	0.0596	0.0634	0.0633	0.0671	0.0670	0.0708	0.0707			
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.01	0.0412	0.0412	0.0449	0.0448	0.0486	0.0486	0.0523	0.0522	0.0560	0.0559	0.0597	0.0596	0.0634	0.0633	0.0671	0.0670	0.0708	0.0707			
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.06	0.2063	0.2059	0.2248	0.2243	0.2432	0.2428	0.2617	0.2612	0.2801	0.2797	0.2986	0.2981	0.3170	0.3166	0.3359	0.3350	0.3539	0.3535			
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.05	0.2063	0.2059	0.2248	0.2243	0.2432	0.2428	0.2617	0.2612	0.2801	0.2797	0.2986	0.2981	0.3170	0.3166	0.3359	0.3350	0.3539	0.3535			
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.10	0.4127	0.4118	0.4406	0.4487	0.4865	0.4856	0.5234	0.5225	0.5603	0.5594	0.5972	0.5963	0.6341	0.6332	0.6710	0.6701	0.7079	0.7070			
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.09	0.4127	0.4118	0.4406	0.4487	0.4865	0.4856	0.5234	0.5225	0.5603	0.5594	0.5972	0.5963	0.6341	0.6332	0.6710	0.6701	0.7079	0.7070			
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.21	0.7446	0.7429	0.8137	0.8121	0.8829	0.8812	0.9520	0.9504	1.0212	1.0195	1.0903	1.0887	1.1589	1.1573	1.2274	1.2257	1.2958	1.2941			
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.18	0.7446	0.7429	0.8137	0.8121	0.8829	0.8812	0.9520	0.9504	1.0212	1.0195	1.0903	1.0887	1.1589	1.1573	1.2274	1.2257	1.2958	1.2941			
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.31	1.1169	1.1144	1.2206	1.2181	1.3243	1.3218	1.4280	1.4256	1.5318	1.5293	1.6355	1.6330	1.7384	1.7360	1.8410	1.8386	1.9436	1.9412			
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.26	1.1169	1.1144	1.2206	1.2181	1.3243	1.3218	1.4280	1.4256	1.5318	1.5293	1.6355	1.6330	1.7384	1.7360	1.8410	1.8386	1.9436	1.9412			
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.41	1.4569	1.4532	1.5905	1.5873	1.7247	1.7215	1.8589	1.8557	1.9931	1.9899	2.1273	2.1241	2.2601	2.2570	2.3929	2.3897	2.5256	2.5225			
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	1.44	0.35	1.4569	1.4532	1.5905	1.5873	1.7247	1.7215	1.8589	1.8557	1.9931	1.9899	2.1273	2.1241	2.2601	2.2570	2.3929	2.3897	2.5256	2.5225			
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.51	1.8205	0.18164	1.9882	1.9842	2.1550	2.1519	2.3237	2.3216	2.4944	2.4924	2.6591	2.6551	2.8252	2.8212	2.9911	2.9871	3.1570	3.1531			
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.39	1.5594	1.5554	1.7258	1.7218	1.8953	1.8883	2.0587	2.0547	2.2251	2.2211	2.3915	2.3875	2.5579	2.5539	2.7243	2.7203	2.8905	2.8865			
15	CDC-RES15 Large scheme (75 units) 30 dph	75	2.13	0.77	2.7307	2.7247	2.9823	2.9763	3.2339	3.2279	3.4855	3.4795	3.7371	3.7311	3.9887	3.9827	4.2377	4.2318	4.4866	4.4807	4.7395	4.7296			
16	CDC-RES16 Large scheme (75 units) 35 dph	75	1.68	0.63	2.7307	2.7247	2.9823	2.9763	3.2339	3.2279	3.4855	3.4795	3.7371	3.7311	3.9887	3.9827	4.2377	4.2318	4.4866	4.4807	4.7395	4.7296			
17	CDC-RES17 Large scheme (100 units) 30 dph	100	2.44	0.91	3.0409	3.0369	3.2973	3.2933	3.5489	3.5439	3.8045	3.7985	4.0591	4.0531	4.3097	4.3037	4.5603	4.5543	4.8109	4.8049	5.0575	5.0515			
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	0.60	3.2145	3.2064	3.6476	3.6294	4.0783	4.0703	4.5093	4.5013	4.9403	4.9323	5.3713	5.3633	5.7923	5.7843	6.2153	6.2073	6.6383	6.6303			
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.65	6.4032	6.3913	6.9012	6.8894	7.3894	7.3804	7.8699	7.8572	8.3494	8.3367	8.8277	8.8150	9.2966	9.2839	9.7646	9.7519	10.2326	10.2199			
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	1.41	6.4032	6.3913	6.9012	6.8894	7.3894	7.3804	7.8699	7.8572	8.3494	8.3367	8.8277	8.8150	9.2966	9.2839	9.7646	9.7519	10.2326	10.2199			
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.62	8.1897	8.1807	8.7552	8.7452	9.3197	9.3097	9.8842	9.8742	10.4487	10.4387	11.0132	11.0032	11.5777	11.5677	12.1422	12.1322	12.6967	12.6867			
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	1.88	8.7344	8.7193	9.7775	9.7625	10.8090	10.8040	11.8455	11.8365	12.8767	12.8677	13.8978	13.8888	14.9189	14.9099	15.9300	15.9210	16.9411	16.9321			
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.29	10.6700	10.6484	11.5983	11.5766	12.5205	12.5049	13.4548	13.4332	14.3778	14.3563	15.2995	15.2780	16.2211	16.1997	17.1428	17.1214	18.0645	18.0431			
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	2.82	10.6700	10.6484	11.5983	11.5766	12.5205	12.5049	13.4548	13.4332	14.3778	14.3563	15.2995	15.2780	16.2211	16.1997	17.1428	17.1214	18.0645	18.0431			
25	CDC-RES25 Large scheme (400 units) 30 dph	400	23.78	5.99	13.9556	13.9291	14.7319	14.7037	15.9103	15.8741	17.0717	17.0445	18.2421	18.2149	19.4125	19.3853	20.5791	20.5521	21.7429	21.7159	22.9066	22.8797			
26	CDC-RES26 Large scheme (400 units) 35 dph	400	17.76	4.54	13.9556	13.9291	14.7319	14.7037	15.9103	15.8741	17.0717	17.0445	18.2421	18.2149	19.4125	19.3853	20.5791	20.5521	21.7429	21.7159	22.9066	22.8797			
27	CDC-RES27 Large scheme (500 units) 30 dph	500	38.81	9.58	18.9456	18.9113	19.7136	19.6786	21.8796	21.8426	23.1396	23.1056	24.4022	24.3682	25.6708	25.6368	26.9334	26.8994	28.1500	28.1160	29.3726	29.3386			
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	5.04	18.9456	18.9113	19.7136	19.6786	21.8796	21.8426	23.1396	23.1056	24.4022	24.3682	25.6708	25.6368	26.9334	26.8994	28.1500	28.1160	29.3726	29.3386			
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.50	22.3707	22.3240	23.2585	23.2391	24.7041	24.6754	26.1401	26.1064	27.5696	27.5359	29.0000	28.9663	30.4204	30.3867	31.8460	31.8123	33.2726	33.2389			
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.67	8.14	22.3707	22.3240	23.2585	23.2391	24.7041	24.6754	26.1401	26.1064	27.5696	27.5359	29.0000	28.9663	30.4204	30.3867	31.8460	31.8123	33.2726	33.2389			
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.58	13.72	21.3226	21.2881	22.4227	22.3882	24.0437	24.0092	25.6647	25.6302	27.2853	27.2508	28.9059	28.8714	30.5265	30.4920	32.1471	32.1126	33.7677	33.7332			
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.92	11.76	22.6201	22.5657	22.8745	22.8277	24.3732	24.3260	25.8717	25.8245	27.3702	27.3230	28.8687	28.8215	30.3672	30.3200	31.8647	31.8175	33.3622	33.3150			
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	17.84	23.1241	23.1156	23.9183	23.8952	26.6127	26.5917	28.3550	28.3300	30.2448	30.2197	32.1493	32.1242	34.0540	34.0289	35.9437	35.9186	37.8333	37.8082			
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	15.29	23.1241	23.1156	23.9183	23.8952	26.6127	26.5917	28.3550	28.3300	30.2448	30.2197	32.1493	32.1242	34.0540	34.0289	35.9437	35.9186	37.8333	37.8082			
35	CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	22.48	24.4546	24.4358	24.7439	24.7201	27.1224	27.1024	29.5447	29.5247	32.0069	31.9869	34.4690	34.4490	36.9111	36.8911	39.3332	39.3132	41.7553	41.7353			
36	CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	81.65	19.67	24.4546	24.4358	24.7439	24.7201	27.1224	27.1024	29.5447	29.5247	32.0069	31.9869	34.4690	34.4490	36.9111	36.8911	39.3332	39.3132	41.7553	41.7353			
37	CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.05	41.17	25.4315	25.4303	25.8277	25.8172	28.6252	28.6172	31.4227	31.4147	34.2202	34.2122	37.0067	37.0007	39.7932	39.7872	42.5797	42.5737	45.3662	45.3602			
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	45.89	24.0246	24.0214	24.6898	24.6874	28.0543	28.0543	31.4102	31.4102	34.7612	34.7612	38.1122	38.1122	41.4632	41.4632	44.8142	44.8142	48.1652	48.1652			
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	194.47	44.05	24.0246	24.0214	24.6898	24.6874	28.0543	28.0543	31.4102	31.4102	34.7612	34.7612	38.1122	38.1122	41.4632	41.4632	44.8142	44.8142	48.1652	48.1652			
40	CDC-ELN1 Older person's housing scheme (C3) 35 dph	2	2.08	0.50	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036			
41	CDC-CARE1 Care home (C2) units	2	5.00	1.00	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036	0.7036			
42	CDC-EMP1 Employment - industrial 45% plot ratio	1	5.00	1.24	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910			
43	CDC-EMP2 Employment - industrial 45% plot ratio	1	5.00	1.24	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910			
44	CDC-EMP3 Employment - industrial 40% plot ratio	1	5.00	1.24	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910			
45	CDC-EMP4 Employment - industrial 40% plot ratio	1	5.00	1.24	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910			
46	CDC-EMP5 Employment - industrial 40% plot ratio	1	5.00	1.24	0.8910	0.8910	0.8910	0.8910	0.8910	0.8910</															

Net zero carbon (operational only)

Sales value (£ psm): 35% AFFORDABLE

35% AFFORDABLE

LV: SECONDARY OFFICES			£4,211 per		£4,383 per		£4,556 per		£4,728 per		£4,901 per		£5,073 per		£5,245 per		£5,418 per		£5,590 per		
Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1
1 CDC-RE-S1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0364	£0.0486	£0.0403	£0.0525	£0.0442	£0.0585	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
2 CDC-RE-S2 Small scheme (1 unit) 25 dph	1	0.04	£0.11	£0.0447	£0.0364	£0.0486	£0.0403	£0.0525	£0.0442	£0.0585	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
3 CDC-RE-S3 Small scheme (5 units) 25 dph	5	0.24	£0.55	£0.2233	£0.1816	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
4 CDC-RE-S4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.1816	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
5 CDC-RE-S5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.3637	£0.4861	£0.4031	£0.5255	£0.4425	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
6 CDC-RE-S6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.3637	£0.4861	£0.4031	£0.5255	£0.4425	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
7 CDC-RE-S7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.6480	£0.8792	£0.7216	£0.9630	£0.7957	£1.0288	£0.8895	£1.0006	£0.9433	£1.1744	£1.0171	£1.2482	£1.0909	£1.3212	£1.1647	£1.3942	£1.2385
8 CDC-RE-S8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.6480	£0.8792	£0.7216	£0.9630	£0.7957	£1.0288	£0.8895	£1.0006	£0.9433	£1.1744	£1.0171	£1.2482	£1.0909	£1.3212	£1.1647	£1.3942	£1.2385
9 CDC-RE-S9 Medium scheme (30 units) 30 dph	30	1.26	£3.36	£0.9721	£0.7318	£1.088	£0.7828	£1.2130	£0.9383	£1.4208	£1.2038	£1.4129	£1.2472	£1.4143	£1.2824	£1.5268	£1.3491	£1.5821	£1.3877	£1.6297	£1.4587
10 CDC-RE-S10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£0.2081	£0.0721	£0.1318	£0.0218	£0.2429	£0.1935	£0.3402	£0.3045	£0.4149	£0.3616	£0.5296	£0.4732	£0.6393	£0.5816	£0.7470	£0.6913	£0.8577	£0.7791
11 CDC-RE-S11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£0.2718	£1.7190	£1.1510	£1.8623	£1.5583	£2.0055	£1.7015	£2.487	£1.8447	£2.2200	£1.9880	£2.4348	£2.1312	£2.5765	£2.2744	£2.7182	£2.4177
12 CDC-RE-S12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£0.8718	£1.1960	£1.0987	£1.4565	£1.1319	£1.5968	£1.2741	£1.7372	£1.4140	£1.8776	£1.5553	£2.0180	£1.6957	£2.1584	£1.8360	£2.2987	£1.9764
13 CDC-RE-S13 Large scheme (50 units) 30 dph	50	2.08	£5.55	£1.9697	£1.5897	£2.1488	£1.7688	£2.3278	£1.9478	£2.5089	£2.1269	£2.6899	£2.3059	£2.8650	£2.4850	£3.0435	£2.6640	£3.2206	£2.8431	£3.3976	£3.0221
14 CDC-RE-S14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.9697	£1.5897	£2.1488	£1.7688	£2.3278	£1.9478	£2.5089	£2.1269	£2.6899	£2.3059	£2.8650	£2.4850	£3.0435	£2.6640	£3.2206	£2.8431	£3.3976	£3.0221
15 CDC-RE-S15 Large scheme (75 units) 30 units	75	13.31	£8.41	£2.9546	£2.3846	£3.222	£2.6532	£3.4918	£2.9217	£3.7603	£3.0325	£3.4589	£2.975	£3.7274	£2.9456	£3.3960	£2.8430	£3.2946	£2.8067	£3.4532	£3.0071
16 CDC-RE-S16 Large scheme (75 units) 35 units	75	2.68	£7.20	£2.9546	£2.3846	£3.222	£2.6532	£3.4918	£2.9217	£3.7603	£3.1903	£3.4289	£3.4518	£2.975	£3.7274	£2.9456	£3.3960	£2.8430	£2.8067	£3.4532	£3.0071
17 CDC-RE-S17 Large scheme (100 units) 30 units	100	4.44	£11.95	£3.9395	£3.1795	£4.2976	£3.5376	£4.6557	£3.8797	£5.0363	£4.2537	£5.3719	£4.5189	£5.7300	£4.9609	£5.6870	£5.3280	£4.8412	£5.6985	£5.0965	£5.4432
18 CDC-RE-S18 Large scheme (100 units) 55 dph	100	2.42	£5.52	£3.9395	£3.1795	£4.2976	£3.5376	£4.6557	£3.8797	£5.0363	£4.2537	£5.3719	£4.5189	£5.7300	£4.9609	£5.6870	£5.3280	£4.8412	£5.6985	£5.0965	£5.4432
19 CDC-RE-S19 Large scheme (150 units) 30 units	150	6.67	£17.74	£5.9460	£4.7162	£6.3783	£5.2386	£6.8467	£5.7485	£7.4847	£6.4851	£7.3735	£6.8957	£7.8133	£6.9807	£7.9456	£7.4259	£7.3468	£7.8469	£7.1654	£7.6554
20 CDC-RE-S20 Large scheme (150 units) 55 dph	150	5.71	£15.37	£5.9460	£4.7162	£6.3783	£5.2386	£6.8467	£5.7485	£7.4847	£6.4851	£7.3735	£6.8957	£7.8133	£6.9807	£7.9456	£7.4259	£7.3468	£7.8469	£7.1654	£7.6554
21 CDC-RE-S21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£6.2278	£6.9142	£6.9316	£7.6066	£7.6274	£8.7833	£8.3224	£10.470	£9.0174	£1.1587	£9.7113	£1.8464	£10.3990	£12.5341	£11.0667	£13.2168	£11.7744
22 CDC-RE-S22 Large scheme (200 units) 35 dph	200	7.62	£20.49	£7.9476	£6.5158	£6.8344	£7.2060	£9.3913	£7.8928	£10.0028	£9.5797	£10.8939	£9.2665	£11.3649	£9.9529	£12.0460	£10.6340	£12.7271	£11.3151	£13.4081	£11.9981
23 CDC-RE-S23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.6691	£9.4989	£12.5575	£10.4590	£13.5489	£11.4449	£14.5403	£12.4883	£15.5285	£13.4777	£16.5130	£14.4681	£17.4975	£15.4608	£18.4818	£16.4477	£19.4694	£17.4322
24 CDC-RE-S24 Large scheme (300 units) 35 dph	300	11.43	£30.74	£11.6691	£9.4989	£12.5575	£10.4590	£13.5489	£11.4449	£14.5403	£12.4883	£15.5285	£13.4777	£16.5130	£14.4681	£17.4975	£15.4608	£18.4818	£16.4477	£19.4694	£17.4322
25 CDC-RE-S25 Large scheme (400 units) 30 units	400	17.78	£47.82	£14.6982	£12.0950	£15.9543	£13.3399	£17.2405	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.3788	£22.2032	£19.6250	£22.4463	£20.6752	£24.6895	£22.1253
26 CDC-RE-S26 Large scheme (400 units) 35 dph	400	15.24	£40.09	£14.6982	£12.0950	£15.9543	£13.3399	£17.2405	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.3788	£22.2032	£19.6250	£22.4463	£20.6752	£24.6895	£22.1253
27 CDC-RE-S27 Large scheme (500 units) 30 units	500	23.81	£64.94	£18.3727	£15.1187	£19.9429	£16.6924	£21.5058	£18.2661	£23.0833	£19.8397	£24.3010	£21.4059	£22.9387	£22.9688	£27.7540	£24.5312	£29.3076	£26.0939	£30.6816	£27.6566
28 CDC-RE-S28 Large scheme (500 units) 35 dph	500	20.41	£54.89	£18.3727	£15.1187	£19.9429	£16.6924	£21.5058	£18.2661	£23.0833	£19.8397	£24.3010	£21.4059	£22.9387	£22.9688	£27.7540	£24.5312	£29.3076	£26.0939	£30.6816	£27.6566
29 CDC-RE-S29 Large scheme (750 units) 30 units	750	38.46	£103.66	£29.3496	£23.6871	£30.6576	£26.4949	£33.9673	£29.7613	£36.0279	£32.8254	£37.9179	£33.6507	£39.7170	£36.5254	£43.3819	£39.2976	£46.1546	£41.9678	£48.8189	£44.6428
30 CDC-RE-S30 Large scheme (750 units) 35 dph	750	32.97	£88.67	£29.3496	£23.6871	£30.6576	£26.4949	£33.9673	£29.7613	£36.0279	£32.8254	£37.9179	£33.6507	£39.7170	£36.5254	£43.3819	£39.2976	£46.1546	£41.9678	£48.8189	£44.6428
31 CDC-RE-S31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£28.4407	£23.4546	£30.8623	£26.8899	£33.2763	£28.3119	£35.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5610	£42.9037	£37.9717	£45.3033	£40.3815	£47.7030	£42.7844
32 CDC-RE-S32 Strategic site (1,000 units) 35 dph	1,000	47.82	£126.08	£28.4407	£23.4546	£30.8623	£26.8899	£33.2763	£28.3119	£35.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5610	£42.9037	£37.9717	£45.3033	£40.3815	£47.7030	£42.7844
33 CDC-RE-S33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£38.8083	£32.7932	£40.7680	£36.7890	£39.6463	£33.7319	£42.5248	£38.5926	£45.3975	£39.5021	£48.3931	£43.1299	£49.2580	£43.9961	£48.1242	£42.5587	£50.9804	£46.8094
34 CDC-RE-S34 Strategic site (1,300 units) 35 dph	1,300	61.91	£166.51	£38.8083	£32.7932	£40.7680	£36.7890	£39.6463	£33.7319	£42.5248	£38.5926	£45.3975	£39.5021	£48.3931	£43.1299	£49.2580	£43.9961	£48.1242	£42.5587	£50.9804	£46.8094
35 CDC-RE-S35 Strategic site (2,000 units) 35 dph	2,000	98.24	£256.17	£47.1630	£39.6619	£51.2635	£42.7972	£45.5424	£40.9034	£53.4377	£45.0713	£55.078	£47.1630	£57.1076	£47.3874	£57.2695	£47.6909	£57.6742	£47.7442	£57.4401	£51.4991
36 CDC-RE-S36 Strategic site (2,500 units) 30 dph	2,500	119.05	£320.21	£49.4768	£40.5368	£53.7931	£44.8899	£58.1003	£49.2285	£62.3962	£52.8468	£66.8847	£57.8601	£60.9623	£62.1561	£75.2398	£66.4512	£70.5023	£70.7287	£83.7633	£75.0082
37 CDC-RE-S37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0628	£47.5266	£63.1620	£52.6557	£68.2402	£57.7847	£73.3078	£62.8869	£76.3641	£67.9673	£80.4933	£73.0406	£88.4458	£78.0668	£83.4775	£83.1481	£98.4573	£88.1844
38 CDC-RE-S38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£66.5389	£37.9803	£50.0813	£42.1659	£54.8081	£48.3292	£68.9229	£50.4737	£83.0265	£64.6030	£87.1169	£78.7204	£120.2030	£82.6240	£95.2764	£96.9173	£117.3483	£101.0051
39 CDC-RE-S39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£66.5389	£37.9803	£50.0813	£42.1659	£54.8081	£48.3292	£68.9229	£50.4737	£83.0265	£64.6030	£87.1169	£78.7204	£120.2030	£82.6240	£95.2764	£96.9173	£117.3483	£101.0051
40 CDC-RE-S40 Other person's housing scheme (C3) 35 dph	40	0.08	£5.69	£0.0498	£0.0316	£0.0422	£0.0322	£0.0438	£0.0348	£0.0464	£0.0378	£0.0494	£0.0404	£0.0520	£0.0436	£0.0552	£0.0468	£0.0584	£0.0500	£0.0616	£0.0532
41 CDC-CARE1 Care home scheme (C2) - 70 units		0.40	£1.08	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382	£0.5059	£0.8382
42 CDC-EMPI1 Employment - industrial 40% plot ratio		5.00	£13.45	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242
43 CDC-EMPI2 Employment - industrial 45% plot ratio		5.00	£13.45	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.533

35% AFFORDABLE																					
DESCRIPTION	No of units	Site area	BLV (E m)	E4,211 psm	E4,383 psm	E4,556 psm	E4,728 psm	E4,901 psm	E5,073 psm	E5,245 psm	E5,418 psm	E5,590 psm									
				Baseline	NZC3/SL	Baseline	NZC3/SL	Baseline	NZC3/SL	Baseline	NZC3/SL	Baseline	NZC3/SL								
CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E0.06	E0.0447	E0.0364	E0.0498	E0.0442	E0.0568	E0.0521	E0.0644	E0.0581	E0.0678									
CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	E0.04	E0.0447	E0.0408	E0.0468	E0.0442	E0.0568	E0.0504	E0.0604	E0.0541	E0.0639									
CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	E0.29	E0.2233	E0.1818	E0.2430	E0.2015	E0.2627	E0.2212	E0.2824	E0.2409	E0.3021									
CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	E0.25	E0.2233	E0.1818	E0.2430	E0.2015	E0.2627	E0.2212	E0.2824	E0.2409	E0.3021									
CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E0.52	E0.4407	E0.3637	E0.4861	E0.4051	E0.5205	E0.4425	E0.5649	E0.4819	E0.6043									
CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.45	E0.4407	E0.3637	E0.4861	E0.4051	E0.5205	E0.4425	E0.5649	E0.4819	E0.6043									
CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	E1.09	E0.6480	E0.5279	E0.6876	E0.5672	E0.7270	E0.6480	E0.7884	E0.7288	E0.8704									
CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E0.89	E0.6054	E0.6480	E0.6792	E0.7218	E0.7530	E0.7957	E1.0268	E0.8605	E1.1006									
CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E1.57	E1.2081	E0.9721	E1.3188	E1.0828	E1.4295	E1.1935	E1.5402	E1.3042	E1.6509									
CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E1.34	E1.2081	E0.9721	E1.3188	E1.0828	E1.4295	E1.1935	E1.5402	E1.3042	E1.6509									
CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E2.09	E1.5928	E1.2716	E1.7100	E1.1019	E1.9623	E1.5583	E2.0926	E1.7042	E2.1487									
CDC-RES12 Medium scheme (40 units) 35 dph	40	1.91	E2.41	E1.5928	E1.2716	E1.7100	E1.1019	E1.9623	E1.5583	E2.0926	E1.7042	E2.1487									
CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E2.61	E1.9697	E1.5897	E2.1488	E1.7608	E2.3278	E1.9478	E2.5089	E2.1260	E2.6855									
CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E1.96	E1.7056	E1.3130	E1.8833	E1.4949	E2.0678	E1.6718	E2.2386	E1.8486	E2.4162									
CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	E3.91	E2.9548	E2.3846	E2.7232	E2.6532	E3.4918	E2.9217	E3.7603	E3.1903	E3.8289									
CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	E3.35	E2.9548	E2.3846	E2.7232	E2.6532	E3.4918	E2.9217	E3.7603	E3.1903	E3.8289									
CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E5.73	E4.1709	E3.3396	E4.2078	E3.6989	E5.0730	E4.3909	E5.2730	E4.5861	E5.7205									
CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	E3.02	E2.5986	E1.7776	E2.0521	E2.1331	E3.3054	E2.4886	E3.8564	E2.8441	E4.0073									
CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E8.35	E5.8400	E4.7162	E5.3783	E5.2488	E6.9068	E5.7809	E7.4327	E6.3133	E7.8997									
CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E7.16	E5.8400	E4.7162	E5.3783	E5.2488	E6.9068	E5.7809	E7.4327	E6.3133	E7.8997									
CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E11.13	E7.1032	E5.4012	E6.0516	E5.0595	E7.6274	E6.7883	E8.3224	E7.0839	E8.7414									
CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E9.59	E7.9476	E6.5168	E6.8344	E6.2080	E8.3213	E7.8928	E10.0205	E7.9977	E10.8363									
CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E16.70	E11.5681	E9.4989	E12.5575	E10.4990	E13.5489	E11.4949	E14.5403	E12.4863	E15.5285									
CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	E14.31	E11.5681	E9.4989	E12.5575	E10.4990	E13.5489	E11.4949	E14.5403	E12.4863	E15.5285									
CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	E22.26	E14.6882	E12.0950	E15.9543	E13.3530	E17.2045	E14.6120	E18.4648	E17.1247	E20.6949									
CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E19.08	E14.6882	E12.0950	E15.9543	E13.3530	E17.2045	E14.6120	E18.4648	E17.1247	E20.6949									
CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E29.81	E16.3727	E15.1187	E19.0429	E16.8024	E21.5056	E18.2661	E23.0883	E21.4059	E24.9378									
CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E25.55	E16.3727	E15.1187	E19.0429	E16.8024	E21.5056	E18.2661	E23.0883	E21.4059	E24.9378									
CDC-RES29 Large scheme (750 units) 30 dph	750	36.46	E48.16	E25.3495	E20.8871	E27.5020	E25.0532	E29.8545	E25.2193	E31.8070	E27.3754	E33.9558									
CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E41.28	E25.3495	E20.8871	E27.5020	E25.0532	E29.8545	E25.2193	E31.8070	E27.3754	E33.9558									
CDC-RES31 Strategic site (1,300 units) 30 dph	1300	65.56	E80.66	E39.4407	E31.5046	E43.5846	E39.0627	E51.7175	E43.5846	E57.8175	E49.3015	E61.4038									
CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	E59.63	E26.9447	E23.5446	E28.0923	E25.8850	E31.2763	E28.3119	E35.8881	E30.7358	E38.9659									
CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	E90.43	E33.8803	E27.9372	E36.7800	E30.8397	E36.6463	E33.7319	E42.5246	E36.6238	E45.3975									
CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.00	E77.51	E33.8803	E27.9372	E36.7800	E30.8397	E36.6463	E33.7319	E42.5246	E36.6238	E45.3975									
CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	E119.25	E47.1639	E38.6919	E51.2639	E44.7872	E55.9684	E49.5314	E61.0173	E55.8078	E67.5785									
CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.95	E149.08	E47.1639	E38.6919	E51.2639	E44.7872	E55.9684	E49.5314	E61.0173	E55.8078	E67.5785									
CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	E208.09	E58.0628	E47.5266	E60.1202	E52.6657	E68.2042	E57.7847	E73.3078	E68.0959	E78.3641									
CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	E278.25	E46.5389	E37.9803	E50.6813	E42.1659	E54.8081	E46.3292	E58.9229	E53.4737	E63.0285									
CDC-RES39 Strategic site (4,000 units) 35 dph	4000	198.48	E238.50	E46.5389	E37.9803	E50.6813	E42.1659	E54.8081	E46.3292	E58.9229	E53.4737	E63.0285									
CDC-ELDER1 Older person's housing scheme (C3) 35 d	0	2.08	E2.62	E0.0496	E0.0390	E0.0522	E0.0496	E0.0609	E0.0549	E0.0674	E0.0609	E0.0724									
CDC-CARE1 Care home scheme (22) 70 units	0	0.40	E0.50	E0.3069	E0.2382	E0.2909	E0.2682	E0.3298	E0.2909	E0.3532	E0.3298	E0.3969									
CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	E6.26	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910									
CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	E6.26	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910									
CDC-EMP3 Employment - industrial 40% plot ratio	0	10.00	E12.52	E14.9655	E12.7774	E14.9655	E12.7774	E14.9655	E12.7774	E14.9655	E12.7774	E14.9655									
CDC-EMP4 Employment - industrial 45% plot ratio	0	10.00	E12.52	E14.9655	E12.7774	E14.9655	E12.7774	E14.9655	E12.7774	E14.9655	E12.7774	E14.9655									
CDC-EMP5 Employment - industrial 40% plot ratio	0	20.00	E25.04	E27.9125	E24.3251	E27.9125	E24.3251	E27.9125	E24.3251	E27.9125	E24.3251	E27.9125									
CDC-EMP6 Employment - industrial 45% plot ratio	0	20.00	E25.04	E27.9125	E24.3251	E27.9125	E24.3251	E27.9125	E24.3251	E27.9125	E24.3251	E27.9125									

BVL: GREENFIELD (HIGHER)		40% AFFORDABLE																							
Description		No of units		B/LV (E, m)	E4,211 psm		E4,383 psm		E4,556 psm		E4,728 psm		E4,901 psm		E5,073 psm		E5,245 psm		E5,418 psm		E5,590 psm				
					Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1			
1	CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	E0.02	E0.0413	E0.0330	E0.0450	E0.0367	E0.0486	E0.0404	E0.0523	E0.0441	E0.0560	E0.0478	E0.0597	E0.0515	E0.0634	E0.0552	E0.0671	E0.0588	E0.0708	E0.0625			
2	CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	E0.01	E0.0413	E0.0330	E0.0450	E0.0367	E0.0486	E0.0404	E0.0523	E0.0441	E0.0560	E0.0478	E0.0597	E0.0515	E0.0634	E0.0552	E0.0671	E0.0588	E0.0708	E0.0625			
3	CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	0.05	E0.2093	E0.1651	E0.2248	E0.1835	E0.2432	E0.2020	E0.2623	E0.2204	E0.2811	E0.2398	E0.2986	E0.2573	E0.3170	E0.2758	E0.3356	E0.2942	E0.3539	E0.3127			
4	CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	0.07	E0.2063	E0.1651	E0.2248	E0.1835	E0.2432	E0.2020	E0.2623	E0.2204	E0.2801	E0.2389	E0.2986	E0.2573	E0.3170	E0.2758	E0.3356	E0.2942	E0.3539	E0.3127			
5	CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	0.16	E0.4127	E0.3302	E0.4406	E0.3671	E0.4865	E0.4040	E0.5234	E0.4409	E0.5603	E0.4778	E0.5972	E0.5147	E0.6341	E0.5516	E0.6710	E0.5885	E0.7079	E0.6254			
6	CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	0.13	E0.4127	E0.3302	E0.4406	E0.3671	E0.4865	E0.4040	E0.5234	E0.4409	E0.5603	E0.4778	E0.5972	E0.5147	E0.6341	E0.5516	E0.6710	E0.5885	E0.7079	E0.6254			
7	CDC-RE57 Medium scheme (20 units) 35 dph	20	0.83	0.20	E0.6575	E0.5883	E0.6376	E0.5682	E0.6985	E0.6167	E0.7146	E0.6328	E0.7696	E0.6879	E0.8052	E0.7234	E0.8841	E0.7913	E0.9032	E0.8111	E0.9231	E0.8310			
8	CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	0.27	E0.7446	E0.5883	E0.6376	E0.5682	E0.6985	E0.6167	E0.7296	E0.6500	E0.7958	E0.7212	E0.8649	E0.7903	E0.9341	E0.8589	E1.0032	E1.2274	E1.0723	E1.1415			
9	CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	E0.47	E1.1169	E0.8825	E1.2306	E0.9875	E1.3243	E1.0899	E1.4280	E1.1936	E1.5311	E1.2974	E1.6355	E1.4011	E1.7384	E1.5048	E1.8410	E1.6085	E1.9436	E1.7122			
10	CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	E0.40	E1.1169	E0.8825	E1.2306	E0.9882	E1.3243	E1.0899	E1.4280	E1.1936	E1.5311	E1.2974	E1.6355	E1.4011	E1.7384	E1.5048	E1.8410	E1.6085	E1.9436	E1.7122			
11	CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	E0.62	E1.4564	E1.1544	E1.2206	E0.9886	E1.7247	E1.4228	E1.8589	E1.5931	E1.6911	E1.8233	E1.6203	E1.9506	E2.3929	E2.9037	E2.5662	E2.9256	E2.2278	E2.6728			
12	CDC-RE512 Medium scheme (40 units) 35 dph	40	1.44	E0.58	E1.4564	E1.1544	E1.2206	E0.9886	E1.7247	E1.4228	E1.8589	E1.5931	E1.6911	E1.8233	E1.6203	E1.9506	E2.3929	E2.9037	E2.5662	E2.9256	E2.2278	E2.6728			
13	CDC-RE513 Large scheme (50 units) 40 dph	50	2.08	E0.78	E1.8205	E1.4430	E1.3982	E1.6107	E2.1059	E1.7784	E2.3237	E1.9462	E2.4914	E2.1130	E2.6501	E2.2816	E2.8252	E2.4494	E2.9911	E2.6171	E3.1570	E2.7840			
14	CDC-RE514 Large scheme (50 units) 40 dph	50	1.56	E0.58	E1.5594	E1.1697	E1.7258	E1.3383	E1.8923	E1.5058	E2.0687	E1.7222	E2.2251	E1.8398	E2.3915	E2.0052	E2.5579	E2.1714	E2.7243	E2.3379	E2.8805	E2.5043			
15	CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	E1.17	E2.7307	E2.1645	E2.9823	E2.4161	E3.2339	E2.6677	E3.4855	E2.9193	E3.7371	E3.1709	E3.9887	E3.4225	E4.2377	E3.6741	E4.4866	E3.9257	E4.7355	E4.1773			
16	CDC-RE516 Large scheme (75 units) 35 dph	75	2.88	0.10	E2.7307	E2.1645	E2.9823	E2.4161	E3.2339	E2.6677	E3.4855	E2.9193	E3.7371	E3.1709	E3.9887	E3.4225	E4.2377	E3.6741	E4.4866	E3.9257	E4.7355	E4.1773			
17	CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	E1.40	E3.8409	E3.1507	E4.3784	E3.5899	E4.9174	E4.1311	E5.2592	E4.4677	E5.5958	E4.8088	E5.9369	E5.1453	E6.2739	E5.4824	E6.6109	E5.9602	E7.0883	E6.3967			
18	CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	E0.91	E3.2345	E1.5011	E2.6476	E1.7392	E2.9783	E2.1672	E3.3053	E2.5003	E3.6358	E2.8333	E3.9645	E3.1642	E4.2933	E3.4930	E4.6220	E3.8217	E4.9507	E4.1504			
19	CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	E2.49	E5.4032	E4.2810	E5.9012	E4.7349	E5.3940	E5.2784	E6.8889	E5.7702	E7.3798	E6.2756	E7.8727	E6.7685	E8.3646	E7.2614	E8.8527	E7.7543	E9.3409	E8.2472			
20	CDC-RE520 Large scheme (150 units) 35 dph	150	5.72	E2.14	E5.4032	E4.2810	E5.9012	E4.7379	E5.3940	E5.2784	E6.8889	E5.7712	E7.3798	E6.2756	E7.8727	E6.7685	E8.3646	E7.2614	E8.8527	E7.7543	E9.3409	E8.2472			
21	CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	E3.22	E7.1197	E5.6534	E7.7707	E6.3116	E8.4181	E8.9628	E10.6222	E7.7838	E9.7063	E8.2648	E10.3504	E8.9128	E10.9696	E9.5569	E11.6300	E10.2016	E12.2745	E10.8461			
22	CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	E2.85	E7.1197	E5.6534	E7.7707	E6.3116	E8.4181	E8.9628	E10.6222	E7.7838	E9.7063	E8.2648	E10.3504	E8.9128	E10.9696	E9.5569	E11.6300	E10.2016	E12.2745	E10.8461			
23	CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	E4.29	E10.6700	E8.6181	E11.5983	E9.5545	E12.5265	E10.4863	E13.4548	E11.4145	E14.3778	E12.3428	E15.2995	E13.2711	E16.2211	E14.1993	E17.1428	E15.1222	E18.0645	E16.0439			
24	CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	E4.47	E10.6700	E8.6181	E11.5983	E9.5545	E12.5265	E10.4863	E13.4548	E11.4145	E14.3778	E12.3428	E15.2995	E13.2711	E16.2211	E14.1993	E17.1428	E15.1222	E18.0645	E16.0439			
25	CDC-RE525 Large scheme (400 units) 30 dph	400	17.28	E6.65	E13.5565	E10.9707	E14.7309	E12.1494	E15.9013	E13.3281	E17.0717	E14.5058	E16.2421	E15.6793	E19.1425	E16.8497	E20.5791	E18.6201	E21.7428	E19.7105	E22.9066	E20.3909			
26	CDC-RE526 Large scheme (400 units) 35 dph	400	15.74	E5.05	E13.5565	E10.9707	E14.7309	E12.1494	E15.9013	E13.3281	E17.0717	E14.5058	E16.2421	E15.6793	E19.1425	E16.8497	E20.5791	E18.6201	E21.7428	E19.7105	E22.9066	E20.3909			
27	CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	E8.90	E16.9456	E13.7134	E18.4136	E13.1868	E19.8786	E16.6601	E21.3396	E18.1335	E22.6091	E19.5991	E22.0621	E25.2239	E22.5251	E27.1786	E23.9882	E26.8333	E25.4512	E24.6151			
28	CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	E7.63	E16.9456	E13.7134	E18.4136	E13.1868	E19.8786	E16.6601	E21.3396	E18.1335	E22.6091	E19.5991	E22.0621	E25.2239	E22.5251	E27.1786	E23.9882	E26.8333	E25.4512	E24.6151			
29	CDC-RE529 Large scheme (750 units) 30 dph	750	38.46	E14.38	E23.7307	E17.9193	E23.3858	E20.9672	E27.4010	E22.9951	E29.4461	E25.0141	E31.4261	E27.0293	E33.4305	E29.0446	E35.4309	E31.0595	E37.4394	E33.0671	E39.4438	E35.0715			
30	CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	E12.33	E23.7307	E17.9193	E23.3858	E20.9672	E27.4010	E22.9951	E29.4461	E25.0141	E31.4261	E27.0293	E33.4305	E29.0446	E35.4309	E31.0595	E37.4394	E33.0671	E39.4438	E35.0715			
31	CDC-RE531 Strategic site (1,300 units) 30 dph	1,300	56.58	E22.01	E38.2309	E28.5339	E34.2029	E29.5339	E40.8099	E32.7859	E44.0699	E36.2459	E47.5199	E38.2309	E49.4879	E41.3479	E52.2199	E44.1939	E54.9659	E47.8139	E58.5859	E51.4339			
32	CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	E17.81	E38.2309	E28.5339	E34.2029	E29.5339	E40.8099	E32.7859	E44.0699	E36.2459	E47.5199	E38.2309	E49.4879	E41.3479	E52.2199	E44.1939	E54.9659	E47.8139	E58.5859	E51.4339			
33	CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	E27.01	E41.2141	E30.9813	E38.9183	E28.0284	E36.6127	E30.7358	E39.3700	E33.4432	E41.9971	E36.1400	E44.6800	E38.8344	E47.3630	E41.5287	E50.0459	E44.2133	E46.8662	E40.8602			
34	CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	E23.15	E41.2141	E30.9813	E38.9183	E28.0284	E36.6127	E30.7358	E39.3700	E33.4432	E41.9971	E36.1400	E44.6800	E38.8344	E47.3630	E41.5287	E50.0459	E44.2133	E46.8662	E40.8602			
35	CDC-RE535 Strategic site (2,000 units) 35 dph	2,000	95.24	E35.62	E53.4450	E35.0075	E47.2939	E35.8707	E51.1232	E42.7325	E54.9459	E46.5681	E58.7568	E50.4110	E62.5076	E54.2940	E66.3075	E58.0549	E70.1619	E61.8657	E73.9564	E65.6761			
36	CDC-RE536 Strategic site (2,000 units) 35 dph	2,000	82.45	E24.62	E53.4450	E35.0075	E47.2939	E35.8707	E51.1232	E42.7325	E54.9459	E46.5681	E58.7568	E50.4110	E62.5076	E54.2940	E66.3075	E58.0549	E70.1619	E61.8657	E73.9564	E65.6761			
37	CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	E62.33	E53.4513	E42.9740	E58.2777	E47.7600	E62.9824	E52.5914	E69.7237	E58.3617	E72.4633	E62.1307	E77.1890	E65.8845	E81.9035	E71.6192	E86.6516	E76.3255	E91.3440	E81.0678			
38	CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	222.22	E83.11	E42.8046	E34.2907	E48.6868	E38.2164	E50.5543	E42.1207	E54.4102	E46.0072	E58.2518	E49.8790	E62.0844	E53.7963	E65.9110	E57.5908	E69.7261	E61.4182	E73.5390	E65.2449			
39	CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	E71.24	E42.8046	E34.2907	E48.6868	E38.2164	E50.5543	E42.1207	E54.4102	E46.0072	E58.2518	E49.8790	E62.0844	E53.7963	E65.9110	E57.5908	E69.7261	E61.4182	E73.5390	E65.2449			
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	35	2.08	E0.78	E0.0738	E0.5173	E0.9648	E0.3893	E0.2913	E0.1030	E0.3072	E0.4040	E0.5013	E0.1168	E0.7094	E0.2732	E0.6058	E0.4292	E1.1190	E0.5832	E1.1076	E0.7075			
41	CDC-CARE1 Care home scheme (C2) 70 dph	70	0.40	E0.00	E0.0738	E0.5173	E0.9648	E0.3893	E0.2913	E0.1030	E0.3072	E0.4040	E0.5013	E0.1168	E0.7094	E0.2732	E0.6058	E0.4292	E1.1190	E0.5832	E1.1076	E0.7075			
42	CDC-EMP1 Employment - industrial 45% plot ratio	1	5.00	E1.87	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242	E8.0910	E7.2242			
43	CDC-EMP2 Employment - industrial 45% plot ratio	1	5.00	E1.87	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334	E8.5385	E7.5334			
44	CDC-EMP3 Employment - industrial 45% plot ratio	1	5.00	E1.74	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774			
45	CDC-EMP4 Employment - industrial 45% plot ratio	1	5.00	E3.48	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774	E14.5655	E12.7774			
46	CDC-EMP5 Employment - industrial 45%																								

BLV: GREENFIELD (LOWER)			40% AFFORDABLE																	
Description	No of units	BLV (€ m)	E211 psm		E2383 psm		E2556 psm		E2728 psm		E2904 psm		E2573 psm		E2545 psm		E2518 psm		E2590 psm	
			Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1	Baseline	NZC Sct1
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E0.01	E0.0413	E0.0330	E0.0450	E0.0367	E0.0486	E0.0404	E0.0523	E0.0441	E0.0560	E0.0478	E0.0597	E0.0515	E0.0634	E0.0552	E0.0671	E0.0588	E0.0708
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	E0.01	E0.0413	E0.0330	E0.0450	E0.0367	E0.0486	E0.0404	E0.0523	E0.0441	E0.0560	E0.0478	E0.0597	E0.0515	E0.0634	E0.0552	E0.0671	E0.0588	E0.0708
3 CDC-RES3 Small scheme (5 units) 30 dph	5	0.24	E0.01	E0.1651	E0.1240	E0.1740	E0.1329	E0.1838	E0.1428	E0.1937	E0.1526	E0.2035	E0.1625	E0.2134	E0.1723	E0.2232	E0.1811	E0.2319	E0.1908	E0.2422
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	E0.05	E0.2063	E0.1651	E0.2248	E0.1835	E0.2432	E0.2020	E0.2617	E0.2204	E0.2801	E0.2389	E0.2986	E0.2573	E0.3170	E0.2758	E0.3356	E0.2942	E0.3539
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E0.10	E0.4127	E0.3302	E0.4406	E0.3671	E0.4865	E0.4040	E0.5234	E0.4409	E0.5603	E0.4778	E0.5972	E0.5147	E0.6341	E0.5516	E0.6710	E0.5885	E0.7079
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.09	E0.4127	E0.3302	E0.4406	E0.3671	E0.4865	E0.4040	E0.5234	E0.4409	E0.5603	E0.4778	E0.5972	E0.5147	E0.6341	E0.5516	E0.6710	E0.5885	E0.7079
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	E0.21	E0.7446	E0.5883	E0.8137	E0.6575	E0.8629	E0.7266	E0.9620	E0.7938	E1.0212	E0.8649	E1.0903	E0.9341	E1.1589	E1.0032	E1.2274	E1.0723	E1.2658
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E0.18	E0.5883	E0.5137	E0.6575	E0.5883	E0.6575	E0.5883	E0.6575	E0.5883	E0.6575	E0.5883	E0.6575	E0.5883	E0.6575	E0.5883	E0.6575	E0.5883	E0.6575
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E0.31	E1.1169	E0.885	E1.2206	E0.9852	E1.3243	E1.0899	E1.4280	E1.1936	E1.5318	E1.2974	E1.6355	E1.4011	E1.7384	E1.5048	E1.8410	E1.6085	E1.9436
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E0.26	E1.1169	E0.8825	E1.2206	E0.9880	E1.3243	E1.0899	E1.4280	E1.1936	E1.5318	E1.2974	E1.6355	E1.4011	E1.7384	E1.5048	E1.8410	E1.6085	E1.9436
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E0.41	E1.4564	E1.1544	E1.5905	E1.2882	E1.7247	E1.4228	E1.8589	E1.5569	E1.9931	E1.6911	E1.1273	E1.8253	E2.2601	E1.9995	E2.3928	E2.0087	E2.5296
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	E0.22	E1.0509	E0.7256	E1.1629	E0.8588	E1.1344	E0.9920	E1.4459	E1.1252	E1.5774	E1.2573	E1.7089	E1.3988	E1.8404	E1.5203	E1.9719	E1.6518	E1.7833
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E0.52	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176	E1.4330	E1.6176
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E0.39	E1.5594	E1.1697	E1.7258	E1.3381	E1.8923	E1.5058	E2.0587	E1.2772	E2.2511	E1.8386	E2.3915	E2.0050	E2.5279	E2.1714	E2.7243	E2.3797	E2.8895
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	E0.77	E2.7307	E2.1645	E2.9823	E2.4161	E3.2339	E2.6677	E3.4855	E2.9193	E3.7371	E3.1709	E3.9887	E3.4225	E4.2377	E3.6741	E4.4866	E3.9257	E4.7355
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	E0.66	E2.7307	E2.1645	E2.9823	E2.4161	E3.2339	E2.6677	E3.4855	E2.9193	E3.7371	E3.1709	E3.9887	E3.4225	E4.2377	E3.6741	E4.4866	E3.9257	E4.7355
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E1.01	E3.6409	E3.0693	E3.7764	E3.2214	E4.3118	E3.5689	E4.6473	E3.8924	E4.8628	E4.2276	E5.3182	E4.5633	E5.6503	E4.8988	E5.8822	E5.3145	E6.1773
18 CDC-RES18 Large scheme (100 units) 35 dph	100	3.60	E0.82	E3.5011	E2.9442	E3.6476	E3.1042	E4.1762	E3.5689	E4.6473	E3.8924	E4.8628	E4.2276	E5.3182	E4.5633	E4.8988	E5.8822	E5.3145	E6.1773	E5.4954
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E1.65	E5.4032	E4.2810	E5.9012	E4.7797	E6.3940	E5.2784	E6.8869	E5.7782	E6.7398	E5.2786	E7.8727	E6.7685	E8.3646	E7.2614	E8.8527	E7.7543	E9.3409
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E1.41	E5.4032	E4.2810	E5.9012	E4.7797	E6.3940	E5.2784	E6.8869	E5.7782	E6.7398	E5.2786	E7.8727	E6.7685	E8.3646	E7.2614	E8.8527	E7.7543	E9.3409
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E2.20	E7.1197	E5.6534	E7.7707	E6.3158	E8.4181	E6.9628	E9.0622	E7.6132	E9.7083	E8.2648	E10.3504	E8.9128	E10.3646	E8.5569	E11.6300	E10.2126	E10.8451
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E1.98	E7.1197	E5.6534	E7.7707	E6.3158	E8.4181	E6.9628	E9.0622	E7.6132	E9.7083	E8.2648	E10.3504	E8.9128	E10.3646	E8.5569	E11.6300	E10.2126	E10.8451
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E3.29	E10.6700	E8.6181	E11.5983	E9.5545	E12.5265	E10.4863	E13.4548	E1.1415	E14.3778	E12.3428	E15.2995	E13.2711	E16.2211	E14.1903	E17.1428	E15.1222	E16.0645
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	E2.82	E10.6700	E8.6181	E11.5983	E9.5545	E12.5265	E10.4863	E13.4548	E1.1415	E14.3778	E12.3428	E15.2995	E13.2711	E16.2211	E14.1903	E17.1428	E15.1222	E16.0645
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.28	E3.39	E13.5565	E10.9707	E14.7309	E12.1494	E15.9013	E13.3281	E17.0717	E14.5068	E18.2421	E15.6793	E19.4125	E16.8497	E20.5791	E18.0201	E21.7429	E19.1905	E22.9606
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.74	E4.36	E13.5565	E10.9707	E14.7309	E12.1494	E15.9013	E13.3281	E17.0717	E14.5068	E18.2421	E15.6793	E19.4125	E16.8497	E20.5791	E18.0201	E21.7429	E19.1905	E22.9606
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E5.04	E16.9456	E13.7134	E18.1136	E15.9013	E18.1136	E15.9013	E21.3396	E18.1136	E21.3396	E15.9013	E21.3396	E15.9013	E21.3396	E15.9013	E21.3396	E15.9013	E21.3396
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E5.04	E16.9456	E13.7134	E18.1136	E15.9013	E18.1136	E15.9013	E21.3396	E18.1136	E21.3396	E15.9013	E21.3396	E15.9013	E21.3396	E15.9013	E21.3396	E15.9013	E21.3396
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E5.96	E23.3707	E18.9393	E25.3858	E22.9672	E27.4010	E22.9951	E24.6141	E25.0141	E27.0293	E23.4305	E29.0444	E25.4390	E31.0595	E27.4394	E33.0671	E29.4438	E35.0715
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E8.14	E23.3707	E18.9393	E25.3858	E22.9672	E27.4010	E22.9951	E24.6141	E25.0141	E27.0293	E23.4305	E29.0444	E25.4390	E31.0595	E27.4394	E33.0671	E29.4438	E35.0715
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	E13.72	E26.2081	E21.2539	E28.4251	E25.9337	E30.7522	E25.9337	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E11.29	E26.2081	E21.2539	E28.4251	E25.9337	E30.7522	E25.9337	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610	E28.0702	E32.9610
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	E17.84	E31.2141	E25.3081	E33.9183	E28.0284	E36.6127	E30.7358	E39.3070	E33.4432	E41.9971	E36.1400	E44.6800	E38.8344	E47.3630	E41.5287	E50.0459	E44.2133	E52.7231
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	E15.29	E31.2141	E25.3081	E33.9183	E28.0284	E36.6127	E30.7358	E39.3070	E33.4432	E41.9971	E36.1400	E44.6800	E38.8344	E47.3630	E41.5287	E50.0459	E44.2133	E52.7231
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	E23.52	E43.4548	E35.0070	E47.2939	E38.7697	E51.1232	E42.7325	E54.9549	E46.5817	E58.7568	E50.4110	E62.5676	E54.2403	E66.3675	E58.0549	E70.1619	E61.8657	E73.9564
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	E29.40	E43.4548	E35.0070	E47.2939	E38.7697	E51.1232	E42.7325	E54.9549	E46.5817	E58.7568	E50.4110	E62.5676	E54.2403	E66.3675	E58.0549	E70.1619	E61.8657	E73.9564
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	E32.41	E53.4517	E42.7177	E58.4240	E46.5817	E61.1797	E51.1232	E66.3675	E54.2403	E68.8927	E58.0549	E70.1619	E61.8657	E73.9564	E66.3675	E70.1619	E61.8657	E73.9564
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	E54.89	E62.4046	E54.2907	E64.0688	E58.2164	E65.0543	E62.1207	E70.4102	E64.0072	E70.4102	E58.2164	E65.0543	E62.1207	E70.4102	E64.0072	E70.4102	E58.2164	E65.0543
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	E47.05	E62.4046	E54.2907	E64.0688	E58.2164	E65.0543	E62.1207	E70.4102	E64.0072	E70.4102	E58.2164	E65.0543	E62.1207	E70.4102	E64.0072	E70.4102	E58.2164	E65.0543
40 CDC-ELDER1 Older person's housing (Case) C3 35 dph	-	2.08	E0.51	E0.0298	E0.0173	E0.0648	E0.0393	E0.2413	E0.1993	E0.3072	E0.2403	E0.5513	E0.1168	E0.7054	E0.2732	E0.8565	E0.4292	E1.0136	E0.5832	E1.1676
41 CDC-CARE1 Care home (22) - 70 units	-	0.40	E0.01	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308	E0.0240	E0.0308
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	E1.24	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	E1.24	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	5.00	E1.24	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	5.00	E1.24	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910	E0.2242	E0.0910
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	E4.04	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	E4.04	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729	E2.0729

BLV: ACORDATORY INDUSTRIAL			35% AFFORDABLE																																			
			E4.211 psm				E4.383 psm				E4.556 psm				E4.728 psm				E4.901 psm				E5.073 psm				E5.245 psm				E5.418 psm				E5.590 psm			
Description	No of units	Site area	BLV (E.05)	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22	Baseline	NZC S22							
1 CDC-RS1 Small scheme (1 unit) 25 dph	1	0.05	0.01	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148	0.0147	0.0148							
2 CDC-RS2 Small scheme (1 unit) 30 dph	1	0.04	0.05	0.0447	0.04198	0.0468	0.04237	0.05026	0.0276	0.0565	0.03196	0.0604	0.0555	0.0644	0.0395	0.0693	0.0434	0.0722	0.0473	0.0762	0.0513																	
3 CDC-RS3 Small scheme (5 units) 25 dph	5	0.24	0.29	0.2233	0.0988	0.2430	0.1185	0.2627	0.1382	0.2824	0.1579	0.3021	0.1776	0.3218	0.1973	0.3415	0.2170	0.3612	0.2367	0.3809	0.2564																	
4 CDC-RS4 Small scheme (5 units) 30 dph	5	0.20	0.25	0.2233	0.0988	0.2430	0.1185	0.2627	0.1382	0.2824	0.1579	0.3021	0.1776	0.3218	0.1973	0.3415	0.2170	0.3612	0.2367	0.3809	0.2564																	
5 CDC-RS5 Small scheme (10 units) 30 dph	10	0.42	0.52	0.4457	0.1976	0.4992	0.2370	0.5256	0.2764	0.5644	0.3158	0.6043	0.3552	0.6437	0.3944	0.6831	0.4340	0.7225	0.4734	0.7619	0.5028																	
6 CDC-RS6 Small scheme (20 units) 30 dph	20	0.36	0.36	0.3367	0.1075	0.4861	0.2337	0.5107	0.2767	0.5358	0.3197	0.5598	0.3626	0.5839	0.4055	0.6080	0.4479	0.6321	0.4908	0.7176	0.5719																	
7 CDC-RS7 Medium scheme (20 units) 30 dph	20	0.83	1.04	0.8054	0.3309	0.8992	0.4057	0.9530	0.4765	1.0269	0.5548	1.1006	0.6286	1.1744	0.7024	1.2482	0.7762	1.3212	0.8500	1.3945	0.9238																	
8 CDC-RS8 Medium scheme (20 units) 35 dph	20	0.71	0.89	0.8054	0.3309	0.8992	0.4057	0.9530	0.4765	1.0269	0.5548	1.1006	0.6286	1.1744	0.7024	1.2482	0.7762	1.3212	0.8500	1.3945	0.9238																	
9 CDC-RS9 Medium scheme (30 units) 30 dph	30	1.25	1.57	1.2081	0.4963	1.3188	0.6085	1.4295	0.7207	1.5402	0.8322	1.6508	0.9429	1.7616	1.0534	1.8723	1.1643	1.9818	1.2750	2.0913	1.3857																	
10 CDC-RS10 Medium scheme (30 units) 35 dph	30	1.07	1.34	1.2081	0.4963	1.3188	0.6085	1.4295	0.7207	1.5402	0.8322	1.6509	0.9429	1.7616	1.0534	1.8723	1.1643	1.9818	1.2750	2.0913	1.3857																	
11 CDC-RS11 Large scheme (40 units) 30 dph	40	1.67	2.02	1.6719	0.6544	1.7824	0.8107	1.8931	0.9419	2.0036	1.0526	2.1647	1.1633	2.2744	1.2740	2.3841	1.3848	2.4949	1.4955	2.6056	1.6962																	
12 CDC-RS12 Medium scheme (40 units) 55 dph	40	0.91	1.14	1.1751	0.4987	1.3161	0.6341	1.4565	0.7767	1.5968	0.8989	1.7372	0.7612	1.8776	0.9034	2.0180	1.0456	2.1584	1.1878	2.2987	1.3300																	
13 CDC-RS13 Large scheme (50 units) 30 dph	50	2.08	2.61	1.9697	0.8120	2.1489	0.9994	2.3278	1.1807	2.5069	1.3621	2.6865	1.5435	2.8650	1.7439	3.0435	1.9040	3.2226	2.0830	3.3978	2.2621																	
14 CDC-RS14 Large scheme (50 units) 40 dph	50	1.56	1.96	1.7056	0.5822	2.1833	0.7020	2.2600	0.8820	2.2386	1.0612	2.4162	1.2419	2.5938	1.4248	2.7715	1.6018	2.9491	1.7817	3.1265	1.9095																	
15 CDC-RS15 Large scheme (75 units) 30 dph	75	3.13	3.91	3.9548	1.2270	4.2322	1.4991	4.4918	1.7711	4.7603	2.0432	5.0289	2.3152	5.2975	2.5873	5.5662	2.8580	5.8340	3.1265	6.0967	6.3680																	
16 CDC-RS16 Large scheme (100 units) 30 dph	100	2.48	3.38	3.4219	1.2270	4.2322	1.4991	4.4918	1.7711	4.7603	2.0432	5.0289	2.3152	5.2975	2.5873	5.5662	2.8580	5.8340	3.1265	6.0967	6.3680																	
17 CDC-RS17 Large scheme (100 units) 30 dph	100	4.44	5.57	5.9395	1.6360	6.2076	1.9967	6.6587	2.3611	6.9538	2.7242	7.3719	3.0970	7.7905	3.4367	8.0870	3.8000	8.4402	8.1245	8.7905	9.4541																	
18 CDC-RS18 Large scheme (100 units) 55 dph	100	2.42	3.04	3.2568	0.1276	3.2501	0.4885	3.3054	0.8496	3.6564	1.2062	4.0073	1.5617	4.3583	1.9172	4.7092	2.2727	5.0602	2.6282	3.4111	4.2838																	
19 CDC-RS19 Large scheme (150 units) 30 dph	150	6.67	8.35	8.8460	2.4400	8.3783	2.9787	8.9068	3.5193	9.4327	4.0538	9.5989	4.6861	9.8185	5.1188	9.9315	5.6508	9.5346	6.1822	6.1058	6.7156																	
20 CDC-RS20 Large scheme (150 units) 35 dph	150	5.71	7.16	8.8460	2.4400	8.3783	2.9787	8.9068	3.5193	9.4327	4.0538	9.5987	9.5989	4.6861	5.1188	5.9315	5.6508	6.1822	6.1058	6.7156																		
21 CDC-RS21 Large scheme (200 units) 30 dph	200	8.89	8.91	11.13	3.2392	8.4012	3.9460	9.0505	4.6407	9.5834	5.0740	10.0572	5.1587	9.7609	1.1834	10.5467	4.4546	12.5341	5.1326	5.8908																		
22 CDC-RS22 Large scheme (200 units) 35 dph	200	7.62	59.54	9.7476	3.6033	8.8344	3.4300	9.3213	5.0068	1.01023	5.7042	6.180538	6.3982	6.13481	5.9922	6.126400	6.7833	7.2217	5.8701	6.130482	6.91570																	
23 CDC-RS23 Large scheme (300 units) 30 dph	300	13.33	116.70	1.115661	3.5048	1.125575	3.6225	1.135489	3.7329	1.145403	3.8344	1.152585	3.9345	1.161530	4.0346	1.174975	4.1347	1.184819	4.2349	4.3353																		
24 CDC-RS24 Large scheme (300 units) 35 dph	300	11.43	114.31	1.1561	3.5048	1.125575	3.6225	1.135489	3.7329	1.145403	3.8344	1.152585	3.9345	1.161530	4.0346	1.174975	4.1347	1.184819	4.2349	4.3353																		
25 CDC-RS25 Large scheme (400 units) 30 dph	400	17.78	222.26	1.16882	3.6184	1.145543	3.6772	1.152045	3.7279	1.159086	3.8292	1.166028	3.9303	1.173069	4.0314	1.180110	4.1324	4.2335	4.3346	4.4357																		
26 CDC-RS26 Large scheme (400 units) 35 dph	400	15.24	150.41	1.16882	3.6184	1.145543	3.6772	1.152045	3.7279	1.159086	3.8292	1.166028	3.9303	1.173069	4.0314	1.180110	4.1324	4.2335	4.3346	4.4357																		
27 CDC-RS27 Large scheme (500 units) 30 dph	500	23.81	229.97	1.181372	3.5193	1.191429	3.6210	1.215056	3.7322	1.230683	3.8430	1.246310	3.9538	1.261937	4.0646	1.277564	4.1754	4.2862	4.3970	4.5078																		
28 CDC-RS28 Large scheme (500 units) 35 dph	500	20.41	225.55	1.183727	3.5193	1.191429	3.6210	1.215056	3.7322	1.230683	3.8430	1.246310	3.9538	1.261937	4.0646	1.277564	4.1754	4.2862	4.3970	4.5078																		
29 CDC-RS29 Large scheme (750 units) 30 dph	750	38.46	416.26	1.235495	3.81894	1.250572	3.8410	1.265656	3.91870	1.280734	3.99670	1.305810	4.07430	4.15180	4.22930	4.30680	4.38430	4.46180	4.53930	4.61680																		
30 CDC-RS30 Large scheme (750 units) 35 dph	750	32.37	361.28	1.235495	3.81894	1.250572	3.8410	1.265656	3.91870	1.280734	3.99670	1.305810	4.07430	4.15180	4.22930	4.30680	4.38430	4.46180	4.53930	4.61680																		
31 CDC-RS31 Strategic site (1,000 units) 30 dph	1000	56.56	628.407	1.313670	3.80623	1.83583	3.7263	1.89270	3.58681	2.00747	3.88059	2.11888	4.00541	4.256241	4.429037	4.585054	4.740503	4.895958	5.051411	5.206865																		
32 CDC-RS32 Strategic site (1,000 units) 35 dph	1000	47.62	596.63	1.284407	3.713670	3.80623	1.83583	3.7263	1.89270	3.58681	2.00747	3.88059	2.11888	4.00541	4.256241	4.429037	4.585054	4.740503	4.895958	5.051411																		
33 CDC-RS33 Strategic site (1,300 units) 30 dph	1300	72.22	590.43	1.331803	3.91112	3.96780	1.88604	3.94643	3.217965	4.247221	4.35975	4.27829	4.482637	4.530499	4.511299	4.33452	4.53961	4.36274	4.58857	4.392138																		
34 CDC-RS34 Strategic site (1,300 units) 35 dph	1300	61.90	577.31	1.331803	3.91112	3.96780	1.88604	3.94643	3.217965	4.247221	4.35975	4.27829	4.482637	4.530499	4.511299	4.33452	4.53961	4.36274	4.58857	4.392138																		
35 CDC-RS35 Strategic site (2,000 units) 30 dph	2000	95.29	928.29	1.405394	3.96780	4.02448	1.90604	4.00643	3.32784	4.530499	4.643024	4.530499	4.643024	4.530499	4.643024	4.530499	4.643024	4.530499	4.643024	4.530499																		
36 CDC-RS36 Strategic site (2,500 units) 35 dph	2500	119.65	1149.05	1.449768	4.223382	4.537931	2.005815	4.561031	3.12374	4.823952	4.561411	4.665641	4.665641	4.665641	4.665641	4.665641	4.665641	4.665641	4.665641	4.665641																		
37 CDC-RS37 Strategic site (3,500 units) 30 dph	3500	166.67	1208.69	1.508028	4.26405	4.611620	2.031357	4.682058	3.24072	5.186758	4.73078	4.71792	4.73078	4.73078	4.73078	4.73078	4.73078	4.73078	4.73078	4.73078																		
38 CDC-RS38 Strategic site (4,000 units) 30 dph	4000	222.22	1278.25	1.455389	4.204784	4.506813	2.048091	4.584081	3.209058	5.188229	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400																		
39 CDC-RS39 Strategic site (4,000 units) 35 dph	4000	190.48	1233.50	1.455389	4.204784	4.506813	2.048091	4.584081	3.209058	5.188229	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400	4.733400																		
40 CDC-CARET Care home scheme (C2) 35 d	50	2.08	82.60	0.5009	0.5009	0.5009	0.5009	0.5009	0.5009	0.5009	0.5009	0.5009																										

BLV: GREENFIELD (LOWER)		40% AFFORDABLE																	
Description	No of units	\$4,211 psm		\$4,383 psm		\$4,556 psm		\$4,728 psm		\$4,901 psm		\$5,073 psm		\$5,245 psm		\$5,418 psm		\$5,590 psm	
		Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25	Baseline	NZC S25
1 CDC-RES1 Small scheme (1 unit) 25 phd	1	0.05	0.01	0.00413	0.00413	0.00450	0.00450	0.00487	0.00487	0.00524	0.00524	0.00561	0.00561	0.00598	0.00598	0.00635	0.00635	0.00672	0.00672
2 CDC-RES2 Small scheme (1 unit) 25 phd	1	0.04	0.01	0.00413	0.01195	0.00450	0.02002	0.0486	0.0239	0.0523	0.0276	0.0560	0.0313	0.0597	0.0355	0.0634	0.0387	0.0671	0.0424
3 CDC-RES3 Small scheme (5 units) 25 phd	5	0.24	0.06	0.02063	0.0826	0.02248	0.1011	0.02432	0.1195	0.02617	0.1380	0.02801	0.1564	0.02986	0.1749	0.03170	0.1933	0.03355	0.03539
4 CDC-RES4 Small scheme (5 units) 25 phd	5	0.20	0.05	0.02063	0.0826	0.02248	0.1011	0.02432	0.1195	0.02617	0.1380	0.02801	0.1564	0.02986	0.1749	0.03170	0.1933	0.03355	0.03539
5 CDC-RES5 Small scheme (10 units) 30 phd	10	0.42	0.10	0.04127	0.1652	0.04496	0.2021	0.04865	0.2390	0.05234	0.2759	0.05603	0.3128	0.05972	0.3497	0.06341	0.3866	0.07079	0.07448
6 CDC-RES6 Small scheme (20 units) 30 phd	20	0.36	0.10	0.04127	0.1652	0.04496	0.2021	0.04865	0.2390	0.05234	0.2759	0.05603	0.3128	0.05972	0.3497	0.06341	0.3866	0.07079	0.07448
7 CDC-RES7 Medium scheme (20 units) 30 phd	20	0.83	0.21	0.07446	0.2732	0.08137	0.3433	0.08829	0.4134	0.09520	0.4832	0.10212	0.5524	0.10903	0.6215	0.11595	0.6907	0.07274	0.07643
8 CDC-RES8 Medium scheme (20 units) 35 phd	20	0.71	0.18	0.07446	0.2732	0.08137	0.3433	0.08829	0.4134	0.09520	0.4832	0.10212	0.5524	0.10903	0.6215	0.11595	0.6907	0.07274	0.07643
9 CDC-RES9 Medium scheme (30 units) 30 phd	30	1.25	0.31	0.11149	0.4008	0.12206	0.5150	0.13243	0.6101	0.14280	0.7248	0.15318	0.8285	0.16355	0.9323	0.17384	0.10360	0.10730	0.11100
10 CDC-RES10 Medium scheme (30 units) 35 phd	30	1.07	0.26	0.11169	0.4008	0.12206	0.5150	0.13243	0.6201	0.14280	0.7248	0.15318	0.8285	0.16355	0.9323	0.17384	0.10360	0.10730	0.11100
11 CDC-RES11 Large scheme (50 units) 30 phd	50	1.67	0.40	0.15854	0.5414	0.17085	0.6114	0.18316	0.7248	0.19547	0.8285	0.10212	0.9323	0.2111	1.0360	0.11595	1.1595	0.12726	0.13957
12 CDC-RES12 Medium scheme (40 units) 55 phd	40	0.91	0.22	0.0509	0.0713	0.1189	0.2056	0.13144	0.3411	0.4459	0.4745	0.5774	0.6077	0.7089	0.7407	1.18404	0.8742	0.9175	0.1074
13 CDC-RES13 Large scheme (50 units) 30 phd	50	2.08	0.51	0.18505	0.6767	0.19882	0.8486	0.21559	0.1016	0.2327	0.11965	0.2404	0.13564	0.26591	0.12264	0.28252	0.16044	0.29911	0.18622
14 CDC-RES14 Large scheme (50 units) 40 phd	50	1.56	0.39	0.15294	0.3841	0.17528	0.5527	0.18923	0.7213	0.2087	0.8899	0.22251	0.0585	0.23915	0.1271	0.25579	0.13957	0.27243	0.15623
15 CDC-RES15 Large scheme (75 units) 30 phd	75	1.33	0.77	0.23407	0.1051	0.29833	0.1700	0.2339	0.5249	0.4855	0.1798	0.7317	0.2047	0.3887	0.2895	0.24377	0.5417	0.4486	0.7933
16 CDC-RES16 Large scheme (75 units) 35 phd	75	2.68	0.87	0.36873	0.2823	0.36873	0.2823	0.36873	0.2823	0.36873	0.2823	0.36873	0.2823	0.36873	0.2823	0.36873	0.2823	0.36873	0.2823
17 CDC-RES17 Large scheme (100 units) 30 phd	100	4.44	1.10	0.63049	0.3134	0.9764	0.16033	0.3116	0.2332	0.6477	0.2330	0.9828	0.27120	0.3182	0.5057	0.5603	0.3989	0.5822	0.7243
18 CDC-RES18 Large scheme (100 units) 55 phd	100	2.42	0.60	0.32145	0.1420	0.26476	0.1995	0.29783	0.5306	0.3070	0.8735	0.6358	0.12065	0.36045	0.15306	0.42933	0.18726	0.46220	0.2556
19 CDC-RES19 Large scheme (150 units) 30 phd	150	6.67	1.65	0.45332	0.2195	0.5012	0.2551	0.5390	0.0889	0.3527	0.3798	0.4015	0.8727	0.4301	0.38346	0.0289	0.8527	0.2277	0.93409
20 CDC-RES20 Large scheme (150 units) 35 phd	150	5.71	1.41	0.45332	0.2195	0.5012	0.2551	0.5390	0.0889	0.3527	0.3798	0.4015	0.8727	0.4301	0.38346	0.0289	0.8527	0.2277	0.93409
21 CDC-RES21 Large scheme (200 units) 30 phd	200	8.80	2.22	0.6826	0.2777	0.73470	0.4181	0.40083	0.2862	0.46855	0.7063	0.5248	0.10041	0.60841	0.10041	0.60841	0.10041	0.60841	0.10041
22 CDC-RES22 Large scheme (200 units) 55 phd	200	7.62	1.88	0.73334	0.0192	0.77775	0.6773	0.6940	0.3353	0.25977	0.4985	0.8404	0.6584	0.81231	0.68283	0.11698	0.93676	0.10705	0.5797
23 CDC-RES23 Large scheme (300 units) 30 phd	300	13.33	3.29	0.106700	0.4487	0.115983	0.45048	0.125265	0.3511	0.134548	0.72973	0.143778	0.28379	0.152995	0.1744	0.162211	0.11008	0.17428	0.10470
24 CDC-RES24 Large scheme (300 units) 35 phd	300	11.43	0.82	0.106700	0.4487	0.115983	0.45048	0.125265	0.3511	0.134548	0.72973	0.143778	0.28379	0.152995	0.1744	0.162211	0.11008	0.17428	0.10470
25 CDC-RES25 Large scheme (400 units) 30 phd	400	17.78	0.39	0.135955	0.7229	0.147309	0.9244	0.15013	0.1246	0.1717	0.3158	0.18421	0.10343	0.14125	0.118926	0.205791	0.182173	0.17429	0.10400
26 CDC-RES26 Large scheme (400 units) 35 phd	400	15.24	0.39	0.135955	0.7229	0.147309	0.9244	0.15013	0.1246	0.1717	0.3158	0.18421	0.10343	0.14125	0.118926	0.205791	0.182173	0.17429	0.10400
27 CDC-RES27 Large scheme (500 units) 30 phd	500	23.81	0.58	0.165456	0.7236	0.184136	0.6556	0.197676	0.1580	0.21339	0.118446	0.228026	0.13303	0.240256	0.145158	0.257239	0.160892	0.27176	0.15625
28 CDC-RES28 Large scheme (500 units) 35 phd	500	20.41	0.54	0.165456	0.7236	0.184136	0.6556	0.197676	0.1580	0.21339	0.118446	0.228026	0.13303	0.240256	0.145158	0.257239	0.160892	0.27176	0.15625
29 CDC-RES29 Large scheme (750 units) 30 phd	750	38.46	0.59	0.233707	0.9612	0.25358	0.12029	0.24740	0.10459	0.221366	0.116303	0.314261	0.181732	0.243508	0.202078	0.335430	0.222357	0.374394	0.26328
30 CDC-RES30 Large scheme (750 units) 35 phd	750	32.97	0.58	0.233707	0.9612	0.25358	0.12029	0.24740	0.10459	0.221366	0.116303	0.314261	0.181732	0.243508	0.202078	0.335430	0.222357	0.374394	0.26328
31 CDC-RES31 Strategic site (1,000 units) 30 phd	1,000	55.58	0.17	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751
32 CDC-RES32 Strategic site (1,000 units) 35 phd	1,000	47.62	0.1176	0.206281	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168	0.284751	0.112168
33 CDC-RES33 Strategic site (1,300 units) 30 phd	1,300	72.22	0.1784	0.312141	0.133416	0.339193	0.116119	0.366127	0.188689	0.307307	0.216079	0.491971	0.243406	0.448800	0.227028	0.473630	0.279792	0.504059	0.234866
34 CDC-RES34 Strategic site (1,300 units) 35 phd	1,300	61.90	0.1529	0.312141	0.133416	0.339193	0.116119	0.366127	0.188689	0.307307	0.216079	0.491971	0.243406	0.448800	0.227028	0.473630	0.279792	0.504059	0.234866
35 CDC-RES35 Strategic site (2,000 units) 35 phd	2,000	95.24	0.2352	0.435458	0.171760	0.472399	0.217645	0.511252	0.257121	0.545499	0.296360	0.587568	0.333037	0.625767	0.374515	0.663875	0.412870	0.701619	0.451376
36 CDC-RES36 Strategic site (2,000 units) 40 phd	2,000	110.05	0.2352	0.435458	0.171760	0.472399	0.217645	0.511252	0.257121	0.545499	0.296360	0.587568	0.333037	0.625767	0.374515	0.663875	0.412870	0.701619	0.451376
37 CDC-RES37 Strategic site (3,500 units) 35 phd	3,500	166.61	0.417	0.545135	0.217673	0.586227	0.217673	0.625767	0.333037	0.672207	0.36353	0.727727	0.442224	0.771890	0.480108	0.819035	0.506008	0.866165	0.556490
38 CDC-RES38 Strategic site (4,000 units) 30 phd	4,000	222.22	0.5489	0.624804	0.168288	0.668080	0.209116	0.705543	0.249475	0.754102	0.289400	0.582616	0.323034	0.802084	0.366395	0.859110	0.407524	0.897261	0.446456
39 CDC-RES39 Strategic site (4,000 units) 35 phd	4,000	190.48	0.4705	0.624804	0.168288	0.668080	0.209116	0.705543	0.249475	0.754102	0.289400	0.582616	0.323034	0.802084	0.366395	0.859110	0.407524	0.897261	0.446456
40 CDC-ELDER1 Older person's housing scheme (C3) 35 phd	5	2.08	0.51	0.07728	0.14908	0.08048	0.12580	0.2413	0.10962	0.3072	0.03845	0.05513	0.07727	0.20054	0.01814	0.03505	0.04524	0.10130	0.29934
41 CDC-C41 Community - town centre	1	0.40	0.06	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
42 CDC-EMP1 Employment - industrial 45% plot ratio	-	5.00	0.124	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	0.124	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	5.00	0.124	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906	0.89010	0.4906
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	0.247	0.48813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772
46 CDC-EMP5 Employment - industrial 45% plot ratio	-	10.00	0.247	0.48813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	10.00	0.247	0.48813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772	0.148813	0.85772

Appendix 12 - Funding available for infrastructure

COTSWOLD DISTRICT COUNCIL

Sales value £4,400 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)												S106 (£ millions)	
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)												S106 (£ millions)	
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.05	£	0.03	£	0.01	£	-	£	-	£	-	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.06	£	0.02	£	-	£	-	£	-	£	-	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.13	£	0.10	£	0.06	£	0.02	£	-	£	-	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.14	£	0.07	£	0.01	£	-	£	-	£	-	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.21	£	0.11	£	0.01	£	-	£	-	£	-	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.49	£	0.36	£	0.22	£	0.09	£	-	£	-	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.27	£	0.11	£	-	£	-	£	-	£	-	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	0.45	£	0.20	£	-	£	-	£	-	£	-	£	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	0.49	£	0.18	£	-	£	-	£	-	£	-	£	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	0.37	£	-	£	-	£	-	£	-	£	-	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	0.91	£	0.25	£	-	£	-	£	-	£	-	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	0.95	£	-	£	-	£	-	£	-	£	-	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	0.38	£	-	£	-	£	-	£	-	£	-	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)												S106 (£ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.02	£ 0.01	£ 0.01	£ 0.01	£ 0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.02	£ 0.01	£ 0.01	£ 0.01	£ 0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.20	£ 0.18	£ 0.17	£ 0.15	£ 0.13	£ 0.11	£ 0.10	£ 0.08	£ 0.06	£ 0.04	£ 0.03	£ 0.02
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.22	£ 0.20	£ 0.18	£ 0.16	£ 0.14	£ 0.13	£ 0.11	£ 0.09	£ 0.08	£ 0.06	£ 0.04	£ 0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.43	£ 0.39	£ 0.35	£ 0.32	£ 0.28	£ 0.25	£ 0.21	£ 0.18	£ 0.14	£ 0.11	£ 0.08	£ 0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.45	£ 0.41	£ 0.37	£ 0.34	£ 0.30	£ 0.27	£ 0.23	£ 0.20	£ 0.16	£ 0.13	£ 0.10	£ 0.08
7 CDC-RES7 Medium scheme (30 units) 30 dph	30	£	0.72	£ 0.66	£ 0.59	£ 0.53	£ 0.46	£ 0.39	£ 0.32	£ 0.28	£ 0.22	£ 0.16	£ 0.12	£ 0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.77	£ 0.70	£ 0.63	£ 0.57	£ 0.51	£ 0.44	£ 0.38	£ 0.32	£ 0.26	£ 0.20	£ 0.14	£ 0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.08	£ 0.98	£ 0.89	£ 0.79	£ 0.69	£ 0.60	£ 0.51	£ 0.41	£ 0.32	£ 0.23	£ 0.15	£ 0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.15	£ 1.05	£ 0.95	£ 0.86	£ 0.76	£ 0.67	£ 0.57	£ 0.48	£ 0.39	£ 0.30	£ 0.21	£ 0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.40	£ 1.27	£ 1.15	£ 1.02	£ 0.90	£ 0.77	£ 0.65	£ 0.53	£ 0.41	£ 0.30	£ 0.18	£ 0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.29	£ 1.15	£ 1.02	£ 0.89	£ 0.76	£ 0.63	£ 0.51	£ 0.38	£ 0.26	£ 0.14	£ 0.02	£ 0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.73	£ 1.59	£ 1.28	£ 1.12	£ 0.97	£ 0.81	£ 0.67	£ 0.52	£ 0.37	£ 0.22	£ 0.07	£ 0.30
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.64	£ 1.49	£ 1.33	£ 1.18	£ 1.02	£ 0.87	£ 0.73	£ 0.58	£ 0.43	£ 0.29	£ 0.15	£ 0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	2.63	£ 2.39	£ 2.15	£ 1.91	£ 1.68	£ 1.45	£ 1.22	£ 1.00	£ 0.77	£ 0.55	£ 0.34	£ 0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.80	£ 2.56	£ 2.32	£ 2.08	£ 1.85	£ 1.62	£ 1.39	£ 1.16	£ 0.94	£ 0.72	£ 0.50	£ 0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.41	£ 3.08	£ 2.76	£ 2.45	£ 2.14	£ 1.83	£ 1.53	£ 1.22	£ 0.93	£ 0.63	£ 0.35	£ 0.76
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	2.62	£ 2.31	£ 2.01	£ 1.71	£ 1.42	£ 1.13	£ 0.84	£ 0.56	£ 0.32	£ 0.07	£ 0.00	£ 0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.03	£ 4.55	£ 4.08	£ 3.61	£ 3.15	£ 2.69	£ 2.24	£ 1.79	£ 1.35	£ 0.92	£ 0.49	£ 1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	5.39	£ 4.91	£ 4.44	£ 3.97	£ 3.50	£ 3.05	£ 2.60	£ 2.15	£ 1.71	£ 1.27	£ 0.84	£ 1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	6.61	£ 5.98	£ 5.35	£ 4.74	£ 4.12	£ 3.52	£ 2.92	£ 2.34	£ 1.75	£ 1.18	£ 0.61	£ 1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	7.60	£ 6.94	£ 6.28	£ 5.63	£ 4.99	£ 4.36	£ 3.73	£ 3.12	£ 2.51	£ 1.90	£ 1.31	£ 1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	10.27	£ 9.30	£ 8.34	£ 7.40	£ 6.46	£ 5.54	£ 4.62	£ 3.72	£ 2.83	£ 1.95	£ 1.08	£ 2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	10.98	£ 10.01	£ 9.06	£ 8.11	£ 7.17	£ 6.25	£ 5.34	£ 4.43	£ 3.54	£ 2.66	£ 1.78	£ 2.19
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	12.81	£ 11.57	£ 10.35	£ 9.14	£ 7.95	£ 6.77	£ 5.60	£ 4.45	£ 3.31	£ 2.19	£ 1.08	£ 2.34
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	13.76	£ 12.52	£ 11.30	£ 10.09	£ 8.90	£ 7.72	£ 6.55	£ 5.40	£ 4.26	£ 3.14	£ 2.03	£ 3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	15.42	£ 13.87	£ 12.34	£ 10.83	£ 9.34	£ 7.86	£ 6.41	£ 4.97	£ 3.54	£ 2.14	£ 0.75	£ 3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	16.69	£ 15.14	£ 13.61	£ 12.10	£ 10.61	£ 9.14	£ 7.68	£ 6.24	£ 4.82	£ 3.41	£ 2.02	£ 3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	19.98	£ 17.14	£ 15.02	£ 12.93	£ 10.82	£ 8.80	£ 6.85	£ 4.88	£ 2.93	£ 1.01	£ 0.00	£ 5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	21.34	£ 19.19	£ 17.08	£ 14.98	£ 12.92	£ 10.87	£ 8.85	£ 6.85	£ 4.88	£ 2.93	£ 1.01	£ 5.80
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	17.13	£ 14.71	£ 12.32	£ 9.95	£ 7.62	£ 5.31	£ 3.03	£ 0.77	-	-	-	£ 7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	20.10	£ 17.68	£ 15.22	£ 12.92	£ 10.58	£ 8.28	£ 5.99	£ 3.74	£ 1.51	-	-	£ 7.80
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	18.90	£ 15.30	£ 12.45	£ 9.62	£ 6.83	£ 4.07	£ 1.35	-	-	-	-	£ 9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	22.05	£ 19.16	£ 16.31	£ 13.48	£ 10.69	£ 7.93	£ 2.51	£ 0.00	-	-	-	£ 10.00
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	26.97	£ 22.95	£ 19.87	£ 15.05	£ 11.16	£ 7.33	£ 3.54	-	-	-	-	£ 9.98
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	21.27	£ 17.93	£ 12.83	£ 8.89	£ 4.59	£ 0.54	-	-	-	-	-	£ 19.00
37 CDC-RES37 Strategic site (3,000 units) 35 dph	3,500	£	14.99	£ 9.09	£ 5.05	£ 0.16	-	-	-	-	-	-	-	£ 26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	-	-	-	-	-	-	-	-	-	-	£ 30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	-	-	-	-	-	-	-	-	-	-	£ 30.40
40 CDC-ELDER1 Elder person's housing scheme (C3) 35 dph	20	£	-	-	-	-	-	-	-	-	-	-	-	£ 0.38
41 CDC-CARE1 Care home scheme (C2-) 70 plots	-	£	0.33	£ 0.14	-	-	-	-	-	-	-	-	-	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	-
43 CDC-EMP1 Employment - industrial 45% plot ratio	-	£	5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	-
44 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	-
45 CDC-EMP5 Employment - industrial 45% plot ratio	-	£	8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	-
47 CDC-EMP5 Employment - industrial 45% plot ratio	-	£	19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	-

COTSWOLD DISTRICT COUNCIL

Sales value £4,497 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	£
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	£
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	£
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	£
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	£
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	£
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	£
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	£
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	£
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	£
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	£
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	£
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	£
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	£
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	£
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	-	£	-	£	-	£	-	£	-	£	£
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	£
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	-	£	-	£	-	£	-	£	-	£	£
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	£
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	-	£	-	£	-	£	-	£	-	£	£
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	£
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	-	£	-	£	-	£	-	£	-	£	£
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	£
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	-	£	-	£	-	£	-	£	-	£	£
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	£
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	£
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	£
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	£
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	£
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	£
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	£
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	£
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.00	£	0.00	£	-	£	-	£	-	£	£
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.01	£	0.01	£	0.00	£	-	£	-	£	£
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.02	£	0.05	£	0.02	£	-	£	-	£	£
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.07	£	0.05	£	0.02	£	-	£	-	£	£
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.12	£	0.08	£	0.04	£	-	£	-	£	£
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.19	£	0.15	£	0.07	£	0.04	£	-	£	£
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.10	£	0.03	£	-	£	-	£	-	£	£
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.25	£	0.18	£	0.11	£	0.04	£	-	£	£
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.15	£	0.04	£	0.04	£	-	£	-	£	£
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.37	£	0.26	£	0.16	£	0.05	£	-	£	£
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.15	£	0.01	£	-	£	-	£	-	£	£
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.70	£	0.56	£	0.41	£	0.27	£	0.13	£	£
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.19	£	0.02	£	-	£	-	£	-	£	£
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.37	£	0.54	£	0.37	£	0.03	£	-	£	£
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	0.29	£	0.03	£	-	£	-	£	-	£	£
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	0.84	£	0.58	£	0.33	£	0.07	£	-	£	£
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	0.03	£	-	£	-	£	-	£	-	£	£
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	1.01	£	0.68	£	0.35	£	0.03	£	-	£	£
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	£
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	1.15	£	0.63	£	0.12	£	-	£	-	£	£
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	£
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	1.93	£	1.22	£	0.51	£	-	£	-	£	£
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	0.03	£	-	£	-	£	-	£	-	£	£
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	2.41	£	1.98	£	0.95	£	-	£	-	£	£
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	£
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	2.23	£	0.91	£	-	£	-	£	-	£	£
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	£
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	1.08	£	-	£	-	£	-	£	-	£	£
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	£
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	£
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	£
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	£
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	£
38 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
39 CDC-RES39 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	£
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

		Maximum additional capacity to fund infrastructure (£ millions)											
Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.05	£	0.04	£	0.03	£	0.03	£	0.02	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.05	£	0.04	£	0.04	£	0.03	£	0.02	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.23	£	0.21	£	0.19	£	0.15	£	0.13	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.25	£	0.23	£	0.21	£	0.19	£	0.17	£	0.06
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.48	£	0.44	£	0.40	£	0.37	£	0.33	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.51	£	0.47	£	0.43	£	0.39	£	0.35	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.83	£	0.76	£	0.69	£	0.62	£	0.55	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.87	£	0.80	£	0.73	£	0.66	£	0.60	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.24	£	1.14	£	1.03	£	0.93	£	0.83	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.31	£	1.20	£	1.10	£	1.00	£	0.89	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.62	£	1.48	£	1.34	£	1.20	£	1.07	£	0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.50	£	1.35	£	1.21	£	1.07	£	0.93	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.62	£	2.35	£	2.08	£	1.84	£	1.50	£	0.34
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.91	£	1.74	£	1.57	£	1.40	£	1.24	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.03	£	2.77	£	2.51	£	2.26	£	2.01	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.20	£	2.94	£	2.68	£	2.42	£	2.17	£	0.62
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.94	£	3.59	£	3.25	£	2.91	£	2.57	£	0.76
18 CDC-RES18 Large scheme (150 units) 30 dph	150	£	5.81	£	5.30	£	4.81	£	4.36	£	3.91	£	0.93
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.81	£	5.30	£	4.79	£	4.28	£	3.78	£	0.92
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	6.17	£	5.65	£	5.14	£	4.64	£	4.14	£	0.96
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	7.64	£	6.96	£	6.29	£	5.62	£	4.97	£	1.14
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	8.62	£	7.91	£	7.20	£	6.51	£	5.82	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	11.74	£	10.70	£	9.67	£	8.66	£	7.66	£	2.08
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	12.94	£	12.01	£	11.03	£	10.06	£	9.07	£	2.49
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	14.65	£	13.34	£	12.03	£	10.74	£	9.46	£	2.81
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	15.61	£	14.29	£	12.98	£	11.69	£	10.41	£	3.14
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	17.73	£	16.08	£	14.44	£	12.83	£	11.23	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	19.00	£	17.35	£	15.72	£	14.10	£	12.50	£	4.31
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	22.46	£	20.17	£	17.90	£	15.67	£	13.45	£	5.10
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	24.52	£	22.23	£	19.96	£	17.72	£	15.51	£	5.80
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	20.70	£	18.11	£	15.56	£	13.03	£	10.53	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	23.67	£	21.08	£	18.53	£	16.00	£	13.50	£	9.80
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	22.45	£	19.36	£	16.31	£	13.29	£	10.31	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	26.31	£	23.22	£	20.16	£	17.12	£	14.16	£	12.22
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£	33.03	£	28.73	£	24.48	£	20.27	£	16.11	£	17.00
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	27.64	£	23.10	£	18.62	£	14.18	£	9.80	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	22.51	£	17.16	£	11.87	£	6.64	£	1.47	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	0.33	£	0.14	£	-	£	-	£	-	£	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23
43 CDC-EMP1 Employment - industrial 45% plot ratio	-	£	5.79	£	5.79	£	5.79	£	5.79	£	5.79	£	5.79
44 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52
45 CDC-EMP1 Employment - industrial 45% plot ratio	-	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33
47 CDC-EMP5 Employment - industrial 45% plot ratio	-	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98

COTSWOLD DISTRICT COUNCIL

Sales value £4,594 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)												S106 (£ millions)	
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	£

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)												S106 (£ millions)			
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.05	£	0.03	£	0.01	£	-	£	-	£	-	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.10	£	0.08	£	0.06	£	0.04	£	0.02	£	-	£	-	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.17	£	0.13	£	0.09	£	0.05	£	0.01	£	-	£	-	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.25	£	0.21	£	0.17	£	0.12	£	0.08	£	0.04	£	0.00	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.21	£	0.13	£	0.05	£	-	£	-	£	-	£	-	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.35	£	0.28	£	0.20	£	0.13	£	0.06	£	-	£	-	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.31	£	0.19	£	0.08	£	-	£	-	£	-	£	-	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.53	£	0.42	£	0.31	£	0.19	£	0.08	£	-	£	-	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.36	£	0.21	£	0.07	£	-	£	-	£	-	£	-	£	0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.91	£	0.75	£	0.60	£	0.45	£	0.30	£	0.16	£	0.01	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.45	£	0.27	£	0.08	£	-	£	-	£	-	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.80	£	0.62	£	0.44	£	0.26	£	0.08	£	-	£	-	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	0.68	£	0.40	£	0.12	£	-	£	-	£	-	£	-	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	1.24	£	0.96	£	0.68	£	0.41	£	0.14	£	-	£	-	£	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	0.56	£	0.19	£	-	£	-	£	-	£	-	£	-	£	0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	1.53	£	1.17	£	0.83	£	0.48	£	0.14	£	-	£	-	£	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	0.74	£	0.18	£	-	£	-	£	-	£	-	£	-	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	1.93	£	1.38	£	0.83	£	0.29	£	-	£	-	£	-	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	0.87	£	0.14	£	-	£	-	£	-	£	-	£	-	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	2.94	£	2.18	£	1.43	£	0.69	£	-	£	-	£	-	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	1.50	£	0.39	£	-	£	-	£	-	£	-	£	-	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	3.86	£	2.77	£	1.68	£	0.60	£	-	£	-	£	-	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	0.90	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	4.08	£	2.67	£	1.27	£	-	£	-	£	-	£	-	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	3.39	£	1.63	£	-	£	-	£	-	£	-	£	-	£	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)												S106 (£ millions)							
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.06	£	0.06	£	0.05	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.25	£	0.24	£	0.22	£	0.20	£	0.18	£	0.16	£	0.14	£	0.12	£	0.10	£	0.08
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.28	£	0.25	£	0.23	£	0.21	£	0.19	£	0.17	£	0.15	£	0.13	£	0.11	£	0.09
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.54	£	0.52	£	0.46	£	0.42	£	0.37	£	0.33	£	0.29	£	0.26	£	0.22	£	0.17
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.56	£	0.52	£	0.48	£	0.44	£	0.36	£	0.32	£	0.28	£	0.24	£	0.20	£	0.16
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.94	£	0.86	£	0.71	£	0.64	£	0.57	£	0.54	£	0.49	£	0.43	£	0.39	£	0.23
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.98	£	0.91	£	0.83	£	0.76	£	0.68	£	0.61	£	0.54	£	0.47	£	0.40	£	0.26
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.41	£	1.29	£	1.18	£	1.07	£	0.96	£	0.85	£	0.74	£	0.64	£	0.53	£	0.43
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.47	£	1.36	£	1.25	£	1.13	£	1.03	£	0.92	£	0.81	£	0.70	£	0.60	£	0.39
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.83	£	1.68	£	1.53	£	1.38	£	1.24	£	1.10	£	0.96	£	0.82	£	0.68	£	0.55
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£	1.71	£	1.55	£	1.40	£	1.25	£	1.10	£	0.96	£	0.81	£	0.67	£	0.53	£	0.25
13 CDC-RES13 Large scheme (30 units) 30 dph	30	£	2.28	£	2.12	£	1.91	£	1.73	£	1.55	£	1.37	£	1.20	£	1.02	£	0.85	£	0.62
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.17	£	1.99	£	1.81	£	1.63	£	1.45	£	1.28	£	1.11	£	0.94	£	0.77	£	0.61
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.42	£	3.14	£	2.87	£	2.60	£	2.33	£	2.06	£	1.80	£	1.54	£	1.28	£	1.03
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.59	£	3.31	£	3.04	£	2.76	£	2.49	£	2.23	£	1.96	£	1.70	£	1.45	£	1.04
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	4.46	£	4.09	£	3.72	£	3.36	£	3.00	£	2.64	£	2.29	£	1.94	£	1.60	£	1.26
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	4.63	£	4.26	£	3.90	£	3.54	£	3.18	£	2.82	£	2.47	£	2.09	£	1.73	£	1.39
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	6.59	£	6.04	£	5.49	£	4.95	£	4.42	£	3.89	£	3.37	£	2.86	£	2.35	£	1.85
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	6.95	£	6.40	£	5.85	£	5.31	£	4.78	£	4.25	£	3.73	£	3.21	£	2.71	£	2.20
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	8.67	£	7.94	£	7.22	£	6.51	£	5.81	£	5.11	£	4.42	£	3.74	£	3.07	£	2.41
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	9.63	£	8.87	£	8.12	£	7.38	£	6.65	£	5.92	£	5.21	£	4.50	£	3.80	£	3.11
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	13.21	£	12.10	£	11.00	£	9.82	£	8.85	£	7.80	£	6.75	£	5.72	£	4.70	£	3.70
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	13.92	£	12.81	£	11.69	£	10.63	£	9.57	£	8.51	£	7.47	£	6.42	£	5.41	£	4.32
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	16.51	£	15.10	£	13.70	£	12.33	£	10.96	£	9.62	£	8.29	£	6.97	£	5.68	£	4.39
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	17.46	£	16.05	£	14.65	£	13.28	£	11.91	£	10.57	£	9.24	£	7.92	£	6.62	£	5.34
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	20.46	£	18.28	£	16.54	£	14.81	£	13.11	£	11.43	£	9.77	£	8.12	£	6.50	£	4.90
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	21.31	£	19.55	£	17.81	£	16.09	£	14.38	£	12.70	£	11.04	£	9.39	£	7.77	£	6.17
29 CDC-RES29 Large scheme (550 units) 30 dph	550	£	25.29	£	22.64	£	20.29	£	18.40	£	16.54	£	14.71	£	13.04	£	11.41	£	9.69	£	7.94
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	27.70	£	25.26	£	22.84	£	20.46	£	18.10	£	15.77	£	13.46	£	11.19	£	8.94	£	6.72
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	24.26	£	21.50	£	18.78	£	16.09	£	13.43	£	10.80	£	8.21	£	5.64	£	3.11	£	0.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	27.23	£	24.47	£	21.75	£	19.06	£	16.40	£	13.77	£	11.18	£	8.61	£	6.07	£	3.57
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	26.06	£	23.41	£	20.16	£	16.84	£	13.77	£	10.63	£	7.53	£	4.46	£	1.44	£	-
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	30.55	£	27.27	£	24.01	£	20.80	£	17.63	£	14.49	£	11.33	£	8.28	£	5.20	£	2.30
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	39.70	£	35.48	£	31.95	£	28.57	£	24.77	£	21.04	£	16.66	£	12.34	£	8.06	£	3.84
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	33.99	£	29.16	£	24.39	£	19.66	£	14.99	£	10.37	£	5.81	£	1.31	£	-	£	-
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	30.00	£	24.30	£	18.67	£	13.10	£	7.59	£	2.15	£	-	£	-	£	-	£	-
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	0.33	£	0.14	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	9.76	£	9.76	£	9.76	£	9.76	£	9.76	£	9.76	£	9.76	£	9.76	£	9.76	£	9.76
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98

COTSWOLD DISTRICT COUNCIL

Sales value £4,691 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Maximum additional capacity to fund infrastructure (£ millions)													
Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	\$106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph		1 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph		1 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph		5 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph		5 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph		10 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.08
6 CDC-RES6 Medium scheme (10 units) 35 dph		10 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph		20 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph		20 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph		30 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph		30 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.23
11 CDC-RES11 Medium scheme (40 units) 35 dph		40 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph		40 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph		50 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph		50 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph		75 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph		75 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph		100 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.76
18 CDC-RES18 Large scheme (100 units) 55 dph		100 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph		150 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph		150 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph		200 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph		200 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph		300 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph		300 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph		400 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph		400 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph		500 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph		500 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph		750 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph		750 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph		1,000 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph		1,000 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph		1,300 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph		1,300 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	9.88
35 CDC-RES35 Strategic site (2,000 units) 30 dph		2,000 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph		2,500 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph		3,500 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph		4,000 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph		4,000 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph		50 £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-
42 CDC-EMP1 Employment - industrial 40% plot ratio		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-
43 CDC-EMP2 Employment - industrial 45% plot ratio		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-
44 CDC-EMP3 Employment - industrial 40% plot ratio		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-
45 CDC-EMP4 Employment - industrial 45% plot ratio		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-
46 CDC-EMP5 Employment - industrial 40% plot ratio		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-
47 CDC-EMP6 Employment - industrial 45% plot ratio		- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	- £	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

[illegible]

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Maximum additional capacity to fund infrastructure (£ millions)													
Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	\$106 (£ millions)
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01
3 CDC-RE53 Small scheme (5 units) 30 dph	5	£ 0.29	£ 0.24	£ 0.22	£ 0.20	£ 0.22	£ 0.20	£ 0.16	£ 0.14	£ 0.12	£ 0.10	£ 0.08	£ 0.07
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£ 0.30	£ 0.28	£ 0.26	£ 0.24	£ 0.22	£ 0.19	£ 0.17	£ 0.15	£ 0.13	£ 0.11	£ 0.09	£ 0.08
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£ 0.60	£ 0.55	£ 0.51	£ 0.47	£ 0.42	£ 0.38	£ 0.34	£ 0.29	£ 0.25	£ 0.21	£ 0.17	£ 0.04
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£ 0.62	£ 0.58	£ 0.53	£ 0.49	£ 0.44	£ 0.40	£ 0.36	£ 0.32	£ 0.28	£ 0.23	£ 0.19	£ 0.08
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£ 1.05	£ 0.96	£ 0.88	£ 0.81	£ 0.73	£ 0.65	£ 0.57	£ 0.50	£ 0.42	£ 0.35	£ 0.28	£ 0.15
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£ 1.01	£ 0.93	£ 0.85	£ 0.77	£ 0.69	£ 0.62	£ 0.55	£ 0.47	£ 0.39	£ 0.32	£ 0.25	£ 0.15
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£ 1.57	£ 1.45	£ 1.33	£ 1.21	£ 1.09	£ 0.97	£ 0.86	£ 0.75	£ 0.64	£ 0.52	£ 0.42	£ 0.23
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	£ 1.63	£ 1.51	£ 1.39	£ 1.27	£ 1.16	£ 1.04	£ 0.93	£ 0.81	£ 0.70	£ 0.59	£ 0.48	£ 0.23
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£ 2.04	£ 1.88	£ 1.72	£ 1.56	£ 1.41	£ 1.26	£ 1.11	£ 0.96	£ 0.82	£ 0.67	£ 0.53	£ 0.30
12 CDC-RE612 Medium scheme (40 units) 35 dph	40	£ 1.91	£ 1.75	£ 1.59	£ 1.43	£ 1.27	£ 1.12	£ 0.96	£ 0.81	£ 0.66	£ 0.51	£ 0.37	£ 0.30
13 CDC-RE613 Large scheme (100 units) 30 dph	50	£ 2.55	£ 2.15	£ 1.96	£ 1.76	£ 1.56	£ 1.39	£ 1.20	£ 1.02	£ 0.84	£ 0.66	£ 0.49	£ 0.30
14 CDC-RE614 Large scheme (50 units) 40 dph	50	£ 2.43	£ 2.22	£ 2.05	£ 1.86	£ 1.67	£ 1.48	£ 1.30	£ 1.12	£ 0.94	£ 0.76	£ 0.59	£ 0.38
15 CDC-RE615 Large scheme (75 units) 30 dph	75	£ 3.82	£ 3.52	£ 3.22	£ 2.93	£ 2.65	£ 2.36	£ 2.08	£ 1.80	£ 1.53	£ 1.26	£ 0.99	£ 0.57
16 CDC-RE616 Large scheme (75 units) 35 dph	75	£ 3.98	£ 3.69	£ 3.39	£ 3.10	£ 2.81	£ 2.53	£ 2.25	£ 1.97	£ 1.70	£ 1.43	£ 1.16	£ 0.76
17 CDC-RE617 Large scheme (100 units) 30 dph	100	£ 4.99	£ 4.59	£ 4.20	£ 3.81	£ 3.43	£ 3.05	£ 2.67	£ 2.30	£ 1.94	£ 1.58	£ 1.22	£ 0.76
18 CDC-RE618 Large scheme (100 units) 35 dph	100	£ 4.18	£ 3.80	£ 3.43	£ 3.06	£ 2.69	£ 2.33	£ 1.98	£ 1.63	£ 1.28	£ 0.94	£ 0.60	£ 0.76
19 CDC-RE619 Large scheme (150 units) 30 dph	150	£ 7.37	£ 6.70	£ 6.20	£ 5.62	£ 5.04	£ 4.46	£ 3.94	£ 3.42	£ 2.90	£ 2.38	£ 1.86	£ 1.14
20 CDC-RE620 Large scheme (150 units) 35 dph	150	£ 7.73	£ 7.14	£ 6.56	£ 5.98	£ 5.41	£ 4.85	£ 4.29	£ 3.75	£ 3.20	£ 2.67	£ 2.14	£ 1.14
21 CDC-RE621 Large scheme (200 units) 30 dph	200	£ 9.70	£ 8.92	£ 8.15	£ 7.39	£ 6.64	£ 5.90	£ 5.16	£ 4.44	£ 3.72	£ 3.02	£ 2.32	£ 1.52
22 CDC-RE622 Large scheme (200 units) 35 dph	200	£ 10.64	£ 9.83	£ 9.03	£ 8.25	£ 7.47	£ 6.70	£ 5.94	£ 5.19	£ 4.44	£ 3.71	£ 2.99	£ 1.52
23 CDC-RE623 Large scheme (300 unit) 30 dph	300	£ 14.67	£ 13.49	£ 12.33	£ 11.18	£ 10.04	£ 8.92	£ 7.81	£ 6.72	£ 5.64	£ 4.57	£ 3.51	£ 2.28
24 CDC-RE624 Large scheme (300 unit) 35 dph	300	£ 14.38	£ 13.04	£ 11.89	£ 10.76	£ 9.63	£ 8.53	£ 7.43	£ 6.35	£ 5.28	£ 4.22	£ 3.16	£ 1.98
25 CDC-RE625 Large scheme (400 units) 30 dph	400	£ 18.36	£ 16.86	£ 15.38	£ 13.92	£ 12.47	£ 11.04	£ 9.63	£ 8.23	£ 6.85	£ 5.47	£ 4.15	£ 2.84
26 CDC-RE626 Large scheme (400 units) 35 dph	400	£ 19.31	£ 17.81	£ 16.33	£ 14.87	£ 13.42	£ 11.99	£ 10.58	£ 9.18	£ 7.80	£ 6.44	£ 5.10	£ 3.04
27 CDC-RE627 Large scheme (500 units) 30 dph	500	£ 22.35	£ 20.48	£ 18.63	£ 16.80	£ 14.99	£ 13.21	£ 11.44	£ 9.70	£ 7.97	£ 6.27	£ 4.59	£ 3.80
28 CDC-RE628 Large scheme (500 units) 35 dph	500	£ 23.62	£ 21.75	£ 19.90	£ 18.07	£ 16.26	£ 14.48	£ 12.71	£ 10.97	£ 9.25	£ 7.54	£ 5.86	£ 3.80
29 CDC-RE629 Large scheme (750 units) 30 dph	750	£ 28.92	£ 26.23	£ 23.68	£ 21.13	£ 18.63	£ 16.13	£ 13.72	£ 11.33	£ 8.92	£ 6.56	£ 4.20	£ 2.70
30 CDC-RE630 Large scheme (750 units) 35 dph	750	£ 30.87	£ 28.28	£ 25.72	£ 23.19	£ 20.69	£ 18.21	£ 15.77	£ 13.36	£ 10.97	£ 8.62	£ 6.26	£ 3.70
31 CDC-RE631 Strategic site (1,000 units) 30 dph	1,000	£ 27.81	£ 24.89	£ 22.00	£ 19.15	£ 16.33	£ 13.54	£ 10.79	£ 8.06	£ 5.37	£ 2.72	£ 1.10	£ 7.60
32 CDC-RE632 Strategic site (1,000 units) 35 dph	1,000	£ 30.78	£ 27.86	£ 24.97	£ 22.12	£ 19.30	£ 16.51	£ 13.75	£ 11.03	£ 8.34	£ 5.69	£ 3.06	£ 7.80
33 CDC-RE633 Strategic site (1,300 units) 30 dph	1,300	£ 37.45	£ 33.45	£ 24.00	£ 20.60	£ 17.23	£ 13.90	£ 10.61	£ 7.35	£ 4.14	£ 0.97	-	£ 15.88
34 CDC-RE634 Strategic site (1,300 units) 35 dph	1,300	£ 44.79	£ 41.57	£ 27.86	£ 24.45	£ 21.08	£ 17.75	£ 14.46	£ 11.21	£ 7.90	£ 4.83	£ 1.70	£ 9.20
35 CDC-RE635 Strategic site (2,000 units) 30 dph	2,000	£ 50.93	£ 40.22	£ 35.41	£ 30.66	£ 25.92	£ 21.17	£ 16.47	£ 11.72	£ 7.99	£ 3.27	-	£ 98.20
36 CDC-RE636 Strategic site (2,500 units) 35 dph	2,500	£ 40.33	£ 35.20	£ 30.13	£ 25.12	£ 20.16	£ 15.26	£ 10.42	£ 5.64	£ 0.92	£ -	-	£ 19.00
37 CDC-RE637 Strategic site (3,500 units) 35 dph	3,500	£ 37.47	£ 31.42	£ 25.44	£ 19.54	£ 13.69	£ 7.91	£ 2.20	-	-	-	-	£ 26.60
38 CDC-RE638 Strategic site (4,000 units) 30 dph	4,000	-	-	-	-	-	-	-	-	-	-	-	£ 30.40
39 CDC-RE639 Strategic site (4,000 units) 35 dph	4,000	£ 9.11	£ 4.22	-	-	-	-	-	-	-	-	-	£ 30.40
40 CDC-ELDER1 Older person's housing (C3) 35 dph	50	£ 0.28	£ 0.11	-	-	-	-	-	-	-	-	-	£ 0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£ 0.33	£ 0.14	-	-	-	-	-	-	-	-	-	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)

PER HA

Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	\$106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£ 0.07	£ 0.06	£ 0.05	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.06	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.02	£ 0.01
3 CDC-RES3 Small scheme (5 units) 30 dph	5	£ 0.33	£ 0.27	£ 0.25	£ 0.23	£ 0.22	£ 0.19	£ 0.17	£ 0.15	£ 0.13	£ 0.11	£ 0.09	£ 0.07
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.33	£ 0.31	£ 0.28	£ 0.26	£ 0.24	£ 0.22	£ 0.20	£ 0.18	£ 0.16	£ 0.14	£ 0.12	£ 0.08
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.65	£ 0.61	£ 0.56	£ 0.52	£ 0.47	£ 0.43	£ 0.39	£ 0.35	£ 0.31	£ 0.27	£ 0.22	£ 0.04
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.67	£ 0.62	£ 0.58	£ 0.53	£ 0.49	£ 0.45	£ 0.40	£ 0.36	£ 0.32	£ 0.28	£ 0.24	£ 0.18
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 1.15	£ 1.07	£ 0.99	£ 0.91	£ 0.83	£ 0.76	£ 0.68	£ 0.60	£ 0.53	£ 0.46	£ 0.38	£ 0.05
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 1.10	£ 1.02	£ 0.94	£ 0.86	£ 0.78	£ 0.71	£ 0.64	£ 0.56	£ 0.49	£ 0.41	£ 0.34	£ 0.05
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 1.73	£ 1.61	£ 1.49	£ 1.37	£ 1.25	£ 1.13	£ 1.02	£ 0.91	£ 0.79	£ 0.68	£ 0.57	£ 0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 1.77	£ 1.65	£ 1.53	£ 1.41	£ 1.29	£ 1.18	£ 1.06	£ 0.95	£ 0.84	£ 0.73	£ 0.62	£ 0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 2.25	£ 2.09	£ 1.93	£ 1.78	£ 1.62	£ 1.47	£ 1.32	£ 1.17	£ 1.03	£ 0.88	£ 0.74	£ 0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£ 2.03	£ 1.87	£ 1.70	£ 1.54	£ 1.39	£ 1.23	£ 1.08	£ 0.93	£ 0.78	£ 0.63	£ 0.48	£ 0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£ 2.81	£ 2.61	£ 2.41	£ 2.22	£ 2.03	£ 1.84	£ 1.65	£ 1.47	£ 1.29	£ 1.10	£ 0.93	£ 0.38
14 CDC-RES14 Large scheme (50 units) 35 dph	50	£ 2.84	£ 2.64	£ 2.44	£ 2.24	£ 2.05	£ 1.86	£ 1.67	£ 1.48	£ 1.29	£ 1.10	£ 0.93	£ 0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£ 4.21	£ 3.92	£ 3.62	£ 3.33	£ 3.04	£ 2.76	£ 2.48	£ 2.20	£ 1.93	£ 1.66	£ 1.39	£ 0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£ 4.32	£ 4.03	£ 3.73	£ 3.44	£ 3.15	£ 2.87	£ 2.59	£ 2.31	£ 2.04	£ 1.77	£ 1.50	£ 0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£ 5.55	£ 5.15	£ 4.76	£ 4.37	£ 3.99	£ 3.61	£ 3.24	£ 2.87	£ 2.50	£ 2.14	£ 1.78	£ 0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£ 4.49	£ 4.11	£ 3.73	£ 3.37	£ 3.00	£ 2.64	£ 2.29	£ 1.94	£ 1.59	£ 1.25	£ 0.91	£ 0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£ 7.85	£ 7.43	£ 6.95	£ 6.48	£ 6.00	£ 5.54	£ 5.09	£ 4.72	£ 4.36	£ 3.99	£ 3.61	£ 1.46
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£ 8.45	£ 7.86	£ 7.28	£ 6.71	£ 6.14	£ 5.58	£ 5.02	£ 4.47	£ 3.93	£ 3.39	£ 2.87	£ 1.71
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£ 10.83	£ 10.05	£ 9.28	£ 8.52	£ 7.77	£ 7.03	£ 6.29	£ 5.57	£ 4.85	£ 4.14	£ 3.45	£ 1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£ 11.60	£ 10.80	£ 10.00	£ 9.21	£ 8.44	£ 7.67	£ 6.91	£ 6.15	£ 5.41	£ 4.68	£ 3.96	£ 1.52
23 CDC-RES23 Large scheme (300 unit) 30 dph	300	£ 16.36	£ 15.19	£ 14.02	£ 12.87	£ 11.74	£ 10.62	£ 9.51	£ 8.41	£ 7.33	£ 6.26	£ 5.20	£ 2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£ 16.83	£ 15.66	£ 14.49	£ 13.34	£ 12.21	£ 11.08	£ 9.96	£ 8.83	£ 7.80	£ 6.73	£ 5.67	£ 2.34
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£ 20.61	£ 19.12	£ 17.64	£ 16.17	£ 14.73	£ 13.30	£ 11.89	£ 10.49	£ 9.11	£ 7.75	£ 6.41	£ 3.00
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£ 21.24	£ 19.74	£ 18.26	£ 16.80	£ 15.35	£ 13.92	£ 12.51	£ 11.12	£ 9.74	£ 8.38	£ 7.03	£ 3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£ 25.38	£ 23.50	£ 21.65	£ 19.82	£ 18.02	£ 16.23	£ 14.46	£ 12.72	£ 11.00	£ 9.30	£ 7.62	£ 3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£ 26.22	£ 24.34	£ 22.49	£ 20.66	£ 18.86	£ 17.07	£ 15.30	£ 13.56	£ 11.84	£ 10.14	£ 8.48	£ 3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£ 32.70	£ 31.11	£ 29.55	£ 27.95	£ 26.35	£ 24.75	£ 23.15	£ 21.54	£ 19.93	£ 18.32	£ 16.71	£ 7.00
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£ 35.06	£ 32.47	£ 29.91	£ 27.38	£ 24.87	£ 22.40	£ 19.96	£ 17.54	£ 15.14	£ 12.80	£ 10.46	£ 5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£ 34.87	£ 31.95	£ 29.06	£ 26.21	£ 23.36	£ 20.60	£ 17.84	£ 15.12	£ 12.43	£ 9.77	£ 7.15	£ 7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ 36.83	£ 33.91	£ 31.02	£ 28.17	£ 25.34	£ 22.56	£ 19.80	£ 17.08	£ 14.39	£ 11.73	£ 9.11	£ 7.80
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£ 40.11	£ 36.62	£ 33.17	£ 29.77	£ 26.40	£ 23.07	£ 19.78	£ 16.53	£ 13.32	£ 10.14	£ 7.01	£ 9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£ 42.65	£ 39.17	£ 35.72	£ 32.32	£ 28.95	£ 25.62	£ 22.33	£ 19.08	£ 15.86	£ 12.69	£ 9.56	£ 12.50
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£ 52.18	£ 45.91	£ 42.75	£ 39.45	£ 36.07	£ 32.75	£ 29.47	£ 26.17	£ 22.87	£ 19.59	£ 16.30	£ 19.01
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£ 55.45	£ 50.32	£ 45.25	£ 40.23	£ 35.28	£ 30.38	£ 25.54	£ 20.76	£ 16.03	£ 11.36	£ 6.75	£ 12.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£ 58.64	£ 52.59	£ 46.61	£ 40.70	£ 34.86	£ 29.08	£ 23.37	£ 17.73	£ 12.16	£ 6.65	£ 1.20	£ 26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£ 25.40	£ 20.57	£ 15.73	£ 10.95	£ 6.22	£ 1.54	-	-	-	-	-	£ 30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£ 33.30	£ 28.41	£ 23.57	£ 18.79	£ 14.06	£ 9.38	£ 4.76	£ 0.19	-	-	-	£ 30.40
40 CDC-ELDER1 Care person's home (C3) 35 dph	50	£ 0.54	£ 0.38	£ 0.22	£ 0.05	-	-	-	-	-	-	-	£ 0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£ 0.38	£ 0.19	-	-	-	-	-	-	-	-	-	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52

COTSWOLD DISTRICT COUNCIL

Sales value £4,788 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)															
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)				
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.16
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.16
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C23) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S10E (£ millions)
3 CDC-RES1 Small scheme (1 unit) 25 dph	1	£ 0.02	£ 0.02	£ 0.01	£ 0.01	£ 0.00	£ 0.00	-	£ -	£ -	£ -	£ -	£ 0.01
3 CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01	£ 0.01	£ 0.01	£ 0.00	£ -	£ -	£ -	£ 0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£ 0.11	£ 0.09	£ 0.06	£ 0.04	£ 0.02	£ 0.02	£ 0.02	£ 0.02	£ -	£ -	£ -	£ 0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.16	£ 0.14	£ 0.11	£ 0.09	£ 0.07	£ 0.04	£ 0.02	£ 0.02	£ -	£ -	£ -	£ 0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.29	£ 0.24	£ 0.20	£ 0.15	£ 0.10	£ 0.06	£ 0.01	£ -	£ -	£ -	£ -	£ 0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.36	£ 0.32	£ 0.27	£ 0.22	£ 0.18	£ 0.13	£ 0.09	£ 0.04	£ -	£ -	£ -	£ 0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 0.42	£ 0.34	£ 0.25	£ 0.17	£ 0.08	£ 0.00	£ 0.07	£ -	£ -	£ -	£ -	£ 0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 0.57	£ 0.44	£ 0.40	£ 0.32	£ 0.23	£ 0.15	£ 0.09	£ 0.02	£ -	£ -	£ -	£ 0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 0.63	£ 0.50	£ 0.38	£ 0.25	£ 0.12	£ 0.00	£ -	£ -	£ -	£ -	£ -	£ 0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 0.86	£ 0.73	£ 0.60	£ 0.47	£ 0.35	£ 0.23	£ 0.10	£ -	£ -	£ -	£ -	£ 0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 0.78	£ 0.61	£ 0.45	£ 0.28	£ 0.12	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£ 1.32	£ 1.15	£ 0.98	£ 0.81	£ 0.64	£ 0.48	£ 0.32	£ 0.15	£ -	£ -	£ -	£ 0.30
13 CDC-RES13 Large scheme (70 units) 30 dph	50	£ 0.98	£ 0.71	£ 0.56	£ 0.35	£ 0.15	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.30
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£ 1.32	£ 1.11	£ 0.91	£ 0.71	£ 0.51	£ 0.31	£ 0.12	£ -	£ -	£ -	£ -	£ 0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£ 1.47	£ 1.15	£ 0.84	£ 0.53	£ 0.22	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£ 2.02	£ 1.71	£ 1.40	£ 1.09	£ 0.78	£ 0.48	£ 0.18	£ -	£ -	£ -	£ -	£ 0.76
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£ 1.61	£ 1.19	£ 0.77	£ 0.36	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.76
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£ 2.57	£ 2.17	£ 1.77	£ 1.38	£ 0.98	£ 0.61	£ 0.23	£ -	£ -	£ -	£ -	£ 0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	-	£ 2.30	£ 1.67	£ 1.05	£ 0.44	£ -	£ -	£ -	£ -	£ -	£ -	£ 1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£ 3.49	£ 2.86	£ 2.24	£ 1.63	£ 1.03	£ 0.43	£ -	£ -	£ -	£ -	£ -	£ 1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£ 2.91	£ 2.09	£ 1.27	£ 0.46	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£ 4.95	£ 4.10	£ 3.26	£ 2.42	£ 1.60	£ 0.78	£ -	£ -	£ -	£ -	£ -	£ 1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£ 4.41	£ 3.17	£ 1.94	£ 0.72	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£ 8.40	£ 6.95	£ 4.32	£ 3.11	£ 1.91	£ 0.72	£ -	£ -	£ -	£ -	£ -	£ 2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£ 4.59	£ 3.01	£ 1.44	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£ 7.77	£ 6.19	£ 4.62	£ 3.07	£ 1.54	£ 0.03	£ -	£ -	£ -	£ -	£ -	£ 3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£ 3.75	£ 1.77	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£ 8.01	£ 6.03	£ 4.07	£ 2.14	£ 0.23	£ -	£ -	£ -	£ -	£ -	£ -	£ 3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£ 5.08	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 3.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£ 5.08	£ 2.34	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 9.88
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 15.20
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	-
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund Infrastructure (£ millions)														\$106 (£ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
CDC-RES1 Small scheme (1 unit) 25 dph	1	£ 0.06	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01	
CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.07	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.01	
CDC-RES3 Small scheme (5 units) 25 dph	5	£ 0.32	£ 0.28	£ 0.27	£ 0.27	£ 0.25	£ 0.22	£ 0.20	£ 0.18	£ 0.16	£ 0.13	£ 0.11	£ 0.09	£ 0.08	£ 0.04	
CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.33	£ 0.31	£ 0.29	£ 0.26	£ 0.24	£ 0.22	£ 0.19	£ 0.17	£ 0.15	£ 0.15	£ 0.13	£ 0.11	£ 0.11	£ 0.04	
CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.66	£ 0.61	£ 0.56	£ 0.51	£ 0.47	£ 0.42	£ 0.38	£ 0.37	£ 0.29	£ 0.25	£ 0.25	£ 0.20	£ 0.20	£ 0.08	
CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.68	£ 0.63	£ 0.58	£ 0.54	£ 0.49	£ 0.45	£ 0.40	£ 0.36	£ 0.31	£ 0.27	£ 0.27	£ 0.23	£ 0.23	£ 0.08	
CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 1.15	£ 1.07	£ 0.98	£ 0.90	£ 0.82	£ 0.75	£ 0.65	£ 0.60	£ 0.49	£ 0.41	£ 0.34	£ 0.31	£ 0.24	£ 0.10	
CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 1.20	£ 1.11	£ 1.03	£ 0.94	£ 0.86	£ 0.78	£ 0.70	£ 0.62	£ 0.51	£ 0.46	£ 0.38	£ 0.37	£ 0.28	£ 0.15	
CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 1.73	£ 1.60	£ 1.47	£ 1.35	£ 1.22	£ 1.10	£ 0.98	£ 0.86	£ 0.74	£ 0.64	£ 0.62	£ 0.51	£ 0.51	£ 0.23	
CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 1.80	£ 1.67	£ 1.54	£ 1.41	£ 1.29	£ 1.17	£ 1.04	£ 0.92	£ 0.81	£ 0.71	£ 0.69	£ 0.57	£ 0.57	£ 0.23	
CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 2.25	£ 2.08	£ 1.91	£ 1.75	£ 1.58	£ 1.42	£ 1.26	£ 1.11	£ 0.95	£ 0.79	£ 0.80	£ 0.65	£ 0.65	£ 0.30	
CDC-RES12 Medium scheme (40 units) 35 dph	40	£ 2.12	£ 1.96	£ 1.78	£ 1.61	£ 1.44	£ 1.28	£ 1.11	£ 0.95	£ 0.79	£ 0.84	£ 0.64	£ 0.64	£ 0.30	£ 0.30	
CDC-RES13 Large scheme (50 units) 30 dph	50	£ 8.81	£ 2.80	£ 2.39	£ 2.18	£ 1.98	£ 1.78	£ 1.58	£ 1.38	£ 1.19	£ 1.00	£ 0.88	£ 0.78	£ 0.78	£ 0.30	
CDC-RES14 Large scheme (50 units) 40 dph	50	£ 2.69	£ 2.49	£ 2.28	£ 2.08	£ 1.88	£ 1.68	£ 1.49	£ 1.30	£ 1.11	£ 0.92	£ 0.71	£ 0.71	£ 0.37	£ 0.37	
CDC-RES15 Large scheme (75 units) 30 dph	75	£ 4.21	£ 3.89	£ 3.58	£ 3.27	£ 2.97	£ 2.67	£ 2.37	£ 2.07	£ 1.78	£ 1.49	£ 1.24	£ 1.03	£ 1.03	£ 0.58	
CDC-RES16 Large scheme (75 units) 35 dph	75	£ 4.38	£ 4.06	£ 3.75	£ 3.44	£ 3.13	£ 2.83	£ 2.53	£ 2.24	£ 1.95	£ 1.66	£ 1.38	£ 1.18	£ 1.18	£ 0.76	
CDC-RES17 Large scheme (100 units) 30 dph	100	£ 5.51	£ 5.09	£ 4.67	£ 4.26	£ 3.85	£ 3.45	£ 3.05	£ 2.66	£ 2.27	£ 1.89	£ 1.69	£ 1.31	£ 1.31	£ 0.57	
CDC-RES18 Large scheme (100 units) 35 dph	100	£ 4.30	£ 3.90	£ 3.50	£ 3.10	£ 2.70	£ 2.30	£ 1.90	£ 1.50	£ 1.10	£ 0.82	£ 0.72	£ 0.58	£ 0.58	£ 0.30	
CDC-RES19 Large scheme (150 units) 30 dph	150	£ 8.15	£ 7.52	£ 6.91	£ 6.30	£ 5.69	£ 5.09	£ 4.50	£ 3.92	£ 3.35	£ 2.78	£ 2.27	£ 1.71	£ 1.71	£ 1.14	
CDC-RES20 Large scheme (150 units) 35 dph	150	£ 8.51	£ 7.88	£ 7.26	£ 6.65	£ 6.05	£ 5.45	£ 4.86	£ 4.28	£ 3.70	£ 3.13	£ 2.57	£ 2.02	£ 2.02	£ 1.14	
CDC-RES21 Large scheme (200 units) 30 dph	200	£ 11.72	£ 10.89	£ 9.97	£ 8.27	£ 7.47	£ 6.68	£ 5.90	£ 5.13	£ 4.37	£ 3.62	£ 2.88	£ 2.55	£ 2.55	£ 1.52	
CDC-RES22 Large scheme (200 units) 35 dph	200	£ 10.64	£ 9.79	£ 9.95	£ 9.11	£ 8.29	£ 7.47	£ 6.67	£ 5.87	£ 5.09	£ 4.31	£ 3.51	£ 3.85	£ 3.85	£ 1.52	
CDC-RES23 Large scheme (300 units) 30 dph	300	£ 16.12	£ 14.88	£ 13.65	£ 12.43	£ 11.23	£ 10.04	£ 8.87	£ 7.71	£ 6.56	£ 5.43	£ 4.32	£ 3.28	£ 3.28	£ 2.28	
CDC-RES24 300	300	£ 16.83	£ 14.58	£ 13.55	£ 12.34	£ 11.94	£ 10.75	£ 9.58	£ 8.42	£ 7.28	£ 6.14	£ 5.03	£ 3.95	£ 3.95	£ 2.28	
CDC-RES25 Large scheme (400 units) 30 dph	400	£ 20.20	£ 18.62	£ 17.05	£ 15.50	£ 13.97	£ 12.46	£ 10.97	£ 9.49	£ 8.03	£ 6.59	£ 5.17	£ 3.74	£ 3.74	£ 2.44	
CDC-RES26 Large scheme (400 units) 35 dph	400	£ 21.15	£ 19.57	£ 18.00	£ 16.45	£ 14.92	£ 13.41	£ 11.92	£ 10.44	£ 8.98	£ 7.54	£ 6.12	£ 4.70	£ 4.70	£ 3.04	
CDC-RES27 Large scheme (500 units) 30 dph	500	£ 24.66	£ 22.68	£ 20.72	£ 18.79	£ 16.87	£ 14.98	£ 13.12	£ 11.27	£ 9.46	£ 7.65	£ 5.87	£ 4.12	£ 4.12	£ 3.80	
CDC-RES28 Large scheme (500 units) 35 dph	500	£ 25.93	£ 23.95	£ 22.00	£ 20.06	£ 18.15	£ 16.26	£ 14.39	£ 12.54	£ 10.72	£ 8.92	£ 7.14	£ 5.38	£ 5.38	£ 3.80	
CDC-RES29 Large scheme (750 units) 30 dph	750	£ 24.08	£ 20.24	£ 18.59	£ 16.93	£ 15.28	£ 13.65	£ 12.05	£ 10.44	£ 8.84	£ 7.25	£ 5.66	£ 4.07	£ 4.07	£ 3.20	
CDC-RES30 Large scheme (750 units) 35 dph	750	£ 34.93	£ 31.29	£ 28.58	£ 25.91	£ 23.26	£ 20.65	£ 18.06	£ 15.51	£ 12.99	£ 10.52	£ 8.04	£ 5.56	£ 5.56	£ 3.70	
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£ 31.36	£ 28.28	£ 25.22	£ 22.21	£ 19.23	£ 16.28	£ 13.36	£ 10.48	£ 7.64	£ 4.83	£ 2.06	£ 0.26	£ 0.26	£ 0.760	
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ 34.33	£ 31.24	£ 28.19	£ 25.18	£ 22.19	£ 19.25	£ 16.33	£ 13.45	£ 10.61	£ 7.80	£ 5.03	£ 0.78	£ 0.78	£ 1.760	
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£ 35.16	£ 31.48	£ 27.83	£ 24.23	£ 20.67	£ 17.15	£ 13.68	£ 10.24	£ 6.85	£ 3.50	£ 0.18	£ 0.18	£ 0.18	£ 9.88	
CDC-RES34 Strategic site (1,400 units) 30 dph	1,400	£ 35.34	£ 31.62	£ 28.09	£ 24.53	£ 21.01	£ 17.54	£ 14.10	£ 10.74	£ 7.36	£ 4.04	£ 0.10	£ 0.10	£ 0.10	£ 9.88	
CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£ 51.09	£ 45.95	£ 40.86	£ 35.82	£ 30.85	£ 25.94	£ 21.08	£ 16.28	£ 11.54	£ 6.86	£ 2.23	-	-	£ 15.20	
CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£ 46.65	£ 41.23	£ 35.86	£ 30.56	£ 25.32	£ 20.14	£ 15.02	£ 10.96	£ 4.96	£ 0.03	-	-	-	£ 19.60	
CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£ 44.92	£ 39.53	£ 32.20	£ 25.95	£ 19.77	£ 13.66	£ 7.63	£ 1.96	-	-	-	-	-	£ 26.60	
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£ 32.18	-	-	-	-	-	-	-	-	-	-	-	-	£ 30.40	
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£ 15.15	£ 8.86	£ 4.87	-	-	-	-	-	-	-	-	-	-	£ 30.40	
CDC-ELDER1 Older person's housing (C23) 35 dph	50	£ 0.52	£ 0.34	£ 0.17	£ 0.00	-	-	-	-	-	-	-	-	-	£ 0.38	
CDC-CARE1 Care home scheme (C2) - 70 units	-	£ 0.33	£ 0.14	-	-	-	-	-	-	-	-	-	-	-	-	
CDC-EMP1 Employment - industrial 40% plot ratio	-	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	£ 5.23	-	
CDC-EMP2 Employment - industrial 45% plot ratio	-	£ 5.75	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	-	
CDC-EMP3 Employment - industrial 40% plot ratio	-	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	-	
CDC-EMP4 Employment - industrial 45% plot ratio	-	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	£ 8.75	-	
CDC-EMP5 Employment - industrial 40% plot ratio	-	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	£ 16.33	-	
CDC-EMP6 Employment - industrial 45% plot ratio	-	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	£ 19.98	-	

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)											
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)
CDC-RES1 Small scheme (1 unit) 25 dph	1	£ 0.07	£ 0.06	£ 0.06	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.02
CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.07	£ 0.07	£ 0.06	£ 0.06	£ 0.05	£ 0.06	£ 0.05	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.01
CDC-RES3 Small scheme (5 units) 25 dph	5	£ 0.35	£ 0.32	£ 0.30	£ 0.30	£ 0.28	£ 0.25	£ 0.23	£ 0.21	£ 0.19	£ 0.16	£ 0.14	£ 0.12
CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.36	£ 0.33	£ 0.31	£ 0.29	£ 0.26	£ 0.24	£ 0.22	£ 0.20	£ 0.17	£ 0.15	£ 0.13	£ 0.14
CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.71	£ 0.66	£ 0.61	£ 0.57	£ 0.52	£ 0.48	£ 0.43	£ 0.39	£ 0.34	£ 0.30	£ 0.26	£ 0.08
CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.72	£ 0.68	£ 0.63	£ 0.58	£ 0.54	£ 0.49	£ 0.45	£ 0.40	£ 0.36	£ 0.31	£ 0.27	£ 0.08
CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 1.26	£ 1.17	£ 1.09	£ 1.00	£ 0.92	£ 0.84	£ 0.76	£ 0.69	£ 0.62	£ 0.54	£ 0.47	£ 0.44
CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 1.29	£ 1.20	£ 1.12	£ 1.03	£ 0.95	£ 0.87	£ 0.79	£ 0.71	£ 0.63	£ 0.55	£ 0.47	£ 0.15
CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 1.89	£ 1.76	£ 1.63	£ 1.51	£ 1.38	£ 1.26	£ 1.14	£ 1.02	£ 0.90	£ 0.78	£ 0.66	£ 0.23
CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 1.93	£ 1.80	£ 1.68	£ 1.55	£ 1.43	£ 1.30	£ 1.18	£ 1.06	£ 0.94	£ 0.82	£ 0.71	£ 0.23
CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 2.46	£ 2.26	£ 2.12	£ 1.96	£ 1.79	£ 1.63	£ 1.47	£ 1.32	£ 1.16	£ 1.01	£ 0.86	£ 0.30
CDC-RES12 Medium scheme (40 units) 35 dph	40	£ 2.24	£ 2.06	£ 1.89	£ 1.72	£ 1.56	£ 1.39	£ 1.23	£ 1.07	£ 0.91	£ 0.75	£ 0.60	£ 0.30
CDC-RES13 Large scheme (60 units) 30 dph	60	£ 2.85	£ 2.60	£ 2.45	£ 2.24	£ 2.04	£ 1.84	£ 1.65	£ 1.45	£ 1.26	£ 1.07	£ 0.86	£ 0.30
CDC-RES14 Large scheme (60 units) 40 dph	50	£ 2.89	£ 2.68	£ 2.48	£ 2.28	£ 2.08	£ 1.88	£ 1.69	£ 1.49	£ 1.30	£ 1.12	£ 0.93	£ 0.38
CDC-RES15 Large scheme (75 units) 30 dph	75	£ 4.61	£ 4.26	£ 3.98	£ 3.67	£ 3.36	£ 3.06	£ 2.76	£ 2.47	£ 2.18	£ 1.89	£ 1.61	£ 0.57
CDC-RES16 Large scheme (75 units) 35 dph	75	£ 4.72	£ 4.40	£ 4.09	£ 3.78	£ 3.47	£ 3.17	£ 2.87	£ 2.58	£ 2.28	£ 2.00	£ 1.72	£ 0.57
CDC-RES17 Large scheme (100 units) 30 dph	100	£ 6.07	£ 5.65	£ 5.24	£ 4.82	£ 4.42	£ 4.01	£ 3.62	£ 3.22	£ 2.84	£ 2.45	£ 2.06	£ 0.76
CDC-RES18 Large scheme (100 units) 35 dph	100	£ 6.01	£ 5.61	£ 5.20	£ 4.81	£ 4.43	£ 4.04	£ 3.67	£ 3.29	£ 2.92	£ 2.55	£ 2.17	£ 0.76
CDC-RES19 Large scheme (150 units) 30 dph	150	£ 9.00	£ 8.37	£ 7.75	£ 7.14	£ 6.54	£ 5.94	£ 5.35	£ 4.77	£ 4.19	£ 3.62	£ 3.06	£ 1.14
CDC-RES20 Large scheme (150 units) 35 dph	150	£ 9.23	£ 8.61	£ 7.99	£ 7.38	£ 6.77	£ 6.18	£ 5.59	£ 5.00	£ 4.43	£ 3.86	£ 3.30	£ 1.14
CDC-RES21 Large scheme (200 units) 30 dph	200	£ 11.85	£ 11.02	£ 10.20	£ 9.40	£ 8.60	£ 7.81	£ 7.03	£ 6.26	£ 5.50	£ 4.75	£ 4.01	£ 1.52
CDC-RES22 Large scheme (200 units) 35 dph	200	£ 12.61	£ 11.76	£ 10.91	£ 10.08	£ 9.26	£ 8.44	£ 7.64	£ 6.84	£ 6.06	£ 5.28	£ 4.51	£ 1.52
CDC-RES23 Large scheme (300 units) 30 dph	300	£ 17.82	£ 16.57	£ 15.34	£ 14.12	£ 12.92	£ 11.74	£ 10.57	£ 9.40	£ 8.26	£ 7.13	£ 6.01	£ 2.28
CDC-RES24 Large scheme (300 units) 35 dph	300	£ 18.29	£ 17.04	£ 15.81	£ 14.60	£ 13.39	£ 12.21	£ 11.03	£ 9.87	£ 8.73	£ 7.60	£ 6.48	£ 2.28
CDC-RES25 Large scheme (400 units) 30 dph	400	£ 22.46	£ 20.88	£ 19.31	£ 17.76	£ 16.23	£ 14.72	£ 13.23	£ 11.75	£ 10.29	£ 8.85	£ 7.43	£ 3.04
CDC-RES26 Large scheme (400 units) 35 dph	400	£ 23.09	£ 21.50	£ 19.94	£ 18.39	£ 16.86	£ 15.35	£ 13.85	£ 12.38	£ 10.92	£ 9.48	£ 8.05	£ 3.04
CDC-RES27 Large scheme (500 units) 30 dph	500	£ 27.69	£ 25.70	£ 23.75	£ 21.81	£ 19.90	£ 18.01	£ 16.14	£ 14.29	£ 12.47	£ 10.67	£ 8.89	£ 3.80
CDC-RES28 Large scheme (500 units) 35 dph	500	£ 28.53	£ 26.54	£ 24.59	£ 22.65	£ 20.74	£ 18.85	£ 16.98	£ 15.13	£ 13.31	£ 11.51	£ 9.73	£ 3.80
CDC-RES29 Large scheme (750 units) 30 dph	750	£ 36.86	£ 34.12	£ 31.41	£ 28.74	£ 26.09	£ 23.44	£ 20.83	£ 18.25	£ 15.68	£ 13.12	£ 10.56	£ 4.50
CDC-RES30 Large scheme (750 units) 35 dph	750	£ 38.22	£ 35.48	£ 32.77	£ 30.09	£ 27.45	£ 24.83	£ 22.25	£ 19.70	£ 17.18	£ 14.69	£ 12.23	£ 5.00
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£ 38.42	£ 35.33	£ 32.28	£ 29.26	£ 26.28	£ 23.33	£ 20.42	£ 17.54	£ 14.70	£ 11.89	£ 9.12	£ 7.60
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ 40.38	£ 37.29	£ 34.24	£ 31.22	£ 28.24	£ 25.29	£ 22.38	£ 19.50	£ 16.66	£ 13.85	£ 11.08	£ 7.80
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£ 44.33	£ 40.65	£ 37.01	£ 33.40	£ 29.84	£ 26.33	£ 22.85	£ 19.42	£ 16.02	£ 12.67	£ 9.36	£ 9.88
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£ 46.88	£ 43.20	£ 39.56	£ 35.95	£ 32.39	£ 28.88	£ 25.40	£ 21.97	£ 18.52	£ 15.07	£ 11.62	£ 15.20
CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£ 63.19	£ 58.04	£ 52.95	£ 47.92	£ 42.95	£ 38.03	£ 33.17	£ 28.38	£ 23.64	£ 18.95	£ 14.26	£ 18.80
CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£ 61.77	£ 56.34	£ 50.98	£ 45.68	£ 40.44	£ 35.26	£ 30.14	£ 25.08	£ 20.08	£ 15.14	£ 10.27	£ 19.60
CDC-RES37 Strategic site (3,000 units) 35 dph	3,000	£ 66.09	£ 59.70	£ 53.37	£ 47.12	£ 40.94	£ 34.83	£ 28.79	£ 22.83	£ 16.93	£ 11.11	£ 5.36	£ 26.00
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£ 39.54	£ 36.33	£ 33.12	£ 29.91	£ 26.75	£ 23.61	£ 20.51	£ 17.42	£ 14.34	£ 11.26	£ 8.18	£ 30.40
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£ 31.30	£ 34.17	£ 29.06	£ 24.00	£ 18.99	£ 14.05	£ 9.17	£ 4.34	-	-	-	£ 30.40
CDC-ELDER1 Older person's housing scheme (C23) 35 dph	50	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78	£ 0.78
CDC-CARE1 Care home scheme (C2) - 70 units	-	£ 0.38	£ 0.19	£ 0.19	-	-	-	-	-	-	-	-	-
CDC-EMP1 Employment - industrial 40% plot ratio	-	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87	£ 5.87
CDC-EMP2 Employment - industrial 45% plot ratio	-	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16	£ 6.16
CDC-EMP3 Employment - industrial 40% plot ratio	-	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06	£ 10.06
CDC-EMP4 Employment - industrial 45% plot ratio	-	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02	£ 10.02
CDC-EMP5 Employment - industrial 40% plot ratio	-	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87	£ 18.87
CDC-EMP6 Employment - industrial 45% plot ratio	-	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52	£ 22.52

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,884 psm

Maximum infrastructure contributions (in excess of CIL and S106)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)														S106 (£ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.30
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£	0.22	£	0.04	£	£	£	£	£	£	£	£	£	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.76
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	£	£	£	£	£	£	£	£	£	£	£	£	£	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	£	£	£	£	£	£	£	£	£	£	£	£	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	£	£	£	£	£	£	£	£	£	£	£	£	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	£	£	£	£	£	£	£	£	£	£	£	£	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	£	£	£	£	£	£	£	£	£	£	£	£	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	£	£	£	£	£	£	£	£	£	£	£	£	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	£	£	£	£	£	£	£	£	£	£	£	£	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	£	£	£	£	£	£	£	£	£	£	£	£	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	£	£	£	£	£	£	£	£	£	£	£	£	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	£	£	£	£	£	£	£	£	£	£	£	£	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	£	£	£	£	£	£	£	£	£	£	£	£	£	3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	£	£	£	£	£	£	£	£	£	£	£	£	£	5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	£	£	£	£	£	£	£	£	£	£	£	£	£	5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	£	£	£	£	£	£	£	£	£	£	£	£	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	£	£	£	£	£	£	£	£	£	£	£	£	£	7.60
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	£	£	£	£	£	£	£	£	£	£	£	£	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	£	£	£	£	£	£	£	£	£	£	£	£	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	£	£	£	£	£	£	£	£	£	£	£	£	£	15.20
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	£	£	£	£	£	£	£	£	£	£	£	£	£	19.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	£	£	£	£	£	£	£	£	£	£	£	£	£	26.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	£	£	£	£	£	£	£	£	£	£	£	£	£	30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	£	£	£	£	£	£	£	£	£	£	£	£	£	30.40
40 CDC-ELDER1 Older person's housing scheme (C23) 35 dph	50	£	£	£	£	£	£	£	£	£	£	£	£	£	£	6.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£	£	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)													S106 (£ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 CDC-RES31 Small scheme (1 unit) 25 dph	1	£	0.03	0.02	0.02	0.01	0.01	-	-	-	-	-	-	0.01	
2 CDC-RES32 Small scheme (1 unit) 30 dph	1	£	0.04	0.03	0.03	0.02	0.02	0.02	0.01	0.01	0.00	-	-	0.01	
3 CDC-RES33 Small scheme (1 unit) 25 dph	1	£	0.14	0.12	0.09	0.07	0.04	0.02	-	-	-	-	-	0.04	
4 CDC-RES34 Small scheme (5 units) 30 dph	5	£	0.19	0.16	0.14	0.11	0.09	0.07	0.04	0.02	-	-	-	0.04	
5 CDC-RES35 Small scheme (10 units) 30 dph	10	£	0.35	0.30	0.25	0.20	0.15	0.10	0.05	0.01	-	-	-	0.08	
6 CDC-RES36 Small scheme (10 units) 35 dph	10	£	0.42	0.37	0.32	0.27	0.22	0.18	0.13	0.08	0.04	-	-	0.08	
7 CDC-RES37 Medium scheme (20 units) 30 dph	20	£	0.44	0.39	0.34	0.28	0.23	0.17	0.08	-	-	-	-	0.15	
8 CDC-RES38 Medium scheme (20 units) 35 dph	20	£	0.68	0.59	0.50	0.41	0.32	0.23	0.15	0.08	-	-	-	0.15	
9 CDC-RES39 Medium scheme (30 units) 30 dph	30	£	0.79	0.66	0.52	0.39	0.26	0.13	-	-	-	-	-	0.23	
10 CDC-RES40 Medium scheme (30 units) 35 dph	30	£	1.02	0.88	0.75	0.61	0.48	0.35	0.22	0.09	-	-	-	0.23	
11 CDC-RES511 Medium scheme (40 units) 30 dph	40	£	0.99	0.81	0.64	0.46	0.29	0.12	-	-	-	-	-	0.30	
12 CDC-RES512 Medium scheme (40 units) 35 dph	40	£	1.53	1.34	1.04	0.69	0.41	0.24	0.06	0.30	0.13	-	-	0.30	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.24	1.02	0.80	0.58	0.38	0.15	-	-	-	-	-	0.38	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.58	1.36	1.15	0.93	0.72	0.51	0.30	0.10	-	-	-	0.38	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	1.86	1.52	1.19	0.87	0.54	0.22	-	-	-	-	-	0.57	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.42	2.08	1.75	1.43	1.10	0.78	0.47	0.16	-	-	-	0.57	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.09	2.61	1.88	1.24	0.81	0.38	0.13	-	-	-	-	0.76	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	3.29	2.66	2.24	1.83	1.41	1.01	0.61	0.21	-	-	-	0.76	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	4.07	3.41	1.76	1.11	0.47	-	-	-	-	-	-	1.14	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	4.27	3.61	2.96	2.30	1.67	1.03	0.41	-	-	-	-	1.14	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	3.93	3.06	2.19	1.34	0.49	-	-	-	-	-	-	1.52	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	5.96	5.06	4.17	3.29	2.42	1.56	0.71	-	-	-	-	1.52	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	5.67	4.56	3.26	1.98	0.71	-	-	-	-	-	-	2.28	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	8.25	6.94	5.64	4.36	3.09	1.84	0.60	-	-	-	-	2.28	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	6.43	4.76	3.11	1.48	-	-	-	-	-	-	-	3.04	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	9.61	7.94	6.29	4.66	3.04	1.45	-	-	-	-	-	3.04	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	6.05	3.96	1.90	-	-	-	-	-	-	-	-	3.80	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	10.31	8.22	6.16	4.12	2.10	0.10	-	-	-	-	-	3.80	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	8.24	5.66	2.60	-	-	-	-	-	-	-	-	5.70	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	8.54	5.35	2.16	-	-	-	-	-	-	-	-	5.70	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	-	-	-	-	-	-	-	-	-	-	7.60	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	-	-	-	-	-	-	-	-	-	-	7.60	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	-	-	-	-	-	-	-	-	-	-	9.88	
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	-	-	-	-	-	-	-	-	-	-	9.88	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£	-	-	-	-	-	-	-	-	-	-	-	15.20	
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	-	-	-	-	-	-	-	-	-	-	19.00	
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	-	-	-	-	-	-	-	-	-	-	26.60	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	-	-	-	-	-	-	-	-	-	-	30.40	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	-	-	-	-	-	-	-	-	-	-	30.40	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	-	-	-	-	-	-	-	-	-	-	-	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	-	-	-	-	-	-	-	-	-	-	-	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	-	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	-	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	-	
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	-	-	-	-	-	-	-	-	-	-	-	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	-	-	-	-	-	-	-	-	-	-	-	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	-	

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (€ millions)											
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S10€ (€ millions)
CDC-RES1 Small scheme (1 unit) 25 dph	1	€ 0.07	€ 0.06	€ 0.06	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.04	€ 0.03	€ 0.03	€ 0.02	€ 0.01
CDC-RES2 Small scheme (1 unit) 30 dph	1	€ 0.07	€ 0.07	€ 0.06	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.04	€ 0.03	€ 0.03	€ 0.02	€ 0.02
CDC-RES3 Small scheme (5 units) 25 dph	5	€ 0.35	€ 0.32	€ 0.30	€ 0.27	€ 0.25	€ 0.22	€ 0.20	€ 0.18	€ 0.15	€ 0.13	€ 0.11	€ 0.08
CDC-RES4 Small scheme (5 units) 30 dph	5	€ 0.36	€ 0.34	€ 0.31	€ 0.29	€ 0.26	€ 0.24	€ 0.21	€ 0.19	€ 0.17	€ 0.15	€ 0.12	€ 0.08
CDC-RES5 Small scheme (10 units) 30 dph	10	€ 0.71	€ 0.66	€ 0.61	€ 0.56	€ 0.52	€ 0.47	€ 0.42	€ 0.37	€ 0.33	€ 0.28	€ 0.24	€ 0.04
CDC-RES6 Small scheme (10 units) 35 dph	10	€ 0.74	€ 0.74	€ 0.69	€ 0.64	€ 0.59	€ 0.54	€ 0.49	€ 0.44	€ 0.35	€ 0.30	€ 0.26	€ 0.08
CDC-RES7 Medium scheme (20 units) 30 dph	20	€ 1.17	€ 1.17	€ 1.09	€ 1.00	€ 0.99	€ 0.90	€ 0.82	€ 0.74	€ 0.60	€ 0.52	€ 0.46	€ 0.15
CDC-RES8 Medium scheme (20 units) 35 dph	20	€ 1.31	€ 1.21	€ 1.12	€ 1.04	€ 0.95	€ 0.86	€ 0.77	€ 0.69	€ 0.61	€ 0.50	€ 0.42	€ 0.15
CDC-RES9 Medium scheme (30 units) 30 dph	30	€ 1.89	€ 1.76	€ 1.62	€ 1.49	€ 1.35	€ 1.22	€ 1.10	€ 0.97	€ 0.84	€ 0.72	€ 0.60	€ 0.23
CDC-RES10 Medium scheme (30 units) 35 dph	30	€ 1.96	€ 1.82	€ 1.69	€ 1.55	€ 1.42	€ 1.29	€ 1.16	€ 1.04	€ 0.91	€ 0.79	€ 0.66	€ 0.23
CDC-RES11 Medium scheme (40 units) 30 dph	40	€ 2.45	€ 2.28	€ 2.10	€ 1.93	€ 1.75	€ 1.58	€ 1.42	€ 1.25	€ 1.08	€ 0.92	€ 0.76	€ 0.30
CDC-RES12 Medium scheme (40 units) 35 dph	40	€ 2.33	€ 2.14	€ 1.96	€ 1.78	€ 1.61	€ 1.44	€ 1.26	€ 1.09	€ 0.93	€ 0.78	€ 0.60	€ 0.30
CDC-RES13 Large scheme (50 units) 30 dph	50	€ 3.07	€ 2.85	€ 2.63	€ 2.41	€ 2.19	€ 1.98	€ 1.77	€ 1.58	€ 1.36	€ 1.15	€ 0.95	€ 0.30
CDC-RES14 Large scheme (50 units) 40 dph	50	€ 2.95	€ 2.73	€ 2.52	€ 2.30	€ 2.09	€ 1.88	€ 1.68	€ 1.47	€ 1.27	€ 1.07	€ 0.88	€ 0.37
CDC-RES15 Large scheme (75 units) 30 dph	75	€ 4.60	€ 4.27	€ 3.94	€ 3.61	€ 3.29	€ 2.97	€ 2.65	€ 2.34	€ 2.03	€ 1.73	€ 1.43	€ 0.58
CDC-RES16 Large scheme (75 units) 35 dph	75	€ 4.77	€ 4.44	€ 4.10	€ 3.78	€ 3.46	€ 3.14	€ 2.82	€ 2.51	€ 2.20	€ 1.90	€ 1.60	€ 0.57
CDC-RES17 Large scheme (100 units) 30 dph	100	€ 6.03	€ 5.59	€ 5.15	€ 4.71	€ 4.28	€ 3.85	€ 3.43	€ 3.02	€ 2.61	€ 2.20	€ 1.80	€ 0.76
CDC-RES18 Large scheme (125 units) 30 dph	125	€ 7.79	€ 7.24	€ 6.70	€ 6.16	€ 5.72	€ 5.24	€ 4.74	€ 4.24	€ 3.64	€ 3.14	€ 2.64	€ 0.76
CDC-RES19 Large scheme (150 units) 30 dph	150	€ 8.93	€ 8.27	€ 7.61	€ 6.97	€ 6.33	€ 5.70	€ 5.07	€ 4.45	€ 3.85	€ 3.24	€ 2.65	€ 1.14
CDC-RES20 Large scheme (150 units) 35 dph	150	€ 9.28	€ 8.62	€ 7.97	€ 7.32	€ 6.68	€ 6.05	€ 5.43	€ 4.81	€ 4.20	€ 3.60	€ 3.00	€ 1.14
CDC-RES21 Large scheme (200 units) 30 dph	200	€ 11.63	€ 10.86	€ 10.00	€ 9.14	€ 8.30	€ 7.47	€ 6.64	€ 5.83	€ 5.02	€ 4.23	€ 3.45	€ 1.52
CDC-RES22 Large scheme (200 units) 35 dph	200	€ 12.75	€ 11.75	€ 10.96	€ 9.98	€ 9.11	€ 8.25	€ 7.40	€ 6.56	€ 5.73	€ 4.91	€ 4.10	€ 1.52
CDC-RES23 Large scheme (300 units) 30 dph	300	€ 17.58	€ 16.26	€ 14.97	€ 13.68	€ 12.42	€ 11.16	€ 9.92	€ 8.70	€ 7.49	€ 6.30	€ 5.12	€ 2.28
CDC-RES24 Large scheme (300 units) 35 dph	300	€ 18.29	€ 16.98	€ 15.68	€ 14.40	€ 13.13	€ 11.87	€ 10.62	€ 9.41	€ 8.27	€ 7.01	€ 5.83	€ 2.38
CDC-RES25 Large scheme (400 units) 30 dph	400	€ 22.04	€ 20.37	€ 18.72	€ 17.09	€ 15.47	€ 13.85	€ 12.30	€ 10.74	€ 9.21	€ 7.69	€ 6.19	€ 3.04
CDC-RES26 Large scheme (400 units) 35 dph	400	€ 22.99	€ 21.32	€ 19.67	€ 18.04	€ 16.42	€ 14.83	€ 13.25	€ 11.69	€ 10.16	€ 8.64	€ 7.14	€ 3.04
CDC-RES27 Large scheme (500 units) 30 dph	500	€ 26.96	€ 24.87	€ 22.81	€ 20.76	€ 18.75	€ 16.75	€ 14.78	€ 12.84	€ 10.91	€ 9.01	€ 7.14	€ 3.80
CDC-RES28 Large scheme (500 units) 35 dph	500	€ 28.23	€ 26.14	€ 24.08	€ 22.04	€ 20.02	€ 18.03	€ 16.05	€ 14.11	€ 12.19	€ 10.29	€ 8.41	€ 3.80
CDC-RES29 Large scheme (750 units) 30 dph	750	€ 35.14	€ 32.25	€ 29.30	€ 26.37	€ 23.48	€ 20.60	€ 17.73	€ 14.90	€ 12.12	€ 9.32	€ 7.32	€ 3.70
CDC-RES30 Large scheme (750 units) 35 dph	750	€ 37.50	€ 34.30	€ 31.45	€ 28.63	€ 25.84	€ 23.08	€ 20.36	€ 17.66	€ 15.01	€ 12.38	€ 9.79	€ 5.70
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	€ 34.90	€ 31.65	€ 28.43	€ 25.25	€ 22.11	€ 19.00	€ 15.93	€ 12.90	€ 9.91	€ 6.95	€ 4.02	€ 7.80
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	€ 37.87	€ 34.62	€ 31.40	€ 28.22	€ 25.08	€ 21.97	€ 18.90	€ 15.87	€ 12.88	€ 9.92	€ 6.99	€ 7.80
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	€ 39.39	€ 35.51	€ 31.66	€ 27.87	€ 24.12	€ 20.41	€ 16.74	€ 13.12	€ 9.55	€ 6.01	€ 3.53	€ 9.88
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	€ 43.25	€ 38.75	€ 34.25	€ 29.77	€ 25.27	€ 20.77	€ 16.28	€ 11.79	€ 8.30	€ 4.97	€ 2.68	€ 9.88
CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	€ 57.10	€ 51.07	€ 45.03	€ 39.00	€ 32.97	€ 26.94	€ 20.91	€ 14.88	€ 9.85	€ 4.82	€ 2.55	€ 12.80
CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	€ 52.96	€ 47.24	€ 41.58	€ 35.99	€ 30.46	€ 25.00	€ 19.60	€ 14.27	€ 9.00	€ 3.79	€ -	€ 19.00
CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	€ 52.35	€ 46.61	€ 38.94	€ 32.35	€ 25.84	€ 19.40	€ 13.03	€ 6.74	€ 0.53	€ -	€ -	€ 26.60
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	€ 9.31	€ 3.85	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 30.40
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	€ 21.18	€ 15.72	€ 10.33	€ -	€ 6.00	€ -	€ -	€ -	€ -	€ -	€ -	€ 30.40
CDC-ELDER1 Elder person's housing (C3) 35 dph	50	€ 0.76	€ 0.57	€ 0.38	€ 0.21	€ 0.03	€ -	€ -	€ -	€ -	€ -	€ -	€ 3.38
CDC-CARE1 Care home scheme (C2) - 70 units	-	€ 0.33	€ 0.14	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -
CDC-EMP1 Employment - industrial 40% plot ratio	-	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23	€ 5.23
CDC-EMP2 Employment - industrial 45% plot ratio	-	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52	€ 5.52
CDC-EMP3 Employment - industrial 40% plot ratio	-	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79	€ 8.79
CDC-EMP4 Employment - industrial 45% plot ratio	-	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75	€ 8.75
CDC-EMP5 Employment - industrial 40% plot ratio	-	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33	€ 16.33
CDC-EMP6 Employment - industrial 45% plot ratio	-	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98	€ 19.98

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)																S10E (£ millions)						
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.08	£	0.07	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	
CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.08	£	0.07	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	
CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.38	£	0.35	£	0.33	£	0.30	£	0.28	£	0.25	£	0.23	£	0.21	£	0.18	£	0.16	£	0.14	
CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.39	£	0.36	£	0.34	£	0.31	£	0.29	£	0.26	£	0.24	£	0.22	£	0.19	£	0.17	£	0.15	
CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.77	£	0.72	£	0.67	£	0.62	£	0.57	£	0.52	£	0.47	£	0.43	£	0.38	£	0.33	£	0.29	
CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.78	£	0.73	£	0.68	£	0.63	£	0.58	£	0.54	£	0.49	£	0.44	£	0.39	£	0.35	£	0.30	
CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.54	£	1.38	£	1.26	£	1.10	£	1.02	£	0.91	£	0.84	£	0.74	£	0.67	£	0.61	£	0.55	
CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.40	£	1.31	£	1.22	£	1.13	£	1.04	£	0.95	£	0.87	£	0.78	£	0.70	£	0.63	£	0.53	
CDC-RES9 Medium scheme (30 units) 30 dph	30	£	2.05	£	1.91	£	1.78	£	1.65	£	1.51	£	1.38	£	1.25	£	1.13	£	1.00	£	0.88	£	0.75	
CDC-RES10 Medium scheme (30 units) 35 dph	30	£	2.09	£	1.96	£	1.82	£	1.69	£	1.56	£	1.43	£	1.30	£	1.17	£	1.05	£	0.92	£	0.78	
CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.67	£	2.49	£	2.31	£	2.14	£	1.97	£	1.80	£	1.63	£	1.46	£	1.30	£	1.13	£	0.97	
CDC-RES12 Medium scheme (40 units) 35 dph	40	£	2.44	£	2.26	£	2.08	£	1.90	£	1.72	£	1.55	£	1.38	£	1.21	£	1.04	£	0.88	£	0.71	
CDC-RES13 Large scheme (30 units) 30 dph	30	£	3.10	£	2.83	£	2.59	£	2.31	£	2.11	£	1.89	£	1.64	£	1.42	£	1.24	£	1.07	£	0.90	
CDC-RES14 Large scheme (50 units) 40 dph	50	£	3.15	£	2.93	£	2.72	£	2.50	£	2.29	£	2.08	£	1.88	£	1.67	£	1.47	£	1.27	£	1.07	
CDC-RES15 Large scheme (75 units) 40 dph	75	£	5.00	£	4.67	£	4.33	£	4.01	£	3.68	£	3.37	£	3.05	£	2.74	£	2.43	£	2.13	£	1.83	
CDC-RES16 Large scheme (75 units) 35 dph	75	£	5.00	£	4.78	£	4.45	£	4.12	£	3.80	£	3.48	£	3.16	£	2.85	£	2.54	£	2.24	£	1.94	
CDC-RES17 Large scheme (100 units) 30 dph	100	£	6.61	£	6.15	£	5.71	£	5.28	£	4.84	£	4.42	£	4.00	£	3.58	£	3.17	£	2.77	£	2.37	
CDC-RES18 Large scheme (100 units) 35 dph	100	£	6.10	£	5.52	£	4.98	£	4.38	£	3.85	£	3.45	£	3.04	£	2.64	£	2.24	£	1.87	£	1.49	
CDC-RES19 Large scheme (150 units) 30 dph	150	£	9.78	£	9.11	£	8.46	£	7.81	£	7.17	£	6.54	£	5.92	£	5.30	£	4.69	£	4.09	£	3.49	
CDC-RES20 Large scheme (150 units) 35 dph	150	£	10.01	£	9.35	£	8.69	£	8.05	£	7.41	£	6.78	£	6.15	£	5.54	£	4.93	£	4.33	£	3.73	
CDC-RES21 Large scheme (200 units) 30 dph	200	£	12.86	£	11.99	£	11.13	£	10.27	£	9.43	£	8.60	£	7.77	£	6.96	£	6.15	£	5.36	£	4.58	
CDC-RES22 Large scheme (200 units) 35 dph	200	£	13.62	£	12.72	£	11.83	£	10.95	£	10.08	£	9.22	£	8.37	£	7.53	£	6.70	£	5.88	£	5.07	
CDC-RES23 Large scheme (300 units) 30 dph	300	£	19.27	£	17.96	£	16.66	£	15.38	£	14.11	£	12.86	£	11.62	£	10.39	£	9.19	£	7.99	£	6.81	
CDC-RES24 Large scheme (300 units) 35 dph	300	£	19.74	£	18.43	£	17.13	£	15.85	£	14.58	£	13.33	£	12.09	£	10.86	£	9.66	£	8.46	£	7.28	
CDC-RES25 Large scheme (400 units) 30 dph	400	£	24.30	£	22.63	£	20.98	£	19.34	£	17.73	£	16.14	£	14.56	£	13.00	£	11.46	£	9.94	£	8.44	
CDC-RES26 Large scheme (400 units) 35 dph	400	£	24.93	£	23.26	£	21.60	£	19.97	£	18.36	£	16.76	£	15.15	£	13.63	£	12.09	£	10.57	£	9.06	
CDC-RES27 Large scheme (500 units) 30 dph	500	£	29.98	£	27.89	£	25.83	£	23.79	£	21.77	£	19.78	£	17.81	£	15.86	£	13.94	£	12.04	£	10.16	
CDC-RES28 Large scheme (500 units) 35 dph	500	£	30.82	£	28.73	£	26.67	£	24.63	£	22.61	£	20.62	£	18.65	£	16.70	£	14.78	£	12.88	£	11.00	
CDC-RES29 Large scheme (750 units) 30 dph	750	£	40.59	£	37.92	£	35.28	£	32.67	£	30.09	£	27.51	£	24.99	£	22.50	£	20.03	£	17.59	£	15.16	
CDC-RES30 Large scheme (750 units) 35 dph	750	£	41.38	£	38.63	£	35.94	£	33.28	£	30.61	£	28.02	£	25.44	£	22.85	£	20.19	£	17.55	£	14.97	
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	41.96	£	38.70	£	35.49	£	32.31	£	29.17	£	26.06	£	22.99	£	19.96	£	16.96	£	14.06	£	11.08	
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	43.92	£	40.66	£	37.45	£	34.27	£	31.13	£	28.02	£	24.95	£	19.92	£	16.92	£	15.06	£	13.20	
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	48.56	£	44.68	£	40.84	£	37.04	£	33.29	£	29.58	£	25.92	£	22.30	£	18.72	£	15.13	£	11.55	
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	51.13	£	47.23	£	43.37	£	39.54	£	35.71	£	31.88	£	28.13	£	24.46	£	20.79	£	17.14	£	13.49	
CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	69.19	£	63.76	£	58.39	£	53.08	£	47.84	£	42.65	£	37.53	£	32.47	£	27.47	£	22.53	£	17.65	
CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	68.08	£	62.36	£	56.70	£	51.11	£	45.58	£	40.12	£	34.72	£	29.39	£	24.12	£	18.81	£	13.77	
CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	73.52	£	67.67	£	60.11	£	53.52	£	47.00	£	40.57	£	34.20	£	27.91	£	21.69	£	15.96	£	9.49	
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	75.37	£	69.07	£	62.68	£	56.24	£	49.76	£	43.32	£	36.95	£	30.56	£	24.16	£	17.75	£	11.00	
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	81.53	£	73.91	£	65.52	£	57.19	£	48.78	£	40.37	£	31.95	£	23.55	£	15.15	£	8.68	£	3.40	
CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	1.02	£	0.84	£	0.65	£	0.47	£	0.29	£	0.12	£	-	£	-	£	-	£	-	£	-	
CDC-CARE1 Care home scheme (C2) - 70 units	-	-	£	0.38	£	0.19	-	-	£	-	£	-	-	£	-	-	£	-	-	£	-	-	£	-
CDC-EMP1 Employment - industrial 40% plot ratio	-	-	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87	£	5.87
CDC-EMP2 Employment - industrial 45% plot ratio	-	-	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16	£	6.16
CDC-EMP3 Employment - industrial 40% plot ratio	-	-	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06	£	10.06
CDC-EMP4 Employment - industrial 45% plot ratio	-	-	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02	£	10.02
CDC-EMP5 Employment - industrial 40% plot ratio	-	-	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87	£	18.87
CDC-EMP6 Employment - industrial 45% plot ratio	-	-	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52	£	22.52

COTSWOLD DISTRICT COUNCIL

Sales value £4,981 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Description		No of units	Maximum additional capacity to fund infrastructure (£ millions)											S106 (£ millions)		
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.43	£	0.23	£	0.04	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph	100	£	0.12	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	-	£	-	£	-	£	-	£	-	£	-	£	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)											S106 (£ millions)				
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.03	£	0.03	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.04	£	0.04	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.17	£	0.14	£	0.12	£	0.09	£	0.06	£	0.04	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.22	£	0.19	£	0.17	£	0.14	£	0.11	£	0.09	£	0.06	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.41	£	0.35	£	0.30	£	0.25	£	0.20	£	0.15	£	0.10	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.48	£	0.43	£	0.37	£	0.32	£	0.27	£	0.22	£	0.17	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.74	£	0.64	£	0.54	£	0.45	£	0.36	£	0.26	£	0.17	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.89	£	0.69	£	0.60	£	0.50	£	0.41	£	0.32	£	0.23	£	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.96	£	0.81	£	0.67	£	0.53	£	0.39	£	0.25	£	0.12	£	-
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.18	£	1.04	£	0.89	£	0.75	£	0.61	£	0.48	£	0.34	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.20	£	1.01	£	0.83	£	0.64	£	0.46	£	0.28	£	0.10	£	-
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£	1.73	£	1.54	£	1.35	£	1.16	£	0.98	£	0.80	£	0.61	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.50	£	1.27	£	1.03	£	0.80	£	0.58	£	0.35	£	0.13	£	-
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.84	£	1.61	£	1.38	£	1.16	£	0.93	£	0.71	£	0.49	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	2.25	£	1.90	£	1.55	£	1.21	£	0.86	£	0.53	£	0.19	£	-
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.81	£	2.46	£	2.11	£	1.76	£	1.42	£	1.09	£	0.75	£	0.43
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	2.65	£	2.18	£	1.72	£	1.26	£	0.81	£	0.56	£	0.20	£	-
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	3.60	£	3.15	£	2.71	£	2.27	£	1.83	£	1.41	£	0.98	£	0.57
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	3.85	£	3.16	£	2.47	£	1.78	£	1.11	£	0.44	£	-	£	-
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	5.05	£	4.35	£	3.66	£	2.98	£	2.30	£	1.63	£	0.97	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	4.95	£	4.03	£	3.11	£	2.21	£	1.32	£	0.45	£	-	£	-
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	6.97	£	6.02	£	5.08	£	4.16	£	3.24	£	2.33	£	1.44	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	7.32	£	5.94	£	4.58	£	3.23	£	1.89	£	0.57	£	-	£	-
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	9.71	£	8.33	£	6.96	£	5.61	£	4.28	£	2.96	£	1.66	£	2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	8.27	£	6.51	£	4.77	£	3.05	£	1.36	£	-	£	-	£	-
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	11.45	£	9.69	£	7.95	£	6.23	£	4.54	£	2.86	£	1.20	£	3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	8.35	£	6.15	£	3.98	£	1.83	£	-	£	-	£	-	£	-
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	12.60	£	10.41	£	8.24	£	6.09	£	3.97	£	1.87	£	-	£	-
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	4.52	£	4.49	£	4.49	£	4.49	£	-	£	-	£	-	£	-
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	11.40	£	8.37	£	5.36	£	2.40	£	-	£	-	£	-	£	-
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)											S106 (£ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	

COTSWOLD DISTRICT COUNCIL

Sales value £5,078 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	£
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	£
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	£
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	£
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	£
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.02	£	-	£	-	£	-	£	-	£	£
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	£
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	£
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	£
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	£
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	£
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.63	£	0.43	£	0.23	£	0.03	£	-	£	£
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	£
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	£
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	£
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	0.63	£	0.16	£	-	£	-	£	-	£	£
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	£
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	-	£	-	£	-	£	-	£	-	£	£
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	£
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	-	£	-	£	-	£	-	£	-	£	£
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	£
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	-	£	-	£	-	£	-	£	-	£	£
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	£
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	-	£	-	£	-	£	-	£	-	£	£
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	£
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	-	£	-	£	-	£	-	£	-	£	£
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	£
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	-	£	-	£	-	£	-	£	-	£	£
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	0.25	£	0.19	£	0.16	£	0.09	£	0.03	£	£
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	£
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	£
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	£
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	£
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.04	£	0.03	£	0.02	£	0.02	£	0.01	£	£
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.05	£	0.04	£	0.03	£	0.02	£	0.01	£	£
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.20	£	0.17	£	0.16	£	0.09	£	0.06	£	£
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.25	£	0.22	£	0.19	£	0.16	£	0.08	£	£
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.46	£	0.41	£	0.35	£	0.30	£	0.24	£	£
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.54	£	0.48	£	0.43	£	0.37	£	0.32	£	£
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.75	£	0.64	£	0.54	£	0.45	£	0.35	£	£
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.89	£	0.79	£	0.69	£	0.59	£	0.50	£	£
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.12	£	0.97	£	0.82	£	0.67	£	0.52	£	£
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.34	£	1.19	£	1.04	£	0.89	£	0.74	£	£
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.41	£	1.21	£	1.02	£	0.82	£	0.63	£	£
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.94	£	1.74	£	1.54	£	1.34	£	1.15	£	£
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.76	£	1.52	£	1.27	£	1.03	£	0.79	£	£
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.10	£	1.82	£	1.56	£	1.28	£	1.04	£	£
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	2.64	£	2.27	£	1.91	£	1.54	£	1.19	£	£
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.20	£	2.83	£	2.47	£	2.10	£	1.74	£	£
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.18	£	2.68	£	2.19	£	1.71	£	1.23	£	£
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	4.12	£	3.64	£	3.17	£	2.71	£	2.25	£	£
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	4.63	£	3.89	£	3.17	£	2.45	£	1.74	£	£
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	5.82	£	5.09	£	4.36	£	3.64	£	2.93	£	£
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	5.96	£	4.99	£	4.04	£	3.09	£	2.15	£	£
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	7.97	£	6.98	£	5.99	£	5.02	£	4.06	£	£
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	8.78	£	7.33	£	5.90	£	4.48	£	3.08	£	£
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	11.16	£	9.71	£	8.26	£	6.86	£	5.46	£	£
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	10.10	£	8.26	£	6.43	£	4.63	£	2.85	£	£
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	13.28	£	11.44	£	9.61	£	7.81	£	6.03	£	£
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	10.64	£	8.33	£	6.06	£	3.80	£	1.58	£	£
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	14.90	£	12.59	£	10.32	£	8.06	£	5.84	£	£
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	7.68	£	6.56	£	5.45	£	4.36	£	3.26	£	£
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	21.68	£	11.38	£	8.23	£	5.11	£	2.04	£	£
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	£
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	£
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	£
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	£
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	£
38 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	£
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	£
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	£
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	£
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	£
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	£
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	£
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	£

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

		Maximum additional capacity to fund infrastructure (£ millions)												
Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S106 (£ millions)	
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.08	£	0.08	£	0.07	£	0.06	£	0.05	£	£	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.08	£	0.08	£	0.07	£	0.06	£	0.05	£	£	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.40	£	0.38	£	0.35	£	0.32	£	0.29	£	£	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.42	£	0.39	£	0.36	£	0.34	£	0.31	£	£	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.83	£	0.77	£	0.72	£	0.66	£	0.61	£	£	
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.85	£	0.80	£	0.74	£	0.69	£	0.63	£	£	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.48	£	1.38	£	1.28	£	1.18	£	1.08	£	£	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.52	£	1.42	£	1.32	£	1.22	£	1.12	£	£	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£	2.22	£	2.06	£	1.91	£	1.77	£	1.62	£	£	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	2.28	£	2.13	£	1.98	£	1.83	£	1.69	£	£	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.87	£	2.68	£	2.48	£	2.29	£	2.10	£	£	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£	2.74	£	2.54	£	2.34	£	2.14	£	1.94	£	£	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	3.59	£	3.35	£	3.10	£	2.86	£	2.62	£	£	
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	3.47	£	3.23	£	2.99	£	2.75	£	2.52	£	£	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	5.39	£	5.02	£	4.65	£	4.29	£	3.93	£	£	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	5.37	£	5.00	£	4.64	£	4.29	£	3.93	£	£	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	7.56	£	6.98	£	6.40	£	5.81	£	5.14	£	£	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	7.74	£	7.14	£	6.54	£	5.94	£	5.28	£	£	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	10.48	£	9.75	£	9.02	£	8.30	£	7.59	£	£	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	10.84	£	10.10	£	9.38	£	8.66	£	7.95	£	£	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	13.77	£	12.80	£	11.84	£	10.89	£	9.96	£	£	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	14.66	£	13.67	£	12.68	£	11.71	£	10.75	£	£	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	20.49	£	19.04	£	17.60	£	16.19	£	14.79	£	£	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	21.21	£	19.75	£	18.30	£	16.90	£	15.50	£	£	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	25.71	£	23.87	£	22.05	£	20.24	£	18.46	£	£	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	26.66	£	24.82	£	23.00	£	21.19	£	19.41	£	£	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	31.55	£	29.24	£	26.96	£	24.71	£	22.48	£	£	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	32.62	£	30.32	£	28.14	£	25.98	£	23.76	£	£	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	43.51	£	40.53	£	37.54	£	34.56	£	31.58	£	£	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	43.51	£	40.53	£	37.18	£	34.06	£	30.99	£	£	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	41.98	£	38.36	£	34.85	£	31.34	£	27.88	£	£	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	44.95	£	41.36	£	37.82	£	34.31	£	30.84	£	£	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	47.02	£	43.56	£	39.34	£	35.13	£	30.99	£	£	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	51.68	£	47.40	£	43.17	£	38.95	£	34.85	£	£	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£	68.85	£	63.04	£	57.14	£	51.28	£	45.49	£	£	
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	65.53	£	59.22	£	52.98	£	46.82	£	40.72	£	£	
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	67.17	£	59.73	£	52.38	£	45.11	£	37.93	£	£	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	23.19	£	17.30	£	9.35	£	3.47	£	-	£	£	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	33.31	£	25.17	£	21.22	£	15.84	£	9.53	£	£	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	1.24	£	1.03	£	0.83	£	0.62	£	0.42	£	£	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	-	5.23	£	5.23	£	-	£	-	£	-	£	£	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	-	0.33	£	0.14	£	5.23	£	5.23	£	5.23	£	£	
43 CDC-EMP1 Employment - industrial 45% plot ratio	-	-	0.52	£	0.52	£	5.52	£	5.52	£	5.52	£	£	
44 CDC-EMP1 Employment - industrial 40% plot ratio	-	-	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	£	
45 CDC-EMP1 Employment - industrial 45% plot ratio	-	-	8.76	£	8.76	£	8.76	£	8.76	£	8.76	£	£	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	-	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	£	
47 CDC-EMP5 Employment - industrial 45% plot ratio	-	-	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	£	

COTSWOLD DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,175 psm

Maximum infrastructure contributions (in excess of CIL and S106)

Description		No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	S10E (€ millions)
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	€	-	-	-	-	-	-	-	-	-	-	€ 0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	€	-	-	-	-	-	-	-	-	-	-	€ 0.01
3	CDC-RES3 Small scheme (5 units) 5 dph	5	€	-	-	-	-	-	-	-	-	-	-	€ 0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	€	-	-	-	-	-	-	-	-	-	-	€ 0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	€	-	-	-	-	-	-	-	-	-	-	€ 0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	€	0.08	-	0.02	-	-	-	-	-	-	-	€ 0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	€	-	-	-	-	-	-	-	-	-	-	€ 0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	€	-	-	-	-	-	-	-	-	-	-	€ 0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	€	-	-	-	-	-	-	-	-	-	-	€ 0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	€	-	-	-	-	-	-	-	-	-	-	€ 0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	€	-	-	-	-	-	-	-	-	-	-	€ 0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	€	0.84	€	0.63	€	0.42	€	0.21	€	-	-	€ 0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	€	-	-	-	-	-	-	-	-	-	-	€ 0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	€	0.11	-	-	-	-	-	-	-	-	-	€ 0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	€	-	-	-	-	-	-	-	-	-	-	€ 0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	€	-	-	-	-	-	-	-	-	-	-	€ 0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	€	-	-	-	-	-	-	-	-	-	-	€ 0.76
18	CDC-RES18 Large scheme (100 units) 55 dph	100	€	1.14	€	0.85	€	0.15	€	-	-	-	-	€ 0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	€	-	-	-	-	-	-	-	-	-	-	€ 1.14
20	CDC-RES20 Large scheme (150 units) 35 dph	150	€	-	-	-	-	-	-	-	-	-	-	€ 1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	€	-	-	-	-	-	-	-	-	-	-	€ 1.52
22	CDC-RES22 Large scheme (200 units) 35 dph	200	€	-	-	-	-	-	-	-	-	-	-	€ 1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	€	-	-	-	-	-	-	-	-	-	-	€ 2.28
24	CDC-RES24 Large scheme (300 units) 35 dph	300	€	-	-	-	-	-	-	-	-	-	-	€ 2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	€	-	-	-	-	-	-	-	-	-	-	€ 3.04
26	CDC-RES26 Large scheme (400 units) 35 dph	400	€	-	-	-	-	-	-	-	-	-	-	€ 3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	€	-	-	-	-	-	-	-	-	-	-	€ 3.80
28	CDC-RES28 Large scheme (500 units) 35 dph	500	€	-	-	-	-	-	-	-	-	-	-	€ 3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	€	-	-	-	-	-	-	-	-	-	-	€ 5.70
30	CDC-RES30 Large scheme (750 units) 35 dph	750	€	-	-	-	-	-	-	-	-	-	-	€ 5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	€	-	-	-	-	-	-	-	-	-	-	€ 7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	€	-	-	-	-	-	-	-	-	-	-	€ 7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	€	-	-	-	-	-	-	-	-	-	-	€ 9.88
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	€	-	-	-	-	-	-	-	-	-	-	€ 9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	€	-	-	-	-	-	-	-	-	-	-	€ 15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	€	-	-	-	-	-	-	-	-	-	-	€ 19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	€	-	-	-	-	-	-	-	-	-	-	€ 26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	€	-	-	-	-	-	-	-	-	-	-	€ 30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	€	-	-	-	-	-	-	-	-	-	-	€ 30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	€	-	-	-	-	-	-	-	-	-	-	€ 0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	-	-	-	-	-	-	-	-	-	-	-	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	Maximum additional capacity to fund infrastructure (£ millions)															S10E (£ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£ 0.05	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.01	£ 0.01	£ 0.00	-	-	-	-	-	£ 0.01	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.06	£ 0.05	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01	£ 0.00	£ 0.00	-	-	-	£ 0.01	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£ 0.23	£ 0.20	£ 0.17	£ 0.14	£ 0.11	£ 0.08	£ 0.06	£ 0.03	£ 0.01	£ 0.00	-	-	-	-	£ 0.04	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.29	£ 0.25	£ 0.22	£ 0.19	£ 0.16	£ 0.13	£ 0.11	£ 0.08	£ 0.05	£ 0.02	-	-	-	-	£ 0.04	
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.52	£ 0.46	£ 0.42	£ 0.35	£ 0.29	£ 0.24	£ 0.18	£ 0.13	£ 0.07	£ 0.02	-	-	-	-	£ 0.06	
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.68	£ 0.58	£ 0.54	£ 0.49	£ 0.42	£ 0.35	£ 0.29	£ 0.21	£ 0.12	£ 0.05	£ 0.02	-	-	-	£ 0.08	
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 0.85	£ 0.75	£ 0.64	£ 0.54	£ 0.44	£ 0.33	£ 0.23	£ 0.14	£ 0.04	-	-	-	-	-	£ 0.15	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 1.00	£ 0.90	£ 0.79	£ 0.69	£ 0.58	£ 0.48	£ 0.38	£ 0.28	£ 0.19	£ 0.09	-	-	-	-	£ 0.15	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 1.28	£ 1.12	£ 0.96	£ 0.81	£ 0.65	£ 0.50	£ 0.35	£ 0.22	£ 0.06	-	-	-	-	-	£ 0.23	
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 1.61	£ 1.34	£ 1.19	£ 1.03	£ 0.88	£ 0.73	£ 0.57	£ 0.43	£ 0.28	£ 0.14	£ 0.13	-	-	-	£ 0.30	
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 1.62	£ 1.41	£ 1.21	£ 1.00	£ 0.80	£ 0.60	£ 0.41	£ 0.20	£ 0.02	-	-	-	-	-	£ 0.30	
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£ 2.14	£ 1.93	£ 1.72	£ 1.52	£ 1.31	£ 1.11	£ 0.91	£ 0.72	£ 0.52	£ 0.33	£ 0.14	-	-	-	£ 0.38	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£ 2.03	£ 1.77	£ 1.51	£ 1.25	£ 1.00	£ 0.76	£ 0.51	£ 0.27	£ 0.03	-	-	-	-	-	£ 0.30	
14 CDC-RES14 Large scheme (50 units) 35 dph	50	£ 2.36	£ 2.08	£ 1.81	£ 1.60	£ 1.36	£ 1.11	£ 0.87	£ 0.63	£ 0.40	£ 0.17	-	-	-	-	£ 0.38	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£ 3.04	£ 2.65	£ 2.29	£ 1.88	£ 1.51	£ 1.13	£ 0.80	£ 0.48	£ 0.04	£ 0.51	-	-	-	-	£ 0.40	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£ 3.60	£ 3.21	£ 2.82	£ 2.44	£ 2.07	£ 1.69	£ 1.33	£ 0.96	£ 0.60	£ 0.25	-	-	-	-	£ 0.57	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£ 3.70	£ 3.18	£ 2.67	£ 2.16	£ 1.66	£ 1.16	£ 0.67	£ 0.17	-	-	-	-	-	-	£ 0.76	
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£ 4.63	£ 4.13	£ 3.64	£ 3.15	£ 2.67	£ 2.20	£ 1.73	£ 1.27	£ 0.81	£ 0.36	-	-	-	-	£ 0.76	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£ 4.63	£ 4.10	£ 3.61	£ 3.11	£ 2.37	£ 1.63	£ 0.90	£ 0.17	-	-	-	-	-	-	£ 1.14	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£ 6.59	£ 5.82	£ 5.06	£ 4.30	£ 3.56	£ 2.82	£ 2.09	£ 1.37	£ 0.66	-	-	-	-	-	£ 1.14	
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£ 6.97	£ 5.95	£ 4.95	£ 3.96	£ 2.97	£ 2.00	£ 1.04	£ 0.09	-	-	-	-	-	-	£ 1.52	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£ 8.97	£ 7.93	£ 6.90	£ 5.88	£ 4.87	£ 3.88	£ 2.89	£ 1.92	£ 0.96	£ 0.01	-	-	-	-	£ 1.52	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£ 10.23	£ 8.72	£ 7.23	£ 6.21	£ 5.21	£ 4.21	£ 3.26	£ 2.31	£ 1.36	£ 0.41	-	-	-	-	£ 2.08	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£ 12.67	£ 11.10	£ 9.60	£ 8.11	£ 6.65	£ 5.20	£ 3.76	£ 2.35	£ 0.95	-	-	-	-	-	£ 2.28	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£ 11.94	£ 10.01	£ 8.10	£ 6.21	£ 4.35	£ 2.50	£ 0.68	-	-	-	-	-	-	-	£ 3.04	
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£ 15.12	£ 13.19	£ 11.28	£ 9.39	£ 7.53	£ 5.68	£ 3.86	£ 2.06	£ 0.29	-	-	-	-	-	£ 3.04	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£ 12.93	£ 10.52	£ 8.14	£ 5.78	£ 3.45	£ 1.14	-	-	-	-	-	-	-	-	£ 3.80	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£ 17.19	£ 14.78	£ 12.39	£ 9.94	£ 7.70	£ 5.40	£ 3.12	£ 0.88	-	-	-	-	-	-	£ 3.80	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£ 10.83	£ 7.49	£ 4.20	£ 0.94	-	-	-	-	-	-	-	-	-	-	£ 5.70	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£ 17.71	£ 14.37	£ 11.08	£ 7.82	£ 4.60	£ 1.42	-	-	-	-	-	-	-	-	£ 5.70	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 7.60	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ 6.66	£ 2.91	-	-	-	-	-	-	-	-	-	-	-	-	£ 7.60	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 9.88	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£ 1.53	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 9.88	
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 15.20	
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£ 2.50	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 19.00	
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 28.60	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 30.40	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 30.40	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 0.38	
41 CDC-CARE1 Care home scheme (C2)	70 units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
42 EMP1 Employment – industrial 40% plot ratio	-	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	£ 0.84	-	
43 EMP2 Employment – industrial 45% plot ratio	-	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	£ 1.13	-	
44 EMP3 Employment – industrial 40% plot ratio	-	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	£ 0.01	-	
45 EMP4 Employment – industrial 45% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
46 EMP5 Employment – industrial 40% plot ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
47 EMP6 Employment – industrial 45% plot ratio	-	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	£ 2.41	-	

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

PER HA

Description	No of units	Maximum additional capacity to fund infrastructure (€ millions)												S10€ (€ millions)
		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 CDC-RE31 Small scheme (1 unit) 25 dph	1	0.05	0.09	0.08	0.08	0.07	0.06	0.05	0.04	0.04	0.04	0.04	0.04	
2 CDC-RE32 Small scheme (1 unit) 30 dph	1	0.09	0.09	0.08	0.08	0.07	0.07	0.06	0.06	0.06	0.06	0.06	0.06	
3 CDC-RE33 Small scheme (5 units) 25 dph	5	0.43	0.40	0.40	0.38	0.35	0.32	0.29	0.26	0.24	0.21	0.18	0.16	
4 CDC-RE34 Small scheme (5 units) 30 dph	5	0.45	0.42	0.42	0.39	0.36	0.33	0.31	0.28	0.25	0.22	0.20	0.17	
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.89	0.85	0.83	0.77	0.71	0.66	0.60	0.55	0.49	0.44	0.38	0.34	
6 CDC-RE59 Small scheme (10 units) 30 dph	10	0.91	0.85	0.74	0.62	0.58	0.52	0.46	0.41	0.35	0.28	0.24	0.20	
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	1.59	1.48	1.37	1.27	1.17	1.07	0.97	0.87	0.77	0.67	0.58	0.51	
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	1.63	1.52	1.42	1.31	1.21	1.11	1.01	0.91	0.81	0.72	0.62	0.15	
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	2.38	2.22	2.08	1.91	1.75	1.60	1.45	1.30	1.15	1.01	0.87	0.73	
10 CDC-RE59 Medium scheme (30 units) 35 dph	30	2.44	2.28	2.13	1.97	1.82	1.67	1.52	1.37	1.22	1.08	0.93	0.80	
11 CDC-RE51 Medium scheme (40 units) 30 dph	40	2.68	2.67	2.47	2.27	2.11	1.96	1.81	1.66	1.49	1.30	1.11	0.93	
12 CDC-RE51 Medium scheme (40 units) 55 dph	40	2.94	2.73	2.52	2.32	2.11	1.91	1.71	1.51	1.32	1.13	0.94	0.80	
13 CDC-RE513 Large scheme (50 units) 30 dph	50	3.85	3.60	3.34	3.08	2.83	2.59	2.34	2.10	1.86	1.62	1.39	1.30	
14 CDC-RE514 Large scheme (50 units) 40 dph	50	3.73	3.48	3.22	2.98	2.73	2.48	2.24	2.01	1.77	1.54	1.31	0.58	
15 CDC-RE16 Large scheme (75 units) 30 dph	75	5.03	4.63	4.38	4.03	3.78	3.53	3.28	3.15	2.79	2.43	2.08	1.87	
16 CDC-RE16 Large scheme (75 units) 35 dph	75	5.95	5.56	5.17	4.79	4.42	4.05	3.68	3.31	2.96	2.60	2.25	0.39	
17 CDC-RE17 Large scheme (100 units) 30 dph	100	7.61	7.09	6.57	6.06	5.56	5.07	4.58	4.09	3.61	3.14	2.68	0.76	
18 CDC-RE518 Large scheme (100 units) 55 dph	100	6.76	6.26	5.77	5.28	4.80	4.33	3.86	3.39	2.94	2.49	2.04	0.76	
19 CDC-RE25 Large scheme (150 units) 30 dph	150	10.48	9.78	9.08	8.40	7.74	7.08	6.42	5.76	5.33	4.62	3.93	1.14	
20 CDC-RE20 Large scheme (150 units) 35 dph	150	11.61	10.84	10.08	9.32	8.58	7.84	7.11	6.39	5.68	4.98	4.29	1.14	
21 CDC-RE21 Large scheme (200 units) 30 dph	200	14.78	13.76	12.75	11.76	10.78	9.81	8.85	7.90	6.96	6.04	5.12	1.52	
22 CDC-RE22 Large scheme (200 units) 35 dph	200	15.96	14.62	13.59	12.57	11.56	10.57	9.58	8.61	7.65	6.70	5.76	1.52	
23 CDC-RE22 Large scheme (300 units) 30 dph	300	21.64	20.42	18.92	17.44	15.97	14.52	13.09	11.67	10.27	8.89	7.53	2.28	
24 CDC-RE24 Large scheme (300 units) 35 dph	300	22.65	21.14	19.63	18.18	16.68	15.23	13.80	12.38	10.98	9.60	8.23	2.28	
25 CDC-RE25 Large scheme (400 units) 30 dph	400	27.55	25.62	23.71	21.82	19.96	18.11	16.29	14.49	12.67	10.96	9.23	3.04	
26 CDC-RE26 Large scheme (400 units) 35 dph	400	28.50	26.57	24.66	22.77	20.91	19.06	17.24	15.44	13.72	11.91	10.18	3.04	
27 CDC-RE27 Large scheme (600 units) 30 dph	600	33.84	31.43	29.04	26.68	24.35	22.05	19.77	17.52	15.30	13.11	10.96	3.80	
28 CDC-RE28 Large scheme (600 units) 35 dph	600	36.11	33.30	30.36	27.62	25.03	22.53	20.05	17.62	15.33	13.21	11.04	3.80	
29 CDC-RE29 Large scheme (750 units) 30 dph	750	44.60	41.27	37.97	34.71	31.49	28.31	25.17	22.06	18.99	15.95	12.94	5.70	
30 CDC-RE30 Large scheme (750 units) 35 dph	750	45.66	41.76	38.32	34.03	30.77	27.53	24.22	21.11	17.64	14.81	15.02	5.70	
31 CDC-CARE1 Strategic site (1 000 units) 30 dph	1 000	1.00	0.51	0.43	0.38	0.34	0.30	0.27	0.23	0.20	0.16	0.18	0.89	
32 CDC-RE32 Strategic site (1 000 units) 35 dph	1 000	0.48	0.47	0.41	0.40	0.37	0.32	0.31	0.26	0.20	0.16	0.16	1.86	
33 CDC-RE33 Strategic site (1 300 units) 30 dph	1 300	1.30	0.52	0.43	0.38	0.34	0.30	0.27	0.23	0.20	0.16	0.16	1.86	
34 CDC-CARE3 Strategic site (1 300 units) 30 dph	1 300	1.00	0.49	0.41	0.38	0.34	0.30	0.27	0.23	0.20	0.16	0.16	1.86	
35 CDC-RE35 Strategic site (2 000 units) 35 dph	2 000	1.70	0.62	0.67	0.62	0.56	0.50	0.44	0.38	0.32	0.26	0.21	1.51	
36 CDC-RE36 Strategic site (2 500 units) 35 dph	2 500	71.02	68.75	56.68	52.22	45.84	39.53	33.30	27.14	21.05	15.02	11.48	19.20	
37 CDC-RE517 Strategic site (4 000 units) 35 dph	3 500	74.57	69.78	59.09	54.39	47.98	41.95	36.52	29.18	21.92	14.75	7.66	0.66	
38 CDC-RE38 Strategic site (4 000 units) 30 dph	4 000	29.30	21.00	14.78	8.62	2.54	-	-	-	-	-	-	30.40	
39 CDC-RE39 Strategic site (4 000 units) 35 dph	4 000	37.17	32.87	26.65	20.49	14.41	8.40	-	-	-	-	-	30.40	
40 CDC-ELDER1 Other person's housing scheme (C3) 35 dph	50	1.48	1.26	1.04	0.83	0.62	0.41	0.20	-	-	-	-	0.38	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.33	0.14	-	-	-	-	-	-	-	-	-	-	
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.23	5.23	5.23	5.23	5.23	5.23	5.23	5.23	5.23	5.23	5.23	5.23	
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.52	5.52	5.52	5.52	5.52	5.52	5.52	5.52	5.52	5.52	5.52	5.52	
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	8.79	8.79	8.79	8.79	8.79	8.79	8.79	8.79	8.79	8.79	8.79	8.79	
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	16.33	16.33	16.33	16.33	16.33	16.33	16.33	16.33	16.33	16.33	16.33	16.33	
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	19.98	19.98	19.98	19.98	19.98	19.98	19.98	19.98	19.98	19.98	19.98	19.98	

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)

PER HA

		Maximum additional capacity to fund infrastructure (£ millions)															
Description	No of units	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		SIOE (£ millions)			
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	E	0.09	E	0.06	E	0.08	E	0.07	E	0.06	E	0.05	E	0.04	E	0.04
2 CDC-RES1 Small scheme (1 unit) 30 dph	1	E	0.09	E	0.07	E	0.09	E	0.08	E	0.07	E	0.06	E	0.04	E	0.04
3 CDC-RES1 Small scheme (5 units) 25 dph	5	E	0.46	E	0.43	E	0.41	E	0.38	E	0.35	E	0.32	E	0.29	E	0.29
4 CDC-RES4 Small scheme (5 units) 30 dph	5	E	0.47	E	0.44	E	0.41	E	0.39	E	0.36	E	0.33	E	0.30	E	0.28
5 CDC-RES5 Small scheme (10 units) 30 dph	10	E	0.94	E	0.88	E	0.82	E	0.77	E	0.71	E	0.65	E	0.60	E	0.54
6 CDC-RES6 Small scheme (10 units) 35 dph	10	E	0.95	E	0.90	E	0.84	E	0.78	E	0.72	E	0.67	E	0.61	E	0.56
7 CDC-RES7 Medium scheme (10 units) 30 dph	20	E	1.89	E	1.69	E	1.49	E	1.38	E	1.27	E	1.17	E	1.07	E	0.97
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	E	1.72	E	1.61	E	1.51	E	1.41	E	1.30	E	1.20	E	1.10	E	1.00
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	E	2.54	E	2.38	E	2.22	E	2.06	E	1.91	E	1.76	E	1.61	E	1.46
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	E	2.58	E	2.42	E	2.26	E	2.11	E	1.95	E	1.80	E	1.65	E	1.50
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	E	3.36	E	3.05	E	2.88	E	2.68	E	2.48	E	2.28	E	2.08	E	1.88
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	E	3.00	E	2.89	E	2.64	E	2.43	E	2.23	E	2.03	E	1.83	E	1.63
13 CDC-RES13 Large scheme (50 units) 30 dph	50	E	4.12	E	3.80	E	3.40	E	3.35	E	3.10	E	2.85	E	2.60	E	2.35
14 CDC-RES14 Large scheme (50 units) 40 dph	50	E	3.93	E	3.68	E	3.42	E	3.17	E	2.93	E	2.68	E	2.44	E	2.20
15 CDC-RES15 Large scheme (75 units) 30 dph	75	E	6.18	E	5.79	E	5.40	E	5.02	E	4.65	E	4.28	E	3.91	E	3.54
16 CDC-RES16 Large scheme (75 units) 35 dph	75	E	6.29	E	5.90	E	5.51	E	5.13	E	4.76	E	4.39	E	4.02	E	3.65
17 CDC-RES17 Large scheme (100 units) 30 dph	100	E	8.17	E	7.65	E	7.14	E	6.63	E	6.13	E	5.63	E	5.14	E	4.66
18 CDC-RES18 Large scheme (100 units) 35 dph	100	E	8.17	E	7.65	E	7.14	E	6.63	E	6.13	E	5.63	E	5.14	E	4.66
19 CDC-RES19 Large scheme (150 units) 30 dph	150	E	12.10	E	11.33	E	10.57	E	9.81	E	9.07	E	8.33	E	7.60	E	6.88
20 CDC-RES20 Large scheme (150 units) 35 dph	150	E	12.34	E	11.56	E	10.80	E	10.05	E	9.30	E	8.56	E	7.84	E	7.12
21 CDC-RES21 Large scheme (200 units) 30 dph	200	E	15.91	E	14.89	E	13.88	E	12.89	E	11.91	E	10.94	E	9.98	E	9.03
22 CDC-RES22 Large scheme (200 units) 35 dph	200	E	16.63	E	15.59	E	14.56	E	13.54	E	12.53	E	11.53	E	10.55	E	9.58
23 CDC-RES23 Large scheme (300 units) 30 dph	300	E	23.64	E	22.12	E	20.62	E	19.13	E	17.66	E	16.21	E	14.78	E	13.36
24 CDC-RES24 Large scheme (300 units) 35 dph	300	E	24.11	E	22.59	E	21.09	E	19.60	E	18.13	E	16.68	E	15.25	E	13.83
25 CDC-RES25 Large scheme (400 units) 30 dph	400	E	29.81	E	27.88	E	25.97	E	24.08	E	22.22	E	20.37	E	18.55	E	16.75
26 CDC-RES26 Large scheme (400 units) 35 dph	400	E	30.43	E	28.50	E	26.59	E	24.71	E	22.84	E	21.00	E	19.18	E	17.38
27 CDC-RES27 Large scheme (500 units) 30 dph	500	E	36.87	E	34.45	E	32.07	E	29.71	E	27.38	E	25.07	E	22.80	E	20.55
28 CDC-RES28 Large scheme (500 units) 35 dph	500	E	37.71	E	35.26	E	32.91	E	30.55	E	28.22	E	25.91	E	23.64	E	21.39
29 CDC-RES29 Large scheme (750 units) 30 dph	750	E	48.49	E	45.49	E	42.48	E	39.48	E	36.48	E	33.49	E	30.49	E	27.49
30 CDC-RES30 Large scheme (750 units) 35 dph	750	E	50.84	E	47.51	E	44.22	E	40.96	E	37.74	E	34.55	E	31.41	E	28.30
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	E	52.57	E	48.81	E	45.10	E	41.44	E	37.81	E	34.23	E	30.69	E	27.19
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	E	54.53	E	50.77	E	47.06	E	43.40	E	39.77	E	36.19	E	32.65	E	29.15
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	E	61.12	E	56.73	E	52.30	E	47.92	E	43.59	E	39.32	E	35.09	E	30.92
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	E	63.76	E	59.27	E	54.85	E	50.47	E	46.14	E	41.87	E	37.64	E	33.49
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	E	87.20	E	80.85	E	74.65	E	68.52	E	62.45	E	56.46	E	50.55	E	44.70
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	E	86.94	E	80.33	E	73.80	E	67.34	E	60.96	E	54.65	E	48.41	E	42.26
37 CDC-RES37 Strategic site (3,000 units) 35 dph	3,500	E	95.74	E	87.95	E	80.25	E	72.64	E	65.12	E	57.69	E	50.34	E	43.08
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	E	153.2	E	49.22	E	43.00	E	36.84	E	30.76	E	24.75	E	18.80	E	12.93
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	E	65.36	E	57.06	E	50.84	E	44.69	E	38.60	E	32.59	E	26.64	E	20.77
40 CDC-ELPH1 Older person's housing scheme (C3) 35 dph	50	E	1.75	E	1.31	E	1.31	E	1.09	E	0.88	E	0.67	E	0.47	E	0.26
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	E	0.38	E	0.19	E	0.19	E	-	E	-	E	-	E	-	E	-
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	E	5.87	E	5.87	E	5.87	E	5.87	E	5.87	E	5.87	E	5.87	E	5.87
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	E	6.16	E	6.16	E	6.16	E	6.16	E	6.16	E	6.16	E	6.16	E	6.16
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	E	10.06	E	10.06	E	10.06	E	10.06	E	10.06	E	10.06	E	10.06	E	10.06
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	E	10.02	E	10.02	E	10.02	E	10.02	E	10.02	E	10.02	E	10.02	E	10.02
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	E	18.87	E	18.87	E	18.87	E	18.87	E	18.87	E	18.87	E	18.87	E	18.87
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	E	22.52	E	22.52	E	22.52	E	22.52	E	22.52	E	22.52	E	22.52	E	22.52