

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*

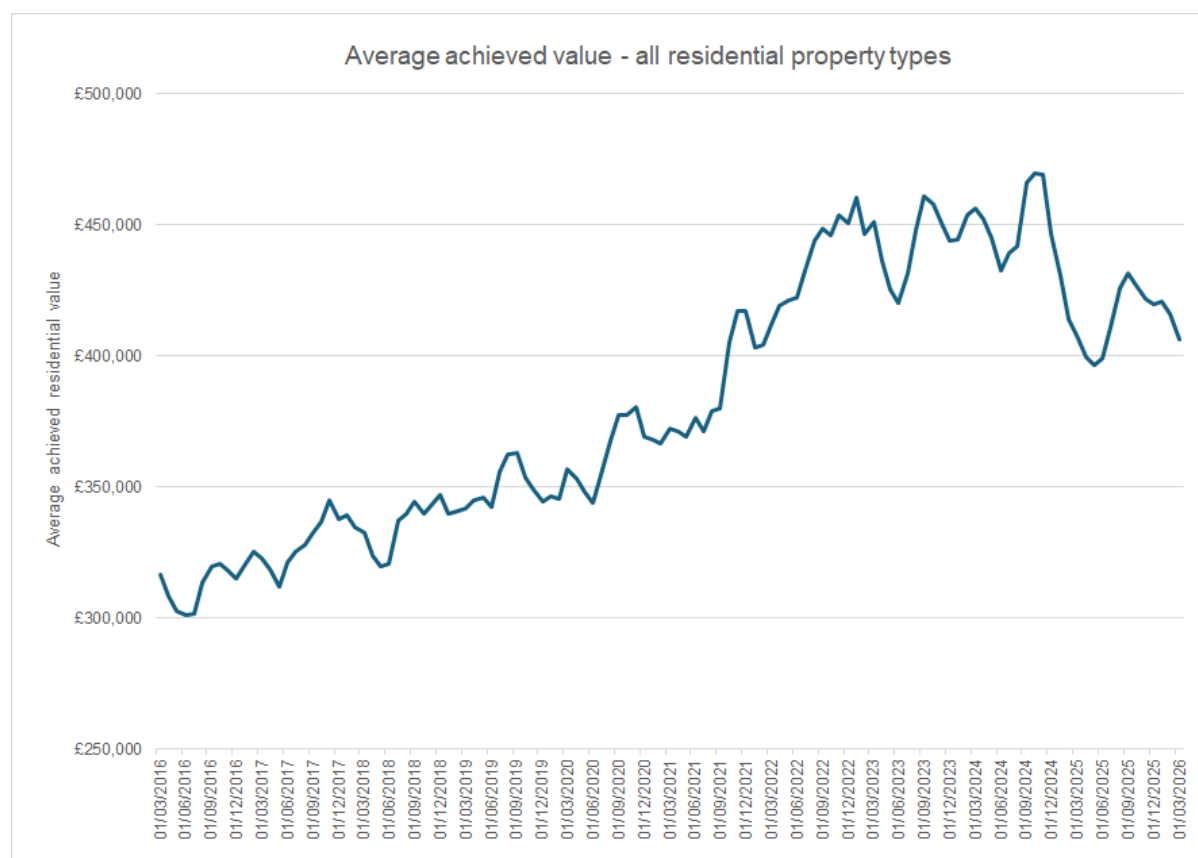
global economy restarting after Covid, Russia's invasion of Ukraine, and the mini-Budget caused a large and prolonged inflationary shock, and saw annual inflation reach a peak of 11.1% in October 2022. The current situation is one in which the UK and global economy is growing more slowly than 4 years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

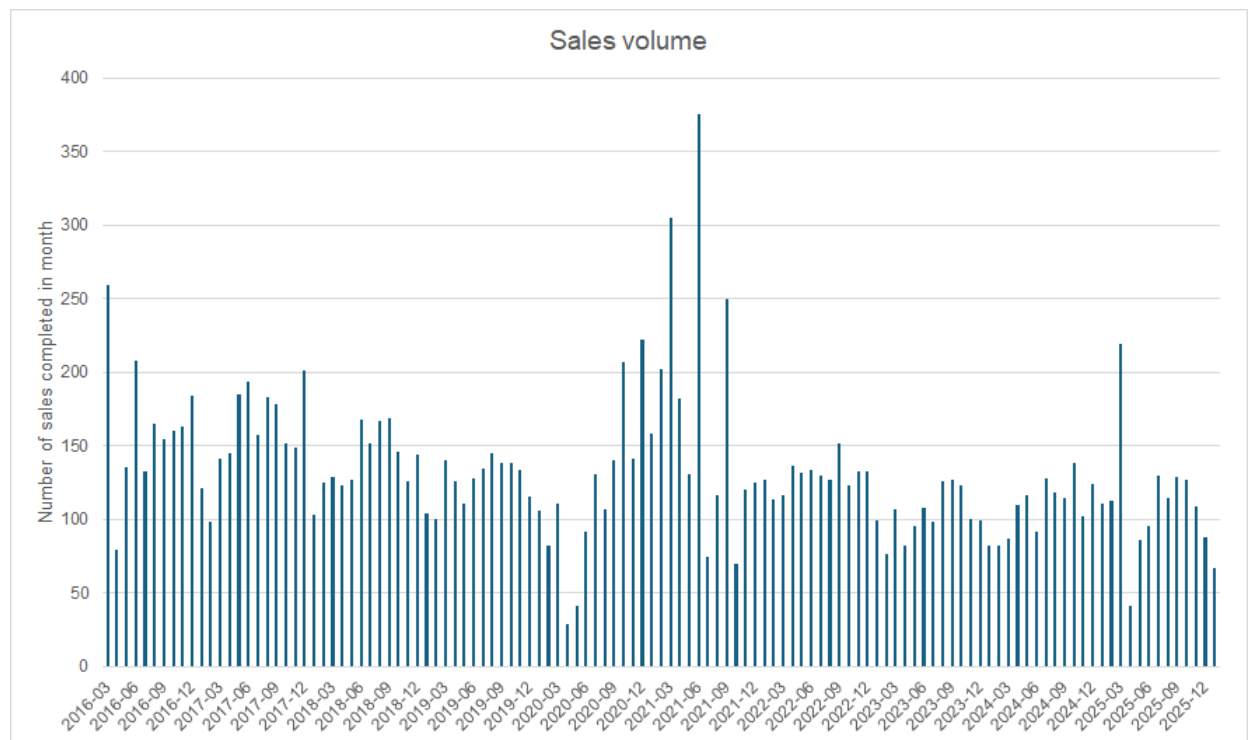
- 2.16 Residential property prices in the Cotswold District have followed recent national trends, with values increasing steadily between 2015 and late 2022 and then falling back slightly over 2023 to early 2026 (see Figure 2.16.1). In March 2026, sales values were 28% higher than in March 2026. Sales 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

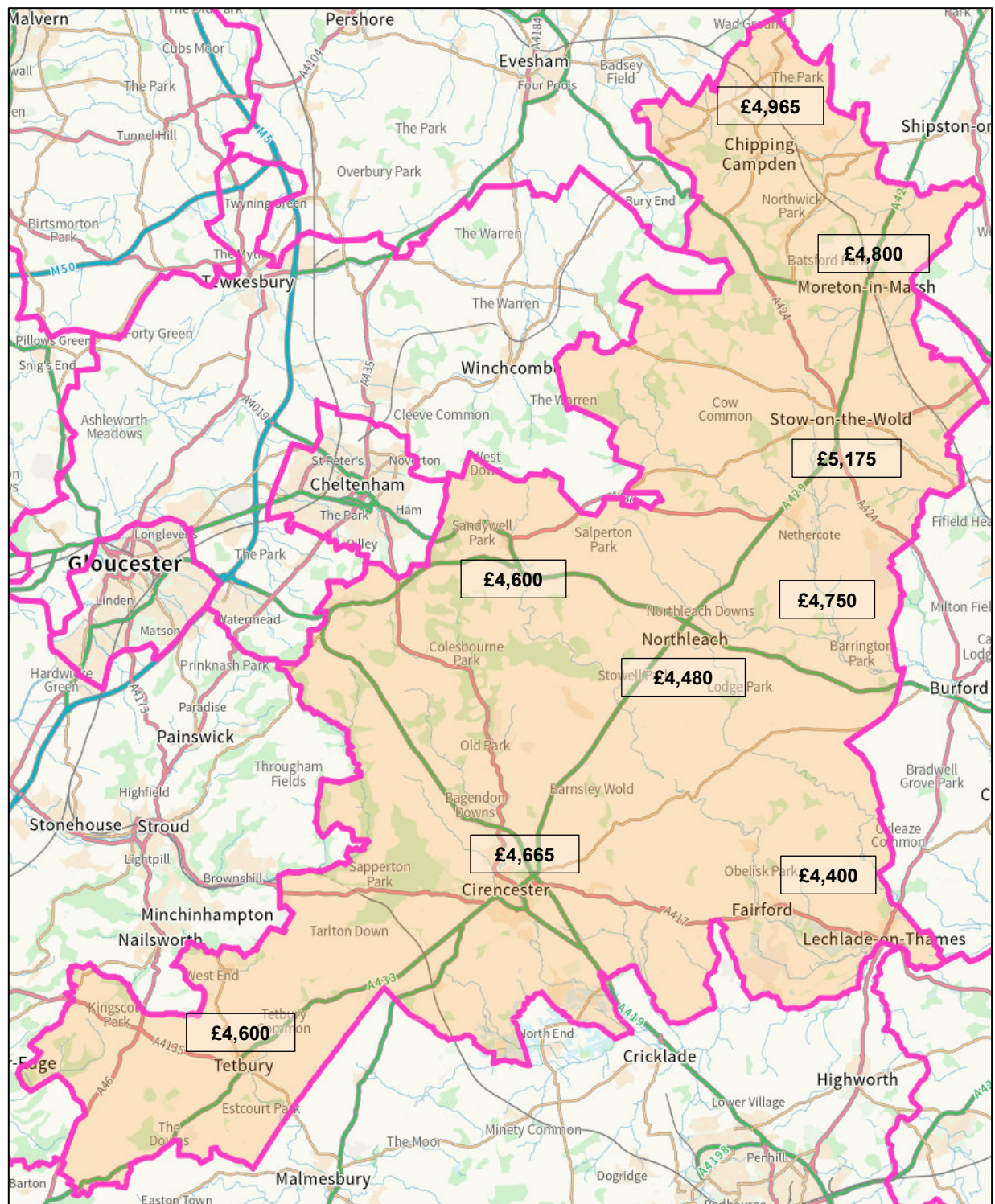
- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2026 is that values in 'mainstream' south-west of England markets are expected to increase by 2% in 2026; 4% in 2027; 5% in 2028; 5% in 2029; and 3.5% in 2030, equating 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.

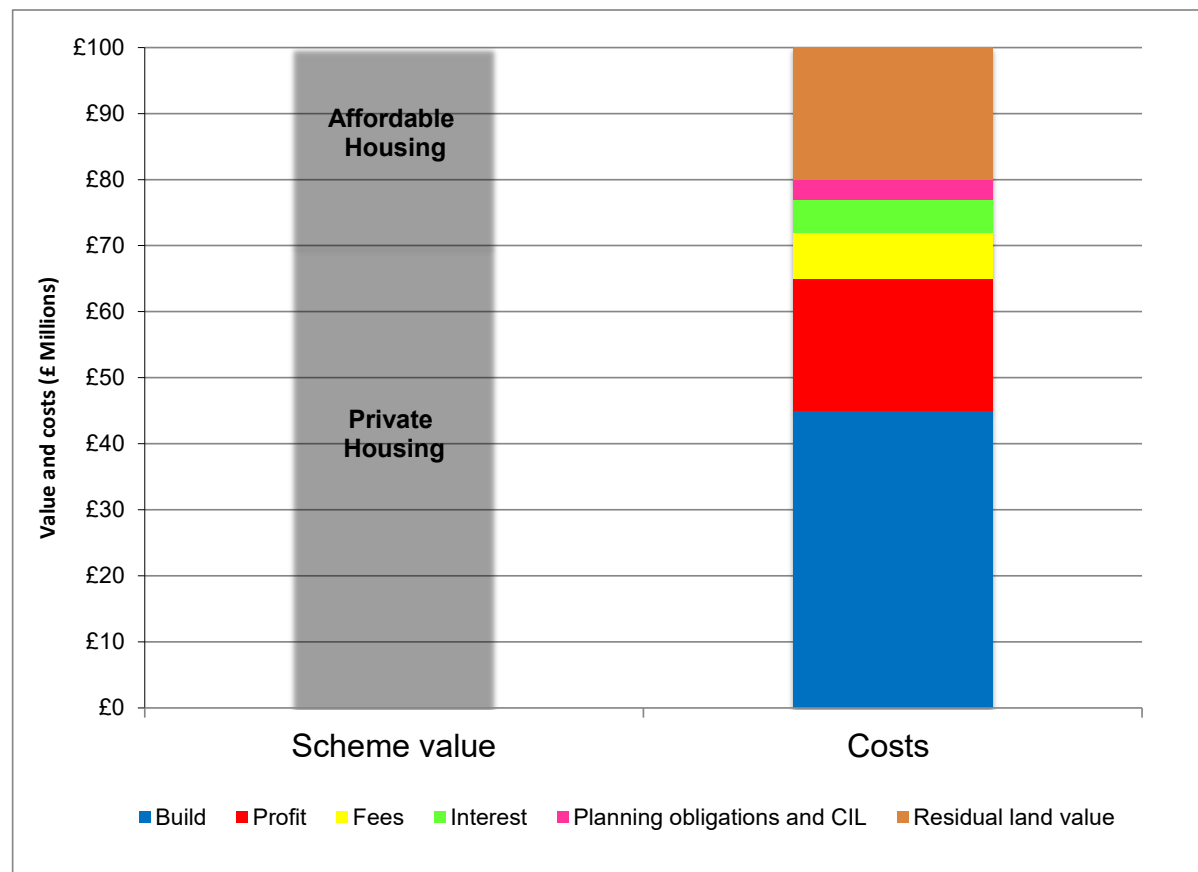
3 Methodology and appraisal approach

- 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

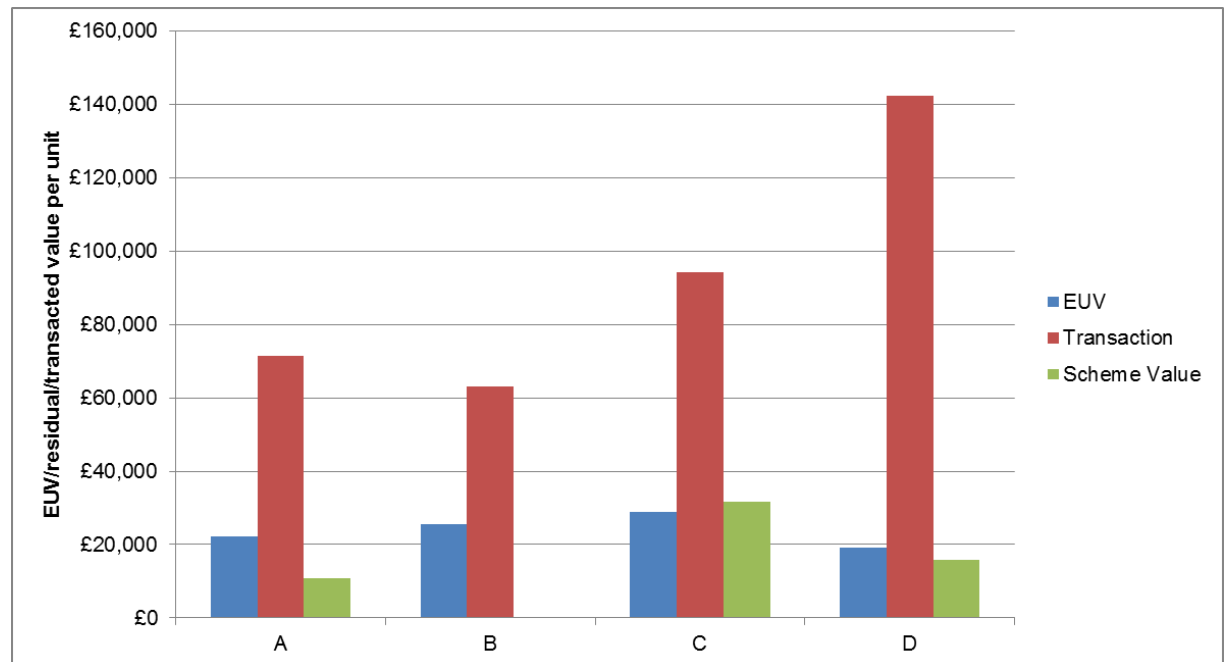
⁴ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

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	1,694,888	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	2,376,575	2,213,123	2,055,516	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	1,018,088	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	4,426,248	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	4,426,248	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	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,408,619	2,979,540		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,369,940	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	3,408,619	2,979,540		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	9,930,802	9,303,002	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	9,303,002	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	£40,886,560	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	28,356,102	25,665,485	23,005,850	20,375,726	17,777,003		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£168,577,262	45,206,413	42,815,907	39,458,303	36,833,841	33,842,280	31,083,701	28,356,102	25,665,485	23,005,850	20,375,726	17,777,003		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	62,586,445	58,986,955	54,593,366	50,865,650	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	23,588,342		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£352,331,329	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	23,588,342		
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	210,099	192,865	175,618	158,448	140,207		
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	-	£1,140,779	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	-	£1,140,779	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	23,812,436	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-EMP6 Employment - industrial 45% plot ratio	-	£53,784,790	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												
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	514,924	544,362	507,944	471,926	436,328	401,152	366,404	332,064	298,148	264,651	231,571												
6 CDC-RES6 Small scheme (10 units) 30 dph	10	£447,192	581,242	544,362	507,944	471,926	436,328	401,152	366,404	332,064	298,148	264,651	231,571												
7 CDC-RES7 Medium scheme (20 units) 25 dph	20	£1,043,942	1,032,696	967,111	902,877	837,793	774,290	711,478	649,443	588,159	527,626	464,943	408,009												
8 CDC-RES8 Medium scheme (20 units) 30 dph	20	£894,385	1,032,696	967,111	902,877	837,793	774,290	711,478	649,443	588,159	527,626	464,943	408,009												
9 CDC-RES9 Medium scheme (30 units) 25 dph	30	£1,556,173	1,549,344	1,450,967	1,367,592	1,266,690	1,161,389	1,067,214	974,164	882,239	791,459	701,763	612,213												
10 CDC-RES10 Medium scheme (30 units) 30 dph	30	£1,341,577	1,549,344	1,450,967	1,367,592	1,266,690	1,161,389	1,067,214	974,164	882,239	791,459	701,763	612,213												
11 CDC-RES11 Medium scheme (40 units) 25 dph	40	£2,006,898	2,027,093	1,886,060	1,730,459	1,644,440	1,519,708	1,386,839	1,274,980	1,164,293	1,056,016	918,750	802,995												
12 CDC-RES12 Medium scheme (40 units) 30 dph	40	£1,138,308	2,027,093	1,886,060	1,730,459	1,644,440	1,519,708	1,386,839	1,274,980	1,164,293	1,056,016	918,750	802,995												
13 CDC-RES13 Large scheme (50 units) 25 dph	50	£2,698,622	2,732,975	2,543,926	2,345,926	2,161,926	1,982,926	1,808,926	1,634,926	1,460,926	1,286,926	1,112,926	938,926												
14 CDC-RES14 Large scheme (50 units) 30 dph	50	£1,956,467	2,228,519	2,070,812	1,914,938	1,760,696	1,609,680	1,459,290	1,309,729	1,159,689	1,009,679	859,734	709,759												
15 CDC-RES15 Large scheme (75 units) 25 dph	75	£3,912,933	3,860,796	3,556,863	3,191,698	2,883,295	2,649,022	2,416,890	2,180,581	1,940,581	1,699,581	1,458,581	1,217,581												
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,483	3,860,796	3,556,863	3,191,698	2,883,295	2,649,022	2,416,890	2,180,581	1,940,581	1,699,581	1,458,581	1,217,581												
17 CDC-RES17 Large scheme (100 units) 25 dph	100	£5,585,360	5,572,438	5,130,205	4,688,968	4,247,731	3,806,494	3,365,257	2,924,020	2,482,783	2,041,546	1,600,309	1,159,072												
18 CDC-RES18 Large scheme (100 units) 30 dph	100	£3,935,947	5,572,438	5,130,205	4,688,968	4,247,731	3,806,494	3,365,257	2,924,020	2,482,783	2,041,546	1,600,309	1,159,072												
19 CDC-RES19 Large scheme (150 units) 25 dph	150	£8,347,591	7,526,202	7,046,349	6,573,160	6,104,834	5,641,972	5,184,874	4,732,540	4,286,196	3,845,163	3,408,819	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	4,286,196	3,845,163	3,408,819	2,979,540												
21 CDC-RES21 Large scheme (200 units) 25 dph	200	£11,130,293	10,448,873	9,785,375	9,130,205	8,482,414	7,841,791	7,205,929	6,563,530	5,965,854	5,368,178	4,770,514	4,158,849												
22 CDC-RES22 Large scheme (200 units) 30 dph	200	£9,540,104	10,448,873	9,785,375	9,130,205	8,482,414	7,841,791	7,205,929	6,563,530	5,965,854	5,368,178	4,770,514	4,158,849												
23 CDC-RES23 Large scheme (300 units) 25 dph	300	£16,695,181	15,257,551	14,228,739	13,259,133	12,268,434	11,446,831	10,542,279	9,601,778	8,730,326	7,816,932	6,936,587	6,067,283												
24 CDC-RES24 Large scheme (300 units) 30 dph	300	£14,310,155	15,257,551	14,228,739	13,259,133	12,268,434	11,446,831	10,542,279	9,601,778	8,730,326	7,816,932	6,936,587	6,067,283												
25 CDC-RES25 Large scheme (400 units) 25 dph	400	£22,260,242	20,450,540	18,868,978	17,324,978	15,824,978	14,364,978	12,944,978	11,564,978	10,224,978	8,884,978	7,544,978	6,204,978												
26 CDC-RES26 Large scheme (400 units) 30 dph	400	£19,600,207	20,450,540	18,868,978	17,324,978	15,824,978	14,364,978	12,944,978	11,564,978	10,224,978	8,884,978	7,544,978	6,204,978												
27 CDC-RES27 Large scheme (500 units) 25 dph	500	£29,612,824	28,320,720	27,075,338	25,264,974	23,496,545	21,824,748	20,169,585	18,511,955	16,871,156	15,246,898	13,644,283	12,043,287												
28 CDC-RES28 Large scheme (500 units) 30 dph	500	£26,523,642	28,320,720	27,075,338	25,264,974	23,496,545	21,824,748	20,169,585	18,511,955	16,871,156	15,246,898	13,644,283	12,043,287												
29 CDC-RES29 Large scheme (750 units) 25 dph	750	£48,159,173	45,848,159	43,529,145	40,819,129	38,109,113	35,400,097	32,690,081	30,000,065	27,290,049	24,580,033	21,870,017	19,160,001												
30 CDC-RES30 Large scheme (750 units) 30 dph	750	£41,279,284	45,848,159	43,529,145	40,819,129	38,109,113	35,400,097	32,690,081	30,000,065	27,290,049	24,580,033	21,870,017	19,160,001												
31 CDC-RES31 Strategic site 1 (000 units) 25 dph	1,000	£69,553,255	37,606,428	35,486,978	33,091,331	30,750,963	28,394,275	26,005,254	23,603,840	21,580,032	19,923,621	17,721,418	14,946,868												
32 CDC-RES32 Strategic site 1 (000 units) 30 dph	1,000	£59,625,647	37,606,428	35,486,978	33,091,331	30,750,963	28,394,275	26,005,254	23,603,840	21,580,032	19,923,621	17,721,418	14,946,868												
33 CDC-RES33 Strategic site 2 (1,300 units) 25 dph	1,300	£80,430,512	45,848,159	43,529,145	40,819,129	38,109,113	35,400,097	32,690,081	30,000,065	27,290,049	24,580,033	21,870,017	19,160,001												
34 CDC-RES34 Strategic site 2 (1,300 units) 30 dph	1,300	£77,513,341	45,848,159	43,529,145	40,819,129	38,109,113	35,400,097	32,690,081	30,000,065	27,290,049	24,580,033	21,870,017	19,160,001												
35 CDC-RES35 Strategic site 2 (2,000 units) 25 dph	2,000	£119,251,294	62,588,445	58,586,956	54,583,396	50,605,850	46,783,755	42,947,711	39,168,341	35,406,190	31,701,958	28,043,629	24,451,237												
36 CDC-RES36 Strategic site 2 (2,000 units) 30 dph	2,000	£104,094,116	68,793,141	61,551,271	57,358,333	53,213,342	49,116,735	45,069,515	41,068,662	37,113,845	33,209,228	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	67,003,675	60,277,622	54,406,789	49,554,687	45,076,652	40,155,763	35,406,789	30,870,254	26,512,471	22,503,989												
38 CDC-RES38 Strategic site 3 (3,500 units) 30 dph	3,500	£167,253,520	62,588,445	58,586,956	54,583,396	50,605,850	46,783,755	42,947,711	39,168,341	35,406,190	31,701,958	28,043,629	24,451,237												
39 CDC-RES39 Strategic site 3 (4,000 units) 25 dph	4,000	£238,592,598	62,588,445	60,033,265	54,949,741	50,062,309	46,179,385	42,300,878	38,400,748	34,695,490	30,951,194	27,250,322	23,538,342												
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	441,492	568,418	688,781	807,526	927,535												
41 CDC-CARE1 Care home scheme (C2 - 70 units)		£650,845	482,128	299,678	166,816	93,858	299,678	482,128	650,845	822,312	993,484	1,164,656	1,335,828												
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		£25,042,472	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												
46 CDC-EMPI Employment - industrial 45% plot ratio		£25,042,472	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148	27,455,148												

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	1,396,182	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	1,396,182	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	2,123,777	1,967,881	1,812,550	1,661,386	1,501,185	1,342,951	1,186,682	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	4,892,126	4,527,675	4,163,224	3,798,773	3,434,322	3,069,871	2,705,420	2,340,969		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,520,951	5,986,428	5,621,028	5,256,577	4,892,126	4,527,675	4,163,224	3,798,773	3,434,322	3,069,871	2,705,420	2,340,969		
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	6,972,287	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	6,972,287	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	6,878,738		
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	6,878,738		
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	16,994,879	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	16,994,879	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	46,846,538	43,117,243	39,389,848	35,662,454	31,935,060	28,207,666	24,480,272	20,752,878	17,025,484	13,298,090		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,750	50,448,258	46,846,538	43,117,243	39,389,848	35,662,454	31,935,060	28,207,666	24,480,272	20,752,878	17,025,484	13,298,090		
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	16,928,594		
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	16,928,594		
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	37,217,352	34,369,968	31,454,126	28,573,408	25,728,074	22,917,885	20,142,919		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£128,557,962	49,457,880	46,369,861	43,317,243	40,269,707	37,217,352	34,369,968	31,454,126	28,573,408	25,728,074	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	43,580,934	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	49,996,202	45,713,499	41,480,307	37,288,861	33,169,166	29,087,684		
37 CDC-RE537 Strategic site (2,500 units) 35 dph	2,500	£448,289,913	84,842,538	79,495,538	74,203,558	68,971,711	63,800,943	58,699,950	53,642,034	48,648,038	43,712,226	38,837,484	34,016,775		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£597,719,824	102,214,208	93,870,724	85,597,353	77,364,317	69,180,483	61,038,895	52,946,722	44,902,061	36,840,146	28,845,539	20,932,703		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	102,214,208	93,870,724	85,597,353	77,364,317	69,180,483	61,038,895	52,946,722	44,902,061	36,840,146	28,845,539	20,932,703		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	567,580	426,813	285,447	147,084	10,525	128,285	281,394	384,892	526,157	657,063	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	690,699	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	241,686	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	241,686	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	299,088	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	299,088	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	£440,000	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	2,305,931	2,148,003	1,990,079	1,786,115	1,624,130	1,464,124	1,305,889	1,158,061			
14 CDC-RE14 Large scheme (50 units) 40 dph	50	£684,755	2,491,863	2,321,838	2,153,777	1,987,681	1,823,558	1,661,381	1,501,185	1,348,951	1,188,652	1,032,378	880,440			
15 CDC-RE15 Large scheme (75 units) 30 dph	75	£1,158,196	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	5,898,428	5,521,002	5,100,574	4,757,957	4,389,953	4,022,941	3,660,156	3,302,522	2,944,892	2,587,197	2,238,101			
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	7,609,542	6,903,781	6,230,788	5,582,844	4,944,944	4,326,944	3,728,944			
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£2,849,564	11,466,522	10,575,578	9,750,102	8,957,975	8,187,317	7,428,957	6,722,287	6,058,914	5,405,638	4,755,457	4,121,721			
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£4,966,667	16,724,078	15,686,896	14,680,934	13,640,752	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	13,640,752	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	22,488,316	20,818,468	19,148,678	17,384,973	15,620,278	13,824,929	12,049,683	10,264,437	8,479,191	6,693,945			
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	15,620,278	13,824,929	12,049,683	10,264,437	8,479,191	6,693,945	4,914,852			
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	£14,862,222	40,262,267	37,454,776	34,298,237	30,840,299	27,381,961	23,823,623	20,265,285	16,706,947	13,148,609	9,590,271	6,030,934			
30 CDC-RE30 Large scheme (750 units) 35 dph	750	£12,329,670	36,846,200	34,554,705	32,289,237	30,049,874	27,836,916	25,640,454	23,448,417	21,253,476	19,046,190	16,741,910	15,155,284			
31 CDC-RE31 Strategic site (1,000 units) 30 dph	1,000	£20,777,778	41,777,373	38,692,233	36,366,151	33,807,101	31,307,437	28,837,250	26,366,558	23,895,325	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	38,692,233	36,366,151	33,807,101	31,307,437	28,837,250	26,366,558	23,895,325	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	43,369,961	40,369,961	37,369,961	34,369,961	31,369,961	28,369,961	25,369,961	22,369,961	19,369,961	16,369,961			
34 CDC-RE34 Strategic site (1,300 units) 35 dph	1,300	£22,581,381	46,369,961	43,369,961	40,369,961	37,369,961	34,369,961	31,369,961	28,369,961	25,369,961	22,369,961	19,369,961	16,369,961			
35 CDC-RE35 Strategic site (2,000 units) 30 dph	2,000	£35,619,408	68,846,925	64,346,976	60,094,215	55,889,014	51,730,619	47,621,200	43,553,949	39,494,807	35,435,768	31,376,767	27,307,768			
36 CDC-RE36 Strategic site (2,500 units) 30 dph	2,500	£44,523,810	72,163,671	67,626,303	63,146,962	58,705,167	54,326,346	50,000,593	45,733,933	41,500,307	37,298,661	33,118,167	29,067,904			
37 CDC-RE37 Strategic site (2,500 units) 35 dph	2,500	£36,532,333	68,846,925	64,346,976	60,094,215	55,889,014	51,730,619	47,621,200	43,553,949	39,494,807	35,435,768	31,376,767	27,307,768			
38 CDC-RE38 Strategic site (4,000 units) 30 dph	4,000	£83,111,111	62,211,428	63,876,724	59,957,353	55,564,317	51,106,400	47,038,690	42,946,722	38,902,661	34,800,148	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	55,564,317	51,106,400	47,038,690	42,946,722	38,902,661	34,800,148	30,645,538	27,032,702			
40 CDC-ELDER1 Older person's housing scheme (153) 35 dph	50	£77,920	667,690	640,000	605,447	571,064	535,255	500,298	465,394	430,492	395,590	360,688	325,786			
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			

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	£632,880	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	£527,400	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	£1,120,720	696,674	654,400	612,800	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£960,621	696,674	654,400	612,800	571,296	530,465	490,115	450,245	410,856	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	£3,362,174	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,600	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	£2,445,216	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	£5,654,353	3,061,835	2,875,509	2,691,499	2,509,804	2,329,824	2,150,919	1,978,811	1,803,177	1,631,867	1,462,854	1,295,589		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£4,120,725	3,061,835	2,875,509	2,691,499	2,509,804	2,329,824	2,150,919	1,978,811	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	5,382,996	5,019,208	4,659,648	4,304,319	3,953,221	3,608,353	3,263,715	2,928,308	2,591,132		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,620,561	6,123,270	5,751,018	5,382,996	5,019,208	4,659,648	4,304,319	3,953,221	3,608,353	3,263,715	2,928,308	2,591,132		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,917,597	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	11,966,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,024	7,746,425	7,067,699	6,396,054	5,732,375	5,076,859		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	11,966,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,024	7,746,425	7,067,699	6,396,054	5,732,375	5,076,859		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,963,193	18,191,805	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	18,191,805	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	£40,884,762	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	23,716,192	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	23,716,192	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	49,026,468	47,085,008	45,138,438	43,189,588	41,240,738	39,291,888	37,343,038	35,394,188	33,445,338	31,496,488	29,547,638		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,740	49,026,468	47,085,008	45,138,438	43,189,588	41,240,738	39,291,888	37,343,038	35,394,188	33,445,338	31,496,488	29,547,638		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	49,026,468	47,085,008	45,138,438	43,189,588	41,240,738	39,291,888	37,343,038	35,394,188	33,445,338	31,496,488	29,547,638		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,026,832	49,026,468	47,085,008	45,138,438	43,189,588	41,240,738	39,291,888	37,343,038	35,394,188	33,445,338	31,496,488	29,547,638		
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	37,638,702	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	37,638,702	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	74,833,938	70,086,622	65,565,405	61,064,452	56,655,596	52,278,893	47,954,345	43,681,949	39,404,004	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	64,187,858	59,515,772	54,898,705	50,336,854	45,829,817	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	38,822,714	34,615,054	30,450,739		
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	38,822,714	34,615,054	30,450,739		
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	-	£1,670,000	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	-	£1,670,000	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	-	£1,670,000	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	-	£1,670,000	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	-	£1,670,000	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	-	£1,670,000	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														
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	£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-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	654,400	612,000	669,856	627,456	585,112	542,718	500,324	457,930	415,536	373,142			
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£447,192	696,674	654,400	612,000	669,856	627,456	585,112	542,718	500,324	457,930	415,536	373,142			
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	600,895	538,012			
8 CDC-RE58 Medium scheme (20 units) 30 dph	20	£694,385	1,246,846	1,192,960	1,097,941	1,023,762	960,404	878,050	806,477	738,767	668,921	600,895	538,012			
9 CDC-RE59 Medium scheme (30 units) 25 dph	30	£1,555,173	1,871,617	1,798,400	1,646,911	1,555,072	1,425,707	1,302,888	1,189,581	1,076,274	962,967	850,402	737,831			
10 CDC-RE60 Medium scheme (30 units) 30 dph	30	£1,341,577	1,871,617	1,798,400	1,646,911	1,555,072	1,425,707	1,302,888	1,189,581	1,076,274	962,967	850,402	737,831			
11 CDC-RE61 Medium scheme (40 units) 30 dph	40	£2,006,698	2,449,306	2,300,407	2,153,199	2,007,683	1,863,839	1,721,727	1,581,208	1,442,341	1,305,448	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	1,600,212	1,441,918	1,292,595	1,151,031	1,006,393	857,494	728,575	597,597			
13 CDC-RE63 Large scheme (40 units) 30 dph	40	£2,006,698	2,449,306	2,300,407	2,153,199	2,007,683	1,863,839	1,721,727	1,581,208	1,442,341	1,305,448	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	2,392,014	2,214,366	2,034,452	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	3,220,208	2,964,918	2,714,706	2,474,708	2,193,981	1,943,350			
16 CDC-RE66 Large scheme (75 units) 30 dph	75	£3,935,487	4,592,452	4,315,365	4,037,248	3,764,406	3,494,738	3,220,208	2,964,918	2,714,706	2,474,708	2,193,981	1,943,350			
17 CDC-RE67 Large scheme (100 units) 25 dph	100	£5,585,366	6,019,120	5,732,000	5,392,000	5,052,000	4,712,000	4,372,000	4,032,000	3,692,000	3,352,000	3,012,000	2,672,000			
18 CDC-RE68 Large scheme (100 units) 30 dph	100	£3,935,487	4,592,452	4,315,365	4,037,248	3,764,406	3,494,738	3,220,208	2,964,918	2,714,706	2,474,708	2,193,981	1,943,350			
19 CDC-RE69 Large scheme (150 units) 25 dph	150	£8,347,591	9,084,510	8,532,315	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) 30 dph	150	£7,157,078	9,084,510	8,532,315	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	12,000,000	10,946,000	10,246,000	9,546,000	8,846,000	8,146,000	7,446,000	6,746,000	6,046,000	5,346,000			
22 CDC-RE72 Large scheme (200 units) 30 dph	200	£9,540,104	12,479,330	12,000,000	10,946,000	10,246,000	9,546,000	8,846,000	8,146,000	7,446,000	6,746,000	6,046,000	5,346,000			
23 CDC-RE73 Large scheme (300 units) 25 dph	300	£16,695,181	18,191,005	17,005,000	15,900,762	14,804,151	13,846,107	12,933,892	12,069,000	11,249,000	10,429,000	9,609,000	8,789,000			
24 CDC-RE74 Large scheme (300 units) 30 dph	300	£14,310,155	18,191,005	17,005,000	15,900,762	14,804,151	13,846,107	12,933,892	12,069,000	11,249,000	10,429,000	9,609,000	8,789,000			
25 CDC-RE75 Large scheme (400 units) 25 dph	400	£22,260,242	24,744,000	23,147,000	21,352,000	19,557,000	17,762,000	15,967,000	14,172,000	12,377,000	10,582,000	8,787,000	6,992,000			
26 CDC-RE76 Large scheme (400 units) 30 dph	400	£19,600,207	23,157,447	21,547,000	20,032,000	18,517,000	17,012,000	15,507,000	14,002,000	12,507,000	11,002,000	9,497,000	7,992,000			
27 CDC-RE77 Large scheme (500 units) 25 dph	500	£29,612,824	29,846,609	27,163,864	25,441,011	23,716,152	22,014,428	20,332,714	18,670,055	17,027,449	15,404,897	13,802,388	12,219,852			
28 CDC-RE78 Large scheme (500 units) 30 dph	500	£26,523,620	29,846,609	27,163,864	25,441,011	23,716,152	22,014,428	20,332,714	18,670,055	17,027,449	15,404,897	13,802,388	12,219,852			
29 CDC-RE79 Large scheme (750 units) 25 dph	750	£48,159,172	48,159,172	43,333,333	38,500,000	33,666,667	28,833,333	23,999,999	19,166,666	14,333,333	9,500,000	4,666,667	0,000,000			
30 CDC-RE80 Large scheme (750 units) 30 dph	750	£41,279,284	40,026,458	37,585,020	35,140,000	32,695,000	30,250,000	27,805,000	25,360,000	22,915,000	20,470,000	18,025,000	15,580,000			
31 CDC-RE81 Strategic site 1 (000 units) 30 dph	1,000	£69,563,255	£5,034,698	£2,421,374	3,955,578	3,868,708	34,209,384	31,581,345	28,964,851	26,349,230	23,833,378	21,377,478	18,902,305			
32 CDC-RE82 Strategic site 1 (000 units) 25 dph	1,000	£59,625,647	£5,034,698	£2,421,374	3,955,578	3,868,708	34,209,384	31,581,345	28,964,851	26,349,230	23,833,378	21,377,478	18,902,305			
33 CDC-RE83 Strategic site 1 (300 units) 30 dph	300	£1,380,432,000	£5,034,698	£2,421,374	3,955,578	3,868,708	34,209,384	31,581,345	28,964,851	26,349,230	23,833,378	21,377,478	18,902,305			
34 CDC-RE84 Strategic site 1 (300 units) 25 dph	300	£77,513,341	£5,034,698	£2,421,374	3,955,578	3,868,708	34,209,384	31,581,345	28,964,851	26,349,230	23,833,378	21,377,478	18,902,305			
35 CDC-RE85 Strategic site 2 (200 units) 30 dph	200	£1,191,294,514	£7,463,838	£7,086,322	£5,565,404	£5,104,452	£5,655,596	£5,227,893	£4,784,345	£4,359,841	£3,940,054	£3,520,280	£3,104,891			
36 CDC-RE86 Strategic site 2 (200 units) 25 dph	2,000	£14,094,118	£8,517,614	£9,686,336	£9,809,888	£4,187,856	£19,517,752	£4,889,705	£5,336,854	£5,829,917	£4,177,598	£3,678,821	£3,162,601			
37 CDC-RE87 Strategic site 3 (500 units) 30 dph	3,000	£20,689,765	£8,335,428	£8,635,600	£9,869,952	£75,420,932	£9,925,198	£8,440,122	£9,381,450	£5,892,160	£8,527,799	£4,338,352	£5,054,429			
38 CDC-RE88 Strategic site 3 (500 units) 25 dph	4,000	£2,778,525,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000	£2,426,119,000			
39 CDC-RE89 Strategic site 3 (400 units) 30 dph	4,000	£2,638,592,500	£7,242,607,000	£6,815,116	£6,111,158	£6,011,428	£5,155,008	£1,745,440	£7,380,333	£4,063,013	£3,622,714	£3,454,354	£3,400,730			
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,064,448	£12,184	£56,745	£97,230	£57,648	£210,000	£64,200	£9,796	£2,954	£3,167	£5,455	£48,911			
41 CDC-CARE1 Care home scheme (C2 - 70 units)		£6,500,885	£42,125	£96,000	£96,000	£96,000	£292,000	£96,000	£96,000	£96,000	£96,000	£96,000	£96,000			
42 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			
43 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			
44 CDC-EMPI Employment - industrial 45% plot ratio		£1,521,361	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001			
45 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,762	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001			
46 CDC-EMPI Employment - industrial 45% plot ratio		£2,504,762	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001	12,458,001			

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	1,358,621	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	1,358,621	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	1,769,513	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	1,769,513	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	1,769,513	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	2,699,368	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	2,699,368	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	5,658,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,161	3,238,420	2,882,163		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	6,847,383	6,250,598	5,658,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,161	3,238,420	2,882,163		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	9,863,664	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	9,863,664	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	16,270,184	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	16,270,184	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	£116,587,827	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	£256,155,665	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	36,156,620		
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	246,085	225,127	204,428	183,979	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	246,085	225,127	204,428	183,979	163,781		
5 CDC-RE55 Small scheme (10 units) 25 dph	10	£551,174	739,418	694,466	651,789	610,180	569,418	529,656	490,894	452,132	414,370	377,608	341,846		
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£447,192	734,300	700,140	664,940	629,881	597,533	564,596	532,478	499,455	465,432	431,409	397,375		
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	829,673	765,967	704,881	648,814		
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	829,673	765,967	704,881	648,814		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£1,585,175	2,023,313	1,925,818	1,828,323	1,731,828	1,635,333	1,538,838	1,442,343	1,345,848	1,249,353	1,152,858	1,056,363		
10 CDC-RE10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,023,313	1,925,818	1,828,323	1,731,828	1,635,333	1,538,838	1,442,343	1,345,848	1,249,353	1,152,858	1,056,363		
11 CDC-RE11 Medium scheme (40 units) 30 dph	40	£1,208,608	2,659,953	2,500,238	2,343,325	2,186,212	2,024,902	1,863,393	1,703,884	1,545,777	1,387,670	1,229,563	1,067,456		
12 CDC-RE12 Medium scheme (40 units) 35 dph	40	£1,136,308	2,253,533	2,090,207	1,926,880	1,763,553	1,601,747	1,439,105	1,276,463	1,113,821	951,179	788,537	625,774		
13 CDC-RE13 Large scheme (50 units) 30 dph	50	£2,688,680	3,325,117	3,159,288	2,995,459	2,831,630	2,667,801	2,503,972	2,340,143	2,176,314	2,012,485	1,848,656	1,684,827		
14 CDC-RE14 Large scheme (50 units) 40 dph	50	£1,956,697	3,077,007	2,902,842	2,738,676	2,574,511	2,410,346	2,246,181	2,082,016	1,917,851	1,753,686	1,589,521	1,425,356		
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	3,845,427	3,554,241	3,263,055	2,971,869	2,680,683	2,389,497	2,098,311		
16 CDC-RE16 Large scheme (75 units) 35 dph	75	£3,455,565	4,895,537	4,687,947	4,393,734	4,102,899	3,845,427	3,554,241	3,263,055	2,971,869	2,680,683	2,389,497	2,098,311		
17 CDC-RE17 Large scheme (100 units) 30 dph	100	£5,335,565	6,667,263	6,355,565	6,043,863	5,732,161	5,420,459	5,108,757	4,797,055	4,485,353	4,173,651	3,861,949	3,550,247		
18 CDC-RE18 Large scheme (100 units) 35 dph	100	£3,035,697	6,667,263	6,355,565	6,043,863	5,732,161	5,420,459	5,108,757	4,797,055	4,485,353	4,173,651	3,861,949	3,550,247		
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	10,004,185	9,292,815	8,581,445	7,870,075	7,158,705	6,447,335	5,735,965		
22 CDC-RE22 Large scheme (200 units) 35 dph	200	£9,540,144	12,246,327	11,478,167	10,715,555	10,004,185	9,292,815	8,581,445	7,870,075	7,158,705	6,447,335	5,735,965	5,024,595		
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£16,695,181	19,654,265	18,478,501	17,316,068	16,167,052	15,031,363	13,949,032	12,870,168	11,791,294	10,722,162	9,653,281	8,583,720		
24 CDC-RE24 Large scheme (300 units) 35 dph	300	£14,310,155	18,954,265	18,478,501	17,316,068	16,167,052	15,031,363	13,949,032	12,870,168	11,791,294	10,722,162	9,653,281	8,583,720		
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	12,477,699	10,860,412	9,243,125		
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	12,477,699	10,860,412	9,243,125	7,625,838		
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	18,601,112	16,876,257	15,151,667	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	18,601,112	16,876,257	15,151,667	13,446,339		
29 CDC-RE29 Large scheme (750 units) 30 dph	750	£48,158,177	54,880,822	50,822,822	47,568,822	44,314,822	41,060,822	37,806,822	34,552,822	31,298,822	28,044,822	24,790,822	21,536,822		
30 CDC-RE30 Strategic site (1,000 units) 30 dph	1,000	£75,412,795,341	£45,966,963	£60,010,48	£8,045,558	£10,060,185	£12,075,712	£14,091,239	£16,106,766	£18,122,293	£20,137,820	£22,153,347	£24,168,874		
31 CDC-RE31 Strategic site (1,000 units) 30 dph	1,000	£689,556	£6,519,418	£5,870,815	£4,762,805	£3,927,838	£3,106,365	£2,318,034	£1,562,296	£884,958	£26,152,499	£23,466,640	£20,874,271		
32 CDC-RE32 Strategic site (1,000 units) 35 dph	1,000	£596,625	£4,918,810	£4,518,810	£4,762,805	£3,927,838	£3,106,365	£2,318,034	£1,562,296	£884,958	£26,152,499	£23,466,640	£20,874,271		
33 CDC-RE33 Strategic site (1,300 units) 30 dph	1,300	£640,432	£7,844,648	£5,458,804	£4,518,810	£4,762,805	£3,927,838	£3,106,365	£2,318,034	£1,562,296	£884,958	£26,152,499	£23,466,640		
34 CDC-RE34 Strategic site (1,300 units) 35 dph	1,300	£777,613	£7,844,648	£5,458,804	£4,518,810	£4,762,805	£3,927,838	£3,106,365	£2,318,034	£1,562,296	£884,958	£26,152,499	£23,466,640		
35 CDC-RE35 Strategic site (2,000 units) 30 dph	2,000	£1,291,251,294	£6,707,467	£6,841,923	£1,031,657	£6,276,688	£6,517,736	£6,826,228	£2,332,041	£4,774,173	£4,531,628	£6,894,391	£3,412,480		
36 CDC-RE36 Strategic site (2,000 units) 35 dph	2,000	£1,049,014	£6,848,154	£6,726,748	£1,853,852	£6,809,723	£6,844,148	£6,789,589	£4,747,063	£6,071,123	£4,531,628	£6,782,827	£3,616,626		
37 CDC-RE37 Strategic site (3,500 units) 30 dph	3,500	£2,609,695	£6,848,154	£6,726,748	£1,853,852	£6,809,723	£6,844,148	£6,789,589	£4,747,063	£6,071,123	£4,531,628	£6,782,827	£3,616,626		
38 CDC-RE38 Strategic site (3,500 units) 35 dph	3,500	£2,719,253	£6,848,154	£6,726,748	£1,853,852	£6,809,723	£6,844,148	£6,789,589	£4,747,063	£6,071,123	£4,531,628	£6,782,827	£3,616,626		
39 CDC-RE39 Strategic site (4,000 units) 30 dph	4,000	£2,632,592,598	£6,349,962	£6,781,139	£6,016,882	£6,831,211	£6,100,251	£6,404,994	£5,609,424	£4,242,020	£4,724,334	£3,262,396	£3,374,878		
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	£20,177	£39,018	£50,776		
41 CDC-CARE1 Care home scheme (C2 - 70 units)		£6,500,485	£42,126	£60,552	£6,819	£1,705,699	£6,899	£68,636	£6,899	£68,636	£6,899	£68,636	£6,899		
42 CDC-EMP1 Employment - industrial 45% plot ratio		£6,280,693	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
43 CDC-EMP2 Employment - industrial 45% plot ratio		£6,280,693	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
44 CDC-EMP3 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
45 CDC-EMP4 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
46 CDC-EMP5 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
47 CDC-EMP6 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
48 CDC-EMP7 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
49 CDC-EMP8 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
50 CDC-EMP9 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
51 CDC-EMP10 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
52 CDC-EMP11 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
53 CDC-EMP12 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
54 CDC-EMP13 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
55 CDC-EMP14 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
56 CDC-EMP15 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
57 CDC-EMP16 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
58 CDC-EMP17 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
59 CDC-EMP18 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699	£1,705,699		
60 CDC-EMP19 Employment - industrial 45% plot ratio		£1,705,699	£1,705,699	£1											

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	£980,921	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	£3,562,174	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	£5,953,824	3,578,622	3,356,817	3,136,814	2,916,808	2,696,829	2,476,845	2,256,862	2,036,879	1,816,896	1,596,913	1,376,929		
14 CDD-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	3,578,622	3,356,817	3,136,814	2,916,808	2,696,829	2,476,845	2,256,862	2,036,879	1,816,896	1,596,913	1,376,929		
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	12,386,578	11,562,124	10,734,628	10,006,491	9,277,713	8,548,298	7,826,237	7,104,936	6,384,536		
22 CDD-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	14,048,767	13,215,193	12,386,578	11,562,124	10,734,628	10,006,491	9,277,713	8,548,298	7,826,237	7,104,936	6,384,536		
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	82,140,445	49,553,881	40,002,355	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	82,140,445	49,553,881	40,002,355	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	£149,558,962	82,172,700	49,587,748	40,044,547	43,243,178	47,883,635	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	£168,557,593	82,172,700	49,587,748	40,044,547	43,243,178	47,883,635	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	96,712,913	51,564,300	40,913,972	43,243,178	47,883,635	44,165,926	40,690,047	37,256,008	33,862,036	30,507,820	27,195,477		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	91,173,182	49,745,225	40,386,844	43,243,178	47,883,635	44,165,926	40,690,047	37,256,008	33,862,036	30,507,820	27,195,477		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£440,289,913	107,258,951	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	96,360,456	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	96,360,456	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	1,286,249	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	482,126	288,522	94,919	100,299	297,069	493,839	690,699	887,380	1,084,150	1,289,910	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 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-EMPI6 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 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	531,424	485,982	441,540	400,239	359,958												
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£447,192	812,107	764,419	717,272	670,670	624,001	577,078	531,424	485,982	441,540	400,239	359,958												
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	1,044,624	963,513	883,377	805,215	728,028	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	1,044,624	963,513	883,377	805,215	728,028	648,816												
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£1,585,173	2,168,621	2,068,220	1,940,706	1,814,191	1,686,684	1,559,179	1,445,259	1,332,644	1,225,064	1,109,424	998,042												
10 CDD-RE60 Medium scheme (30 units) 35 dph	30	£1,341,577	2,168,621	2,068,220	1,940,706	1,814,191	1,686,684	1,559,179	1,445,259	1,332,644	1,225,064	1,109,424	998,042												
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	1,729,015	1,575,893	1,424,813	1,289,278												
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	1,729,015	1,575,893	1,424,813	1,289,278												
13 CDD-RE63 Large scheme (50 units) 30 dph	50	£2,606,623	3,558,146	3,456,919	3,268,804	3,086,814	2,905,824	2,724,834	2,543,844	2,362,854	2,181,864	2,000,874	1,819,884												
14 CDD-RE64 Large scheme (50 units) 35 dph	50	£1,956,467	3,277,951	3,076,313	2,885,910	2,693,508	2,494,235	2,298,962	2,107,690	1,916,419	1,725,148	1,534,877	1,343,606												
15 CDD-RE65 Large scheme (75 units) 30 dph	75	£3,912,933	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,831,484	3,536,420	3,241,902	2,946,965	2,652,848	2,358,966												
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	2,946,965	2,652,848	2,358,966												
17 CDD-RE67 Large scheme (100 units) 30 dph	100	£5,565,984	7,416,174	6,986,919	6,557,664	6,128,409	5,699,154	5,269,900	4,840,645	4,411,390	3,982,135	3,552,880	3,123,625												
18 CDD-RE68 Large scheme (100 units) 35 dph	100	£3,035,487	6,904,428	6,200,698	5,604,504	5,113,118	4,625,458	4,142,498	3,664,298	3,269,050	2,873,802	2,478,554	2,083,306												
19 CDD-RE69 Large scheme (150 units) 30 dph	150	£8,347,591	10,042,817	10,016,777	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	£6,175,076	10,042,817	10,016,777	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	13,685,193	13,268,874	12,486,876	11,704,452	10,924,028	10,143,604	9,363,180	8,582,756	7,802,332	7,021,908	6,241,484												
22 CDD-RE72 Large scheme (200 units) 35 dph	200	£9,549,104	14,199,300	13,640,745	12,796,974	11,962,880	11,138,188	10,323,307	9,510,233	8,722,782	7,937,016	7,160,934	6,394,847												
23 CDD-RE73 Large scheme (200 units) 30 dph	200	£16,985,191	21,100,195	19,984,865	18,834,724	17,614,172	16,216,621	15,029,047	13,855,284	12,695,881	11,546,119	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	16,216,621	15,029,047	13,855,284	12,695,881	11,546,119	10,419,150	9,301,975												
25 CDD-RE75 Large scheme (400 units) 30 dph	400	£22,280,247	28,062,937	26,837,537	25,153,717	23,470,137	21,786,557	20,102,977	18,419,397	16,735,817	15,052,237	13,368,657	11,685,077												
26 CDD-RE76 Large scheme (400 units) 35 dph	400	£19,630,207	28,062,937	26,837,537	25,153,717	23,470,137	21,786,557	20,102,977	18,419,397	16,735,817	15,052,237	13,368,657	11,685,077												
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	25,779,690	23,888,511	22,020,408	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	25,779,690	23,888,511	22,020,408	20,174,775	18,351,618	16,550,935	14,772,727												
29 CDD-RE79 Large scheme (750 units) 30 dph	750	£44,159,177	54,464,188	50,823,614	46,823,614	42,823,614	38,823,614	34,823,614	30,823,614	26,823,614	22,823,614	18,823,614	14,823,614												
30 CDD-RE80 Large scheme (750 units) 35 dph	750	£47,294,284	54,464,188	50,823,614	46,823,614	42,823,614	38,823,614	34,823,614	30,823,614	26,823,614	22,823,614	18,823,614	14,823,614												
31 CDD-RE81 Strategic site (1,000 units) 30 dph	1,000	£89,253,614	120,445	48,953,881	46,002,355	42,969,869	40,036,367	37,043,723	34,141,141	31,262,819	28,419,157	25,610,756	22,837,351												
32 CDD-RE82 Strategic site (1,000 units) 35 dph	1,000	£59,253,647	48,120,445	48,953,881	46,002,355	42,969,869	40,036,367	37,043,723	34,141,141	31,262,819	28,419,157	25,610,756	22,837,351												
33 CDD-RE83 Strategic site (1,000 units) 30 dph	1,300	£96,423,233	120,445	48,953,881	46,002,355	42,969,869	40,036,367	37,043,723	34,141,141	31,262,819	28,419,157	25,610,756	22,837,351												
34 CDD-RE84 Strategic site (1,000 units) 35 dph	1,300	£73,513,341	120,445	48,953,881	46,002,355	42,969,869	40,036,367	37,043,723	34,141,141	31,262,819	28,419,157	25,610,756	22,837,351												
35 CDD-RE85 Strategic site (2,500 units) 30 dph	2,500	£119,251,294	167,123	85,544,330	79,246,814	73,416,244	67,442,475	61,468,706	55,494,937	49,521,168	43,547,399	37,573,630	31,600,861												
36 CDD-RE86 Strategic site (2,500 units) 35 dph	2,500	£114,054,118	167,123	85,544,330	79,246,814	73,416,244	67,442,475	61,468,706	55,494,937	49,521,168	43,547,399	37,573,630	31,600,861												
37 CDD-RE87 Strategic site (3,500 units) 30 dph	3,500	£206,689,765	167,123	85,544,330	79,246,814	73,416,244	67,442,475	61,468,706	55,494,937	49,521,168	43,547,399	37,573,630	31,600,861												
38 CDD-RE88 Strategic site (3,500 units) 35 dph	3,500	£270,233,021	167,123	85,544,330	79,246,814	73,416,244	67,442,475	61,468,706	55,494,937	49,521,168	43,547,399	37,573,630	31,600,861												
39 CDD-RE89 Strategic site (4,500 units) 30 dph	4,500	£252,502,589	167,123	85,544,330	79,246,814	73,416,244	67,442,475	61,468,706	55,494,937	49,521,168	43,547,399	37,573,630	31,600,861												
40 CDD-ELDERI Other person's housing scheme (C3) 35 dph	50	£2,604,440	1,298,249	1,121,415	946,785	778,272	609,950	441,321	275,887	112,648	48,167	21,603	369,947												
41 CDD-CARE1 Care home scheme (C2) - 70 units	50	£50,855,425	442,125	269,652	169,652	99,652	59,652	29,652	9,652	9,652	9,652	9,652	9,652												
42 CDD-EMP1 Employment - industrial 40% plot ratio	40	£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												
43 CDD-EMP2 Employment - industrial 45% plot ratio	45	£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-EMP3 Employment - industrial 40% plot ratio	40	£12,521,386	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039	12,527,039												
45 CDD-EMP4 Employment - industrial 45% plot ratio	45	£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 CDD-EMP5 Employment - industrial 40% plot ratio	40	£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												
47 CDD-EMP6 Employment - industrial 45% plot ratio	45	£12,521,386	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	2,359,160	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	2,359,160	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	1,268,252	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	2,548,096	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	3,571,707	3,316,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,853,696	1,656,958	1,460,606		
15 CDD-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	5,771,707	5,437,313	5,106,707	4,776,887	4,456,853	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	4,776,887	4,456,853	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	3,067,817		
18 CDD-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	6,123,109	5,697,505	5,276,886	4,856,491	4,435,226	4,014,023	3,602,805	3,202,584	2,802,584	2,402,584	2,002,584		
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	6,947,887	6,338,811	5,736,569	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	6,947,887	6,338,811	5,736,569	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	10,149,236	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	10,149,236	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	14,335,056	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	14,335,056	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	36,669,346	36,166,234	35,669,346	35,173,772	34,680,608	34,188,443	33,695,279	33,202,115		
28 CDD-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	38,864,316	37,755,644	37,170,854	36,669,346	36,166,234	35,669,346	35,173,772	34,680,608	34,188,443	33,695,279	33,202,115		
29 CDD-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	65,821,525	62,816,593	60,106,808	57,405,938	54,705,068	52,004,198	49,303,328	46,602,458	43,901,588	41,200,718	38,500,848		
30 CDD-RE530 Large scheme (750 units) 35 dph	750	£88,672,750	65,821,525	62,816,593	60,106,808	57,405,938	54,705,068	52,004,198	49,303,328	46,602,458	43,901,588	41,200,718	38,500,848		
31 CDD-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	95,880,309	92,426,729	89,210,405	86,000,257	82,887,368	79,774,479	76,661,590	73,548,701	70,435,812	67,322,923	64,210,034		
32 CDD-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	95,880,309	92,426,729	89,210,405	86,000,257	82,887,368	79,774,479	76,661,590	73,548,701	70,435,812	67,322,923	64,210,034		
33 CDD-RE533 Strategic site (1,300 units) 30 dph	1,300	£149,429,971	95,880,309	92,426,729	89,210,405	86,000,257	82,887,368	79,774,479	76,661,590	73,548,701	70,435,812	67,322,923	64,210,034		
34 CDD-RE534 Strategic site (1,300 units) 35 dph	1,300	£128,082,832	95,880,309	92,426,729	89,210,405	86,000,257	82,887,368	79,774,479	76,661,590	73,548,701	70,435,812	67,322,923	64,210,034		
35 CDD-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	162,715,553	155,236,306	147,757,059	140,277,812	132,798,565	125,319,318	117,840,071	110,360,824	102,881,577	95,402,330	87,923,083		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	162,715,553	155,236,306	147,757,059	140,277,812	132,798,565	125,319,318	117,840,071	110,360,824	102,881,577	95,402,330	87,923,083		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,209,913	162,715,553	155,236,306	147,757,059	140,277,812	132,798,565	125,319,318	117,840,071	110,360,824	102,881,577	95,402,330	87,923,083		
38 CDD-RE538 Strategic site (4,000 units) 30 dph	4,000	£397,719,884	162,715,553	155,236,306	147,757,059	140,277,812	132,798,565	125,319,318	117,840,071	110,360,824	102,881,577	95,402,330	87,923,083		
39 CDD-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	162,715,553	155,236,306	147,757,059	140,277,812	132,798,565	125,319,318	117,840,071	110,360,824	102,881,577	95,402,330	87,923,083		
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,954,658	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	297,859	493,839	690,699	887,380	1,084,150	1,280,919	1,477,698		
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	-	£53,784,760	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-EMP6 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	£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 CDD-RE53 Small scheme (5 units) 25 dph	5	£284,621	434,911	409,714	384,802	360,175	335,935	311,779	288,009	264,925	241,326	218,413	195,786		
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	264,925	241,326	218,413	195,786		
5 CDD-RE55 Small scheme (10 units) 25 dph	10	£531,724	816,427	769,614	720,355	671,667	623,550	575,619	527,680	479,741	431,802	383,863	335,924		
6 CDD-RE56 Small scheme (10 units) 30 dph	10	£447,192	869,623	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,053	432,827	385,571		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£1,043,448	1,572,772	1,481,739	1,391,736	1,302,764	1,214,832	1,127,911	1,042,030	957,161	873,362	790,587	708,817		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£694,385	1,572,772	1,481,739	1,391,736	1,302,764	1,214,832	1,127,911	1,042,030	957,161	873,362	790,587	708,817		
9 CDD-RE59 Large scheme (40 units) 25 dph	40	£1,585,173	2,359,100	2,222,600	2,087,004	1,954,145	1,822,332	1,691,499	1,560,348	1,429,714	1,300,740	1,182,062	1,063,228		
10 CDD-RE10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,359,100	2,222,600	2,087,004	1,954,145	1,822,332	1,691,499	1,560,348	1,429,714	1,300,740	1,182,062	1,063,228		
11 CDD-RE11 Medium scheme (40 units) 30 dph	40	£1,036,086	3,076,244	2,899,900	2,723,577	2,549,273	2,376,968	2,206,722	2,036,478	1,872,251	1,706,445	1,540,585	1,385,689		
12 CDD-RE12 Medium scheme (40 units) 55 dph	40	£1,238,388	2,666,864	2,466,900	2,303,202	2,142,473	1,984,679	1,827,020	1,670,398	1,513,707	1,360,252	1,212,337	1,073,747		
13 CDD-RE13 Large scheme (50 units) 30 dph	50	£2,693,983	3,824,764	3,624,876	3,424,471	3,224,066	3,023,661	2,823,256	2,622,851	2,422,446	2,222,041	2,021,636	1,821,231		
14 CDD-RE14 Large scheme (50 units) 40 dph	50	£1,956,467	3,827,178	3,618,214	3,411,762	3,207,307	3,002,852	2,800,397	2,600,942	2,401,487	2,199,032	2,000,577	1,801,122		
15 CDD-RE15 Large scheme (75 units) 30 dph	75	£3,912,933	5,771,707	5,437,917	5,103,767	4,779,987	4,456,853	4,133,698	3,822,145	3,510,472	3,200,244	2,898,484	2,596,189		
16 CDD-RE16 Large scheme (75 units) 35 dph	75	£3,912,933	5,771,707	5,437,917	5,103,767	4,779,987	4,456,853	4,133,698	3,822,145	3,510,472	3,200,244	2,898,484	2,596,189		
17 CDD-RE17 Large scheme (100 units) 30 dph	100	£5,556,060	7,695,616	7,249,716	6,800,716	6,351,716	5,902,716	5,453,716	5,004,716	4,555,716	4,106,716	3,657,716	3,208,716		
18 CDD-RE18 Large scheme (100 units) 55 dph	100	£3,353,497	7,695,616	7,249,716	6,800,716	6,351,716	5,902,716	5,453,716	5,004,716	4,555,716	4,106,716	3,657,716	3,208,716		
19 CDD-RE19 Large scheme (150 units) 30 dph	150	£8,347,591	11,421,971	10,760,356	10,100,236	9,439,064	8,778,892	8,118,720	7,458,548	6,798,376	6,138,204	5,478,032	4,817,860		
20 CDD-RE20 Large scheme (150 units) 35 dph	150	£17,557,078	11,421,971	10,760,356	10,100,236	9,439,064	8,778,892	8,118,720	7,458,548	6,798,376	6,138,204	5,478,032	4,817,860		
21 CDD-RE21 Large scheme (200 units) 30 dph	200	£11,150,159	15,058,477	14,140,159	13,221,791	12,468,313	11,674,723	10,919,023	10,163,323	9,407,623	8,651,923	7,897,223	7,141,523		
22 CDD-RE22 Large scheme (200 units) 35 dph	200	£8,540,154	15,058,477	14,140,159	13,221,791	12,468,313	11,674,723	10,919,023	10,163,323	9,407,623	8,651,923	7,897,223	7,141,523		
23 CDD-RE23 Large scheme (300 units) 30 dph	300	£16,895,181	22,563,948	21,251,209	19,953,349	18,670,737	17,402,277	16,140,063	14,910,720	13,687,279	12,478,709	11,285,920	10,106,214		
24 CDD-RE24 Large scheme (300 units) 35 dph	300	£14,310,155	22,563,948	21,251,209	19,953,349	18,670,737	17,402,277	16,140,063	14,910,720	13,687,279	12,478,709	11,285,920	10,106,214		
25 CDD-RE25 Large scheme (400 units) 30 dph	400	£22,260,242	29,681,453	27,915,251	26,308,323	23,735,476	22,121,375	20,526,227	18,939,011	17,352,747	15,854,428	14,335,055	12,845,629		
26 CDD-RE26 Large scheme (400 units) 35 dph	400	£11,819,083	29,681,453	27,915,251	26,308,323	23,735,476	22,121,375	20,526,227	18,939,011	17,352,747	15,854,428	14,335,055	12,845,629		
27 CDD-RE27 Large scheme (500 units) 30 dph	500	£29,812,824	38,864,316	37,375,844	31,710,854	26,669,348	27,851,720	25,657,717	23,687,513	21,740,854	19,816,036	17,916,320	16,043,287		
28 CDD-RE28 Large scheme (500 units) 35 dph	500	£25,553,849	38,864,316	37,375,844	31,710,854	26,669,348	27,851,720	25,657,717	23,687,513	21,740,854	19,816,036	17,916,320	16,043,287		
29 CDD-RE29 Large scheme (750 units) 30 dph	750	£48,159,177	49,521,526	46,633,504	43,778,368	40,923,232	38,068,096	35,212,960	32,357,824	29,502,688	26,647,552	23,792,416	20,937,280		
30 CDD-RE30 Large scheme (750 units) 35 dph	750	£41,279,284	49,521,526	46,633,504	43,778,368	40,923,232	38,068,096	35,212,960	32,357,824	29,502,688	26,647,552	23,792,416	20,937,280		
31 CDD-RE31 Strategic site 1 (000 units) 30 dph	1,000	£69,657,255	158,836,320	142,426,439	130,454,045	118,481,651	106,509,257	94,536,863	82,564,469	70,592,075	58,619,681	46,647,287	34,674,893		
32 CDD-RE32 Strategic site 1 (000 units) 35 dph	1,000	£59,625,647	158,836,320	142,426,439	130,454,045	118,481,651	106,509,257	94,536,863	82,564,469	70,592,075	58,619,681	46,647,287	34,674,893		
33 CDD-RE33 Strategic site 1 (300 units) 30 dph	300	£30,432,232	62,616,182	62,616,182	59,876,605	56,979,628	54,127,224	51,181,817	48,236,410	45,291,003	42,345,596	39,390,189	36,434,782		
34 CDD-RE34 Strategic site 1 (300 units) 35 dph	300	£27,614,341	62,616,182	62,616,182	59,876,605	56,979,628	54,127,224	51,181,817	48,236,410	45,291,003	42,345,596	39,390,189	36,434,782		
35 CDD-RE35 Strategic site 2 (200 units) 30 dph	200	£11,291,254	92,715,633	87,286,398	81,916,717	76,808,322	71,361,371	66,170,036	61,022,280	55,980,090	50,869,456	45,800,470	41,172,022		
36 CDD-RE36 Strategic site 2 (200 units) 35 dph	200	£14,084,118	97,481,867	91,760,563	86,040,108	80,512,314	74,995,418	69,523,534	64,126,443	58,794,219	53,526,228	48,317,070	43,174,027		
37 CDD-RE37 Strategic site 2 (500 units) 30 dph	500	£20,689,765	114,683,590	107,940,730	101,274,014	94,684,338	88,117,137	81,733,732	75,358,885	68,975,867	62,591,461	56,202,655	50,829,275		
38 CDD-RE38 Strategic site 2 (500 units) 35 dph	500	£27,625,233	114,683,590	107,940,730	101,274,014	94,684,338	88,117,137	81,733,732	75,358,885	68,975,867	62,591,461	56,202,655	50,829,275		
39 CDD-RE39 Strategic site 2 (400 units) 35 dph	400	£23,658,502	114,683,590	107,940,730	101,274,014	94,684,338	88,117,137	81,733,732	75,358,885	68,975,867	62,591,461	56,202,655	50,829,275		
40 CDD-ELDERI Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,537,248	1,331,895	1,167,248	1,005,767	868,470	740,537	629,537	518,748	408,637	324,247	251,933		
41 CDD-CARE1 Care home scheme (C2) - 70 units	70	£2,604,448	1,537,248	1,331,895	1,167,248	1,005,767	868,470	740,537	629,537	518,748	408,637	324,247	251,933		
42 CDD-EMPR Employment - industrial 45% plot ratio	1	£6,260,893	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797		
43 CDD-EMPR Employment - industrial 45% plot ratio	1	£6,260,893	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797	1,702,797		
44 CDD-EMPR 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		
45 CDD-EMPR 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		
46 CDD-EMPR Employment - industrial 45% plot ratio	1	£25,042,732	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438	22,912,438		
47 CDD-EMPR 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		

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	3,914,324	3,679,004	3,443,684	3,208,364	2,973,044	2,737,724	2,502,404	2,267,084	2,031,764		
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	2,665,345	2,442,132	2,218,919	2,000,706	1,782,493	1,564,280		
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	4,447,727	4,107,899	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	4,447,727	4,107,899	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	£8,620,581	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	62,682,308	59,646,353	56,642,803	53,674,657	50,740,916	47,841,579	44,970,648	42,146,120	39,349,967	36,588,279	33,869,964		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,730	62,682,308	59,646,353	56,642,803	53,674,657	50,740,916	47,841,579	44,970,648	42,146,120	39,349,967	36,588,279	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	59,802,712	56,712,390		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,062,832	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	59,802,712	56,712,390		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,558,962	107,375,376	103,771,653	100,164,833	96,556,013	92,947,193	89,338,373	85,729,553	82,120,733	78,511,913	74,903,093	71,294,273		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£168,577,892	107,375,376	103,771,653	100,164,833	96,556,013	92,947,193	89,338,373	85,729,553	82,120,733	78,511,913	74,903,093	71,294,273		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	162,832,810	158,232,810	153,632,810	149,032,810	144,432,810	139,832,810	135,232,810	130,632,810	126,032,810	121,432,810	116,832,810		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	173,775,376	169,175,376	164,575,376	159,975,376	155,375,376	150,775,376	146,175,376	141,575,376	136,975,376	132,375,376	127,775,376		
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	£448,209,913	226,166,749	221,566,749	216,966,749	212,366,749	207,766,749	203,166,749	198,566,749	193,966,749	189,366,749	184,766,749	180,166,749		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£527,919,834	268,423,308	263,823,308	259,223,308	254,623,308	250,023,308	245,423,308	240,823,308	236,223,308	231,623,308	227,023,308	222,423,308		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	268,423,308	263,823,308	259,223,308	254,623,308	250,023,308	245,423,308	240,823,308	236,223,308	231,623,308	227,023,308	222,423,308		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,778,243	1,580,775	1,385,742	1,193,142	1,002,876	815,243	629,943	446,640	264,468	84,752	94,017		
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	-	£53,794,790	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	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	60% 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	17,584	
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,103	42,754	40,444	38,194	35,904	33,614	31,324	29,034	26,744	24,454	22,164	19,874	17,584	
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£294,621	463,770	437,216	410,668	385,018	359,369	334,020	308,972	284,225	259,777	236,631	211,768	187,905	
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£245,517	463,770	437,216	410,668	385,018	359,369	334,020	308,972	284,225	259,777	236,631	211,768	187,905	
5 CDC-RE55 Small scheme (10 units) 25 dph	10	£521,724	874,437	824,937	774,437	724,937	674,437	624,937	574,437	524,937	474,437	424,937	374,437	324,937	
6 CDC-RE56 Small scheme (10 units) 30 dph	10	£447,192	927,539	874,437	824,937	774,437	724,937	674,437	624,937	574,437	524,937	474,437	424,937	374,437	
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£1,043,449	1,880,748	1,884,869	1,889,987	1,895,106	1,900,224	1,905,343	1,910,461	1,915,580	1,920,699	1,925,817	1,930,936	1,936,055	
8 CDC-RE58 Large scheme (20 units) 30 dph	20	£694,385	1,880,748	1,884,869	1,889,987	1,895,106	1,900,224	1,905,343	1,910,461	1,915,580	1,920,699	1,925,817	1,930,936	1,936,055	
9 CDC-RE59 Large scheme (20 units) 30 dph	20	£1,656,173	2,378,967	2,384,086	2,389,205	2,394,324	2,399,443	2,404,562	2,409,681	2,414,800	2,419,919	2,425,038	2,430,157	2,435,276	
10 CDC-RE510 Medium scheme (30 units) 30 dph	30	£1,341,577	2,521,232	2,526,351	2,531,470	2,536,589	2,541,708	2,546,827	2,551,946	2,557,065	2,562,184	2,567,303	2,572,422	2,577,541	
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£2,086,986	3,267,899	3,269,731	3,271,563	3,273,395	3,275,227	3,277,059	3,278,891	3,280,723	3,282,555	3,284,387	3,286,219	3,288,051	
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	£1,133,308	2,071,279	2,076,398	2,081,517	2,086,636	2,091,755	2,096,874	2,101,993	2,107,112	2,112,231	2,117,350	2,122,469	2,127,588	
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£2,693,622	4,874,669	4,879,788	4,884,907	4,889,926	4,894,945	4,899,964	4,904,983	4,909,992	4,915,011	4,920,030	4,925,049	4,930,068	
14 CDC-RE514 Large scheme (50 units) 30 dph	50	£1,956,467	3,797,204	3,801,154	3,805,103	3,809,053	3,813,003	3,816,953	3,820,903	3,824,853	3,828,803	3,832,753	3,836,703	3,840,653	
15 CDC-RE515 Large scheme (75 units) 40 dph	75	£3,912,933	6,164,792	6,181,997	6,199,202	6,216,407	6,233,612	6,250,817	6,268,022	6,285,227	6,302,432	6,319,637	6,336,842	6,354,047	
16 CDC-RE516 Large scheme (75 units) 30 dph	75	£3,353,943	6,164,792	6,181,997	6,199,202	6,216,407	6,233,612	6,250,817	6,268,022	6,285,227	6,302,432	6,319,637	6,336,842	6,354,047	
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£5,585,260	9,740,225	9,755,344	9,770,463	9,785,582	9,800,701	9,815,820	9,830,939	9,846,058	9,861,177	9,876,296	9,891,415	9,906,534	
18 CDC-RE518 Large scheme (100 units) 55 dph	100	£3,035,487	8,637,147	8,647,300	8,657,453	8,667,606	8,677,759	8,687,912	8,698,065	8,708,218	8,718,371	8,728,524	8,738,677	8,748,830	
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£6,347,591	12,201,128	12,211,281	12,221,434	12,231,587	12,241,740	12,251,893	12,262,046	12,272,199	12,282,352	12,292,505	12,302,658	12,312,811	
20 CDC-RE520 Large scheme (150 units) 30 dph	150	£5,167,157	12,201,128	12,211,281	12,221,434	12,231,587	12,241,740	12,251,893	12,262,046	12,272,199	12,282,352	12,292,505	12,302,658	12,312,811	
21 CDC-RE521 Large scheme (150 units) 55 dph	150	£2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	2,111,150	
22 CDC-RE522 Large scheme (200 units) 30 dph	200	£9,540,104	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	16,509,250	
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£16,695,181	24,018,971	23,927,561	23,836,151	23,744,741	23,653,331	23,561,921	23,470,511	23,379,101	23,287,691	23,196,281	23,104,871	23,013,461	
24 CDC-RE524 Large scheme (300 units) 30 dph	300	£14,310,155	24,018,971	23,927,561	23,836,151	23,744,741	23,653,331	23,561,921	23,470,511	23,379,101	23,287,691	23,196,281	23,104,871	23,013,461	
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£22,260,242	30,788,333	30,696,923	30,605,513	30,514,103	30,422,693	30,331,283	30,239,873	30,148,463	30,057,053	29,965,643	29,874,233	29,782,823	
26 CDC-RE526 Large scheme (400 units) 30 dph	400	£19,680,207	30,788,333	30,696,923	30,605,513	30,514,103	30,422,693	30,331,283	30,239,873	30,148,463	30,057,053	29,965,643	29,874,233	29,782,823	
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£29,612,824	38,198,437	38,106,966	38,015,495	37,924,024	37,832,553	37,741,082	37,649,611	37,558,140	37,466,669	37,375,198	37,283,727	37,192,256	
28 CDC-RE528 Large scheme (500 units) 30 dph	500	£25,553,849	38,198,437	38,106,966	38,015,495	37,924,024	37,832,553	37,741,082	37,649,611	37,558,140	37,466,669	37,375,198	37,283,727	37,192,256	
29 CDC-RE529 Large scheme (500 units) 30 dph	500	£48,159,177	75,648,333	75,556,862	75,465,391	75,373,920	75,282,449	75,190,978	75,099,507	75,008,036	74,916,565	74,825,094	74,733,623	74,642,152	
30 CDC-RE530 Large scheme (750 units) 30 dph	750	£47,279,284	75,648,333	75,556,862	75,465,391	75,373,920	75,282,449	75,190,978	75,099,507	75,008,036	74,916,565	74,825,094	74,733,623	74,642,152	
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£99,583,255	182,202,172	182,599,752	182,997,332	183,394,912	183,792,492	184,190,072	184,587,652	184,985,232	185,382,812	185,780,392	186,177,972	186,575,552	
32 CDC-RE532 Strategic site (1,000 units) 30 dph	1,000	£59,625,647	52,222,172	52,599,752	52,977,332	53,354,912	53,732,492	54,110,072	54,487,652	54,865,232	55,242,812	55,620,392	56,000,000	56,377,580	
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	62,432,232	
34 CDC-RE534 Strategic site (1,300 units) 30 dph	1,300	£77,513,241	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	70,520,584	
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£119,251,284	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	106,852,926	
36 CDC-RE536 Strategic site (2,000 units) 30 dph	2,000	£149,614,118	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	103,776,918	
37 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	£230,689,765	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	
38 CDC-RE538 Strategic site (3,500 units) 30 dph	3,500	£278,225,320	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	122,186,748	
39 CDC-RE539 Strategic site (4,000 units) 30 dph	4,000	£238,520,598	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	98,423,738	
40 CDC-ELDERI Older person's housing scheme (C3) 35 dph	50	£260,448	1,778,245	1,806,778	1,836,312	1,865,845	1,895,378	1,924,911	1,954,444	1,983,977	2,013,510	2,043,043	2,072,576	2,102,109	
41 CDC-CARE1 Care home scheme (C2) - 70 units	70	£50,855	482,128	482,128	482,128	482,128	482,128	482,128	482,128	482,128	482,128	482,128	482,128	482,128	
42 CDC-EMPR Employment - industrial 45% plot ratio	1	£26,860,993	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	7,362,709	
43 CDC-EMPR 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	
44 CDC-EMPR 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	
45 CDC-EMPR Employment - industrial 45% plot ratio	1	£25,042,772	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	23,916,438	
46 CDC-EMPR Employment - industrial 45% plot ratio	1	£25,042,772	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	23,456,149	

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	452,627	454,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784		
5 CDD-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	965,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,569	455,570		
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£980,621	838,254	829,445	774,267	719,721	665,806	612,521	559,868	507,847	456,457	405,569	355,570		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	1,788,723	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	828,620		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	1,788,723	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	828,620		
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	2,683,085	2,531,385	2,381,385	2,233,127	2,086,599	1,941,727	1,796,599	1,657,105	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	2,086,599	1,941,727	1,796,599	1,657,105	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	3,299,952	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	£4,245,216	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	£6,583,173	4,931,918	4,646,081	4,351,389	4,056,728	3,762,109	3,467,521	3,172,962	2,878,405	2,583,848	2,289,291	2,000,000		
14 CDD-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,408	2,189,644	1,967,556	1,749,325		
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	8,748,926	8,248,992	7,750,058	7,255,124	6,760,190	6,265,256	5,770,322	5,275,388	4,780,454	4,285,520		
18 CDD-RE518 Large scheme (100 units) 35 dph	100	£8,620,581	8,248,859	7,874,926	7,505,058	7,135,190	6,765,322	6,395,454	6,025,586	5,655,718	5,285,850	4,915,982	4,546,114		
19 CDD-RE519 Large scheme (150 units) 30 dph	150	£17,917,597	12,976,420	12,240,949	11,513,792	10,784,952	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	10,784,952	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	£23,508,795	17,888,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,991	11,439,999	10,535,815	9,642,699	8,750,583	7,858,467		
22 CDD-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	16,124,837	15,165,913	14,217,958	13,280,970	12,354,991	11,439,999	10,535,815	9,642,699	8,750,583	7,858,467	6,966,351		
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	14,335,235	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	14,335,235	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	26,862,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,516,323	14,862,260		
26 CDD-RE526 Large scheme (400 units) 35 dph	400	£40,896,580	32,362,646	30,516,151	28,665,126	26,862,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,516,323	14,862,260		
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	29,189,092	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	£54,892,642	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	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	56,393,377	53,315,588	50,273,882	47,269,230	44,298,640	41,365,113	38,472,649	35,580,249		
30 CDD-RE530 Large scheme (750 units) 35 dph	750	£88,672,718	65,843,006	62,657,122	59,507,217	56,393,377	53,315,588	50,273,882	47,269,230	44,298,640	41,365,113	38,472,649	35,580,249		
31 CDD-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	82,760,638	78,172,423	73,625,425	69,119,041	64,653,271	60,235,117	55,857,578	51,520,032	47,222,486	42,964,940	38,749,394		
32 CDD-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,062,832	82,760,638	78,172,423	73,625,425	69,119,041	64,653,271	60,235,117	55,857,578	51,520,032	47,222,486	42,964,940	38,749,394		
33 CDD-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,528,962	103,551,858	98,320,258	93,127,097	88,002,402	82,916,106	77,860,388	72,869,660	67,934,932	63,061,204	58,250,476	53,509,748		
34 CDD-RE534 Strategic site (1,300 units) 35 dph	1,300	£168,577,892	103,551,858	98,320,258	93,127,097	88,002,402	82,916,106	77,860,388	72,869,660	67,934,932	63,061,204	58,250,476	53,509,748		
35 CDD-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,155,665	104,870,322	98,670,321	92,754,141	86,897,779	81,109,237	75,388,514	69,735,811	64,150,527	58,633,264	53,183,819	47,802,193		
36 CDD-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	110,877,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,408	61,570,112	55,825,819	50,152,819		
37 CDD-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	129,504,478	122,067,875	114,715,952	107,446,608	100,262,345	93,162,145	86,139,996	79,202,694	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	92,458,995	88,577,591	84,763,311	80,971,154	77,212,044	73,483,932	69,792,824	66,139,716	62,520,608		
39 CDD-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,423,151	96,490,542	92,458,995	88,577,591	84,763,311	80,971,154	77,212,044	73,483,932	69,792,824	66,139,716	62,520,608		
40 CDD-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,054,658	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	493,838	690,699	887,388	1,084,150	1,280,919	1,477,698		
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													
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 CDD-RE51 Small scheme (1 unit) 25 dph	1	£58,024	76,325	92,945	107,427	119,792	131,581	142,852	153,587	163,795	173,564	182,885	191,757	45,557	
2 CDD-RE52 Small scheme (1 unit) 30 dph	1	£49,103	68,525	82,945	97,427	107,972	117,581	127,252	136,887	145,795	154,468	162,885	170,957	45,557	
3 CDD-RE53 Small scheme (5 units) 25 dph	5	£294,621	492,627	464,725	437,134	409,660	382,993	356,261	329,935	303,983	277,229	250,448	227,784		
4 CDD-RE54 Small scheme (5 units) 30 dph	5	£245,517	492,627	464,725	437,134	409,660	382,993	356,261	329,935	303,983	277,229	250,448	227,784		
5 CDD-RE55 Small scheme (10 units) 25 dph	10	£251,724	885,250	909,519	939,612	969,612	999,612	1,029,612	1,059,612	1,089,612	1,119,612	1,149,612	1,179,612		
6 CDD-RE56 Small scheme (10 units) 35 dph	10	£447,192	985,254	929,445	874,267	819,721	765,396	712,521	659,868	607,847	556,457	505,868	455,570		
7 CDD-RE57 Medium scheme (20 units) 30 dph	20	£1,043,449	1,788,723	1,628,995	1,587,599	1,488,751	1,391,046	1,294,495	1,199,968	1,104,790	1,011,657	919,867	828,623		
8 CDD-RE58 Medium scheme (20 units) 35 dph	20	£694,385	1,788,723	1,687,599	1,587,599	1,488,751	1,391,046	1,294,495	1,199,968	1,104,790	1,011,657	919,867	828,623		
9 CDD-RE59 Medium scheme (30 units) 30 dph	30	£1,556,172	2,631,968	2,431,968	2,231,968	2,031,968	1,831,968	1,631,968	1,431,968	1,231,968	1,031,968	831,968	631,968		
10 CDD-RE60 Medium scheme (30 units) 35 dph	30	£1,341,577	2,631,968	2,531,385	2,381,396	2,233,127	2,086,549	1,941,727	1,798,599	1,655,187	1,517,458	1,379,501	1,243,231		
11 CDD-RE61 Medium scheme (40 units) 30 dph	40	£2,086,698	4,497,534	3,296,592	3,103,828	2,910,332	2,719,034	2,530,953	2,342,274	2,158,724	1,976,417	1,796,347	1,618,815		
12 CDD-RE62 Medium scheme (40 units) 35 dph	40	£1,133,308	3,078,984	2,805,205	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		
13 CDD-RE63 Large scheme (50 units) 40 dph	50	£2,698,622	5,149,918	4,124,455	3,875,786	3,627,089	3,378,392	3,129,695	2,880,998	2,632,301	2,383,604	2,134,907	1,886,210		
14 CDD-RE64 Large scheme (50 units) 40 dph	50	£1,956,467	4,057,350	3,814,915	3,573,464	3,335,699	3,100,719	2,865,524	2,630,114	2,412,489	2,188,649	1,967,585	1,748,328		
15 CDD-RE65 Large scheme (75 units) 30 dph	75	£3,912,933	6,857,877	5,186,880	5,189,878	4,566,874	5,088,264	4,743,850	4,398,832	4,049,878	3,705,762	3,361,350	3,016,718		
16 CDD-RE66 Large scheme (75 units) 35 dph	75	£3,353,487	6,857,877	6,186,580	5,189,878	4,566,874	5,088,264	4,743,850	4,398,832	4,049,878	3,705,762	3,361,350	3,016,718		
17 CDD-RE67 Large scheme (100 units) 30 dph	100	£5,585,968	7,515,181	6,186,580	5,189,878	4,566,874	5,088,264	4,743,850	4,398,832	4,049,878	3,705,762	3,361,350	3,016,718		
18 CDD-RE68 Large scheme (100 units) 35 dph	100	£3,035,495	7,515,181	6,677,534	6,209,953	5,746,208	5,289,630	4,832,322	4,391,137	3,950,488	3,515,353	3,085,752	2,661,822		
19 CDD-RE69 Large scheme (150 units) 30 dph	150	£8,347,591	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	6,658,529	5,985,884		
20 CDD-RE70 Large scheme (150 units) 35 dph	150	£7,157,172	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	6,658,529	5,985,884		
21 CDD-RE71 Large scheme (200 units) 30 dph	200	£11,130,249	17,154,408	15,124,671	15,168,911	15,168,911	15,168,911	15,168,911	15,168,911	15,168,911	15,168,911	15,168,911	15,168,911		
22 CDD-RE72 Large scheme (200 units) 35 dph	200	£9,540,104	17,154,408	16,015,255	15,533,288	14,558,596	15,537,176	12,646,932	11,706,161	10,777,556	9,805,244	8,954,197	8,059,849		
23 CDD-RE73 Large scheme (300 units) 30 dph	300	£16,695,181	25,473,635	24,032,915	22,290,002	21,173,693	19,773,191	18,389,993	17,021,402	15,670,117	14,335,235	13,016,711	11,744,682		
24 CDD-RE74 Large scheme (300 units) 35 dph	300	£14,310,155	25,473,635	24,032,915	22,290,002	21,173,693	19,773,191	18,389,993	17,021,402	15,670,117	14,335,235	13,016,711	11,744,682		
25 CDD-RE75 Large scheme (400 units) 30 dph	400	£22,290,242	40,557,350	38,149,151	35,189,878	32,189,878	29,189,878	26,189,878	23,189,878	20,189,878	17,189,878	14,189,878	11,189,878		
26 CDD-RE76 Large scheme (400 units) 35 dph	400	£19,600,207	32,302,496	30,203,115	28,896,126	26,982,972	25,111,880	23,241,274	21,371,730	19,503,957	17,636,184	15,768,411	13,900,638		
27 CDD-RE77 Large scheme (500 units) 30 dph	500	£29,612,824	40,452,557	38,147,688	35,988,907	33,616,215	31,389,689	29,189,902	27,014,683	24,866,322	22,744,098	20,647,903	18,577,823		
28 CDD-RE78 Large scheme (500 units) 35 dph	500	£25,543,949	40,452,557	38,147,688	35,988,907	33,616,215	31,389,689	29,189,902	27,014,683	24,866,322	22,744,098	20,647,903	18,577,823		
29 CDD-RE79 Large scheme (750 units) 30 dph	750	£48,159,177	68,587,129	64,867,129	60,867,129	56,867,129	52,867,129	48,867,129	44,867,129	40,867,129	36,867,129	32,867,129	28,867,129		
30 CDD-RE80 Large scheme (750 units) 35 dph	750	£41,279,294	55,843,006	52,857,122	49,867,517	46,882,912	43,898,307	40,913,558	37,928,809	34,944,060	31,959,311	28,974,562	25,989,813		
31 CDD-RE81 Strategic site 1 (000 units) 30 dph	1,000	£69,355	62,760,038	57,422,423	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		
32 CDD-RE82 Strategic site 1 (000 units) 35 dph	1,000	£59,625,647	62,760,038	59,172,423	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		
33 CDD-RE83 Strategic site 1 (000 units) 30 dph	1,000	£30,422,029	62,760,038	59,172,423	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		
34 CDD-RE84 Strategic site 1 (000 units) 35 dph	1,000	£77,513,341	74,831,509	70,151,858											
35 CDD-RE85 Strategic site 2 (200 units) 30 dph	200	£119,261,594	104,676,332	97,678,321	92,764,141	88,807,749	81,192,37	75,388,514	69,735,611	64,082,758	58,633,264	53,183,819	47,802,193		
36 CDD-RE86 Strategic site 2 (200 units) 35 dph	200	£119,094,118	118,057,712	103,678,321	97,807,804	91,340,145	85,243,815	79,218,916	73,265,416	67,383,408	61,577,112	55,828,819	50,152,615		
37 CDD-RE87 Strategic site 3 (500 units) 30 dph	500	£238,689,765	128,544,978	122,687,615	114,715,952	107,445,688	100,285,345	93,160,135	86,139,998	79,202,894	72,348,438	65,578,028	58,893,988		
38 CDD-RE88 Strategic site 3 (500 units) 35 dph	500	£279,525,520	128,544,978	122,687,615	114,715,952	107,445,688	100,285,345	93,160,135	86,139,998	79,202,894	72,348,438	65,578,028	58,893,988		
39 CDD-RE89 Strategic site 4 (1,000 units) 35 dph	1,000	£238,592,500	104,423,151	88,458,542	82,458,995	76,577,591	70,763,311	65,071,154	60,371,221	55,726,467	51,075,053	46,579,623	42,203,397		
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	804,878	611,570	420,276	230,751	43,191		
41 CDD-CARE1 Care home scheme (C2 - 70 units)		£6,500,845	482,125	480,000	468,618	457,182	445,746	434,310	422,874	411,438	400,002	388,566	377,130		
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		
43 CDD-EMPH Employment - industrial 45% plot ratio		£1,251,361	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		
44 CDD-EMPH Employment - industrial 45% plot ratio		£1,251,361	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		
45 CDD-EMPH Employment - industrial 45% plot ratio		£25,042,762	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148		
46 CDD-EMPH Employment - industrial 45% plot ratio		£25,042,762	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148	27,456,148		

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	£4,013	£4,757
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	1,896,699	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	1,896,699	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	2,845,049	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	2,845,049	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	2,416,867	2,201,962	2,000,000	1,800,000	1,600,000		
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	2,416,867	2,201,962	2,000,000	1,800,000	1,600,000		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£5,953,624	4,826,977	4,544,242	4,261,517	3,978,792	3,696,067	3,413,342	3,130,617	2,847,892	2,565,167	2,282,442	2,000,000		
14 CDC-RE514 Large scheme (50 units) 35 dph	50	£4,202,718	4,826,977	4,544,242	4,261,517	3,978,792	3,696,067	3,413,342	3,130,617	2,847,892	2,565,167	2,282,442	2,000,000		
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	9,285,485	8,743,120	8,198,755	7,654,390	7,109,025	6,563,660	6,018,295	5,472,930	4,927,565	4,382,200		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,520,581	9,827,850	9,285,485	8,743,120	8,198,755	7,654,390	7,109,025	6,563,660	6,018,295	5,472,930	4,927,565	4,382,200		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	13,746,946	12,975,364	12,212,488	11,458,349	10,712,917	9,976,202	9,240,202	8,508,821	7,818,356	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	11,458,349	10,712,917	9,976,202	9,240,202	8,508,821	7,818,356	7,116,500	6,423,377		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,508,795	17,931,597	16,858,740	15,679,308	14,500,235	13,321,162	12,142,090	10,963,017	9,783,944	8,604,871	7,425,798	6,246,725		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,483,253	18,513,500	17,407,614	16,439,126	15,470,638	14,502,150	13,533,662	12,565,174	11,596,686	10,628,198	9,659,710	8,690,222		
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	20,956,607	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	20,956,607	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	£40,686,586	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	26,426,018	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	26,426,018	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	62,357,915	59,069,567	55,783,620	52,500,000	49,216,330	45,932,660	42,648,990	39,365,320	36,081,650		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£68,672,730	68,867,748	65,653,976	62,357,915	59,069,567	55,783,620	52,500,000	49,216,330	45,932,660	42,648,990	39,365,320	36,081,650		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	98,269,010	92,536,306	86,826,210	81,103,005	75,383,000	69,663,000	63,943,000	58,223,000	52,503,000	46,783,000	41,063,000		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	98,269,010	92,536,306	86,826,210	81,103,005	75,383,000	69,663,000	63,943,000	58,223,000	52,503,000	46,783,000	41,063,000		
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	166,577,050	154,371,740	141,171,073	127,970,406	114,769,739	101,569,072	88,368,405	75,167,738	61,967,071	48,766,404	35,565,737		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	184,348,048	173,733,133	163,118,218	152,503,303	141,888,388	131,273,473	120,658,558	110,043,643	99,428,728	88,813,813	78,198,898		
37 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,913	256,156,565	238,116,402	221,071,635	204,026,868	186,982,101	169,937,334	152,892,567	135,847,800	118,803,033	101,758,266	84,713,500		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£527,919,824	284,404,968	264,404,968	244,404,968	224,404,968	204,404,968	184,404,968	164,404,968	144,404,968	124,404,968	104,404,968	84,404,968		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	284,404,968	264,404,968	244,404,968	224,404,968	204,404,968	184,404,968	164,404,968	144,404,968	124,404,968	104,404,968	84,404,968		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,954,658	2,269,227	2,040,137	1,822,728	1,608,011	1,395,966	1,183,921	971,876	759,831	547,786	335,741	123,696		
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	887,379	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	23,812,436	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-EMPI6 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													
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	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£21,466	£4,013	£4,757
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£49,103	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	£294,621	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	£245,517	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	£521,724	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														

- 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 formulae 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 Price (€ /m²)		35% AFFORDABLE									
BLV: Description		No of units	Site area	BLV (€ m²)	€ 211/p1	€ 263/p2	€ 455/p3	€ 720/p4	€ 901/p5	€ 573/p6	€ 254/p7	€ 418/p8	€ 359/p9
Scenario	Category				Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline
1	CD-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
2	CD-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
3	CD-RES3 Small scheme (5 units) 25 dh	5	0.24	0.03	0.2233	0.2178	0.2438	0.2397	0.2627	0.2572	0.2848	0.2770	0.2987
4	CD-RES4 Small scheme (5 units) 35 dh	5	0.20	0.03	0.2033	0.2178	0.2438	0.2397	0.2627	0.2572	0.2848	0.2770	0.2987
5	CD-RES5 Small scheme (5 units) 35 dh	10	0.42	0.06	0.4167	0.4312	0.4572	0.4531	0.5154	0.5099	0.5594	0.5553	0.6048
6	CD-RES6 Small scheme (10 units) 25 dh	10	0.36	0.09	0.4467	0.4368	0.4917	0.4752	0.5255	0.5146	0.5849	0.5540	0.5934
7	CD-RES7 Medium scheme (20 units) 30 dh	20	0.83	0.24	0.8054	0.7848	0.8750	0.8536	0.9530	0.9304	1.0362	1.0162	1.0906
8	CD-RES8 Medium scheme (20 units) 35 dh	20	0.71	0.21	0.6926	0.6720	0.7522	0.7308	0.8011	0.7797	0.8614	0.8398	0.8914
9	CD-RES9 Medium scheme (30 units) 30 dh	30	1.25	0.36	1.2081	1.1772	1.3188	1.2879	1.4214	1.3898	1.5403	1.5089	1.6109
10	CD-RES10 Medium scheme (30 units) 35 dh	30	1.07	0.28	1.0381	1.1772	1.3188	1.2879	1.4214	1.3898	1.5403	1.5089	1.6109
11	CD-RES11 Medium scheme (40 units) 30 dh	40	1.67	0.44	1.5758	1.5836	1.7196	1.6718	1.8923	1.8325	1.9957	1.9457	2.0980
12	CD-RES12 Large scheme (50 units) 30 dh	50	2.45	0.61	2.3523	2.3599	2.5176	2.4698	2.7172	2.6574	2.8605	2.7907	2.9639
13	CD-RES13 Large scheme (50 units) 30 dh	50	2.08	0.50	1.9937	1.9800	2.1485	2.0991	2.2789	2.2295	2.4257	2.3669	2.5348
14	CD-RES14 Large scheme (50 units) 40 dh	50	1.56	0.42	1.4706	1.4547	1.6333	1.6029	1.7408	1.7104	1.8652	1.8348	1.9594
15	CD-RES15 Large scheme (75 units) 30 dh	75	3.13	0.81	2.9546	2.9300	3.2233	3.1636	3.4917	3.4172	3.7963	3.6928	3.9543
16	CD-RES16 Large scheme (75 units) 35 dh	75	2.68	0.70	2.5416	2.5170	2.8057	2.7460	3.0241	2.9644	3.2925	3.2328	3.4543
17	CD-RES17 Large scheme (100 units) 30 dh	100	4.44	1.11	4.3395	4.3401	4.7061	4.6467	5.1552	5.0958	5.6143	5.5549	5.9734
18	CD-RES18 Large scheme (100 units) 55 dh	100	2.42	0.62	2.2986	2.2804	2.5227	2.4449	2.7054	2.6270	2.8954	2.8170	3.0916
19	CD-RES19 Large scheme (100 units) 55 dh	150	3.67	0.93	3.5356	3.5208	3.8783	3.8005	4.2001	4.1223	4.4583	4.3805	4.6651
20	CD-RES20 Large scheme (150 units) 55 dh	150	5.71	1.50	5.5537	5.5379	6.0523	5.9745	6.5000	6.4222	6.9475	6.8697	7.3423
21	CD-RES21 Large scheme (200 units) 30 dh	200	8.88	2.31	8.7052	8.7140	9.4012	9.2400	9.9959	9.8045	10.7533	10.5539	11.1470
22	CD-RES22 Large scheme (200 units) 35 dh	200	7.62	2.00	7.4476	7.4567	8.0043	7.8447	8.5213	8.3344	9.0388	8.8470	9.3991
23	CD-RES23 Large scheme (300 units) 30 dh	300	13.33	3.33	12.6146	12.6175	13.2857	13.1489	14.4272	14.1403	15.4276	15.1263	16.2648
24	CD-RES24 Large scheme (300 units) 35 dh	300	11.43	2.74	11.0681	11.2973	12.0157	11.8287	13.1049	13.0024	14.4716	14.2166	15.4964
25	CD-RES25 Large scheme (400 units) 30 dh	400	17.76	4.47	16.8862	16.7516	18.1543	17.8165	20.1248	19.8669	21.8540	21.4170	23.0946
26	CD-RES26 Large scheme (400 units) 35 dh	400	15.24	3.81	14.6882	14.5076	15.9454	15.6165	17.2045	16.8669	18.6548	18.1710	19.7496
27	CD-RES27 Large scheme (500 units) 30 dh	500	22.41	5.61	21.5811	21.3414	23.2563	22.8068	25.3608	24.9113	27.3648	26.8153	29.0924
28	CD-RES28 Large scheme (500 units) 35 dh	500	20.41	5.04	19.3727	19.1747	20.9423	20.5206	22.9106	22.5038	24.6843	24.2362	26.1831
29	CD-RES29 Large scheme (750 units) 30 dh	750	36.46	9.10	34.3495	34.1683	37.5020	37.0221	41.6845	41.0747	45.1272	44.3958	48.3377
30	CD-RES30 Large scheme (750 units) 35 dh	750	32.97	8.09	31.2565	30.9568	33.9601	33.5245	38.0747	37.4970	41.2272	40.5358	43.7387
31	CD-RES31 Strategic site (1,000 units) 30 dh	1,000	25.56	6.39	24.0532	23.7535	26.0565	25.6209	28.9717	28.5361	31.9976	31.5620	34.0976
32	CD-RES32 Strategic site (1,000 units) 35 dh	1,000	22.67	5.62	20.8477	20.7261	22.6183	22.3763	25.6296	25.3193	28.4589	27.9491	30.0094
33	CD-RES33 Strategic site (1,300 units) 30 dh	1,300	72.22	19.48	67.8003	67.1041	73.6889	72.9669	81.6483	80.7842	89.7426	88.7925	96.0008
34	CD-RES34 Strategic site (1,300 units) 35 dh	1,300	61.90	15.51	57.9513	57.1624	63.0589	62.2769	70.1725	69.2404	77.4596	76.4596	82.6666
35	CD-RES35 Strategic site (2,000 units) 30 dh	2,000	107.77	26.24	99.5812	98.5812	108.1613	107.1613	120.5868	119.5868	132.9123	131.9123	143.7942
36	CD-RES36 Strategic site (2,000 units) 35 dh	2,000	119.05	29.20	109.4780	108.1321	118.9301	117.5841	132.8447	131.2406	146.6847	144.9834	158.2346
37	CD-RES37 Strategic site (3,000 units) 30 dh	3,000	166.47	40.49	149.0268	146.6913	160.7631	158.7635	180.0758	177.9747	200.3941	197.6000	213.4967
38	CD-RES38 Strategic site (3,000 units) 35 dh	3,000	152.22	37.42	138.4539	136.4539	149.1813	147.1813	166.8523	164.8523	185.5233	183.5233	201.9942
39	CD-RES39 Strategic site (4,000 units) 30 dh	4,000	199.49	51.23	184.5389	181.4253	200.8813	198.5911	224.8001	221.5099	250.9229	247.6327	270.2582
40	CD-ELDER1 Older person's housing scheme (C3)	5	2.08	0.55	1.9480	0.0800	0.2168	0.1591	0.3838	0.2026	0.5490	0.4923	0.7135
41	CD-CAPE1 Care home scheme (C2) - 70 units	1	0.40	0.10	0.5089	0.0539	0.0659	0.0539	0.0539	0.0539	0.0539	0.0539	0.0539
42	CD-EMP1 Employment - industrial 45% plot ratio	1	0.05	0.01	0.0793	0.0193	0.0253	0.0193	0.0253	0.0193	0.0253	0.0193	0.0253
43	CD-EMP2 Employment - industrial 45% plot ratio	1	0.00	0.00	0.1345	0.0345	0.0443	0.0345	0.0443	0.0345	0.0443	0.0345	0.0443
44	CD-EMP3 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
45	CD-EMP4 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
46	CD-EMP5 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
47	CD-EMP6 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
48	CD-EMP7 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
49	CD-EMP8 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
50	CD-EMP9 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
51	CD-EMP10 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
52	CD-EMP11 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
53	CD-EMP12 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
54	CD-EMP13 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
55	CD-EMP14 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
56	CD-EMP15 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
57	CD-EMP16 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
58	CD-EMP17 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
59	CD-EMP18 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
60	CD-EMP19 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
61	CD-EMP20 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
62	CD-EMP21 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
63	CD-EMP22 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
64	CD-EMP23 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
65	CD-EMP24 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
66	CD-EMP25 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
67	CD-EMP26 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
68	CD-EMP27 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
69	CD-EMP28 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
70	CD-EMP29 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
71	CD-EMP30 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
72	CD-EMP31 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
73	CD-EMP32 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
74	CD-EMP33 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
75	CD-EMP34 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
76	CD-EMP35 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918	0.0690	0.0918
77	CD-EMP36 Employment - industrial 45% plot ratio	1	0.00	0.00	0.2690	0.0690	0.0918	0.0690	0.0918				

[illegible][illegible]

40% AFFORDABLE												
B/LV: GREENFIELD (LOWER)				E41.211 ps/m	E43.383 ps/m	E45.556 ps/m	E47.728 ps/m	E49.901 ps/m	E52.073 ps/m	E54.245 ps/m	E56.418 ps/m	E58.590 ps/m
Description	No of units	CO I	CO II	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline
1 CDD-RES1 Small scheme (1 unit) 25 ph	1	0.05	0.01	0.0413	0.0402	0.0405	0.0439	0.0438	0.0476	0.0523	0.0513	0.0550
2 CDD-RES2 Small scheme (1 unit) 30 ph	1	0.04	0.01	0.0413	0.0402	0.0405	0.0439	0.0438	0.0476	0.0523	0.0513	0.0550
3 CDD-RES3 Small scheme (5 units) 25 ph	5	0.24	0.06	0.2083	0.2009	0.2048	0.2194	0.2242	0.2378	0.2387	0.2583	0.2601
4 CDD-RES4 Small scheme (5 units) 30 ph	5	0.20	0.05	0.2083	0.2009	0.2048	0.2194	0.2242	0.2378	0.2387	0.2583	0.2601
5 CDD-RES5 Small scheme (10 units) 25 ph	10	0.42	0.10	0.4138	0.4038	0.4046	0.4308	0.4366	0.4536	0.4546	0.4834	0.4852
6 CDD-RES6 Small scheme (10 units) 30 ph	10	0.36	0.09	0.4137	0.4019	0.4046	0.4308	0.4366	0.4535	0.4546	0.4833	0.4851
7 CDD-RES7 Medium scheme (20 units) 30 ph	20	0.83	0.21	0.7448	0.7241	0.7317	0.7933	0.8028	0.8424	0.8520	0.9316	0.9412
8 CDD-RES8 Medium scheme (20 units) 35 ph	20	0.71	0.18	0.7448	0.7241	0.7317	0.7933	0.8028	0.8424	0.8520	0.9316	0.9412
9 CDD-RES9 Medium scheme (30 units) 30 ph	30	1.25	0.31	1.1698	1.1363	1.1429	1.2366	1.2432	1.2972	1.3048	1.4012	1.4088
10 CDD-RES10 Medium scheme (30 units) 35 ph	30	1.07	0.26	1.1159	1.0821	1.2205	1.1899	1.2341	1.2336	1.2410	1.3747	1.5111
11 CDD-RES11 Medium scheme (40 units) 30 ph	40	1.67	0.41	1.4584	1.4168	1.5019	1.5150	1.7147	1.6852	1.8558	1.8194	1.9531
12 CDD-RES12 Medium scheme (40 units) 35 ph	40	0.91	0.22	1.0509	1.0384	1.1629	1.1410	1.3144	1.2725	1.4414	1.5774	1.5355
13 CDD-RES13 Large scheme (50 units) 30 ph	50	2.08	0.51	1.9388	1.8988	2.0343	2.0343	2.2177	2.1747	2.4242	2.3717	2.6002
14 CDD-RES14 Large scheme (50 units) 40 ph	50	1.56	0.39	1.5594	1.5088	1.7258	1.6753	1.8753	1.8417	2.0851	2.2251	2.4715
15 CDD-RES15 Large scheme (75 units) 30 ph	75	3.13	0.77	3.7307	3.5586	3.8202	3.8202	4.2338	4.1595	4.4555	4.4114	4.7373
16 CDD-RES16 Large scheme (75 units) 35 ph	75	2.68	0.68	3.7307	3.5586	3.8202	3.8202	4.2338	4.1595	4.4555	4.4114	4.7373
17 CDD-RES17 Large scheme (100 units) 30 ph	100	4.44	1.09	4.9478	4.7176	5.1764	5.1764	5.7976	5.6976	6.1776	6.1776	6.6576
18 CDD-RES18 Large scheme (100 units) 35 ph	100	2.42	0.60	3.9145	3.6205	4.2476	4.2476	4.7373	4.6373	5.0203	5.0203	5.5111
19 CDD-RES19 Large scheme (150 units) 30 ph	150	6.67	1.65	6.4032	6.2563	6.9012	6.7551	7.3840	7.2496	7.8869	7.7424	8.3796
20 CDD-RES20 Large scheme (150 units) 35 ph	150	5.71	1.41	6.4032	6.2563	6.9012	6.7551	7.3840	7.2496	7.8869	7.7424	8.3796
21 CDD-RES21 Large scheme (200 units) 30 ph	200	9.98	2.47	9.7768	9.5768	10.4976	10.4976	11.4976	11.4976	12.4976	12.4976	13.4976
22 CDD-RES22 Large scheme (200 units) 35 ph	200	7.82	1.88	8.7344	8.4487	9.2737	9.2737	10.1696	10.1696	11.0732	11.0732	11.9732
23 CDD-RES23 Large scheme (300 units) 30 ph	300	13.33	3.29	12.6700	12.4011	13.5953	13.5953	15.1255	15.1255	16.4548	16.4548	17.7841
24 CDD-RES24 Large scheme (300 units) 35 ph	300	11.43	2.82	12.6700	12.4011	13.5953	13.5953	15.1255	15.1255	16.4548	16.4548	17.7841
25 CDD-RES25 Large scheme (400 units) 30 ph	400	17.78	4.39	17.3595	17.0192	18.7396	18.7396	20.8648	20.8648	23.4900	23.4900	26.1152
26 CDD-RES26 Large scheme (400 units) 35 ph	400	15.24	3.75	17.3595	17.0192	18.7396	18.7396	20.8648	20.8648	23.4900	23.4900	26.1152
27 CDD-RES27 Large scheme (500 units) 30 ph	500	23.81	5.88	18.9456	18.6227	20.4136	20.4136	22.9496	22.9496	26.0732	26.0732	29.1964
28 CDD-RES28 Large scheme (500 units) 35 ph	500	20.41	5.04	18.9456	18.6227	20.4136	20.4136	22.9496	22.9496	26.0732	26.0732	29.1964
29 CDD-RES29 Large scheme (750 units) 30 ph	750	38.49	9.52	32.7307	32.4584	35.8208	35.8208	40.4110	40.4110	46.2801	46.2801	52.1492
30 CDD-RES30 Large scheme (750 units) 35 ph	750	34.49	8.54	32.7307	32.4584	35.8208	35.8208	40.4110	40.4110	46.2801	46.2801	52.1492
31 CDD-RES31 Strategic site (1,000 units) 30 ph	1,000	55.56	13.72	42.2601	42.5619	47.3237	47.3237	53.9627	53.9627	61.3448	61.3448	69.7269
32 CDD-RES32 Strategic site (1,000 units) 35 ph	1,000	47.62	11.76	42.2601	42.5619	47.3237	47.3237	53.9627	53.9627	61.3448	61.3448	69.7269
33 CDD-RES33 Strategic site (1,300 units) 30 ph	1,300	72.22	17.84	61.2141	63.0813	69.1563	69.1563	78.4549	78.4549	89.9971	89.9971	103.8534
34 CDD-RES34 Strategic site (1,300 units) 35 ph	1,300	61.90	15.19	61.2141	63.0813	69.1563	69.1563	78.4549	78.4549	89.9971	89.9971	103.8534
35 CDD-RES35 Strategic site (2,000 units) 30 ph	2,000	95.24	23.52	84.4548	84.3528	94.2937	94.1987	105.1232	105.0249	118.5595	118.5595	134.6777
36 CDD-RES36 Strategic site (2,000 units) 35 ph	2,000	81.95	20.29	84.4548	84.3528	94.2937	94.1987	105.1232	105.0249	118.5595	118.5595	134.6777
37 CDD-RES37 Strategic site (3,500 units) 30 ph	3,500	166.67	41.17	135.4515	135.2571	150.2524	150.2524	171.7721	171.7721	196.4280	196.4280	224.1147
38 CDD-RES38 Strategic site (3,500 units) 35 ph	3,500	142.22	35.04	135.4515	135.2571	150.2524	150.2524	171.7721	171.7721	196.4280	196.4280	224.1147
39 CDD-RES39 Strategic site (4,000 units) 35 ph	4,000	194.08	48.05	142.0406	141.0665	156.8860	156.8860	179.4568	179.4568	205.3138	205.3138	234.5616
40 CDD-ELDER1 Older person's housing scheme (C3)	50	2.08	0.51	1.9728	1.9330	2.0948	2.0726	2.3140	2.3042	2.5345	2.5135	2.7445
41 CDD-CARE1 Care home scheme (2 - 70 units)	10	0.40	0.10	0.4708	0.4608	0.5008	0.4908	0.5408	0.5308	0.5808	0.5708	0.6208
42 CDD-EMP1 Employment - industrial 45% plot ratio	100	22.00	5.54	17.8753	17.6753	19.6753	19.6753	22.1753	22.1753	25.1753	25.1753	28.1753
43 CDD-EMP2 Employment - industrial 45% plot ratio	100	20.00	5.12	16.5385	16.4043	18.3385	18.4043	20.5385	20.4043	22.8385	22.8043	25.3385
44 CDD-EMP3 Employment - industrial 45% plot ratio	100	22.00	5.54	17.8753	17.6753	19.6753	19.6753	22.1753	22.1753	25.1753	25.1753	28.1753
45 CDD-EMP4 Employment - industrial 45% plot ratio	100	22.00	5.54	17.8753	17.6753	19.6753	19.6753	22.1753	22.1753	25.1753	25.1753	28.1753
46 CDD-EMP5 Employment - industrial 45% plot ratio	100	22.00	5.54	17.8753	17.6753	19.6753	19.6753	22.1753	22.1753	25.1753	25.1753	28.1753
47 CDD-EMP6 Employment - industrial 45% plot ratio	100	22.00	5.54	17.8753	17.6753	19.6753	19.6753	22.1753	22.1753	25.1753	25.1753	28.1753
48 CDD-EMP7 Employment - industrial 45% plot ratio	100	22.00	5.54	17.8753	17.6753	19.6753	19.6753	22.1753	22.1753	25.1753	25.1753	28.1753

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	£0.8292
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	£0.8054	£0.7705	£0.8292
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	£1.2001	£1.1652	£1.2352
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	£1.2001	£1.1652	£1.2352
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	£1.5758	£1.5004	£1.5758
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	0.91	£1.1751	£1.1034	£1.1751
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	£1.8997	£1.8005	£1.8997
14 CDC-RE514 Large scheme (50 units) 30 dph	50	1.58	£1.8997	£1.8005	£1.8997
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	£2.8458	£2.6203	£2.8458
16 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	£2.8458	£2.6203	£2.8458
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	£3.8095	£3.5770	£3.8095
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	£3.8095	£3.5770	£3.8095
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	£5.8480	£5.3956	£5.8480
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	£5.8480	£5.3956	£5.8480
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	£7.2692	£6.7407	£7.2692
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	£7.2692	£6.7407	£7.2692
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	£11.5961	£11.1108	£12.5575
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	£11.5961	£11.1108	£12.5575
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	£14.8602	£14.1212	£15.8463
26 CDC-RE526 Large scheme (400 units) 30 dph	400	15.24	£14.8602	£14.1212	£15.8463
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	£18.3727	£17.6516	£19.4929
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	£18.3727	£17.6516	£19.4929
29 CDC-RE529 Large scheme (750 units) 30 dph	750	36.48	£25.3495	£24.3628	£26.3597
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	£25.3495	£24.3628	£26.3597
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	55.6	£48.4077	£47.3368	£50.8623
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	£48.4077	£47.3368	£50.8623
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	£63.8003	£62.5553	£66.8003
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	£63.8003	£62.5553	£66.8003
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	95.24	£82.1639	£80.2046	£84.3061
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	£104.4788	£101.5014	£107.5014
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	£138.0628	£135.7395	£140.8628
38 CDC-RE538 Strategic site (4,000 units) 35 dph	4,000	222.22	£146.5389	£144.6026	£148.6026
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	£146.5389	£144.6026	£148.6026
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	£0.8292
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	£0.8054	£0.7705	£0.8292
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	£1.2001	£1.1652	£1.2352
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	£1.2001	£1.1652	£1.2352
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	£1.5758	£1.5004	£1.5758
12 CDC-RE512 Medium scheme (40 units) 55 dph	40	0.91	£1.1751	£1.1034	£1.1751
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	£1.8997	£1.8005	£1.8997
14 CDC-RE514 Large scheme (50 units) 30 dph	50	1.58	£1.8997	£1.8005	£1.8997
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	£2.8458	£2.6203	£2.8458
16 CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	£2.8458	£2.6203	£2.8458
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	£3.8095	£3.5770	£3.8095
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	£3.8095	£3.5770	£3.8095
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	£5.8480	£5.3956	£5.8480
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	£5.8480	£5.3956	£5.8480
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	£7.2692	£6.7407	£7.2692
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	£7.2692	£6.7407	£7.2692
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	£11.5961	£11.1108	£12.5575
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	£11.5961	£11.1108	£12.5575
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	£14.8602	£14.1212	£15.8463
26 CDC-RE526 Large scheme (400 units) 30 dph	400	15.24	£14.8602	£14.1212	£15.8463
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	£18.3727	£17.6516	£19.4929
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	£18.3727	£17.6516	£19.4929
29 CDC-RE529 Large scheme (750 units) 30 dph	750	36.48	£25.3495	£24.3628	£26.3597
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	£25.3495	£24.3628	£26.3597
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	55.6	£48.4077	£47.3368	£50.8623
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	£48.4077	£47.3368	£50.8623
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	£63.8003	£62.5553	£66.8003
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	£63.8003	£62.5553	£66.8003
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	95.24	£82.1639	£80.2046	£84.3061
36 CDC-RE536 Strategic site (2,500 units) 35 dph	2,500	119.05	£104.4788	£101.5014	£107.5014
37 CDC-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	£138.0628	£135.7395	£140.8628
38 CDC-RE538 Strategic site (4,000 units) 35 dph	4,000	222.22	£146.5389	£144.6026	£148.6026
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	£146.5389	£144.6026	£148.6026
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												£4,363 pam												£4,556 pam												£4,728 pam												£4,911 pam												£5,073 pam												£5,245 pam												£5,418 pam												£5,590 pam																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Description		No of units	Baseline	BLV (m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access

Table 6.22.1: Net zero carbon (operational only)

Net zero carbon (operational only)														
Sales value (€ p/m²)		35% AFFORDABLE												
BLV: Secondary Options														
Description		No of units	Site area	BLV (€ m²)	K4.211 p/m²	K4.383 p/m²	K4.556 p/m²	K4.728 p/m²	K4.901 p/m²	K5.073 p/m²	K5.245 p/m²	K5.416 p/m²	K5.590 p/m²	
Scenario					Baseline	NZC S1	Baseline	NZC S2	Baseline	NZC S1	Baseline	NZC S1	Baseline	NZC S1
1	C2-RES1 Small scheme (1 unit) 25 ph	1	0.05	40.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2	C2-RES2 Small scheme (1 unit) 30 ph	1	0.04	40.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3	C3-RES3 Small scheme (5 units) 25 ph	5	0.24	40.63	0.0233	0.0186	0.0438	0.0403	0.0252	0.0442	0.0505	0.0581	0.0668	
4	C3-RES4 Small scheme (5 units) 30 ph	5	0.20	40.63	0.0233	0.0186	0.0438	0.0403	0.0252	0.0442	0.0505	0.0581	0.0668	
5	C3-RES5 Small scheme (5 units) 35 ph	5	0.20	40.63	0.0233	0.0186	0.0438	0.0403	0.0252	0.0442	0.0505	0.0581	0.0668	
6	C3-RES6 Small scheme (5 units) 40 ph	10	0.42	41.12	0.0442	0.0301	0.0745	0.0697	0.0419	0.0504	0.0513	0.0581	0.0668	
7	C3-RES7 Small scheme (10 units) 25 ph	10	0.36	40.96	0.0467	0.0367	0.0881	0.0403	0.0225	0.0442	0.0504	0.0513	0.0581	
8	C3-RES8 Small scheme (20 units) 30 ph	20	0.83	42.24	0.0054	0.0049	0.0079	0.0728	0.0385	0.0767	0.0308	0.0585	0.0668	
9	C3-RES9 Small scheme (20 units) 35 ph	20	0.71	40.96	0.0054	0.0049	0.0079	0.0728	0.0385	0.0767	0.0308	0.0585	0.0668	
10	C3-RES10 Small scheme (20 units) 40 ph	20	0.65	41.12	0.0054	0.0049	0.0079	0.0728	0.0385	0.0767	0.0308	0.0585	0.0668	
11	C3-RES11 Medium scheme (30 units) 25 ph	30	1.23	43.36	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
12	C3-RES12 Medium scheme (30 units) 30 ph	30	1.07	42.88	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
13	C3-RES13 Medium scheme (30 units) 35 ph	40	1.67	44.48	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
14	C3-RES14 Medium scheme (30 units) 40 ph	40	1.91	45.24	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
15	C3-RES15 Large scheme (50 units) 25 ph	50	2.08	45.60	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
16	C3-RES16 Large scheme (50 units) 30 ph	50	1.56	44.20	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
17	C3-RES17 Large scheme (50 units) 35 ph	75	2.13	48.41	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
18	C3-RES18 Large scheme (50 units) 40 ph	75	2.88	50.01	0.0101	0.0071	0.0168	0.0102	0.0435	0.0435	0.0435	0.0435	0.0435	
19	C3-RES19 Large scheme (100 units) 30 ph	100	4.44	51.95	0.0306	0.0236	0.0576	0.0487	0.0237	0.0519	0.0237	0.0519	0.0519	
20	C3-RES20 Large scheme (100 units) 35 ph	100	2.42	49.52	0.0306	0.0236	0.0576	0.0487	0.0237	0.0519	0.0237	0.0519	0.0519	
21	C3-RES21 Large scheme (100 units) 40 ph	150	6.67	51.95	0.0306	0.0236	0.0576	0.0487	0.0237	0.0519	0.0237	0.0519	0.0519	
22	C3-RES22 Large scheme (150 units) 25 ph	150	7.71	53.55	0.0306	0.0236	0.0576	0.0487	0.0237	0.0519	0.0237	0.0519	0.0519	
23	C3-RES23 Large scheme (200 units) 30 ph	200	8.98	62.91	0.0702	0.0528	0.1401	0.0816	0.0509	0.0724	0.0793	0.0824	0.0816	
24	C3-RES24 Large scheme (200 units) 35 ph	200	7.62	60.49	0.0746	0.0586	0.0344	0.2060	0.3213	0.0702	0.0200	0.0597	0.0468	
25	C3-RES25 Large scheme (300 units) 30 ph	300	13.33	63.86	0.1508	0.1098	0.0499	0.1348	0.1448	0.0434	0.0483	0.0535	0.0477	
26	C3-RES26 Large scheme (300 units) 35 ph	300	13.33	63.86	0.1508	0.1098	0.0499	0.1348	0.1448	0.0434	0.0483	0.0535	0.0477	
27	C3-RES27 Large scheme (300 units) 40 ph	300	14.44	67.82	0.1862	0.1365	0.0554	0.1339	0.2405	0.1412	0.0518	0.0519	0.0477	
28	C3-RES28 Large scheme (400 units) 30 ph	400	15.24	64.09	0.1992	0.1495	0.0543	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
29	C3-RES29 Large scheme (400 units) 35 ph	400	15.24	64.09	0.1992	0.1495	0.0543	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
30	C3-RES30 Large scheme (400 units) 40 ph	500	20.41	65.88	0.2322	0.1825	0.0614	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
31	C3-RES31 Large scheme (500 units) 25 ph	500	20.41	65.88	0.2322	0.1825	0.0614	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
32	C3-RES32 Large scheme (500 units) 30 ph	750	34.48	61.03	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
33	C3-RES33 Large scheme (500 units) 35 ph	750	32.97	60.67	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
34	C3-RES34 Large scheme (500 units) 40 ph	1,000	42.62	61.03	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
35	C3-RES35 Strategic site (1,000 units) 25 ph	1,000	42.62	61.03	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
36	C3-RES36 Strategic site (1,000 units) 30 ph	1,300	72.22	61.03	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
37	C3-RES37 Strategic site (1,000 units) 35 ph	1,300	61.90	61.03	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
38	C3-RES38 Strategic site (1,000 units) 40 ph	2,000	119.05	63.01	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
39	C3-RES39 Strategic site (2,500 units) 25 ph	2,500	119.05	63.01	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
40	C3-RES40 Strategic site (2,500 units) 30 ph	3,500	166.67	64.42	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
41	C3-RES41 Strategic site (2,500 units) 35 ph	4,000	222.22	65.92	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
42	C3-RES42 Strategic site (2,500 units) 40 ph	4,000	222.22	65.92	0.2535	0.2038	0.0721	0.1339	0.2204	0.1412	0.0518	0.0519	0.0477	
43	C4-RES43 Care home (C21 - 70 units)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
44	C4-RES44 Care home (C21 - 70 units)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
45	C4-RES45 Employment - industrial 4% plot ratio	5.00	0.1345	0.0919	0.7244	0.0919	0.7244	0.0919	0.7244	0.0919	0.7244	0.0919	0.7244	
46	C4-RES46 Employment - industrial 4% plot ratio	5.00	0.1345	0.0919	0.7244	0.0919	0.7244	0.0919	0.7244	0.0919	0.7244	0.0919	0.7244	
47	C4-RES47 Employment - industrial 4% plot ratio	10.00	0.2690	0.1838	1.4488	0.1838	1.4488	0.1838	1.4488	0.1838	1.4488	0.1838	1.4488	
48	C4-RES48 Employment - industrial 4% plot ratio	10.00	0.2690	0.1838	1.4488	0.1838	1.4488	0.1838	1.4488	0.1838	1.4488	0.1838	1.4488	
49	C4-RES49 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
50	C4-RES50 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
51	C4-RES51 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
52	C4-RES52 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
53	C4-RES53 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
54	C4-RES54 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
55	C4-RES55 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
56	C4-RES56 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
57	C4-RES57 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
58	C4-RES58 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
59	C4-RES59 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
60	C4-RES60 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
61	C4-RES61 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
62	C4-RES62 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
63	C4-RES63 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
64	C4-RES64 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
65	C4-RES65 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
66	C4-RES66 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
67	C4-RES67 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
68	C4-RES68 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
69	C4-RES69 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
70	C4-RES70 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
71	C4-RES71 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
72	C4-RES72 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
73	C4-RES73 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
74	C4-RES74 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
75	C4-RES75 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
76	C4-RES76 Employment - industrial 4% plot ratio	20.00	0.5380	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	0.3676	2.8976	
77	C4-RES77 Employment - industrial 4% plot ratio													

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 97.03 pph	Kt 24.55 pph	Kt 45.16 pph	Kt 59.90 pph											
				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	03.0604	03.0524	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	03.0525	03.0442	03.0505	03.0432	03.0604	03.0524	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	03.2112	03.2026	03.2409	03.3021	03.2669	03.3216	03.2959	03.3416	03.3000	03.3612	03.3187	03.3699	03.3618		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.24	60.02	09.2253	03.0616	03.0458	03.2015	03.2027	03.2112	03.2026	03.2409	03.3021	03.2669	03.3216	03.2959	03.3416	03.3000	03.3612	03.3187	03.3699	03.3618		
5 CDC-RE55 Small scheme (10 units) 25 dph	10	0.42	60.02	04.8467	03.3637	03.4061	03.4013	03.3255	03.4225	03.3848	03.4019	03.4383	03.5213	03.4837	03.5697	03.5311	03.6001	03.7225	03.6396	03.7619	03.6789		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	60.05	04.4467	03.3637	03.4061	03.4013	03.3255	03.4225	03.3848	03.4019	03.4383	03.5213	03.4837	03.5697	03.5311	03.6001	03.7225	03.6396	03.7619	03.6789		
7 CDC-RE57 Medium scheme (20 units) 25 dph	20	0.83	60.02	09.2253	03.0616	03.0458	03.2015	03.2027	03.2112	03.2026	03.2409	03.3021	03.2669	03.3216	03.2959	03.3416	03.3000	03.3612	03.3187	03.3699	03.3618		
8 CDC-RE58 Medium scheme (20 units) 30 dph	20	0.71	60.09	03.0054	03.0480	03.0762	03.7218	03.8308	03.7957	03.8608	03.8095	03.1106	03.5433	03.1174	03.0171	03.2422	03.0609	03.1272	03.1647	03.1949	03.141		
9 CDC-RE59 Medium scheme (30 units) 25 dph	30	1.26	61.17	03.2081	03.9721	03.1188	03.0321	03.4256	03.1938	03.3142	03.3042	03.6599	03.4149	03.7616	03.5258	03.8723	03.6363	03.9818	03.7470	03.9911	03.8587		
10 CDC-RE60 Medium scheme (30 units) 35 dph	30	1.07	61.54	03.2091	03.9721	03.1188	03.0321	03.4256	03.1938	03.3142	03.3042	03.6599	03.4149	03.7616	03.5258	03.8723	03.6363	03.9818	03.7470	03.9911	03.8587		
11 CDC-RE61 Large scheme (40 units) 25 dph	40	1.67	61.54	03.2091	03.9721	03.1188	03.0321	03.4256	03.1938	03.3142	03.3042	03.6599	03.4149	03.7616	03.5258	03.8723	03.6363	03.9818	03.7470	03.9911	03.8587		
12 CDC-RE62 Large scheme (40 units) 55 dph	40	0.91	61.14	03.1751	03.8457	03.1381	03.0587	03.4156	03.1318	03.2508	03.2741	03.7372	03.4148	03.8776	03.5153	03.9180	03.6957	03.5214	03.8300	03.2987	03.621		
13 CDC-RE63 Large scheme (50 units) 25 dph	50	2.08	62.61	03.9897	03.5887	03.2488	03.1768	03.2378	03.1470	03.2698	03.26	03.6599	03.4149	03.7616	03.5258	03.8723	03.6363	03.9818	03.7470	03.9911	03.8587		
14 CDC-RE64 Large scheme (50 units) 40 dph	50	1.56	61.98	03.7056	03.3176	03.0833	03.4626	03.0969	03.1878	03.2203	03.1885	03.2416	03.2071	03.2595	03.2266	03.2775	03.3024	03.3491	03.3680	03.1265	03.47		
15 CDC-RE65 Large scheme (50 units) 55 dph	50	3.13	62.61	03.9897	03.5887	03.2488	03.1768	03.2378	03.1470	03.2698	03.26	03.6599	03.4149	03.7616	03.5258	03.8723	03.6363	03.9818	03.7470	03.9911	03.8587		
16 CDC-RE66 Large scheme (75 units) 25 dph	75	2.68	63.05	02.9648	02.3646	03.223	03.6352	03.4918	03.2307	03.7700	03.3001	03.4029	03.4589	03.7474	03.5852	03.9600	03.8400	03.2646	03.967	03.5433	03.30		
17 CDC-RE67 Large scheme (100 units) 30 dph	100	4.44	65.57	03.9385	03.1795	03.2749	03.5786	03.2857	03.8567	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437		
18 CDC-RE68 Large scheme (100 units) 35 dph	100	2.43	65.57	03.9385	03.1795	03.2749	03.5786	03.2857	03.8567	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437	03.2188	03.2437		
19 CDC-RE69 Large scheme (150 units) 25 dph	150	6.67	63.35	03.8480	03.1762	03.2783	03.2486	03.0985	03.7009	03.4237	03.133	03.2758	03.8457	03.3915	03.3735	03.9113	03.8697	03.4436	03.4259	03.9556	03.9550		
20 CDC-RE69 Large scheme (150 units) 35 dph	150	5.71	67.16	03.8480	03.1762	03.2783	03.2486	03.0986	03.7009	03.4237	03.133	03.2758	03.8457	03.3915	03.3735	03.9113	03.8697	03.4436	03.4259	03.9556	03.9550		
21 CDC-RE70 Large scheme (200 units) 25 dph	200	8.88	61.13	03.7052	03.2782	03.4072	03.9516	03.6274	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898		
22 CDC-RE71 Large scheme (200 units) 30 dph	200	7.69	63.84	03.7052	03.2782	03.4072	03.9516	03.6274	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898	03.3224	03.6898		
23 CDC-RE72 Large scheme (300 units) 25 dph	300	13.33	61.70	03.1561	03.4888	03.1257	03.4190	03.3149	03.4148	03.4343	03.4246	03.5236	03.5137	03.4777	03.5136	03.4491	03.4975	03.4168	03.4811	03.4477	03.4664	03.4732	
24 CDC-RE73 Large scheme (300 units) 35 dph	300	11.43	61.43	03.1561	03.4888	03.1257	03.4190	03.3149	03.4148	03.4343	03.4246	03.5236	03.5137	03.4777	03.5136	03.4491	03.4975	03.4168	03.4811	03.4477	03.4664	03.4732	
25 CDC-RE74 Large scheme (400 units) 25 dph	400	17.78	62.22	03.1561	03.4888	03.1257	03.4190	03.3149	03.4148	03.4343	03.4246	03.5236	03.5137	03.4777	03.5136	03.4491	03.4975	03.4168	03.4811	03.4477	03.4664	03.4732	
26 CDC-RE75 Large scheme (400 units) 35 dph	400	15.24	61.90	03.6882	03.1050	03.0543	03.1538	03.2105	03.2454	03.1829	03.6848	03.1878	03.7148	03.7124	03.2546	03.2674	03.2352	03.2439	03.2362	03.4463	03.9152	03.8824	03.8824
27 CDC-RE76 Large scheme (500 units) 25 dph	500	23.81	62.91	03.6882	03.1050	03.0543	03.1538	03.2105	03.2454	03.1829	03.6848	03.1878	03.7148	03.7124	03.2546	03.2674	03.2352	03.2439	03.2362	03.4463	03.9152	03.8824	03.8824
28 CDC-RE76 Large scheme (500 units) 35 dph	500	20.41	62.55	03.6882	03.1050	03.0543	03.1538	03.2105	03.2454	03.1829	03.6848	03.1878	03.7148	03.7124	03.2546	03.2674	03.2352	03.2439	03.2362	03.4463	03.9152	03.8824	03.8824
29 CDC-RE77 Large scheme (550 units) 25 dph	550	35.46	62.91	03.6882	03.1050	03.0543	03.1538	03.2105	03.2454	03.1829	03.6848	03.1878	03.7148	03.7124	03.2546	03.2674	03.2352	03.2439	03.2362	03.4463	03.9152	03.8824	03.8824
30 CDC-RE78 Large scheme (750 units) 25 dph	750	39.27	64.21	03.2849	03.0871	03.2730	03.2363	03.2684	03.2163	03.3070	03.2737	03.3764	03.3588	03.5276	03.5091	03.1806	03.2308	03.2336	03.3784	03.3877	03.4206	03.5206	03.5188
31 CDC-RE79 Strategic site (1 000 units) 30 dph	1000	56.56	69.56	02.8477	03.4458	03.0823	03.2889	03.2763	03.2319	03.2681	03.2738	03.3908	03.3121	03.4621	03.4049	03.5816	03.1937	03.2977	03.3917	03.4747	03.5003	03.5816	03.5736
32 CDC-RE80 Strategic site (1 000 units) 35 dph	1000	47.62	69.56	02.8477	03.4458	03.0823	03.2889	03.2763	03.2319	03.2681	03.2738	03.3908	03.3121	03.4621	03.4049	03.5816	03.1937	03.2977	03.3917	03.4747	03.5003	03.5816	03.5736
33 CDC-RE81 Strategic site (1 300 units) 25 dph	1300	62.22	69.03	03.8893	03.7072	03.3678	03.3097	03.6843	03.3319	03.3241	03.5628	03.3497	03.5921	03.4223	03.4230	03.6304	03.3197	03.4756	03.5993	03.6363	03.1242	03.6557	03.6500
34 CDC-RE82 Strategic site (1 300 units) 35 dph	1300	61.00	61.70	03.8893	03.7072	03.3678	03.3097	03.6843	03.3319	03.3241	03.5628	03.3497	03.5921	03.4223	03.4230	03.6304	03.3197	03.4756	03.5993	03.6363	03.1242	03.6557	03.6500
35 CDC-RE83 Strategic site (2 000 units) 25 dph	2000	95.24	61.925	03.7163	03.8916	03.2368	03.7472	03.3645	03.8694	03.3411	03.0173	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107
36 CDC-RE84 Strategic site (2 000 units) 35 dph	2000	95.24	61.925	03.7163	03.8916	03.2368	03.7472	03.3645	03.8694	03.3411	03.0173	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107	03.6075	03.5107
37 CDC-RE85 Strategic site (3 000 units) 25 dph	3000	119.05	62.09	03.6882	03.1050	03.0543	03.1538	03.2105	03.2454	03.1829	03.6848	03.1878	03.7148	03.7124	03.2546	03.2674	03.2352	03.2439	03.2362	03.4463	03.9152	03.8824	03.8824
38 CDC-RE86 Strategic site (3 000 units) 35 dph	3000	166.67	62.09	03.6882	03.1050	03.0543	03.1538	03.2105	03.2454	03.1829	03.6848	03.1878	03.7148	03.7124	03.2546	03.2674	03.2352	03.2439	03.2362	03.4463	03.9152	03.8824	03.8824
39 CDC-RE87 Strategic site (4 000 units) 25 dph	4000	222.22	62.78	03.588	03.0833	03.0813	03.1659	03.0438	03.2322	03.8829	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757
40 CDC-RE88 Strategic site (4 000 units) 35 dph	4000	190.48	62.80	03.588	03.0833	03.0813	03.1659	03.0438	03.2322	03.8829	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757
41 CDC-RE89 Strategic site (4 000 units) 55 dph	4000	2.08	62.80	03.588	03.0833	03.0813	03.1659	03.0438	03.2322	03.8829	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757
42 CDC-RE90 Strategic site (4 000 units) 75 dph	4000	0.40	60.50	03.588	03.0833	03.0813	03.1659	03.0438	03.2322	03.8829	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757
43 CDC-RE91 Strategic site (4 000 units) 100 dph	4000	0.40	60.50	03.588	03.0833	03.0813	03.1659	03.0438	03.2322	03.8829	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035	03.4757	03.6035</			

40% AFFORDABLE												
BLV: GREENFIELD (HIGHER)												
Description	No of units	BLV (K/m)	Baseline	NZC S2	Baseline	NZC S2	Baseline	NZC S2	Baseline	NZC S2	Baseline	NZC S2
2C0C-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.02	0.04	0.02	0.04	0.02	0.04	0.02	0.04	0.02	0.04
2C0C-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
3C0C-RES3 Small scheme (5 units) 25 dph	5	0.24	0.09	0.26	0.16	0.28	0.16	0.28	0.16	0.28	0.16	0.28
3C0C-RES4 Small scheme (5 units) 30 dph	0.20	0.07	0.26	0.16	0.28	0.16	0.28	0.16	0.28	0.16	0.28	0.16
4C0C-RES5 Small scheme (10 units) 25 dph	0.42	0.10	0.42	0.10	0.42	0.10	0.42	0.10	0.42	0.10	0.42	0.10
6C0C-RES6 Small scheme (10 units) 35 dph	10	0.36	0.13	0.41	0.27	0.46	0.27	0.46	0.27	0.46	0.27	0.46
7C0C-RES7 Medium scheme (20 units) 30 dph	0.08	0.03	0.10	0.03	0.10	0.03	0.10	0.03	0.10	0.03	0.10	0.03
8C0C-RES8 Medium scheme (20 units) 35 dph	0.07	0.03	0.10	0.03	0.10	0.03	0.10	0.03	0.10	0.03	0.10	0.03
9C0C-RES9 Medium scheme (30 units) 35 dph	0.71	0.27	0.74	0.27	0.74	0.27	0.74	0.27	0.74	0.27	0.74	0.27
10C0C-RES10 Medium scheme (30 units) 35 dph	1.25	0.39	1.25	0.39	1.25	0.39	1.25	0.39	1.25	0.39	1.25	0.39
11C0C-RES11 Medium scheme (40 units) 30 dph	0.01	0.01	0.16	0.08	0.16	0.08	0.16	0.08	0.16	0.08	0.16	0.08
12C0C-RES12 Medium scheme (40 units) 35 dph	0.49	0.17	0.62	0.17	0.62	0.17	0.62	0.17	0.62	0.17	0.62	0.17
13C0C-RES13 Large scheme (50 units) 40 dph	0.61	0.34	0.61	0.34	0.61	0.34	0.61	0.34	0.61	0.34	0.61	0.34
14C0C-RES14 Large scheme (50 units) 45 dph	5.16	0.58	5.16	0.58	5.16	0.58	5.16	0.58	5.16	0.58	5.16	0.58
15C0C-RES15 Large scheme (75 units) 40 dph	0.53	0.13	0.53	0.13	0.53	0.13	0.53	0.13	0.53	0.13	0.53	0.13
16C0C-RES16 Large scheme (75 units) 45 dph	75	2.88	75	2.88	75	2.88	75	2.88	75	2.88	75	2.88
17C0C-RES17 Large scheme (100 units) 45 dph	4.44	0.61	4.44	0.61	4.44	0.61	4.44	0.61	4.44	0.61	4.44	0.61
18C0C-RES18 Large scheme (100 units) 55 dph	102	2.42	102	2.42	102	2.42	102	2.42	102	2.42	102	2.42
19C0C-RES19 Large scheme (150 units) 30 dph	150	6.67	150	6.67	150	6.67	150	6.67	150	6.67	150	6.67
20C0C-RES20 Large scheme (150 units) 35 dph	150	6.71	150	6.71	150	6.71	150	6.71	150	6.71	150	6.71
21C0C-RES21 Large scheme (200 units) 30 dph	200	13.33	200	13.33	200	13.33	200	13.33	200	13.33	200	13.33
22C0C-RES22 Large scheme (200 units) 35 dph	200	13.62	200	13.62	200	13.62	200	13.62	200	13.62	200	13.62
23C0C-RES23 Large scheme (300 units) 30 dph	300	7.63	300	7.63	300	7.63	300	7.63	300	7.63	300	7.63
24C0C-RES24 Large scheme (300 units) 35 dph	300	11.43	300	11.43	300	11.43	300	11.43	300	11.43	300	11.43
25C0C-RES25 Large scheme (300 units) 40 dph	300	11.78	300	11.78	300	11.78	300	11.78	300	11.78	300	11.78
26C0C-RES26 Large scheme (400 units) 35 dph	400	15.42	400	15.42	400	15.42	400	15.42	400	15.42	400	15.42
27C0C-RES27 Large scheme (500 units) 30 dph	500	23.81	500	23.81	500	23.81	500	23.81	500	23.81	500	23.81
28C0C-RES28 Large scheme (500 units) 35 dph	500	24.01	500	24.01	500	24.01	500	24.01	500	24.01	500	24.01
29C0C-RES29 Large scheme (500 units) 40 dph	500	24.46	500	24.46	500	24.46	500	24.46	500	24.46	500	24.46
30C0C-RES30 Large scheme (750 units) 35 dph	750	37.13	750	37.13	750	37.13	750	37.13	750	37.13	750	37.13
31C0C-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	1,000	55.56	1,000	55.56	1,000	55.56	1,000	55.56	1,000	55.56
32C0C-RES32 Strategic site (1,000 units) 30 dph	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82
33C0C-RES33 Strategic site (1,000 units) 30 dph	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82
34C0C-RES34 Strategic site (1,000 units) 30 dph	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82	1,000	47.82
35C0C-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	2,000	95.24	2,000	95.24	2,000	95.24	2,000	95.24	2,000	95.24
36C0C-RES36 Strategic site (2,500 units) 30 dph	2,500	119.04	2,500	119.04	2,500	119.04	2,500	119.04	2,500	119.04	2,500	119.04
37C0C-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	3,500	166.67	3,500	166.67	3,500	166.67	3,500	166.67	3,500	166.67
38C0C-RES38 Strategic site (4,000 units) 30 dph	4,000	181.82	4,000	181.82	4,000	181.82	4,000	181.82	4,000	181.82	4,000	181.82
39C0C-RES39 Strategic site (4,000 units) 30 dph	4,000	181.82	4,000	181.82	4,000	181.82	4,000	181.82	4,000	181.82	4,000	181.82
40C0C-ELDER1 Older person's housing scheme (C3)	5	0.20	0.08	0.028	0.017	0.048	0.03	0.2413	0.09	0.3072	0.0403	0.0813
41C0C-CARE1 Care home scheme (C2 - 70 units)	70	2.08	0.7058	0.4058	0.4058	0.4058	0.4058	0.4058	0.4058	0.4058	0.4058	0.4058
42C0C-EMP1 Employment - industrial 45% plot ratio	10.00	0.187	0.3855	0.7534	0.3855	0.7534	0.3855	0.7534	0.3855	0.7534	0.3855	0.7534
43C0C-EMP2 Employment - industrial 45% plot ratio	10.00	0.187	0.3855	0.7534	0.3855	0.7534	0.3855	0.7534	0.3855	0.7534	0.3855	0.7534
44C0C-EMP3 Employment - industrial 40% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774
45C0C-EMP4 Employment - industrial 45% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774
46C0C-EMP5 Employment - industrial 45% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774
47C0C-EMP6 Employment - industrial 45% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774
48C0C-EMP7 Employment - industrial 45% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774
49C0C-EMP8 Employment - industrial 45% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774
50C0C-EMP9 Employment - industrial 45% plot ratio	10.00	0.374	0.8885	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774	0.3455	0.1774

[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)		Sales value (£ pm)		35% AFFORDABLE	
BLV: SECONDARY OFFICES		£4,211 pcm		£4,383 pcm	
Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sc2
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	60.13	£0.0447	£0.0198
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	60.01	£0.0447	£0.0198
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	60.63	£0.2233	£0.0988
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	60.07	£0.2233	£0.0988
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	61.12	£0.4467	£0.1978
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	60.96	£0.4467	£0.1978
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	62.24	£0.8654	£0.3308
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	61.92	£0.8654	£0.3308
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	63.36	£1.2691	£0.4963
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	62.89	£1.2691	£0.4963
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	64.45	£1.5758	£0.6544
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	62.45	£1.5758	£0.6544
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	65.60	£1.9697	£0.8180
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	64.20	£1.9697	£0.8180
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	68.41	£2.9546	£1.2270
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	67.20	£2.9546	£1.2270
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	71.95	£3.9395	£1.6360
18 CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	69.52	£3.9395	£1.6360
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	81.93	£5.4467	£2.1978
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	78.16	£5.4467	£2.1978
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	111.13	£7.7052	£3.2392
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	109.49	£7.7052	£3.2392
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	135.86	£11.5691	£5.3348
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	131.34	£11.5691	£5.3348
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	184.82	£16.8554	£7.1943
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	178.68	£16.8554	£7.1943
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	259.17	£24.1327	£10.1951
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	254.89	£24.1327	£10.1951
29 CDC-RES29 Large scheme (750 units) 30 dph	750	36.46	448.16	£42.3495	£17.8894
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	428.36	£42.3495	£17.8894
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	58.56	716.43	£68.4407	£31.3870
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.82	678.08	£68.4407	£31.3870
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	1,014.28	£103.8603	£45.9112
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	977.51	£103.8603	£45.9112
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	1,519.25	£147.1638	£67.3624
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	1,930.21	£184.4768	£82.3362
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	2,608.68	£258.0628	£118.4945
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	3,074.25	£298.5398	£136.4784
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	2,835.50	£298.5398	£136.4784
40 CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	65.59	£0.0498	£0.0216
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	61.08	£0.0509	£0.0207
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	61.45	£0.0915	£0.0406
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	61.45	£0.0915	£0.0406
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	62.90	£0.1865	£0.0814
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	62.90	£0.1865	£0.0814
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	65.79	£0.2792	£0.1233
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	65.79	£0.2792	£0.1233

BLV: SECONDARY INDUSTRIAL		35% AFFORDABLE		£4,211 pcm	
Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sc2
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	60.06	£0.0447	£0.0198
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	60.05	£0.0447	£0.0198
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	60.63	£0.2233	£0.0988
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	60.05	£0.2233	£0.0988
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	60.52	£0.4467	£0.1978
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	60.45	£0.4467	£0.1978
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	62.24	£0.8654	£0.3308
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	61.89	£0.8654	£0.3308
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	63.36	£1.2691	£0.4963
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	62.91	£1.2691	£0.4963
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	64.45	£1.5758	£0.6544
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	62.45	£1.5758	£0.6544
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	62.61	£1.9697	£0.8180
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	61.96	£1.9697	£0.8180
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	68.41	£2.9546	£1.2270
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	67.20	£2.9546	£1.2270
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	71.95	£3.9395	£1.6360
18 CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	69.52	£3.9395	£1.6360
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	81.93	£5.4467	£2.1978
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	78.16	£5.4467	£2.1978
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	111.13	£7.7052	£3.2392
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	109.49	£7.7052	£3.2392
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	135.86	£11.5691	£5.3348
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	131.34	£11.5691	£5.3348
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	184.82	£16.8554	£7.1943
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	178.68	£16.8554	£7.1943
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	259.17	£24.1327	£10.1951
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	254.89	£24.1327	£10.1951
29 CDC-RES29 Large scheme (750 units) 30 dph	750	36.46	448.16	£42.3495	£17.8894
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	428.36	£42.3495	£17.8894
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	58.56	716.43	£68.4407	£31.3870
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.82	678.08	£68.4407	£31.3870
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	1,014.28	£103.8603	£45.9112
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	977.51	£103.8603	£45.9112
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	1,519.25	£147.1638	£67.3624
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	1,930.21	£184.4768	£82.3362
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	2,608.68	£258.0628	£118.4945
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	3,074.25	£298.5398	£136.4784
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	2,835.50	£298.5398	£136.4784
40 CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	62.60	£0.0498	£0.0216
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	60.50	£0.0509	£0.0207
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	60.26	£0.0915	£0.0406
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	60.26	£0.0915	£0.0406
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	61.52	£0.1865	£0.0814
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	61.52	£0.1865	£0.0814
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	62.94	£0.2792	£0.1233
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	62.94	£0.2792	£0.1233

BLV: GREENFIELD (HIGHER)		40% AFFORDABLE		£4,211 pcm	
Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sc2
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	60.02	£0.0413	£0.0185
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	60.01	£0.0413	£0.0185
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	60.63	£0.2363	£0.0946
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	60.07	£0.2363	£0.0946
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	60.16	£0.4127	£0.1852
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	60.13	£0.4127	£0.1852
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	62.21	£0.7448	£0.2732
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	61.97	£0.7448	£0.2732
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	63.40	£1.1169	£0.4098
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	62.40	£1.1169	£0.4098
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	64.41	£1.4554	£0.5181
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	62.34	£1.4554	£0.5181
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	60.78	£1.8205	£0.6787
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	60.58	£1.8205	£0.6787
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	67.13	£2.7307	£1.0151
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	66.06	£2.7307	£1.0151
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	71.66	£3.6409	£1.3534
18 CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	69.21	£3.6409	£1.3534
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	82.52	£5.4532	£2.0195
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	78.14	£5.4532	£2.0195
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	111.17	£7.7707	£3.2626
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	109.49	£7.7707	£3.2626
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	135.93	£11.6700	£5.3847
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	131.47	£11.6700	£5.3847
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	184.95	£15.7228	£7.2228
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	178.73	£15.7228	£7.2228
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	259.24	£21.8496	£10.2446
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	254.96	£21.8496	£10.2446
29 CDC-RES29 Large scheme (750 units) 30 dph	750	36.46	448.18	£32.3707	£12.3558
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	428.42	£32.3707	£12.3558
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	58.56	717.00	£68.4407	£31.3870
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.82	678.11	£68.4407	£31.3870
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	1,014.31	£103.8603	£45.9112
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	977.53	£103.8603	£45.9112
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	1,519.27	£147.1638	£67.3624
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	1,930.25	£184.4768	£82.3362
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	2,608.72	£258.0628	£118.4945
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	3,074.29	£298.5398	£136.4784
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	2,835.54	£298.5398	£136.4784
40 CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	60.78	£0.0708	£0.0318
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	60.15	£0.0708	£0.0318
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	61.87	£0.0915	£0.0406
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	61.87	£0.0915	£0.0406
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	63.74	£0.1865	£0.0814
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	63.74	£0.1865	£0.0814
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	64.48	£0.2792	£0.1233
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	64.48	£0.2792	£0.1233

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

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	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%			

[illegible]

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141							
COTSWOLD	Build start (QUARTERS)					Build period (QUARTERS)																					
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	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4							
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4							
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4							
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4							
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4							
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4							
7	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	6							
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6							
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6							
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6							
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	8							
12	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
14	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
15	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
17	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
18	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
19	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	9							
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	9							
21	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	10							
22	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	10							
23	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	12							
24	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	12							
25	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15							
26	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15							
27	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15							
28	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15							
29	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	20							
30	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	20							
31	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	30							
32	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	30							
33	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	35							
34	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	35							
35	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	40							
36	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	50							
37	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	60							
38	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	80							
39	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	80							
40	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8							
41	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	8							
42	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15							
43	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15							
44	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15							
45	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15							
46	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15							
47	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15							

	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	£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	£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	£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	£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	£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		238 Office	1	Direct	1 Year	£20.33	£20.33	£20.33 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	£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	£17.31 Fully Repairing and Insuring Effective	New Lease	New Lease	Jun 2021	Jun 2031	Multi	Boatree 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	£16.84 Fully Repairing and Insuring Effective	New Lease	New Lease	Apr 2026	Apr 2027	Multi			Taylor & Fletcher Ltd				Yes	Quilting Manor Farms		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 2AR
	Feb 2023 High St		487 Office	GRND	Direct	3 Years	£16.75	£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				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	£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	£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	£15.93 Fully Repairing and Insuring Achieved	New Lease	New Lease	Sep 2020	Sep 2030	Multi	Butler Sheelton LLP	Aulson Young	Lovley Charterd Surveyors & Property Consultants	Yes				3 Cheltenham & Gloucester	Cotswold	Cheltenham	GL54 1AQ		
	Oct 2021 25 Castle St		197 Office	1	Direct	1 Year	£15.22	£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	Cheltenham	GL7 1QD		
	Jun 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	£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	£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	£14.57 Fully Repairing and Insuring Effective	Removal	New Lease	Aug 2020	Aug 2030	Multi	Grotech Solutions Ltd		Barnsdalles 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	£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	£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	£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	GL5 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	£13.00 Fully Repairing and Insuring Achieved	New Lease	New Lease	Sep 2023	Sep 2026	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	£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	£11.68 Fully Repairing and Insuring Achieved	New Lease	New Lease	Jul 2023	Jul 2023	Multi			Marriotts Property LLP			Curtis Banks		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GL56 6JX		
	Apr 2021 The Wool Market		649 Office	1	Direct	3 Years	£11.40	£11.40	£11.40 Fully Repairing and Insuring Achieved	New Lease	New Lease	Apr 2021	Apr 2021	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	£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	Barnsley	GL7 5EG		
	Jul 2021 101-104 Lowe Ln		2,420 Office	1	Direct	1 Year	£11.15	£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	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	£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	£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	£5.51 Effective	New Lease	New Lease	Jun 2021	Jun 2036														

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		E114.00	E114.00		Achieved	New Lease	Oct 2020	Oct 2020	Single			Taylor & Fletcher Ltd	Taylor & Fletcher Ltd			2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AB	
	Sep 2023 Digbeth St	206	Retail	GRND	Direct		E97.00	E97.00		Asking	New Lease	Sep 2023	Sep 2023				Taylor & Fletcher Ltd	Property Investment Manag			4	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Multi			Carter Jones LLP	Padmanor Investments	Yes		3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN	
	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				Glamorgan Cakes	Glamorgan Investments			3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	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	Single			Moore Allen & Innocent				3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	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	Single			Carter Jones LLP	Padmanor Investments			3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL7 1HY	
	Sep 2020 1 Digbeth St	359	Retail	GRND	Direct	7 Years	E62.67	E62.67		Achieved	New Lease	Aug 2020	Sep 2020				Rutledge & Country Home		Nig Securities Limited		3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL7 1HY	
	Aug 2021 19-23 Market Pl	164	Retail	GRND	Assignment		E62.06	E62.06		Asking	New Lease	Sep 2021	Sep 2021	Multi			Robert Baskington & Co				2	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 2NA	
	Feb 2023 1-6 The Sq	191	Retail	GRND	Direct	5 Years	E57.60	E57.60	Fully Repairing and Insuring	Achieved	New Lease	Feb 2023	Feb 2023	Multi			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Single			ARC Retail & Leisure			Yes		3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	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	Multi			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Monkton In Marsh	GLS	United Kingdom	GL56 0AH	
	Sep 2020 Moore Rd	375	Retail	GRND	Direct		E54.00	E54.00		Asking	New Lease	Sep 2020	Sep 2020	Single			Moore Allen & Innocent				3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	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	Multi			Taylor & Fletcher Ltd			Yes		3	Cheltenham & Gloucester	Cotswold	Monkton In Marsh	GLS	United Kingdom	GL56 0AH
	Mar 2024 Cricklade St	178	Retail	GRND	Direct	5 Years	E51.97	E51.97		Achieved	New Lease	Apr 2024	Apr 2024	Multi			Taylor & Fletcher Ltd		None		3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 1JH	
	Nov 2023 The Sq	535	Retail	GRND	Direct		E50.47	E50.47		Achieved	New Lease	Dec 2023	Dec 2023	Single			Taylor & Fletcher Ltd		Pinnis		2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL7 1JH	
	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	Multi			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Multi			Moore Allen & Innocent				2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL7 1QD	
	Mar 2024 2 Brewery Yard, Sheep St	370	Retail	GRND	Direct		E47.30	E47.30		Asking	New Lease	Apr 2024	Apr 2024	Multi			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Multi			Hawkins Watton				2	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	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	Multi			Taylor & Fletcher Ltd		Magna Buildings	Yes		2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Multi			Bankier Sloan				3	Cheltenham & Gloucester	Cotswold	Monkton In Marsh	GLS	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	Single			THP Chartered Surveys			Yes		3	Cheltenham & Gloucester	Cotswold	Telbury	GLS	United Kingdom	GL8 8JG
	Feb 2023 Digbeth St	444	Retail	GRND	Direct		E43.86	E43.86		Asking	New Lease	Feb 2023	Feb 2023	Single			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Monkton In Marsh	GLS	United Kingdom	GL54 1BN	
	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	Single			THP Chartered Surveys			Yes		3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Single			42ndestbakehouse			Yes		3	Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL56 6AT
	Jun 2025 9 Sheep St	295	Retail	GRND	Direct	5 Years	E42.37	E42.37	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025	Jul 2025	Single			William Catbree & Sons			Yes		3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AP
	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	Single			Matilda's			Yes		3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	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	Single			Taylor & Fletcher Ltd			Yes		3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AP
	Jun 2024 Cricklade St	368	Retail	GRND	Direct		E39.66	E39.66		Achieved	New Lease	Jul 2024	Jul 2024	Multi			Hayman-Joyce		None		3	Cheltenham & Gloucester	Cotswold	Bishops Walk Shopping Ce	GLS	United Kingdom	GL7 1JH	
	Dec 2025 High St	208	Retail	Link	Direct		E39.66	E39.66		Asking	New Lease	Jan 2026	Jan 2026	Single			Hayman-Joyce		DORMER HOUSE (MOKREY	Yes		3	Cheltenham & Gloucester	Cotswold	Monkton In Marsh	GLS	United Kingdom	GL56 0AD
	Oct 2023 The Sq	1,278	Retail	GRND	Direct	3 Years	E38.73	E38.73		Asking	New Lease	Oct 2023	Oct 2023	Single			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Single			Taylor & Fletcher Ltd				2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN	
	Apr 2026 Digbeth St	446	Retail	GRND	Direct		E38.21	E38.21	Fully Repairing and Insuring	Asking	New Lease	May 2026	May 2026	Multi			Maxwell Douglas Property	Mr Fisher			2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Single			Fairfax & Favor			Yes		3	Cheltenham & Gloucester	Cotswold	The Old Co-op	GLS	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	Single			Carter Jones LLP				3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Multi			PPP Wealthcare				3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Multi			Marriotts Property LLP		Watermoor Meat Supply Lr	Yes		3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 2AA
	Apr 2023 Church St	428	Retail	GRND	Direct		E36.22	E36.22		Asking	New Lease	May 2023	May 2023	Single			Conna's Cakes Ltd				2	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	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	Single			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	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	Multi			Doggit & Edward Ltd		The Rich Group	Yes		2	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 1JH
	Nov 2024 28-30 Market Pl	2,280	Retail	GRND	Direct	5 Years	E35.09	E35.09	Fully Repairing and Insuring	Achieved	Renewal	Nov 2024	Nov 2024	Multi			The White Company	SPACE - Retail Property		Yes		3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 2NA
	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	Multi			JP Retail Ltd			Yes		3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL53 9PW
	Jul 2022 Cricklade St	393	Retail	GRND	Direct	5 Years	E34.57	E34.57		Asking	New Lease	Aug 2022	Aug 2022	Single			Whitmarsh Lockhart				2	Cheltenham & Gloucester	Cotswold	Elkstone	GLS	United Kingdom	GL53 2NW	
	May 2020 5 Long St	382	Retail	GRND	Direct		E34.35	E34.35	Fully Repairing and Insuring	Achieved	New Lease	Aug 2022	Aug 2022	Multi			Carter Jones LLP		Padmanor Investments			3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AP
	Feb 2021 The Square	1,032	Retail	GRND	Direct		E34.03	E34.03		Asking	New Lease	Jun 2020	Jun 2020	Multi			Thomson & Partners LLP		Matfield Woods plc			2	Cheltenham & Gloucester	Cotswold	Telbury	GLS	United Kingdom	GL8 8AA
	Dec 2020 12 Black Jack St	590	Retail	GRND	Direct		E33.91	E33.91		Asking	New Lease	Feb 2021	Feb 2021	Multi			Thomson & Partners LLP		Watermoor Meat Supply Lr			3	Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BB
	Mar 2022 6A Burford St	196	Retail	GRND	Direct		E33.86	E33.86		Asking	New Lease	Nov 2022	Nov 2022	Single			Thomson & Partners LLP				2	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 2AA	
	Jan 2025 The Wood Market	818	Retail	GRND	Direct	10 Years	E33.67	E33.67		Asking	New Lease	Apr 2022	Apr 2022	Single			Marriotts Property LLP				3	Cheltenham & Gloucester	Cotswold	Lechlade	GLS	United Kingdom	GL7 3AP	
	Jan 2022 12 Church St	542	Retail	GRND	Direct	5 Years	E33.62	E33.62	Fully Repairing and Insuring	Achieved	New Lease	Jan 2022	Jan 2022	Multi			Moore Allen & Innocent		The Rich Group			3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 2AR
	Jul 2023 37-39 Market Pl	1,448	Retail	GRND	Direct		E33.21	E33.21		Achieved	New Lease	Jun 2022	Jun 2022	Single			SPG Property		XPS Group			3	Cheltenham & Gloucester	Cotswold	Telbury	GLS	United Kingdom	GL8 8JG
	Oct 2022 Cricklade St	584	Retail	GRND	Direct		E32.80	E32.80		Asking	New Lease	Jul 2023	Jul 2023	Multi			Carter Jones LLP				3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 2NA	
	Jan 2021 21 High St	649	Retail	GRND	Direct		E32.49	E32.49		Asking	New Lease	Feb 2022	Feb 2022	Single			Carter Jones LLP		Padmanor Investments			3	Cheltenham & Gloucester	Cotswold	Monkton In Marsh	GLS	United Kingdom	GL7 1JH
	Oct 2022 25 Cricklade St	1,138	Retail	GRND	Direct		E32.36	E32.36	Internal Repairing and Insur	Achieved	New Lease	Feb 2022	Feb 2022	Single			Taylor & Fletcher Ltd				3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AP	
	Dec 2025 19-23 Cricklade St	2,282	Retail	GRND	Direct		E30.76	E30.76		Asking	New Lease	Nov 2022	Nov 2022	Multi			Lowday Chartered Surveyors		Caryngie Bicknell			3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 1HY
	Oct 2022 141 Cricklade St	2,282	Retail	GRND	Direct	10 Years	E30.54	E30.54	Fully Repairing and Insuring	Asking	New Lease	Dec 2025	Dec 2025	Multi			JP Retail Ltd		Forsters Shello's Z2D Ltd	Yes		3	Cheltenham & Gloucester	Cotswold	Cricklade	GLS	United Kingdom	GL7 1HY

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	1 Year	£15.80	£15.80	£15.80	Asking	New Lease	Nov 2024		Multi			Barnier Shire				Colston In Marsh	2	Cheltenham & Gloucester	Cotswold	Bourton On The Water	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				
	Nov 2024 Priory Industrial Estate		4,380 Industrial	GRND	Direct	10 Years	£11.50	£11.50	£11.50 Fully Repairing and Insuring	Achieved	New Lease	Nov 2024	Nov 2034	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	Renewal	May 2022		Single							None		2	Cheltenham & Gloucester	Cotswold	Burford	OXF	United Kingdom	OX18 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 Wilkenson 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		Single			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	OXF	United Kingdom	OX18 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			Polo Experiences Ltd				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 2024	Multi			JLL				Longmead Capital LLP				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	Aug 2024		Multi			Taylor & Fletcher Ltd			Sep 2021	Old Station Yard Business C	3	Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ				
	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		1,270 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										

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)	£/m ² 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-RES1 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-RES2 Small scheme (1 unit) 30 dph	1	£105,490	58,124	54,438	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	£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-RES4 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-RES5 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-RES6 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-RES7 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-RES8 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-RES9 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-RES10 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-RES11 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-RES12 Medium scheme (40 units) 35 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-RES13 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-RES14 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-RES15 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-RES16 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-RES17 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-RES18 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-RES19 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-RES20 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-RES21 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-RES22 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-RES23 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-RES24 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-RES25 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-RES26 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-RES27 Large scheme (500 units) 30 dph	500	£84,041,416	34,330,819	32,220,510	30,126,919	28,046,549	26,000,880	24,000,880	22,046,549	20,140,849	18,276,619	16,448,072	14,657,266				
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	9,657,266				
29	CDC-RES29 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-RES30 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-RES31 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-RES32 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-RES33 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-RES34 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-RES35 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-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	49,116,735	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) 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-RES38 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-RES39 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	£22,604,441	322,865	322,865	192,479	63,665	64,517	192,040	317,865	441,992	564,418	686,791	808,027				
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	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	-	£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:
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	£126,571	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	£128,062,838	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	£448,288,539	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	12,486,091	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	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	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	1,549,539	1,414,802	1,272,091	1,135,078	998,068	864,186	729,246	594,306	475,925
13 CDC-RES13 Large scheme (60 units) 30 dph	60	£2,698,140	2,792,174	2,626,113	2,453,769	2,281,426	2,109,183	1,936,940	1,764,697	1,592,454	1,420,211	1,247,968	1,075,725
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	1,661,386	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	3,938,269	3,680,683	3,425,912	3,174,638	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	£3,533,943	4,198,820	3,938,269	3,680,683	3,425,912	3,174,638	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	£5,565,060	5,598,428	5,251,526	4,907,897	4,564,268	4,219,639	3,875,010	3,529,379	3,246,260	2,963,290	2,682,197	2,399,104
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,811	5,598,428	5,251,526	4,907,897	4,564,268	4,219,639	3,875,010	3,529,379	3,246,260	2,963,290	2,682,197	2,399,104
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	8,305,356	7,789,631	7,275,775	6,775,788	6,277,611	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	£15,156,078	8,305,356	7,789,631	7,275,775	6,775,788	6,277,611	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	£11,130,121	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	4,501,351
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	11,466,522	10,755,078	10,052,729	9,357,975	8,671,317	7,992,765	7,322,287	6,659,914	6,005,638	5,396,467	4,775,833
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,811	16,724,678	15,896,896	14,960,934	14,036,964	13,112,995	12,190,026	11,267,057	10,344,087	9,421,118	8,500,148	7,579,178
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	16,724,678	15,896,896	14,960,934	14,036,964	13,112,995	12,190,026	11,267,057	10,344,087	9,421,118	8,500,148	7,579,178
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,848,832	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	£19,080,207	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,848,832	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	£29,812,824	26,837,141	24,982,990	23,247,681	21,731,217	20,133,964	18,564,815	16,994,879	15,458,787	13,931,536	12,428,139	10,943,564
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,948	26,837,141	24,982,990	23,247,681	21,731,217	20,133,964	18,564,815	16,994,879	15,458,787	13,931,536	12,428,139	10,943,564
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£44,219,294	42,849,229	39,844,229	36,454,705	32,885,237	29,248,211	25,549,649	21,848,177	18,244,219	14,640,261	11,031,302	7,426,094
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	36,846,240	34,504,705	32,285,237	30,049,874	27,836,616	25,649,649	23,488,417	21,353,476	19,244,640	17,105,284	15,005,284
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£99,563,256	1,417,773	1,301,433	1,187,093	1,072,753	958,413	844,073	729,733	615,393	501,053	386,713	272,373
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£99,563,256	1,417,773	1,301,433	1,187,093	1,072,753	958,413	844,073	729,733	615,393	501,053	386,713	272,373
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£99,563,256	1,417,773	1,301,433	1,187,093	1,072,753	958,413	844,073	729,733	615,393	501,053	386,713	272,373
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,000	£99,563,256	1,417,773	1,301,433	1,187,093	1,072,753	958,413	844,073	729,733	615,393	501,053	386,713	272,373
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,294,204	68,848,025	64,340,076	60,024,215	55,800,014	51,730,619	47,821,260	44,054,934	40,346,604	36,678,278	33,017,967	29,367,768
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	72,163,671	67,626,830	63,141,682	58,708,167	54,326,348	50,006,920	45,713,494	41,480,307	37,298,861	33,169,160	29,087,604
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	84,425,538	79,495,358	74,203,556	68,971,711	63,800,843	58,696,502	53,642,049	48,648,036	43,722,288	38,837,440	34,016,775
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,252,020	82,211,423	63,679,724	59,597,353	55,564,317	51,680,483	47,938,895	44,348,722	40,892,001	37,564,530	34,345,530	31,232,002
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£278,252,020	82,211,423	63,679,724	59,597,353	55,564,317	51,680,483	47,938,895	44,348,722	40,892,001	37,564,530	34,345,530	31,232,002
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	-	£2,604,448	667,580	625,815	585,247	547,094	508,525	470,052	431,583	393,114	354,646	316,177	277,722
41 CDC-CARE1 Care home (C2) - (70 units)	-	£500,855	482,126	288,522	84,910	100,299	297,069	403,839	690,609	887,380	1,084,150	1,280,919	1,477,680
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	-	£12,521,386	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719	11,627,719
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091	12,488,091
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% Soc Rent 30% AH Rent

Intermediate:

SO 20%
FH 0%

\$106 per unit:

£7,600

Description	No of units	BLV	Residual land values												40% AH	45% AH	50% AH
			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	166,781	147,787				
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	166,781	147,787				
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	£1,086,921	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	998,880	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	998,880	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	2,328,824	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	2,572,853	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	£11,954,399	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	£8,520,581	5,953,439	5,582,005	5,213,571	4,845,137	4,480,703	4,121,269	3,761,835	3,402,401	3,042,967	2,683,533	2,324,100				
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,084,510	8,532,213	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	£15,360,940	9,084,510	8,532,213	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	5,279,884				
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	19,574,554	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	19,574,554	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	39,846,809	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	12,191,952				
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	12,191,952				
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	28,096,970	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	28,096,970	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	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				
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,320	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	£5,594,658	812,194	658,745	507,230	357,648	210,000	64,286	-	80,796	-	224,964	-	367,167	507,405	646,911	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	-	100,299	-	493,839	-	600,609	-	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	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	7,392,709	7,392,709	7,392,709	7,392,709
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	12,527,209	12,527,209	12,527,209	12,527,209
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	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	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	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	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												40% AH	45% AH	50% AH
			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	166,781	147,787				
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	166,781	147,787				
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	696,674	654,400	612,800	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	656,674	654,400	612,808	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	£1,043,520	1,249,667	1,172,800	1,097,941	1,023,782	949,528	875,373	801,118	726,863	652,608	578,353	504,098				
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£994,385	1,248,546	1,172,862	1,097,941	1,023,782	956,464	878,050	806,477	735,767	665,051	596,335	523,811				
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	998,800	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	998,800	895,402	793,219				
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,068,698	2,449,308	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,298	1,442,541	1,305,488	1,170,123	1,036,493				
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	2,045,336	1,891,766	1,740,007	1,588,242	1,441,819	1,295,597	1,151,071	1,005,783	860,745	728,855	597,097				
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,698	3,091,435	2,875,938	2,661,499	2,509,695	2,358,733	2,207,871	2,056,909	1,905,947	1,754,985	1,603,923	1,452,861				
14 CDC-RES14 Large scheme (50 units) 35 dph	50	£1,956,467	2,755,217	2,572,263	2,392,614	2,214,496	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	£3,912,933	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,328	2,964,919	2,704,765	2,447,798	2,191,081	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	3,764,406	3,494,736	3,228,329	2,964,919	2,704,765	2,447,798	2,191,081	1,943,350				
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,123,970	5,751,918	5,382,998	5,019,208	4,650,668	4,291,878	3,932,281	3,568,335	3,205,175	2,842,938	2,481,132				
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,505,818	5,454,329	4,310,458	4,037,248	3,764,406	3,494,736	3,228,329	2,964,919	2,704,765	2,447,798	2,191,081	1,943,350				
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,054,510	8,532,313	7,985,390	7,446,742	6,913,390	6,386,270	5,865,440	5,350,896	4,842,622	4,340,621	3,844,895				
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	9,054,510	8,532,313	7,985,390	7,446,742	6,913,390	6,386,270	5,865,440	5,350,896	4,842,622	4,340,621	3,844,895				
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	9,129,928	8,434,634	7,748,425	7,087,099	6,396,054	5,732,375	5,076,695				
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	12,479,350	11,720,567	10,978,453	10,225,891	9,495,938	8,771,734	8,056,101	7,347,497	6,650,723	5,960,979	5,276,684				
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,995,831	18,101,805	17,085,000	16,060,722	14,990,961	13,968,865	12,946,811	11,929,781	10,918,766	9,909,505	8,903,098	7,906,129				
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	18,191,805	17,085,000	15,990,792	14,906,155	13,840,107	12,783,655	11,729,701	10,681,590	9,638,095	8,603,698	7,600,129				
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	23,157,447	21,747,107	20,352,890	18,974,554	17,612,341	16,266,174	14,930,064	13,621,929	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	20,352,890	18,974,554	17,612,341	16,266,174	14,930,064	13,621,929	12,323,917	11,041,918	9,775,961				
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	28,946,609	27,183,884	25,441,011	23,716,122	22,015,496	20,332,714	18,676,055	17,027,449	15,404,897	13,802,396	12,219,962				
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,849	28,946,609	27,183,884	25,441,011	23,716,122	22,015,496	20,332,714	18,676,055	17,027,449	15,404,897	13,802,396	12,219,962				
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£41,279,294	42,944,526	40,284,920	37,544,344	34,794,744	32,045,144	29,295,544	26,545,944	23,796,344	21,046,744	18,297,144	15,547,544				
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	40,266,68	37,585,022	35,171,348	32,765,440	30,352,266	27,940,092	25,527,918	23,115,744	20,703,570	18,291,396	15,879,222				
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	45,034,696	42,281,374	39,559,378	36,888,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,328				
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£96,625,647	45,034,696	42,281,374	39,559,378	36,888,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,328				
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	53,963,315	50,417,891	47,167,058	43,953,947	40,777,448	37,630,762	34,553,497	31,481,945	28,447,174	25,466,573	22,504,991				
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,613,241	53,963,315	50,417,891	47,167,058	43,953,947	40,777,448	37,630,762	34,553,497	31,481,945	28,447,174	25,466,573	22,504,991				
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,254,294	74,863,038	70,068,622	65,565,440	61,084,452	56,555,566	52,078,893	47,554,345	43,031,495	38,460,094	33,896,290	29,311,691				
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£140,684,118	78,517,458	73,686,336	68,909,562	64,187,858	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	£208,689,765	123,432,85	116,635,000	109,969,52	103,245,932	96,622,108	90,044,122	83,412,259	76,801,450	70,247,597	63,693,362	57,140,429				
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,252,020	129,202,070	122,607,979	115,116,138	108,611,428	102,155,088	95,745,440	89,338,433	82,933,074	76,527,614	70,125,154	63,720,700				
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£228,902,678	129,202,070	122,607,979	115,116,138	108,611,428	102,155,088	95,745,440	89,338,433	82,933,074	76,527,614	70,125,154	63,720,700				
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	-	£2,604,448	812,194	658,745	507,230	357,648	210,000	64,296	80,798	224,964	387,767	507,405	646,931				
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	84,919	100,299	297,069	463,838	600,609	887,380	1,084,150	1,280,819	1,477,800				
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	-	£12,521,386	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				
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 & 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	624,001	578,078	534,095	489,652	445,751	402,302	359,373	
6 CDC-RES6 Small scheme (10 units) 30 ph	10	£18,714	764,410	717,272	670,686	624,001	578,078	534,095	489,652	445,751	402,302	359,373	316,043	
7 CDC-RES7 Medium scheme (20 units) 30 ph	20	£205,823	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	2,968,508	2,700,090	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	822,293	
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	3,070,373	2,865,910	2,663,804	2,464,235	2,266,902	2,072,066	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	3,548,005	3,250,348	2,954,268	2,659,233	2,366,873	
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	3,548,005	3,250,348	2,954,268	2,659,233	2,366,873	
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	4,322,357	3,934,647	3,551,332	3,173,194	
18 CDC-RES18 Large scheme (100 units) 55 ph	100	£698,718	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	9,640,300	8,788,746	7,962,688	7,169,688	6,391,367	5,581,233	4,822,782	4,137,016	3,480,934	2,836,536	
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	32,363,822	29,368,332	27,302,137	25,183,716	23,032,272	20,861,530	18,684,137	16,511,949	14,341,191	12,169,238	10,000,000	
26 CDC-RES26 Large scheme (400 units) 35 ph	400	£3,763,810	28,952,917	25,958,337	23,702,137	21,532,115	19,362,272	17,190,809	15,018,725	12,846,635	10,674,545	8,502,455	6,330,365	
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	38,237,219	35,561,352	32,928,974	30,300,483	27,841,080	25,316,764	22,859,527	20,370,307	
30 CDC-RES30 Large scheme (750 units) 35 ph	750	£8,142,957	46,360,744	43,616,674	40,913,972	38,237,219	35,561,352	32,928,974	30,300,483	27,841,080	25,316,764	22,859,527	20,370,307	
31 CDC-RES31 Strategic site (1,000 units) 30 ph	1,000	£17,722,222	52,140,445	49,053,881	46,002,355	42,985,866	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	52,140,445	49,053,881	46,002,355	42,985,866	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	£17,838,899	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,447	
34 CDC-RES34 Strategic site (1,300 units) 35 ph	1,300	£15,290,476	62,172,780	58,487,748	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	£22,633,910	87,612,471	83,564,387	79,474,211	75,442,514	71,464,254	67,534,000	63,648,754	59,814,554	56,000,354	52,212,154	48,444,754	
36 CDC-RES36 Strategic site (2,500 units) 35 ph	2,500	£29,044,762	117,176,182	105,821,760	98,386,844	90,986,021	83,640,752	76,465,231	69,543,035	62,693,449	55,845,473	49,454,107	43,674,352	
37 CDC-RES37 Strategic site (3,500 units) 35 ph	3,500	£41,166,667	107,256,951	100,861,760	94,358,188	86,283,224	78,102,869	70,054,122	62,059,984	54,097,458	46,100,836	38,155,456	30,225,766	
38 CDC-RES38 Strategic site (4,000 units) 30 ph	4,000	£54,888,889	86,300,455	81,217,954	76,104,133	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	76,104,133	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	25,887	10,633	6,667	4,000	
41 CDC-ELDER1 Core residential (C2) - 70 ph	-	£1,800,000	4,122,728	288,522	94,919	100,259	297,069	403,839	600,609	887,380	1,084,150	1,280,819	1,477,680	
42 CDC-CAMP1 Employment - industrial 40% plot ratio	-	£28,836	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-CAMP2 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-CAMP3 Employment - industrial 45% plot ratio	-	£2,857,000	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	12,567,279	
45 CDC-CAMP4 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-CAMP5 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-CAMP6 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	2,065,964	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	8,249,591	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	56,821,945	54,738,176	52,651,938	50,569,346	48,487,813	46,406,619	44,325,915	42,245,119	40,164,323	38,083,527
28 CDC-RES28 Large scheme (500 units) 55 dph	500	£54,892,642	58,904,819	56,821,945	54,738,176	52,651,938	50,569,346	48,487,813	46,406,619	44,325,915	42,245,119	40,164,323	38,083,527
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	68,921,525	66,633,584	64,378,388	62,165,938	60,000,804	57,894,219	55,736,625	53,580,020	51,422,416	49,264,812	47,107,207
30 CDC-RES30 Large scheme (750 units) 55 dph	750	£88,672,730	68,921,525	66,633,584	64,378,388	62,165,938	60,000,804	57,894,219	55,736,625	53,580,020	51,422,416	49,264,812	47,107,207
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	95,680,309	92,426,729	89,210,045	86,030,257	82,887,368	79,781,373	76,712,277	73,680,076	70,684,774	67,724,872	64,800,557
32 CDC-RES32 Strategic site (1,000 units) 55 dph	1,000	£128,602,838	95,680,309	92,426,729	89,210,045	86,030,257	82,887,368	79,781,373	76,712,277	73,680,076	70,684,774	67,724,872	64,800,557
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	126,601,152	120,516,593	116,479,085	112,427,224	108,375,629	104,327,024	100,278,419	96,230,814	92,183,209	88,135,604	84,088,000
34 CDC-RES34 Strategic site (1,300 units) 55 dph	1,300	£166,507,682	126,601,152	120,516,593	116,479,085	112,427,224	108,375,629	104,327,024	100,278,419	96,230,814	92,183,209	88,135,604	84,088,000
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	162,715,553	155,286,338	147,858,121	140,429,905	133,001,689	125,573,473	118,145,257	110,717,041	103,288,825	95,860,609	88,432,393
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	174,811,987	167,760,583	160,709,179	153,657,775	146,606,371	139,554,966	132,503,561	125,452,156	118,400,751	111,349,346	104,297,941
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,268,537	248,502,589	238,502,589	228,502,589	218,502,589	208,502,589	198,502,589	188,502,589	178,502,589	168,502,589	158,502,589	148,502,589
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	328,512,438	318,512,438	308,512,438	298,512,438	288,512,438	278,512,438	268,512,438	258,512,438	248,512,438	238,512,438	228,512,438
39 CDC-RES39 Strategic site (4,000 units) 55 dph	4,000	£512,331,329	328,512,438	318,512,438	308,512,438	298,512,438	288,512,438	278,512,438	268,512,438	258,512,438	248,512,438	238,512,438	228,512,438
40 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	279,644	108,037	62,247	231,933
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	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
45 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
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	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	10	£521,724	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	£1,043,449	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	1,545,858	1,385,690
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,865,664	2,483,266	2,303,002	2,124,873	1,948,879	1,775,020	1,603,296	1,433,707	1,266,250	1,100,352	939,457
13 CDC-RES13 Large scheme (30 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	1,545,858	1,385,690
14 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	1,460,606
15 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	2,598,169
16 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	2,598,169
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£3,565,060	7,895,810	7,249,575	6,608,942	6,033,192	5,542,470	5,156,807	4,806,104	4,488,629	4,195,444	3,944,424	3,644,225
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,565,060	7,895,810	7,249,575	6,608,942	6,033,192	5,542,470	5,156,807	4,806,104	4,488,629	4,195,444	3,944,424	3,644,225
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£5,347,591	11,421,971	10,760,355	10,100,236	9,459,604	8,820,404	8,188,814	7,564,655	6,947,967	6,338,811	5,736,569	5,140,332
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£5,175,058	11,421,971	10,760,355	10,100,236	9,459,604	8,820,404	8,188,814	7,564,655	6,947,967	6,338,811	5,736,569	5,140,332
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	15,058,417	14,855,159	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
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	15,058,417	14,855,159	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-RES23 Large scheme (300 units) 30 dph	300	£16,895,823	22,963,948	21,251,209	19,953,349	18,670,373	17,402,277	16,140,953	14,908,758	13,687,279	12,478,708	11,285,020	10,106,214
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	22,963,948	21,251,209	19,953,349	18,670,373	17,402,277	16,140,953	14,908,758	13,687,279	12,478,708	11,285,020	10,106,214
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,620,242	26,961,453	27,020,515	25,368,525	23,735,476	22,121,375	20,528,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,620
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	26,961,453	27,020,515	25,368,525	23,735,476	22,121,375	20,528,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,620
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	35,964,316	33,775,844	31,170,654	28,699,346	27,651,720	25,897,778	23,897,813	21,740,934	19,818,306	17,918,820	16,043,287
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,499	35,964,316	33,775,844	31,170,654	28,699,346	27,651,720	25,897,778	23,897,813	21,740,934	19,818,306	17,918,820	16,043,287
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	64,851,159	60,633,594	54,779,305	50,259,938	46,861,234	43,496,244	40,169,244	36,884,244	33,639,244	30,424,244	27,249,244
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	64,851,159	60,633,594	54,779,305	50,259,938	46,861,234	43,496,244	40,169,244	36,884,244	33,639,244	30,424,244	27,249,244
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	55,680,390	52,426,729	49,210,043	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,557
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	55,680,390	52,426,729	49,210,043	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,557
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,422,232	68,401,152	62,516,503	58,085,085	54,879,620	51,727,244	48,618,871	45,547,569	42,534,326	39,568,121	36,655,975	33,805,879
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	68,401,152	62,516,503	58,085,085	54,879,620	51,727,244	48,618,871	45,547,569	42,534,326	39,568,121	36,655,975	33,805,879
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,250,240	92,715,552	87,286,638	81,916,771	76,608,282	71,361,371	66,176,036	61,052,260	55,990,009	50,986,496	46,050,470	41,173,022
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,048,164	91,787,981	87,160,563	86,005,816	80,512,314	74,885,491	69,253,534	64,126,435	58,794,219	53,526,250	48,317,670	43,174,027
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	114,833,500	107,340,700	101,274,410	94,684,538	88,117,171	81,733,772	75,368,458	69,075,667	62,861,401	56,723,658	50,659,275
38 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	55,508,477	50,476,093	45,505,462	40,591,288
39 CDC-RES39 Strategic site (4,000 units) 35 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	55,508,477	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	720,637	600,839	487,380	384,150	289,819	197,600
41 CDC-CARE1 Care home (C2) - (70 units)	70	£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	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-EMP2 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-EMP3 Employment - industrial 40% plot ratio	1	£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	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
46 CDC-EMP5 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-EMP6 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

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		E1,282.13N		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	£58,924	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	718,137	666,240	614,343	562,446	510,549	458,652	406,755
6 CDC-RES6 Small scheme (10 units) 35 dh	10	£447,192	927,539	874,437	821,935	770,036	718,137	666,240	614,343	562,446	510,549	458,652	406,755
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	3,414,253	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	2,212,068	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	5,118,390	4,773,585	4,428,780	4,107,889	3,779,084	3,458,189	3,139,294	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	5,118,390	4,773,585	4,428,780	4,107,889	3,779,084	3,458,189	3,139,294	2,824,871
17 CDC-RES17 Large scheme (100 units) 30 dh	100	£5,665,060	9,193,723	7,949,328	7,248,258	6,624,507	6,030,077	5,520,970	5,047,184	4,638,720	4,256,135	3,894,548	3,556,264
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	4,869,952	4,441,133	4,017,702	3,599,528	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	9,459,831	8,788,233	8,128,439	7,476,682	6,826,698	6,196,548	5,568,413
20 CDC-RES20 Large scheme (150 units) 35 dh	150	£4,750,829	12,201,126	11,503,040	10,812,852	10,130,599	9,459,831	8,788,233	8,128,439	7,476,682	6,826,698	6,196,548	5,568,413
21 CDC-RES21 Large scheme (200 units) 30 dh	200	£11,310,121	16,076,065	15,125,126	14,244,603	13,344,501	12,454,818	11,575,556	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	£9,640,104	16,006,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,458	9,222,542	8,359,351	7,508,912
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	34,789,328	32,789,328	30,789,328	28,789,328	26,789,328	24,789,328	22,789,328	20,789,328	18,789,328	16,789,328	14,789,328
26 CDC-RES26 Large scheme (400 units) 35 dh	400	£19,080,207	34,789,328	32,789,328	30,789,328	28,789,328	26,789,328	24,789,328	22,789,328	20,789,328	18,789,328	16,789,328	14,789,328
27 CDC-RES27 Large scheme (500 units) 30 dh	500	£29,824,812	38,158,437	35,961,666	33,769,780	31,572,434	29,375,088	27,177,742	24,980,396	22,783,050	20,585,704	18,388,358	16,191,012
28 CDC-RES28 Large scheme (500 units) 35 dh	500	£25,583,949	38,158,437	35,961,666	33,769,780	31,572,434	29,375,088	27,177,742	24,980,396	22,783,050	20,585,704	18,388,358	16,191,012
29 CDC-RES29 Large scheme (750 units) 30 dh	750	£45,159,177	52,862,508	49,645,362	46,428,216	43,211,070	40,000,924	36,790,778	33,580,632	30,370,486	27,160,340	23,950,194	20,740,048
30 CDC-RES30 Large scheme (750 units) 35 dh	750	£39,739,294	52,862,508	49,645,362	46,428,216	43,211,070	40,000,924	36,790,778	33,580,632	30,370,486	27,160,340	23,950,194	20,740,048
31 CDC-RES31 Strategic site (1,000 units) 30 dh	1,000	£99,663,255	159,220,172	152,799,575	146,378,978	140,000,649	133,622,320	127,243,991	120,865,662	114,487,333	108,108,994	101,730,655	95,352,316
32 CDC-RES32 Strategic site (1,000 units) 35 dh	1,000	£59,625,647	59,220,172	55,799,575	52,378,978	48,958,381	45,537,784	42,117,187	38,696,590	35,276,000	31,855,403	28,434,806	25,014,209
33 CDC-RES33 Strategic site (1,300 units) 30 dh	1,300	£90,432,321	160,020,984	153,602,627	147,184,270	140,765,913	134,347,556	127,929,199	121,510,842	115,092,485	108,674,128	102,255,771	95,837,414
34 CDC-RES34 Strategic site (1,300 units) 35 dh	1,300	£77,513,341	70,020,094	66,599,697	63,179,299	59,758,902	56,338,505	52,918,108	49,497,711	46,077,314	42,656,917	39,236,520	35,816,123
35 CDC-RES35 Strategic site (2,000 units) 30 dh	2,000	£191,925,294	323,662,731	306,625,731	289,588,731	272,551,731	255,514,731	238,477,731	221,440,731	204,403,731	187,366,731	170,329,731	153,292,731
36 CDC-RES36 Strategic site (2,500 units) 30 dh	2,500	£149,068,116	113,775,378	107,761,053	101,746,863	95,732,673	89,718,483	83,704,293	77,689,103	71,674,913	65,660,723	59,646,533	53,632,343
37 CDC-RES37 Strategic site (3,500 units) 35 dh	3,500	£208,896,765	126,706,748	115,016,972	103,246,248	91,475,524	79,704,800	67,934,076	56,163,352	44,392,628	32,621,904	20,851,180	9,080,456
38 CDC-RES38 Strategic site (4,000 units) 30 dh	4,000	£278,520,280	98,423,798	92,688,536	87,018,244	81,347,952	75,677,660	70,007,368	64,337,076	58,666,784	53,000,492	47,330,200	41,663,908
39 CDC-RES39 Strategic site (4,000 units) 35 dh	4,000	£204,644,448	140,774,437	130,774,437	120,774,437	110,774,437	100,774,437	90,774,437	80,774,437	70,774,437	60,774,437	50,774,437	40,774,437
40 CDC-CARE1 Care home scheme (C2) - 70 units	50	£500,855	482,126	288,522	94,919	100,239	297,069	493,639	690,609	887,379	1,084,150	1,280,919	1,477,690
41 CDC-CARE1 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
42 CDC-CARE2 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
43 CDC-CARE3 Employment - industrial 45% 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
44 CDC-CARE4 Employment - industrial 45% plot ratio		£12,521,368	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121	12,486,121
45 CDC-CARE5 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
46 CDC-CARE6 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	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6 CCR-RES6 Small scheme (10 units) 35 dh	10	£155,833	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7 CCR-RES7 Medium scheme (20 units) 30 dh	20	£311,667	1,860,748	1,584,665	1,489,667	1,386,758	1,302,934	1,211,197	1,120,548	1,030,998	942,510	856,121	768,810
8 CCR-RES8 Medium scheme (20 units) 35 dh	20	£267,143	1,880,748	1,584,665	1,489,667	1,386,758	1,302,934	1,211,197	1,120,548	1,030,998	942,510	856,121	768,810
9 CCR-RES9 Medium scheme (30 units) 30 dh	30	£400,700	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	£400,700	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	£534,267	3,387,899	3,090,724	2,910,735	2,729,693	2,548,150	2,366,607	2,185,064	2,003,521	1,821,978	1,640,435	1,458,892
12 CCR-RES12 Medium scheme (40 units) 35 dh	40	£400,700	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	2,438,092	2,234,842	2,022,234	1,812,726	1,604,965
15 CCR-RES15 Large scheme (75 units) 30 dh	75	£1,168,752	6,164,792	5,811,997	5,463,193	5,115,380	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 (100 units) 30 dh	100	£1,558,333	8,216,732	7,740,329	7,264,258	6,824,507	6,370,077	5,920,970	5,477,184	5,033,720	4,605,578	4,176,356	3,756,256
17 CCR-RES17 Large scheme (100 units) 30 dh	100	£1,662,722	8,216,732	7,740,329	7,264,258	6,824,507	6,370,077	5,920,970	5,477,184	5,033,720	4,605,578	4,176,356	3,756,256
18 CCR-RES18 Large scheme (150 units) 55 dh	150	£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	2,778,351	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	7,469,562	6,832,958	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	7,469,562	6,832,958	6,196,548	5,568,413
21 CCR-RES21 Large scheme (200 units) 30 dh	200	£2,984,267	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	8,359,351	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	25,013,825	23,514,224	21,935,651	20,388,747	18,864,902	17,024,841	15,426,690	13,848,444	12,301,441
26 CCR-RES26 Large scheme (400 units) 35 dh	400	£5,026,667	28,758,439	27,069,333	25,013,825	23,514,224	21,935,651	20,388,747	18,864,902	17,024,841	15,426,690	13,848,444	12,301,441
27 CCR-RES27 Large scheme (600 units) 30 dh	500	£8,904,762	38,158,437	35,961,666	33,789,780	31,642,780	29,526,635	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	38,158,437	35,961,666	33,789,780	31,642,780	29,526,635	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 (1,000 units) 30 dh	1,000	£27,771,178	110,799,576	105,789,676	100,759,676	95,741,734	90,727,642	85,713,550	80,700,458	75,687,366	70,674,274	65,661,182	60,648,090
32 CCR-RES32 Strategic site (1,700 units) 35 dh	1,700	£11,809,524	52,020,175	50,779,575	49,221,734	47,040,640	44,770,320	42,504,745	39,227,927	36,089,895	33,040,598	29,930,007	26,758,211
33 CCR-RES33 Strategic site (1,300 units) 30 dh	1,300	£27,011,111	70,620,984	66,539,662	62,504,585	58,515,733	54,570,814	50,671,871	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
34 CCR-RES34 Strategic site (1,300 units) 35 dh	1,300	£23,152,381	70,620,984	66,539,662	62,504,585	58,515,733	54,570,814	50,671,871	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
35 CCR-RES35 Strategic site (2,000 units) 35 dh	2,000	£35,619,048	189,692,338	182,962,731	177,330,209	171,596,370	165,240,213	158,768,741	152,401,852	146,070,946	139,618,084	133,121,928	126,648,779
36 CCR-RES36 Strategic site (2,500 units) 30 dh	2,500	£44,632,810	225,000,376	217,975,376	211,814,853	205,614,253	199,387,653	193,132,053	186,857,453	180,561,853	174,247,253	167,912,653	161,558,053
37 CCR-RES37 Strategic site (3,500 units) 35 dh	3,500	£62,333,233	322,106,747	315,016,972	308,016,238	301,071,862	294,016,830	287,448,145	280,850,668	274,145,820	267,615,181	261,157,092	254,779,356
38 CCR-RES38 Strategic site (4,000 units) 30 dh	4,000	£83,111,111	98,423,796	92,688,536	87,018,244	81,412,522	75,871,491	70,390,251	64,974,045	59,622,871	54,335,320	49,106,737	43,943,274
39 CCR-RES39 Strategic site (4,000 units) 35 dh	4,000	£71,238,995	98,423,796	92,688,536	87,018,244	81,412,522	75,871,491	70,390,251	64,974,045	59,622,871	54,335,320	49,106,737	43,943,274
40 CCR-ELDER (Elder person's housing scheme) C30	50	£777,920	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275	1,580,275
41 CCR-CASE1 Game home scheme (C2)	£149,000	702,128	288,522	34,819	100,299	209,968	308,635	660,609	887,380	1,084,150	1,280,810	1,477,660	
42 CCR-EMP1 Employment - industrial 40% plot ratio	£1,870,000	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	7,102,773
43 CCR-EMP2 Employment - industrial 45% plot ratio	£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	7,392,709
44 CCR-EMP3 Employment - industrial 40% plot ratio	£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	12,527,209
45 CCR-EMP4 Employment - industrial 40% plot ratio	£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	12,527,209
46 CCR-EMP5 Employment - industrial 40% plot ratio	£7,480,000	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	23,812,438
47 CCR-EMP6 Employment - industrial 40% plot ratio	£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	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	82,134	£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	82,134	£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	519,555	471,262	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	519,555	471,262	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) 40 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	2,660,408	2,438,458	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	3,223,489	2,714,889	2,206,389	1,697,889	1,189,389	
CDC-RES16 Large scheme (75 units) 35 ph	75	£681,107	164,792	5,111,997	4,603,193	4,094,389	3,585,585	3,076,781	2,567,977	2,059,173	1,550,369	1,041,565	532,762	
CDC-RES17 Large scheme (100 units) 30 ph	100	£1,097,778	8,219,723	7,749,329	7,264,258	6,783,580	6,302,977	5,820,970	5,340,187	4,859,404	4,378,621	3,897,838	3,417,055	
CDC-RES18 Large scheme (100 units) 35 ph	100	£986,788	6,637,147	6,187,430	5,742,952	5,303,767	4,869,821	4,431,133	4,001,702	3,569,528	3,136,611	2,708,951	2,276,365	
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	7,467,562	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	7,467,562	6,832,598	6,196,548	5,568,413	
CDC-RES21 Large scheme (200 units) 30 ph	200	£2,165,569	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	£3,293,333	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	25,314,224	23,618,531	21,928,434	20,260,871	18,634,927	17,024,841	15,426,690	13,848,544	
CDC-RES26 Large scheme (400 units) 35 ph	400	£3,763,810	30,526,749	28,769,333	27,011,525	25,314,224	23,618,531	21,928,434	20,260,871	18,634,927	17,024,841	15,426,690	13,848,544	
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	56,492,863	54,570,916	52,681,579	50,824,648	48,998,688	47,146,120	45,349,967	43,598,270	
CDC-RES30 Large scheme (750 units) 35 ph	750	£8,142,857	62,568,438	60,454,365	58,462,893	56,492,863	54,570,916	52,681,579	50,824,648	48,998,688	47,146,120	45,349,967	43,598,270	
CDC-RES31 Strategic site (1,000 units) 30 ph	1,000	£13,722,831	1,000,000	925,992,574	852,799,274	789,970,474	727,730,474	666,040,474	604,800,474	543,555,474	482,310,474	421,065,474	359,820,474	
CDC-RES32 Strategic site (1,300 units) 30 ph	1,300	£11,761,905	59,220,172	55,995,755	52,717,434	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,548	29,830,027	26,758,211	
CDC-RES33 Strategic site (1,300 units) 35 ph	1,300	£17,638,889	760,029,864	653,692,662	625,045,585	585,753	545,074,814	50,671,817	46,819,093	43,012,641	39,262,461	35,558,54	31,870,919	
CDC-RES34 Strategic site (1,300 units) 30 ph	1,300	£15,290,494	760,029,864	653,692,662	625,045,585	585,753	545,074,814	50,671,817	46,819,093	43,012,641	39,262,461	35,558,54	31,870,919	
CDC-RES35 Strategic site (1,300 units) 35 ph	2,000	£13,623,919	59,982,731	56,337,299	53,037,299	49,737,299	46,437,299	43,137,299	39,837,299	36,537,299	33,237,299	29,937,299	26,637,299	
CDC-RES36 Strategic site (2,500 units) 30 ph	2,500	£29,044,762	103,775,376	97,761,953	91,814,863	85,936,805	80,124,329	74,370,027	68,700,002	63,030,157	57,348,467	51,672,997	46,009,683	
CDC-RES37 Strategic site (3,500 units) 35 ph	3,500	£41,166,667	122,706,748	115,916,972	109,004,243	102,071,862	95,140,230	87,448,145	80,756,808	74,145,820	67,615,181	61,094,592	54,770,356	
CDC-RES38 Strategic site (4,000 units) 30 ph	4,000	£54,888,889	183,476,928	168,836,536	161,018,244	153,192,522	145,376,801	137,561,080	129,745,359	121,929,638	114,113,917	106,298,196	98,482,475	
CDC-RES39 Strategic site (4,000 units) 35 ph	4,000	£47,047,619	183,476,928	168,836,536	161,018,244	153,192,522	145,376,801	137,561,080	129,745,359	121,929,638	114,113,917	106,298,196	98,482,475	
CDC-RES40 Strategic site (4,000 units) 35 ph	50	£1,776,333	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	1,580,773	
CDC-CAP1 Case game scheme (C2) - 70 lot	50	£98,800	402,126	286,522	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 40% 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-AT0016 Employment - industrial 40% 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 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-CMP7 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		Sales value £5,078 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		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	Residual land values	
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	78,589	71,252
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,490	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557	78,589	71,252
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	382,903	356,261
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784	382,903	356,261
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	765,806	712,521
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£2,043,449	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	1,391,046	1,294,485
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	1,391,046	1,294,485
8 CDC-RES8 Medium scheme (30 units) 30 dph	30	£3,362,174	2,683,085	2,531,385	2,381,399	2,231,127	2,086,509	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231	2,086,509	1,941,727
9 CDC-RES9 Medium scheme (30 units) 35 dph	30	£2,881,864	2,683,085	2,531,385	2,381,399	2,231,127	2,086,509	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231	2,086,509	1,941,727
10 CDC-RES10 Medium scheme (40 units) 30 dph	40	£4,482,899	3,693,934	3,489,625	3,285,369	3,081,107	2,876,849	2,672,591	2,468,332	2,264,074	2,059,816	1,855,558	1,651,300	2,672,591	2,468,332
11 CDC-RES11 Medium scheme (40 units) 35 dph	40	£2,445,219	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964	2,076,964
12 CDC-RES12 Medium scheme (50 units) 30 dph	50	£5,603,624	4,371,918	4,124,453	3,879,786	3,637,916	3,396,843	3,155,769	2,914,696	2,673,622	2,432,548	2,191,474	1,950,400	3,155,769	2,914,696
13 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	3,092,302	2,851,731
14 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,557,877	6,186,680	5,815,679	5,444,678	5,073,677	4,702,676	4,331,675	3,960,674	3,589,673	3,218,672	2,847,671	4,331,675	3,960,674
15 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,557,877	6,186,680	5,815,679	5,444,678	5,073,677	4,702,676	4,331,675	3,960,674	3,589,673	3,218,672	2,847,671	4,331,675	3,960,674
16 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	9,243,938	8,743,836	8,243,734	7,743,632	7,243,530	6,743,428	6,243,326	5,743,224	5,243,122	4,743,020	4,242,918	6,243,326	5,743,224
17 CDC-RES18 Large scheme (100 units) 35 dph	100	£11,954,399	9,243,938	8,743,836	8,243,734	7,743,632	7,243,530	6,743,428	6,243,326	5,743,224	5,243,122	4,743,020	4,242,918	6,243,326	5,743,224
18 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,976,420	12,240,949	11,513,792	10,784,952	10,056,112	9,327,272	8,598,432	7,869,592	7,140,752	6,411,912	5,683,072	9,327,272	8,598,432
19 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	12,976,420	12,240,949	11,513,792	10,784,952	10,056,112	9,327,272	8,598,432	7,869,592	7,140,752	6,411,912	5,683,072	8,598,432	7,869,592
20 CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	17,093,718	16,124,837	15,155,953	14,217,958	13,280,970	12,343,982	11,406,994	10,469,006	9,532,018	8,595,030	7,658,042	11,406,994	10,469,006
21 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	17,093,718	16,124,837	15,155,953	14,217,958	13,280,970	12,343,982	11,406,994	10,469,006	9,532,018	8,595,030	7,658,042	10,469,006	9,532,018
22 CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	25,473,635	24,023,915	22,580,602	21,173,693	19,773,191	18,369,093	17,021,402	15,670,117	14,335,235	13,016,781	11,714,692	17,021,402	15,670,117
23 CDC-RES24 Large scheme (300 units) 35 dph	300	£30,730,880	25,473,635	24,023,915	22,580,602	21,173,693	19,773,191	18,369,093	17,021,402	15,670,117	14,335,235	13,016,781	11,714,692	15,670,117	14,335,235
24 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	18,254,382	16,575,707	14,897,032	21,611,730	19,933,057
25 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	18,254,382	16,575,707	14,897,032	19,933,057	18,254,382
26 CDC-RES27 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	29,189,092	27,014,663	24,868,322	22,744,069	20,647,903	18,577,825	27,014,663	24,868,322
27 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	24,868,322	22,744,069
28 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	65,843,006	62,657,122	59,507,217	56,357,317	53,207,417	50,057,517	46,907,617	43,757,717	40,607,817	37,457,917	34,308,017	50,057,517	46,907,617
29 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	65,843,006	62,657,122	59,507,217	56,357,317	53,207,417	50,057,517	46,907,617	43,757,717	40,607,817	37,457,917	34,308,017	43,757,717	40,607,817
30 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	45,228,117	41,843,578
31 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	38,499,652	35,196,343
32 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	58,002,402	53,916,166
33 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	45,899,065	41,940,801
34 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	104,670,322	96,678,321	92,754,141	88,877,779	84,999,419	81,109,237	77,229,055	73,348,873	69,468,691	65,588,509	61,708,327	77,229,055	73,348,873
35 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	97,507,904	91,340,145
36 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,888,889	126,067,875	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	52,383,367	107,446,608	100,262,345
37 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,899	140,423,151	130,409,542	120,395,933	110,382,324	100,369,715	90,357,106	80,344,497	70,331,888	60,319,279	50,306,670	40,294,061	120,395,933	110,382,324
38 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,423,151	98,409,542	92,459,965	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,170,053	52,697,838	47,283,367	86,577,591	80,763,311
39 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	1,000,947	804,978
40 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	493,839	690,609
41 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	7,102,773	7,102,773
42 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	7,102,773	7,102,773
43 CDC-EMP3 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	7,102,773	7,102,773
44 CDC-EMP4 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	7,102,773	7,102,773
45 CDC-EMP5 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	7,102,773	7,102,773
46 CDC-EMP6 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	7,102,773	7,102,773

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-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	252,949	227,784		
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,949	227,784		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	985,250	920,445	874,267	819,712	765,806	71,521	65,988	60,787	55,647	50,568	45,558		
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£1,043,449	1,985,254	1,840,890	1,748,534	1,656,424	1,564,314	1,472,204	1,380,094	1,287,984	1,195,874	1,103,764	1,011,654		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,788,723	1,587,500	1,387,500	1,187,500	987,500	787,500	587,500	387,500	187,500	1,011,657	919,657		
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,788,723	1,687,500	1,587,500	1,487,500	1,391,046	1,294,485	1,199,006	1,104,700	1,011,657	919,657	828,820		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,683,085	2,331,385	2,081,389	1,831,393	1,581,397	1,331,401	1,081,405	831,409	581,413	331,417	82,823		
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,683,085	2,331,385	2,081,389	1,831,393	1,581,397	1,331,401	1,081,405	831,409	581,413	331,417	82,823		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,088,698	3,497,524	3,259,552	3,021,580	2,783,608	2,545,636	2,307,664	2,069,692	1,831,720	1,593,748	1,355,776	1,117,804		
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,076,994	2,875,205	2,675,805	2,476,405	2,276,005	2,075,605	1,875,205	1,674,805	1,474,405	1,274,005	1,073,605		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,371,918	4,124,453	3,876,786	3,629,119	3,381,452	3,133,785	2,886,118	2,638,451	2,390,784	2,143,117	1,895,450		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,487	4,057,340	3,814,015	3,573,484	3,332,953	3,100,719	2,868,526	2,636,114	2,403,692	2,171,280	1,938,868	1,706,456		
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,633	6,557,877	6,186,680	5,815,679	5,444,678	5,073,677	4,702,676	4,331,675	3,960,674	3,589,673	3,218,672	2,847,671		
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,165,063	6,557,877	6,186,680	5,815,679	5,444,678	5,073,677	4,702,676	4,331,675	3,960,674	3,589,673	3,218,672	2,847,671		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,255,005	8,743,836	8,248,507	7,753,572	7,258,637	6,763,702	6,268,767	5,773,832	5,278,897	4,783,962	4,289,027	3,794,092		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,847,487	7,151,185	6,660,240	6,200,553	5,740,866	5,281,179	4,821,492	4,361,805	3,902,118	3,442,431	2,982,744	2,523,057		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,345,591	12,976,420	12,240,949	11,513,792	10,786,635	10,059,478	9,332,321	8,605,164	7,878,007	7,150,850	6,423,693	5,696,536		
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	12,976,420	12,240,949	11,513,792	10,786,635	10,059,478	9,332,321	8,605,164	7,878,007	7,150,850	6,423,693	5,696,536		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,190,927	18,293,116	16,124,837	14,165,913	12,427,989	10,789,065	9,150,141	7,511,217	5,872,293	4,233,369	2,594,445	975,521		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	17,514,498	15,618,256	13,533,289	11,458,322	9,373,355	7,288,388	5,203,421	3,118,454	1,033,487	8,959,244	8,157,077		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	25,473,635	24,023,915	22,569,602	21,115,693	19,661,380	18,207,067	16,752,754	15,298,441	13,844,128	12,389,815	10,935,502		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,910,351	25,473,635	24,023,915	22,569,602	21,115,693	19,661,380	18,207,067	16,752,754	15,298,441	13,844,128	12,389,815	10,935,502		
25 CDC-RES25 Large scheme (300 units) 55 dph	300	£12,265,913	23,262,466	20,316,115	17,369,764	14,423,413	11,477,062	8,530,711	5,584,360	2,638,009	1,691,658	7,959,244	7,157,077		
26 CDC-RES26 Large scheme (400 units) 30 dph	400	£19,080,207	32,640,040	30,516,115	28,392,190	26,268,265	24,144,340	22,020,415	19,896,490	17,772,565	15,648,640	13,524,715	11,400,790		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£26,812,624	40,462,557	38,147,688	35,868,907	33,616,215	31,386,090	29,180,924	27,014,663	24,868,322	22,744,069	20,647,003	18,577,825		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,849	40,462,557	38,147,688	35,868,907	33,616,215	31,386,090	29,180,924	27,014,663	24,868,322	22,744,069	20,647,003	18,577,825		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,199,577	55,843,006	52,657,122	49,507,217	46,333,377	43,159,537	40,012,697	36,888,857	33,765,017	30,641,177	27,517,337	24,403,497		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,329	55,843,006	52,657,122	49,507,217	46,333,377	43,159,537	40,012,697	36,888,857	33,765,017	30,641,177	27,517,337	24,403,497		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£99,563,255	82,760,036	89,122,423	85,625,625	82,129,041	78,632,243	75,135,445	71,638,647	68,141,849	64,645,051	61,148,253	57,651,455		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	82,760,036	89,122,423	85,625,625	82,129,041	78,632,243	75,135,445	71,638,647	68,141,849	64,645,051	61,148,253	57,651,455		
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,234	74,831,928	70,551,858	66,320,250	62,137,087	58,002,402	53,916,166	49,830,788	45,809,065	41,846,801	38,051,133	34,203,959		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,534,314	74,831,928	70,551,858	66,320,250	62,137,087	58,002,402	53,916,166	49,830,788	45,809,065	41,846,801	38,051,133	34,203,959		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,251,288	101,958,877	95,548,877	89,138,877	82,728,877	76,318,877	70,000,877	63,682,877	57,364,877	51,046,877	44,728,877	38,410,877		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	110,567,712	103,724,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,406	61,511,212	55,625,819	50,162,615		
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,685,765	126,044,768	122,067,675	117,415,052	107,466,008	100,262,345	93,162,485	86,139,996	79,204,924	72,348,438	65,529,029	58,933,088		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	104,423,151	98,400,542	92,459,995	86,577,591	80,763,311	75,017,154	69,331,121	63,726,467	58,176,053	52,697,838	47,283,397		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,509	104,423,151	98,400,542	92,459,995	86,577,591	80,763,311	75,017,154	69,331,121	63,726,467	58,176,053	52,697,838	47,283,397		
40 CDC-EMO1 EMO - Other employment (C3) 35 dph	50	£2,604,841	1,189,457	1,064,235	944,017	828,791	713,565	600,339	489,123	377,907	266,691	155,475	44,261		
41 CDC-CARE1 Care home - residential (C2) 70 dph	1	£500,855	482,126	288,522	94,919	100,299	297,095	493,839	690,679	887,380	1,084,150	1,280,919	1,477,680		
42 CDC-EMPI 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-EMPI 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-EMPI Employment - industrial 50% plot ratio		£1,521,361	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209	12,927,209		
45 CDC-EMPI Employment - industrial 55% 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-EMPI 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-EMPI 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		

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	\$16,686	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	1,352,961	1,295,765	1,238,570	1,181,374	1,124,179	1,066,983	1,009,787	952,591	895,395	
7 CDC-RE57 Medium scheme (20 units) 30 dh	20	\$205,833	1,699,645	1,615,205	1,531,762	1,449,314	1,367,501	1,286,803	1,207,042	1,128,215	1,050,233	973,367	
8 CDC-RE58 Medium scheme (20 units) 35 dh	20	\$176,429	1,690,645	1,615,205	1,531,762	1,449,314	1,367,501	1,286,803	1,207,042	1,128,215	1,050,233	973,367	
9 CDC-RE59 Medium scheme (30 units) 30 dh	30	\$238,750	2,549,467	2,422,800	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,332	1,575,484	1,460,051	
10 CDC-RE59.5 Medium scheme (30 units) 35 dh	30	\$249,687	2,549,467	2,422,800	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,332	1,575,484	1,460,051	
11 CDC-RE51 Medium scheme (40 units) 30 dh	40	\$141,667	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-RE512 Medium scheme (40 units) 55 dh	40	\$224,545	2,853,513	2,683,764	2,518,968	2,350,125	2,186,283	2,022,441	1,864,317	1,708,288	1,552,132	1,396,004	
13 CDC-RE513 Large scheme (50 units) 30 dh	50	\$154,583	4,150,932	3,952,817	3,747,598	3,544,876	3,344,355	3,146,330	2,950,502	2,756,972	2,565,741	2,376,806	
14 CDC-RE514 Large scheme (50 units) 40 dh	50	\$385,398	3,818,751	3,610,478	3,411,449	3,215,768	3,018,317	2,825,241	2,633,938	2,444,840	2,256,658	2,071,581	
15 CDC-RE515 Large scheme (50 units) 45 dh	50	\$466,515	3,818,751	3,610,478	3,411,449	3,215,768	3,018,317	2,825,241	2,633,938	2,444,840	2,256,658	2,071,581	
16 CDC-RE516 Large scheme (75 units) 30 dh	75	\$196,607	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-RE517 Large scheme (100 units) 30 dh	100	\$1,097,778	8,931,864	7,905,233	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-RE518 Large scheme (100 units) 55 dh	100	\$598,788	6,592,732	6,198,750	5,800,739	5,424,368	5,058,995	4,688,141	4,296,819	3,930,030	3,577,372	3,210,407	
19 CDC-RE519 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	7,046,256	
20 CDC-RE519.5 Large scheme (150 units) 35 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	7,046,256	
21 CDC-RE521 Large scheme (200 units) 30 dh	200	\$2,195,556	16,286,572	15,472,450	14,667,354	13,870,258	13,084,243	12,306,227	11,536,261	10,772,206	10,017,236	9,271,349	
22 CDC-RE522 Large scheme (200 units) 35 dh	200	\$1,881,905	16,777,246	15,928,787	15,089,758	14,281,265	13,493,991	12,622,252	11,826,259	11,031,700	10,246,608	9,470,986	
23 CDC-RE523 Large scheme (300 units) 30 dh	300	\$2,822,333	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	
24 CDC-RE524 Large scheme (300 units) 35 dh	300	\$2,293,857	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	
25 CDC-RE525 Large scheme (400 units) 30 dh	400	\$4,391,117	40,846,811	39,488,122	38,132,646	36,787,170	35,441,694	34,100,218	32,764,742	31,433,266	30,102,790	28,778,314	
26 CDC-RE526 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	23,330,472	21,846,380	20,371,293	19,134,794	17,473,863	
27 CDC-RE527 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	27,307,986	25,464,116	23,642,230	21,842,329	
28 CDC-RE528 Large scheme (500 units) 35 dh	500	\$5,040,616	38,832,866	36,857,003	34,903,304	32,971,499	31,061,677	29,173,840	27,307,986	25,464,116	23,642,230	21,842,329	
29 CDC-RE529 Large scheme (750 units) 30 dh	750	\$9,816,000	53,838,112	50,904,092	48,199,550	45,625,465	43,181,683	40,868,306	38,595,560	36,363,167	34,171,212	32,016,679	
30 CDC-RE529.5 Large scheme (750 units) 35 dh	750	\$9,425,833	53,838,112	50,904,092	48,199,550	45,625,465	43,181,683	40,868,306	38,595,560	36,363,167	34,171,212	32,016,679	
31 CDC-RE531 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-RE532 Strategic site (1,000 units) 35 dh	1,000	\$17,196,905	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-RE533 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-RE534 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-RE535 Strategic site (2,000 units) 30 dh	2,000	\$25,623,810	102,635,510	96,355,510	90,283,590	84,355,510	78,523,590	72,793,510	67,162,510	61,631,510	56,200,510	50,869,510	
36 CDC-RE536 Strategic site (2,500 units) 30 dh	2,500	\$29,044,762	102,722,720	100,304,519	94,945,605	89,648,980	84,411,668	79,234,643	74,117,914	69,061,481	64,065,345	59,129,505	
37 CDC-RE537 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	93,268,785	87,160,838	81,107,510	75,305,266	69,844,164	
38 CDC-RE538 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-RE539 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-EL576 Old car park (C3) 35 dh	-	\$513,760	1,827,027	1,458,929	1,268,917	1,122,987	987,057	857,127	747,932	652,208	567,800	484,223	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	\$98,800	238,945	435,718	632,450	825,258	1,028,029	1,222,799	1,419,569	1,616,338	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	3,916,779	3,396,779	2,916,779	2,516,779	2,166,779	1,866,779	1,616,779	
43 CDC-EMP2 Employment-industrial 45% plot ratio	-	\$1,235,000	5,916,838	5,196,838	4,516,838	3,916,838	3,396,838	2,916,838	2,516,838	2,166,838	1,866,838	1,616,838	
44 CDC-EMP3 Employment-industrial 40% plot ratio	-	\$893,470	6,893,539	6,063,539	5,303,539	4,613,539	3,993,539	3,433,539	2,933,539	2,503,539	2,123,539	1,793,539	
45 CDC-EMP4 Employment-industrial 45% plot ratio	-	\$940,000	6,963,079	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	-	\$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	
47 CDC-EMP6 Employment-industrial 45% plot ratio	-	\$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	

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 100%
FH 0%

SO 100%
FH 0%

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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	£105,498	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 (20 units) 35 dph	20	£2,241,450	2,019,936	1,939,116	1,850,245	1,761,700	1,674,158	1,587,619	1,502,084	1,417,553	1,334,024	1,251,494	1,168,963
6 CDC-RES6 Medium 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
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,019,936	1,939,116	1,850,245	1,761,700	1,674,158	1,587,619	1,502,084	1,417,553	1,334,024	1,251,494	1,168,963
8 CDC-RES8 Medium scheme (30 units) 35 dph	30	£3,362,174	3,029,904	2,908,674	2,787,444	2,666,214	2,544,984	2,423,754	2,302,524	2,181,294	2,060,064	1,938,834	1,817,604
9 CDC-RES9 Medium scheme (40 units) 55 dph	40	£4,482,898	4,150,628	3,929,398	3,708,168	3,486,938	3,265,708	3,044,478	2,823,248	2,602,018	2,380,788	2,159,558	1,938,328
10 CDC-RES10 Medium scheme (50 units) 55 dph	50	£5,603,624	5,271,354	5,050,124	4,828,894	4,607,664	4,386,434	4,165,204	3,943,974	3,722,744	3,501,514	3,280,284	3,059,054
11 CDC-RES11 Medium scheme (60 units) 55 dph	60	£6,724,350	6,392,080	6,170,850	5,949,620	5,728,390	5,507,160	5,285,930	5,064,700	4,843,470	4,622,240	4,401,010	4,179,780
12 CDC-RES12 Medium scheme (80 units) 55 dph	80	£8,832,464	8,500,194	8,278,964	8,057,734	7,836,504	7,615,274	7,394,044	7,172,814	6,951,584	6,730,354	6,509,124	6,287,894
13 CDC-RES13 Strategic site (1,000 units) 35 dph	1,000	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
14 CDC-RES14 Strategic site (1,500 units) 35 dph	1,500	£17,869,999	17,537,729	17,205,459	16,873,189	16,540,919	16,208,649	15,876,379	15,544,109	15,211,839	14,879,569	14,547,299	14,215,029
15 CDC-RES15 Strategic site (2,000 units) 35 dph	2,000	£23,826,666	23,494,396	23,162,126	22,829,856	22,497,586	22,165,316	21,833,046	21,500,776	21,168,506	20,836,236	20,503,966	20,171,696
16 CDC-RES16 Strategic site (2,500 units) 35 dph	2,500	£29,783,333	29,451,063	29,118,793	28,786,523	28,454,253	28,121,983	27,789,713	27,457,443	27,125,173	26,792,903	26,460,633	26,128,363
17 CDC-RES17 Strategic site (3,000 units) 35 dph	3,000	£35,739,999	35,407,729	35,075,459	34,743,189	34,410,919	34,078,649	33,746,379	33,414,109	33,081,839	32,749,569	32,417,299	32,085,029
18 CDC-RES18 Strategic site (3,500 units) 35 dph	3,500	£41,695,666	41,363,396	41,031,126	40,698,856	40,366,586	40,034,316	39,702,046	39,369,776	39,037,506	38,705,236	38,372,966	38,040,696
19 CDC-RES19 Strategic site (4,000 units) 35 dph	4,000	£47,651,333	47,319,063	46,986,793	46,654,523	46,322,253	45,989,983	45,657,713	45,325,443	44,993,173	44,660,903	44,328,633	43,996,363
20 CDC-RES20 Strategic site (4,500 units) 35 dph	4,500	£53,607,000	53,274,730	52,942,460	52,610,190	52,277,920	51,945,650	51,613,380	51,281,110	50,948,840	50,616,570	50,284,300	49,952,030
21 CDC-RES21 Strategic site (5,000 units) 35 dph	5,000	£59,562,667	59,230,397	58,898,127	58,565,857	58,233,587	57,901,317	57,569,047	57,236,777	56,904,507	56,572,237	56,239,967	55,907,697
22 CDC-RES22 Strategic site (5,500 units) 35 dph	5,500	£65,518,333	65,186,063	64,853,793	64,521,523	64,189,253	63,856,983	63,524,713	63,192,443	62,860,173	62,527,903	62,195,633	61,863,363
23 CDC-RES23 Strategic site (6,000 units) 35 dph	6,000	£71,474,000	71,141,730	70,809,460	70,477,190	70,144,920	69,812,650	69,480,380	69,148,110	68,815,840	68,483,570	68,151,300	67,819,030
24 CDC-RES24 Strategic site (6,500 units) 35 dph	6,500	£77,429,667	77,097,397	76,765,127	76,432,857	76,100,587	75,768,317	75,436,047	75,103,777	74,771,507	74,439,237	74,106,967	73,774,697
25 CDC-RES25 Strategic site (7,000 units) 35 dph	7,000	£83,385,333	83,053,063	82,720,793	82,388,523	82,056,253	81,723,983	81,391,713	81,059,443	80,727,173	80,394,903	80,062,633	79,730,363
26 CDC-RES26 Strategic site (7,500 units) 35 dph	7,500	£89,341,000	89,008,730	88,676,460	88,344,190	88,011,920	87,679,650	87,347,380	87,015,110	86,682,840	86,350,570	86,018,300	85,686,030
27 CDC-RES27 Strategic site (8,000 units) 35 dph	8,000	£95,296,667	94,964,397	94,632,127	94,299,857	93,967,587	93,635,317	93,303,047	92,970,777	92,638,507	92,306,237	91,973,967	91,641,697
28 CDC-RES28 Strategic site (8,500 units) 35 dph	8,500	£101,252,333	100,920,063	100,587,793	100,255,523	99,923,253	99,590,983	99,258,713	98,926,443	98,594,173	98,261,903	97,929,633	97,597,363
29 CDC-RES29 Strategic site (9,000 units) 35 dph	9,000	£107,208,000	106,875,730	106,543,460	106,211,190	105,878,920	105,546,650	105,214,380	104,882,110	104,549,840	104,217,570	103,885,300	103,553,030
30 CDC-RES30 Strategic site (9,500 units) 35 dph	9,500	£113,163,667	112,831,397	112,499,127	112,166,857	111,834,587	111,502,317	111,170,047	110,837,777	110,505,507	110,173,237	109,840,967	109,508,697
31 CDC-RES31 Strategic site (10,000 units) 35 dph	10,000	£119,119,333	118,787,063	118,454,793	118,122,523	117,790,253	117,457,983	117,125,713	116,793,443	116,461,173	116,128,903	115,796,633	115,464,363
32 CDC-RES32 Strategic site (10,500 units) 35 dph	10,500	£125,075,000	124,742,730	124,410,460	124,078,190	123,745,920	123,413,650	123,081,380	122,749,110	122,416,840	122,084,570	121,752,300	121,420,030
33 CDC-RES33 Strategic site (11,000 units) 35 dph	11,000	£131,030,667	130,698,397	130,366,127	130,033,857	129,701,587	129,369,317	129,037,047	128,704,777	128,372,507	128,040,237	127,707,967	127,375,697
34 CDC-RES34 Strategic site (11,500 units) 35 dph	11,500	£136,986,333	136,654,063	136,321,793	135,989,523	135,657,253	135,324,983	134,992,713	134,660,443	134,328,173	133,995,903	133,663,633	133,331,363
35 CDC-RES35 Strategic site (12,000 units) 35 dph	12,000	£142,942,000	142,609,730	142,277,460	141,945,190	141,612,920	141,280,650	140,948,380	140,616,110	140,283,840	139,951,570	139,619,300	139,287,030
36 CDC-RES36 Strategic site (12,500 units) 35 dph	12,500	£148,897,667	148,565,397	148,233,127	147,900,857	147,568,587	147,236,317	146,904,047	146,571,777	146,239,507	145,907,237	145,574,967	145,242,697
37 CDC-RES37 Strategic site (13,000 units) 35 dph	13,000	£154,853,333	154,521,063	154,188,793	153,856,523	153,524,253	153,191,983	152,859,713	152,527,443	152,195,173	151,862,903	151,530,633	151,198,363
38 CDC-RES38 Strategic site (13,500 units) 35 dph	13,500	£160,809,000	160,476,730	160,144,460	159,812,190	159,479,920	159,147,650	158,815,380	158,483,110	158,150,840	157,818,570	157,486,300	157,154,030
39 CDC-RES39 Strategic site (14,000 units) 35 dph	14,000	£166,764,667	166,432,397	166,100,127	165,767,857	165,435,587	165,103,317	164,771,047	164,438,777	164,106,507	163,774,237	163,441,967	163,109,697
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	£11,913,333	11,581,063	11,248,793	10,916,523	10,584,253	10,251,983	9,919,713	9,587,443	9,255,173	8,922,903	8,590,633	8,258,363

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	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	10	£589,242	1,004,985	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 (20 units) 35 dph	20	£1,178,484	2,019,936	1,939,116	1,850,245	1,761,700	1,674,158	1,587,619	1,499,079	1,411,539	1,324,000	1,236,460	1,148,920
6 CDC-RES6 Medium scheme (20 units) 35 dph	20	£994,385	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,543	1,132,000	1,046,460	960,920
7 CDC-RES7 Medium scheme (30 units) 35 dph	30	£1,565,173	2,745,516	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,353	1,577,248	1,454,898
8 CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,745,516	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,353	1,577,248	1,454,898
9 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,068,698	3,951,714	3,403,982	3,228,220	3,054,428	2,882,606	2,712,754	2,544,873	2,378,912	2,215,020	2,053,050	1,892,652
10 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	3,102,403	2,920,978	2,741,638	2,594,284	2,398,214	2,216,128	2,045,135	1,876,925	1,708,384	1,539,843	1,371,302
11 CDC-RES13 Large scheme (100 units) 30 dph	100	£2,068,698	4,477,143	4,254,972	4,035,276	3,816,580	3,598,773	3,380,977	3,163,180	2,945,383	2,727,586	2,509,789	2,291,992
12 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,133,577	3,915,553	3,699,979	3,486,577	3,276,186	3,067,965	2,862,195	2,658,876	2,458,007	2,256,599	2,053,822
13 CDC-RES15 Large scheme (75 units) 40 dph	75	£3,912,933	6,715,714	6,382,406	6,052,912	5,727,051	5,404,886	5,082,725	4,761,564	4,440,403	4,119,242	3,798,081	3,476,920
14 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,715,714	6,382,406	6,052,912	5,727,051	5,404,886	5,082,725	4,761,564	4,440,403	4,119,242	3,798,081	3,476,920
15 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,954,266	8,509,955	8,070,549	7,638,000	7,205,516	6,786,044	6,362,181	5,947,403	5,537,551	5,126,624	4,716,697
16 CDC-RES18 Large scheme (150 units) 30 dph	150	£8,349,591	12,143,657	11,439,578	10,735,500	10,031,421	9,327,342	8,623,263	7,919,184	7,215,105	6,511,026	5,806,947	5,102,868
17 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	13,293,363	12,634,114	11,981,731	11,334,015	10,683,547	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,006,744
18 CDC-RES20 Large scheme (150 units) 35 dph	150	£7,155,078	13,293,363	12,634,114	11,981,731	11,334,015	10,683,547	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,006,744
19 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,310,121	17,518,403	16,646,500	15,784,380	14,931,881	14,086,133	13,249,251	12,422,089	11,604,947	10,786,925	9,968,923	9,210,840
20 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	17,596,760	17,090,941	16,195,191	15,377,555	14,429,546	13,561,637	12,703,832	11,856,128	11,018,626	10,171,027	9,373,629
21 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,986,933	26,187,110	24,865,163	23,557,918	22,265,375	20,987,524	19,724,389	18,475,649	17,236,909	16,010,546	14,809,114	13,616,490
22 CDC-RES24 Large scheme (300 units) 30 dph	300	£14,310,156	26,187,110	24,865,163	23,557,918	22,265,375	20,987,524	19,724,389	18,475,649	17,236,909	16,010,546	14,809,114	13,616,490
23 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,620,242	33,287,856	31,602,558	29,936,012	28,268,219	26,659,177	25,048,887	23,457,349	21,884,562	20,330,529	18,785,247	17,278,717
24 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	33,287,856	31,602,558	29,936,012	28,268,219	26,659,177	25,048,887	23,457,349	21,884,562	20,330,529	18,785,247	17,278,717
25 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,864	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,354,704	25,430,192	23,494,089	21,598,396
26 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,949	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,354,704	25,430,192	23,494,089	21,598,396
27 CDC-RES29 Large scheme (750 units) 30 dph	750	£44,779,128	54,540,128	51,646,718	48,753,308	45,859,898	42,967,488	40,075,078	37,182,668	34,290,258	31,397,848	28,505,438	25,613,028
28 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	54,546,128	51,540,733	48,665,784	45,816,281	42,966,020	40,117,793	37,268,778	34,419,763	31,569,748	28,719,733	25,869,718
29 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£98,563,255	146,212,418	131,322,449	120,880,096	110,484,360	100,685,239	90,884,734	81,084,234	71,283,734	61,483,234	51,682,734	41,882,234
30 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£98,625,647	146,212,418	131,322,449	120,880,096	110,484,360	100,685,239	90,884,734	81,084,234	71,283,734	61,483,234	51,682,734	41,882,234
31 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	127,613,941	114,939,777	104,255,139	93,570,501	82,885,863	72,201,225	61,516,587	50,831,949	40,147,311	29,462,673	18,778,035
32 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,613,941	127,613,941	114,939,777	104,255,139	93,570,501	82,885,863	72,201,225	61,516,587	50,831,949	40,147,311	29,462,673	18,778,035
33 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,294,230	107,740,023	102,929,886	96,840,061	91,452,382	86,121,064	80,808,805	75,523,492	70,255,154	65,005,794	60,013,410	55,820,023
34 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£140,948,114	113,327,281	107,550,415	101,367,916	95,180,446	90,055,543	85,055,828	80,030,402	74,236,263	68,912,413	63,849,855	58,451,575
35 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	133,389,715	125,878,033	118,842,280	113,122,078	106,584,004	100,089,701	93,527,187	87,030,365	80,914,214	74,184,267	68,684,033
36 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,623,020	107,803,882	102,992,515	96,842,491	91,253,809	85,926,469	80,659,714	75,452,885	70,307,374	65,223,244	60,200,470	55,230,066
37 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£278,623,020	107,803,882	102,992,515	96,842,491	91,253,809	85,926,469	80,659,714	75,452,885	70,307,374	65,223,244	60,200,470	55,230,066
38 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,918,745	1,724,950	1,553,395	1,374,079	1,197,004	1,022,169	845,973	676,217	511,101	345,268	180,312
39 CDC-CARE1 CARE home (C2) - (70 units)	-	£500,855	238,948	438,710	632,489	829,258	1,026,029	1,222,799	1,419,589	1,616,339	1,813,100	2,009,879	2,206,649
40 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
41 CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	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
42 CDC-EMP3 Employment - industrial 40% plot ratio	-	£15,521,386	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
43 CDC-EMP4 Employment - industrial 45% plot ratio	-	£15,521,386	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
44 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
45 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 £4,594 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-RES1 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-RES2 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-RES3 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-RES4 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-RES5 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-RES6 Small scheme (20 units) 30 dph	20	£2,149,621	2,079,662	1,984,381	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	1,129,482	1,041,759
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,079,662	1,984,381	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	1,129,482	1,041,759
8 CDC-RES8 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	1,129,482	1,041,759
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638	1,694,223	1,562,638
10 CDC-RES10 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	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638	1,694,223	1,562,638
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,835,463	3,645,870	3,458,360	3,272,953	3,089,647	2,908,444	2,729,343	2,552,344	2,377,448	2,204,008	2,032,004	2,204,008	2,032,004
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,215	3,251,293	3,158,193	2,967,310	2,778,643	2,592,193	2,407,959	2,225,941	2,046,141	1,868,557	1,693,189	1,520,037	1,693,189	1,520,037
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,794,353	4,557,338	4,322,951	4,091,191	3,862,059	3,635,555	3,411,679	3,190,431	2,971,811	2,755,010	2,540,008	2,755,010	2,540,008
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,445,402	4,215,638	3,985,470	3,757,927	3,533,000	3,310,688	3,090,992	2,873,911	2,659,447	2,447,598	2,238,365	2,447,598	2,238,365
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009	4,457,715	3,810,009
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009	4,457,715	3,810,009
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,399	9,984,391	9,216,657	8,645,960	8,075,389	7,509,448	6,943,584	6,380,862	5,823,852	5,269,448	4,715,616	4,162,616	5,269,448	4,162,616
18 CDC-RES17 Large scheme (100 units) 55 dph	100	£6,520,581	7,837,182	7,384,824	6,937,656	6,495,677	6,058,888	5,627,289	5,200,881	4,778,660	4,356,831	3,935,791	3,514,742	4,356,831	3,514,742
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936	8,802,267	7,519,936
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£15,360,940	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936	8,802,267	7,519,936
21 CDC-RES21 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	12,437,088	11,576,614	10,726,496	9,886,608	11,576,614	9,886,608
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	19,211,939	18,246,678	17,292,152	16,348,361	15,415,306	14,492,987	13,581,404	12,680,556	11,790,444	10,911,068	10,042,427	12,680,556	10,042,427
23 CDC-RES23 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	14,582,884
24 CDC-RES24 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	14,582,884
25 CDC-RES25 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	23,397,833	18,499,457
26 CDC-RES26 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	23,397,833	18,499,457
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,410	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,368	29,247,291	27,184,092	25,141,783	23,124,322	29,247,291	23,124,322
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,368	29,247,291	27,184,092	25,141,783	23,124,322	29,247,291	23,124,322
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	61,280,392	58,182,692	55,119,474	52,060,742	49,096,493	46,136,729	43,211,440	40,320,654	37,464,342	34,642,515	31,855,172	37,464,342	31,855,172
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	61,280,392	58,182,692	55,119,474	52,060,742	49,096,493	46,136,729	43,211,440	40,320,654	37,464,342	34,642,515	31,855,172	37,464,342	31,855,172
31 CDC-RES31 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	35,730,040
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,962,838	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	35,730,040
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	82,164,598	77,997,025	73,875,856	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097	53,966,093	42,577,097
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	82,164,598	77,997,025	73,875,856	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097	53,966,093	42,577,097
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	114,973,007	109,150,159	103,262,116	97,698,877	92,070,442	86,506,811	81,007,984	75,573,962	70,204,745	64,900,330	59,680,720	75,573,962	59,680,720
36 CDC-RES36 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	62,645,843
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,268,573	184,847,785	180,994,544	173,888,712	166,894,788	159,888,712	152,888,712	145,888,712	138,888,712	131,888,712	124,888,712	117,888,712	138,888,712	117,888,712
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,898	184,847,785	180,994,544	173,888,712	166,894,788	159,888,712	152,888,712	145,888,712	138,888,712	131,888,712	124,888,712	117,888,712	138,888,712	117,888,712
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	184,847,785	180,994,544	173,888,712	166,894,788	159,888,712	152,888,712	145,888,712	138,888,712	131,888,712	124,888,712	117,888,712	138,888,712	117,888,712
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	1,246,959	1,061,446	878,330	697,609	519,286	343,358	697,609	343,358
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	1,616,338	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		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-RES1 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	61,810	56,979

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

BENBOLW DISTRICT COUNCIL		Sales value £4,691 psm		AH tenure		Rented 80%		Intermediate:		SO 20%				£106 per unit:		£7,600					
TRESHWICK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£2,689,739 PER HA		Type of use:		50% SO 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	556,980						
6	CDC-RES6 Small scheme (20 units) 30 dph	20	£2,241,450	2,201,746	2,091,746	1,989,969	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	£1,921,242	2,091,746	1,989,969	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	1,020,406						
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	2,332,051	2,167,696	2,003,341	1,838,986	1,674,631	1,510,276	1,345,921	1,181,566	1,017,211	852,856						
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	2,947,449	2,714,196	2,480,943						
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	8,126,696	7,331,137	6,535,578	5,740,019	4,944,460	4,148,901	3,353,342	2,557,783	1,762,224						
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	3,459,908						
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	18,500,549	17,732,353	16,975,159	16,228,964	15,482,769	14,736,574	13,990,379	13,244,184	12,497,989	11,751,794						
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	9,790,340						
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	67,812,227	64,763,227	61,713,227	58,663,227	55,613,227	52,563,227	49,513,227	46,463,227	43,413,227	40,363,227	37,313,227	34,263,227						
27	CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	67,812,227	64,763,227	61,713,227	58,663,227	55,613,227	52,563,227	49,513,227	46,463,227	43,413,227	40,363,227	37,313,227	34,263,227						
28	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	65,086,995	61,809,765	58,599,016	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	58,599,016	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	61,000,977						
36	CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,289,517	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	61,000,977						
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	57,669,919						
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	57,669,919						
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	1,273,319	1,077,442	884,118	693,346	505,126	316,898						
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	807,716	764,229	71,893	65,970	60,851		
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£1,047,448	2,298,136	2,149,056	2,092,781	2,036,399	1,980,710	1,925,328	1,871,368	1,817,787	1,764,197	1,710,606	1,657,015		
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	£2,092,522	4,089,252	3,887,759	3,688,522	3,489,285	3,290,048	3,104,811	2,923,574	2,748,337	2,573,099	2,401,862	2,236,625		
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	2,795,121	2,593,787	2,400,754	2,216,007	2,027,728	1,841,737	1,658,095		
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	3,880,168	3,642,267	3,407,160	3,173,518	2,942,449	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	3,088,948	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	5,826,061	5,463,401	5,105,739	4,749,277	4,393,814	4,038,351		
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	5,826,061	5,463,401	5,105,739	4,749,277	4,393,814	4,038,351		
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	7,920,336	7,500,254	7,084,534	6,674,320	6,264,375	5,854,889		
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	3,892,286		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,345,951	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,094,474	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	10,094,474	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	14,583,976	13,354,304	12,156,467	11,002,467	9,856,671		
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	£14,310,151	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	£22,925,366	37,730,983	35,836,325	33,962,751	32,110,257	30,276,847	28,456,517	26,637,091	24,826,507	23,030,552	21,256,150	19,497,217		
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	24,826,507	23,030,552	21,256,150	19,497,217		
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	£45,159,177	85,086,965	81,609,705	78,569,016	75,564,745	72,596,567	69,665,065	66,750,846	63,822,508	60,895,025	57,962,283	55,036,363		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,275,320	85,086,965	81,609,705	78,569,016	75,564,745	72,596,567	69,665,065	66,750,846	63,822,508	60,895,025	57,962,283	55,036,363		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£99,653,265	713,163,688	694,770,709	658,815,851	622,086,135	586,848,496	551,110,033	516,822,630	481,975,372	447,771,249	417,072,334	389,894,345		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£95,625,647	713,163,688	694,770,709	658,815,851	622,086,135	586,848,496	551,110,033	516,822,630	481,975,372	447,771,249	417,072,334	389,894,345		
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	£119,251,390	128,072,817	121,912,970	116,502,901	111,078,769	105,649,687	100,221,619	94,803,549	89,391,479	84,000,409	78,619,339	73,248,269		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	128,072,817	121,912,970	116,502,901	111,078,769	105,649,687	100,221,619	94,803,549	89,391,479	84,000,409	78,619,339	73,248,269		
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	92,410,894	85,448,142	78,558,407		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,520,528	122,075,567	115,882,587	109,709,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,098	74,461,486	68,817,978	63,243,443		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£232,582,589	122,075,567	115,882,587	109,709,092	103,704,263	97,718,369	91,801,411	85,953,388	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	2,085,350	1,912,212	1,767,219	1,632,219	1,507,219	1,382,219	1,257,219	1,132,219	1,007,219	882,219		
41 CDC-CARE1 Care home scheme (C2) - 70 units		£500,855	589,549	435,718	632,449	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		£8,260,693	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779		
43 CDC-EMP2 Employment - industrial 45% plot ratio		£8,260,693	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779		
44 CDC-EMP3 Employment - industrial 40% plot ratio		£2,121,696	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638	8,993,638		
45 CDC-EMP4 Employment - industrial 45% plot ratio		£12,621,696	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	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

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	549,673	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	549,673	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	£968,621	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	2,838,333	2,623,051	2,407,769	2,192,487
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	2,838,333	2,623,051	2,407,769	2,192,487
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	4,376,654	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) 55 dph	100	£6,520,581	9,081,632	8,570,898	8,066,072	7,556,973	7,073,781	6,586,437	6,104,941	5,629,252	5,150,491	4,695,536	4,237,429
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	21,831,424	20,552,271	19,485,121	18,429,973	17,386,828	16,355,687	15,336,548	14,329,412	13,334,280	12,351,149	11,378,787
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	69,892,598	66,436,838	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	69,892,598	66,436,838	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	88,893,598	85,436,838	82,018,558	78,638,759	75,297,440	71,994,601	68,730,243	65,504,365	62,316,968	59,168,050	56,057,614
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	88,893,598	85,436,838	82,018,558	78,638,759	75,297,440	71,994,601	68,730,243	65,504,365	62,316,968	59,168,050	56,057,614
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£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	£128,682,838	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	97,558,497	91,454,934	85,386,738	79,300,908	73,467,446	67,615,989
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	97,558,497	91,454,934	85,386,738	79,300,908	73,467,446	67,615,989
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	5,181,638	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	-	£26,897,396	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	15,762,722	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)

£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	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	549,673	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	549,673	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
5 CDC-RES5 Small scheme (10 units) 30 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) 35 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	£994,385	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
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	£1,341,577	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	£2,098,698	4,343,019	4,129,648	3,918,642	3,710,003	3,503,731	3,299,824	3,097,813	2,897,463	2,699,496	2,503,911	2,310,709
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,138,308	3,849,073	3,632,623	3,418,652	3,207,161	2,993,170	2,781,628	2,569,586	2,358,963	2,150,900	1,996,286	1,796,152
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,788,514	5,162,090	4,928,303	4,692,514	4,458,725	4,224,936	4,000,147	3,775,358	3,550,569	3,325,780	3,100,991	2,876,202
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	5,078,053	4,815,778	4,556,449	4,300,065	4,046,628	3,796,134	3,548,586	3,303,084	3,052,327	2,823,323	2,596,118
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	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	£3,353,943	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	£5,565,060	10,857,549	10,324,119	9,796,006	9,275,009	8,756,326	8,249,581	7,744,534	7,242,659	6,748,740	6,256,772	5,776,772
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£4,035,481	10,857,549	10,324,119	9,796,006	9,275,009	8,756,326	8,249,581	7,744,534	7,242,659	6,748,740	6,256,772	5,776,772
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	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	£8,157,078	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	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	£11,130,21	21,189,403	20,402,228	19,106,281	18,062,163	16,969,672	15,868,810	14,760,575	13,651,970	12,541,970	11,432,263	10,325,738
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	21,189,403	20,402,228	19,106,281	18,062,163	16,969,672	15,868,810	14,760,575	13,651,970	12,541,970	11,432,263	10,325,738
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,811	31,454,611	29,981,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,810,758	19,363,571	17,930,933	16,515,792
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	31,454,611	29,981,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,810,758	19,363,571	17,930,933	16,515,792
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,620,242	39,652,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,840	28,279,055	26,434,705	24,564,739	22,741,007	20,939,559
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	39,652,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,840	28,279,055	26,434,705	24,564,739	22,741,007	20,939,559
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	49,940,681	47,342,512	44,968,869	42,522,073	40,103,134	37,712,429	35,348,820	33,013,444	30,705,924	28,426,297	26,177,445
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,949	49,940,681	47,342,512	44,968,869	42,522,073	40,103,134	37,712,429	35,348,820	33,013,444	30,705,924	28,426,297	26,177,445
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,438	88,953,598	85,430,838	82,015,498	78,603,592	75,199,444	71,804,944	68,419,444	65,034,944	61,650,444	58,265,944	54,881,444
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	88,953,598	85,430,838	82,015,498	78,603,592	75,199,444	71,804,944	68,419,444	65,034,944	61,650,444	58,265,944	54,881,444
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,565,235	77,431,017	73,536,648	69,635,642	65,737,909	62,113,176	58,392,800	54,719,245	51,081,051	47,490,221	43,942,753	40,438,649
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	77,431,017	73,536,648	69,635,642	65,737,909	62,113,176	58,392,800	54,719,245	51,081,051	47,490,221	43,942,753	40,438,649
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£99,432,232	92,347,006	87,688,259	83,101,281	78,606,678	74,207,678	69,807,970	65,451,073	61,095,948	56,836,588	52,572,002	48,306,184
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,241	92,347,006	87,688,259	83,101,281	78,606,678	74,207,678	69,807,970	65,451,073	61,095,948	56,836,588	52,572,002	48,306,184
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,924,204	129,383,272	122,881,427	116,451,394	110,093,728	103,669,657	97,205,498	90,741,934	84,280,376	77,826,818	71,373,260	64,919,702
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£140,684,118	136,083,262	129,222,614	122,548,217	115,760,072	109,138,179	102,592,538	96,037,149	89,520,011	83,013,126	77,172,492	71,008,111
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	193,028,268	182,117,640	174,131,903	163,236,059	152,340,107	141,448,136	130,552,879	119,657,503	108,762,128	97,867,727	86,973,327
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,252,020	259,296,209	242,762,693	231,001,307	219,093,851	207,186,523	195,279,195	183,371,867	171,464,539	159,557,211	147,649,883	135,742,555
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£258,952,698	259,296,209	242,762,693	231,001,307	219,093,851	207,186,523	195,279,195	183,371,867	171,464,539	159,557,211	147,649,883	135,742,555
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	-	£2,604,448	2,793,901	2,569,011	2,346,830	2,127,357	1,910,553	1,696,530	1,485,192	1,276,558	1,070,626	867,406	669,894
41 CDC-CARE1 Care home (C2) - (70 units)	-	£500,855	238,948	435,718	632,489	829,258	1,026,029	1,222,799	1,419,569	1,616,339	1,813,109	2,009,879	2,206,649
42 CDC-EMPE1 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-EMPE2 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-EMPE3 Employment - industrial 40% plot ratio	-	£12,521,368	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639
45 CDC-EMPE4 Employment - industrial 45% plot ratio	-	£12,521,368	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	15,762,722	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-EMPE6 Employment - industrial 45% plot ratio	-	£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

Sales value £4,884 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£2,689,739 PER HA

AH tenure

Type of tenure

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	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 CDC-RES1 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-RES2 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-RES3 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-RES4 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-RES5 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-RES6 Small scheme (20 units) 30 dph	20	£2,241,450	2,533,148	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
7 CDC-RES7 Medium scheme (20 units) 30 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
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£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
9 CDC-RES9 Medium scheme (30 units) 30 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
10 CDC-RES10 Medium scheme (40 units) 30 dph	40	£4,482,899	4,598,788	4,337,153	4,148,783	3,928,528	3,657,913	3,382,385	3,189,981	2,981,020	2,715,503	2,507,428	2,215,609
11 CDC-RES11 Medium scheme (40 units) 35 dph	40	£2,445,216	4,097,963	3,869,837	3,644,323	3,421,420	3,201,128	2,983,448	2,768,377	2,555,920	2,346,071	2,138,836	1,934,210
12 CDC-RES12 Medium 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	3,317,538	3,062,576
13 CDC-RES14 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	3,777,383	3,519,019	3,262,770	3,009,283	2,758,924
14 CDC-RES15 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
15 CDC-RES16 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
16 CDC-RES17 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
17 CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	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	4,582,573
18 CDC-RES19 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
19 CDC-RES20 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
20 CDC-RES21 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
21 CDC-RES22 Large scheme (200 units) 35 dph	200	£20,493,253	22,841,166	21,705,067	20,581,605	19,470,779	18,372,590	17,287,037	16,214,121	15,153,840	14,106,196	13,068,932	12,043,107
22 CDC-RES23 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
23 CDC-RES24 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
24 CDC-RES25 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
25 CDC-RES26 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
26 CDC-RES27 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
27 CDC-RES28 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
28 CDC-RES29 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
29 CDC-RES30 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
30 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	81,698,346	77,602,587	73,552,432	69,547,883	65,588,937	61,675,596	57,807,858	53,985,725	50,209,197	46,477,368	42,790,533
31 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,833	81,698,346	77,602,587	73,552,432	69,547,883	65,588,937	61,675,596	57,807,858	53,985,725	50,209,197	46,477,368	42,790,533
32 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	97,426,271	92,537,745	87,703,657	82,824,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
33 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	97,426,271	92,537,745	87,703,657	82,824,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
34 CDC-RES35 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	105,137,729	100,670,321	96,203,100	91,772,052	87,341,105	82,903,480
35 CDC-RES36 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
36 CDC-RES37 Strategic site (3,500 units) 35 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
37 CDC-RES38 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
38 CDC-RES39 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
39 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
40 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	238,948	435,718	632,489	829,258	1,026,029	1,222,709	1,419,599	1,616,339	1,813,109	2,009,879	2,206,649
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
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
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
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
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
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

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	129,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599	
2 CDC-RES2 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-RES3 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-RES4 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-RES5 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-RES6 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-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,533,148	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-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,533,148	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-RES9 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-RES10 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-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,598,788	4,337,163	4,148,783	3,928,528	3,710,574	3,494,245	3,280,349	3,069,007	2,860,178	2,653,863	2,450,061	
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£1,131,308	4,007,963	3,869,837	3,684,323	3,421,620	3,201,328	2,983,408	2,768,377	2,550,929	2,340,071	2,138,586	1,934,210	
13 CDC-RES13 Large scheme (100 units) 30 dph	100	£2,698,027	5,743,955	5,464,420	5,185,970	4,907,423	4,628,976	4,350,529	4,072,082	3,793,635	3,515,188	3,236,741	2,958,294	
14 CDC-RES14 Large scheme (150 units) 40 dph	150	£1,956,467	5,392,879	5,115,854	4,841,930	4,571,135	4,303,441	4,038,857	3,777,383	3,519,019	3,262,770	3,009,283	2,758,924	
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£3,012,933	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,962	4,593,863	
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,962	4,593,863	
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	14,910,970	10,828,814	10,371,959	9,827,332	9,296,438	8,755,512	8,200,872	7,672,517	7,150,445	6,634,656	6,125,162	
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£3,035,419	10,937,057	9,103,057	8,163,386	7,263,150	6,406,150	5,584,637	4,818,242	4,093,242	3,371,752	2,651,262	1,930,772	
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	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-RES20 Large scheme (150 units) 35 dph	150	£15,576,078	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-RES21 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	17,008,663	15,964,819	14,929,383	13,906,194	12,895,332	11,896,796	
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	22,441,166	21,705,067	20,581,065	19,470,719	18,372,590	17,287,037	16,214,121	15,153,840	14,100,196	13,068,632	12,043,107	
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,895,931	33,203,895	31,548,823	29,912,200	28,294,011	26,694,228	25,102,960	23,549,007	22,035,907	20,572,426	19,151,538	17,682,246	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,135	33,203,895	31,548,823	29,912,200	28,294,011	26,694,228	25,112,860	23,549,007	22,035,907	20,572,426	19,151,538	17,682,246	
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,680,242	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,860,981	29,841,920	27,915,503	25,973,428	24,054,797	22,159,609	
26 CDC-RES26 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	31,860,981	29,841,920	27,915,503	25,973,428	24,054,797	22,159,609	
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	52,708,042	50,075,321	47,471,904	44,897,791	42,352,961	39,837,476	37,351,279	34,848,378	32,466,786	30,068,496	27,695,512	
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,553,949	52,708,042	50,075,321	47,471,904	44,897,791	42,352,961	39,837,476	37,351,279	34,848,378	32,466,786	30,068,496	27,695,512	
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,158,177	72,700,201	69,053,192	65,468,101	61,912,767	58,397,913	54,923,536	51,489,623	48,090,221	44,743,290	41,427,957	38,162,216	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,294	72,700,201	69,053,192	65,468,101	61,912,767	58,397,913	54,923,536	51,489,623	48,090,221	44,743,290	41,427,957	38,162,216	
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,256	81,698,346	75,588,937	73,552,432	69,547,883	65,598,937	61,675,596	57,807,858	53,968,728	50,209,197	46,477,398	42,790,533	
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	81,698,346	77,602,587	73,552,432	69,547,883	65,598,937	61,675,596	57,807,858	53,968,728	50,209,197	46,477,398	42,790,533	
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£95,432,232	97,426,271	92,537,747	87,703,627	82,824,038	78,016,766	73,238,628	68,491,696	63,811,936	59,240,893	55,398,335	50,990,769	
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	97,426,271	92,537,747	87,703,627	82,824,038	78,016,766	73,238,628	68,491,696	63,811,936	59,240,893	55,398,335	50,990,769	
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,924,294	136,589,328	129,747,061	122,981,033	116,298,108	110,763,326	105,333,720	99,967,321	94,635,101	89,342,057	84,127,727	78,958,563	
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£149,064,118	143,654,425	136,465,972	129,317,792	122,269,810	115,302,699	108,416,836	101,607,421	94,880,453	88,233,372	81,667,258	75,181,032	
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	169,104,608	160,808,878	152,207,729	143,901,152	135,889,178	127,571,712	119,548,590	111,620,711	103,787,052	96,047,575	88,403,488	
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,825,020	136,589,328	129,747,061	122,981,033	116,298,108	110,763,326	105,333,720	99,967,321	94,635,101	89,342,057	84,127,727	78,958,563	
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£258,952,689	136,589,328	129,747,061	122,981,033	116,298,108	110,763,326	105,333,720	99,967,321	94,635,101	89,342,057	84,127,727	78,958,563	
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	40	£2,604,448	3,095,620	2,987,032	2,811,396	2,637,490	2,468,457	2,301,328	2,149,056	1,997,056	1,847,667	1,722,134	1,611,486	1,506,663
41 CDC-CARE1 Care home (C2) - (70 units)	70	£500,855	238,948	435,718	632,489	829,258	1,026,028	1,222,799	1,419,569	1,616,330	1,813,100	2,008,879	2,206,649	
42 CDC-EMP1 Employment - industrial 40% plot ratio	70	£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	70	£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	70	£12,521,366	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	5,951,639	
45 CDC-EMP4B Employment - industrial 45% plot ratio	70	£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 40% plot ratio	70	£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	70	£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)

TOWNSHEND DISTRICT COUNCIL		Sales value £4,981 psm										AH tenure		Rented 80%		Intermediate:		SO 20%		\$106 per unit:		£7,600	
BENKSLAND LAND VALU E (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									
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									
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									
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									
4	CDC-RES4 Small scheme (10 units) 30 dph	5	£527,400	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360									
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									
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£2,689,621	2,843,848	2,726,985	2,602,733	2,482,960	2,364,439	2,249,051	2,136,323	2,024,811	1,914,599	1,806,628	1,699,848									
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									
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									
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									
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									
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									
12	CDC-RES12 Medium scheme (40 units) 55 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									
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									
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									
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									
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									
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,397	12,126,382	11,533,562	10,946,670	10,364,037	9,788,718	9,219,659	8,657,211	8,101,375	7,552,149	7,009,535	6,473,532									
18	CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	10,326,082	9,756,972	9,194,386	8,638,269	8,086,874	7,545,586	7,009,002	6,478,923	5,955,350	5,438,281	4,927,718									
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									
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									
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									
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									
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									
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									
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									
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									
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£84,041,416	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									
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									
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									
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									
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	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									
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,062,838	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									
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									
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									
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									
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									
37	CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£448,289,813	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									
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									
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									
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									
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									
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	15,782,722	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	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472			
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472			
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360			
4 CDC-RES4 Small scheme (10 units) 30 dph	10	£245,517	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360			
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	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			
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	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			
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	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	1,438,067	1,320,066			
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	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	1,438,067	1,320,066			
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,725,775	3,544,099	3,364,439	3,183,323	3,000,856	2,826,514	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599			
10 CDC-RES10 Medium scheme (40 units) 30 dph	40	£1,735,313	3,725,775	3,544,099	3,364,439	3,183,323	3,000,856	2,826,514	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599			
11 CDC-RES11 Medium scheme (40 units) 35 dph	40	£2,098,698	4,850,557	4,613,425	4,379,669	4,145,755	3,915,467	3,687,963	3,462,984	3,240,500	3,020,660	2,803,814	2,589,413			
12 CDC-RES12 Large scheme (40 units) 55 dph	40	£1,138,308	4,348,853	4,107,053	3,869,995	3,635,890	3,401,407	3,175,277	2,942,190	2,725,848	2,505,244	2,287,384	2,071,839			
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	6,063,196	5,766,782	5,473,335	5,182,194	4,894,359	4,601,580	4,328,005	4,050,687	3,776,074	3,504,767	3,236,706			
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	5,707,704	5,415,929	5,127,430	4,842,204	4,559,255	4,280,580	4,008,500	3,732,441	3,462,044	3,195,241	2,931,731			
15 CDC-RES15 Large scheme (50 units) 30 dph	75	£3,904,733	9,094,793	8,650,172	8,210,002	7,771,231	7,341,529	6,914,747	6,494,908	6,076,030	5,664,112	5,257,151	4,855,149			
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	9,094,793	8,650,172	8,210,002	7,771,231	7,341,529	6,914,747	6,494,908	6,076,030	5,664,112	5,257,151	4,855,149			
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	12,126,392	11,533,562	10,946,670	10,364,388	9,788,718	9,210,659	8,657,211	8,101,375	7,552,149	7,009,535	6,473,532			
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	10,326,082	9,756,972	9,194,368	8,632,269	8,069,813	7,508,586	6,948,552	6,402,923	5,865,290	5,342,918	4,927,718			
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	17,962,690	17,081,720	16,210,529	15,348,037	14,493,881	13,648,552	12,813,407	11,987,368	11,175,156	10,365,489	9,569,287			
20 CDC-RES20 Large scheme (150 units) 55 dph	150	£4,657,073	17,962,690	17,081,720	16,210,529	15,348,037	14,493,881	13,648,552	12,813,407	11,987,368	11,175,156	10,365,489	9,569,287			
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	23,628,431	22,466,648	21,317,764	20,181,780	19,058,697	17,944,747	16,843,251	15,754,715	14,670,138	13,615,919	12,566,595			
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£3,640,104	24,050,908	22,857,864	21,678,098	20,511,585	19,358,351	18,210,386	17,091,693	15,977,785	14,874,349	13,784,230	12,707,427			
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	34,963,000	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,902	20,012,144	18,445,232			
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,101,155	34,963,000	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,902	20,012,144	18,445,232			
25 CDC-RES25 Large scheme (300 units) 55 dph	400	£22,262,542	44,176,058	42,165,700	39,978,952	37,819,078	35,672,943	33,570,429	31,509,623	29,482,319	27,500,125	25,552,239	23,637,660			
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,483,953	29,420,250	27,382,117	25,368,587	23,379,660			
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£28,812,824	55,470,063	52,707,125	49,874,932	47,273,507	44,602,828	42,002,600	39,383,731	36,775,312	34,227,647	31,710,734	29,224,575			
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,949	55,470,063	52,707,125	49,874,932	47,273,507	44,602,828	42,002,600	39,383,731	36,775,312	34,227,647	31,710,734	29,224,575			
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	104,608,824	102,680,985	98,917,642	95,186,775	91,496,365	87,842,572	84,246,076	80,689,824	77,160,100	73,680,802	70,274,534			
30 CDC-RES30 Large scheme (750 units) 55 dph	750	£41,279,890,624	104,608,824	102,680,985	98,917,642	95,186,775	91,496,365	87,842,572	84,246,076	80,689,824	77,160,100	73,680,802	70,274,534			
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,569,255	85,965,152	81,866,688	77,416,451	73,213,902	69,099,220	64,952,403	60,803,455	56,682,373	52,591,159	48,503,811	44,456,129			
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	85,965,152	81,866,688	77,416,451	73,213,902	69,099,220	64,952,403	60,803,455	56,682,373	52,591,159	48,503,811	44,456,129			
33 CDC-RES33 Strategic site (1,000 units) 55 dph	1,000	£99,425,232	102,955,637	97,377,321	92,068,932	87,291,942	82,534,459	77,858,095	73,272,919	68,708,161	64,276,418	60,006,668	55,792,364			
34 CDC-RES34 Strategic site (2,000 units) 30 dph	2,000	£27,653,241	32,777,221	30,777,221	28,997,221	27,357,221	25,757,221	24,207,221	22,707,221	21,257,221	19,807,221	18,357,221	16,907,221			
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£19,924,234	34,772,953	33,586,998	32,406,937	31,226,876	30,046,815	28,866,754	27,686,693	26,506,632	25,326,571	24,146,510	22,966,449			
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£24,064,118	31,520,536	30,140,413	28,760,290	27,380,167	26,000,044	24,619,921	23,239,798	21,859,675	20,479,552	19,099,429	17,719,306			
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£28,689,765	37,999,783	36,084,265	34,268,001	32,451,509	30,635,017	28,818,525	27,002,033	25,185,541	23,369,049	21,552,557	19,736,065			
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£27,825,020	34,702,376	33,400,405	32,098,434	30,796,463	29,494,492	28,192,521	26,890,550	25,588,579	24,286,608	22,984,637	21,682,666			
39 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	10	£2,604,448	3,377,338	3,125,052	2,875,787	2,626,543	2,396,120	2,166,118	1,936,116	1,706,114	1,476,112	1,256,110	1,036,108			
40 CDC-ELDER1 Care home scheme (C2) - 70 units	1	£800,695	2,398,948	2,348,719	2,298,490	2,248,261	2,198,032	2,147,803	2,097,574	2,047,345	1,997,116	1,946,887	1,896,658			
41 CDC-EMPI Employment - industrial 40% plot ratio	1	£260,893	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-EMPI Employment - industrial 45% plot ratio	1	£260,893	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-EMPI Employment - industrial 50% plot ratio	1	£260,893	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-EMPI Employment - industrial 55% plot ratio	1	£260,893	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 60% plot ratio	1	£260,893	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-EMPI Employment - industrial 65% plot ratio	1	£260,893	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-EMPI Employment - industrial 70% plot ratio	1	£260,893	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-EMPI Employment - industrial 75% plot ratio	1	£260,893	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-EMPI Employment - industrial 80% plot ratio	1	£260,893	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-EMPI Employment - industrial 85% plot ratio	1	£260,893	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-EMPI Employment - industrial 90% plot ratio	1	£260,893	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-EMPI Employment - industrial 95% plot ratio	1	£260,893	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			
53 CDC-EMPI Employment - industrial 100% plot ratio	1	£260,893	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			

BENCHMARK LAND VALUE 2 (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 CDO-RE51 Small scheme (1 unit) 25 dph	1	£38.023	142,915	135,308	128,079	122,126	115,333	108,857	102,039	95,499	89,037	82,692	76,386	
2 CDO-RE52 Small scheme (1 unit) 20 dph	1	£49.624	184,974	175,305	165,874	157,078	148,132	139,035	129,788	120,495	111,157	101,780	92,364	
3 CDO-RE53 Small scheme (5 units) 25 dph	5	£294.621	714,575	679,539	644,892	610,534	576,765	543,286	510,195	477,404	445,183	413,260	381,727	
4 CDO-RE54 Small scheme (5 units) 30 dph	5	£245.517	714,575	679,539	644,892	610,534	576,765	543,286	510,195	477,404	445,183	413,260	381,727	
5 CDO-RE55 Small scheme (10 units) 30 dph	10	£521.724	1,429,149	1,359,077	1,289,784	1,221,288	1,153,531	1,086,572	1,020,392	954,900	890,366	826,521	763,453	
6 CDO-RE56 Small scheme (10 units) 35 dph	10	£447.192	1,429,149	1,359,077	1,289,784	1,221,288	1,153,531	1,086,572	1,020,392	954,900	890,366	826,521	763,453	
7 CDO-RE57 Medium scheme (20 units) 30 dph	20	£1,043.449	2,814,549	2,486,897	2,360,557	2,235,637	2,112,149	1,989,381	1,869,381	1,750,132	1,632,301	1,515,888	1,401,839	
8 CDO-RE58 Medium scheme (20 units) 35 dph	20	£894.385	2,814,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,401,839	
9 CDO-RE59 Medium scheme (30 units) 30 dph	30	£1,565.173	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,103,393	
10 CDO-RE60 Medium scheme (30 units) 35 dph	30	£1,341.747	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,103,393	
11 CDO-RE61 Medium scheme (40 units) 30 dph	40	£2,086.698	5,103,668	4,653,686	4,306,452	4,002,456	3,740,120	3,511,322	3,304,425	3,114,093	2,931,541	2,763,765	2,606,685	
12 CDO-RE62 Medium scheme (40 units) 35 dph	40	£1,718.319	4,304,267	4,002,456	3,740,120	3,511,322	3,297,387	3,097,381	2,907,381	2,727,381	2,557,381	2,397,381	2,247,381	
13 CDO-RE63 Large scheme (50 units) 30 dph	50	£2,808.622	6,379,583	5,767,107	5,358,130	5,002,566	4,695,100	4,421,634	4,167,168	3,931,702	3,706,236	3,491,770	3,287,304	
14 CDO-RE64 Large scheme (50 units) 40 dph	50	£1,956.467	6,022,530	5,616,004	5,241,919	4,913,274	4,618,366	4,352,416	4,109,464	3,884,895	3,681,319	3,488,636	3,304,537	
15 CDO-RE65 Large scheme (75 units) 30 dph	75	£3,912.633	9,689,373	9,100,602	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434	
16 CDO-RE66 Large scheme (75 units) 35 dph	75	£3,533.843	9,689,373	9,100,602	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434	
17 CDO-RE67 Large scheme (100 units) 30 dph	100	£5,565.060	12,759,160	12,134,216	11,516,205	10,903,133	10,301,933	9,702,633	9,105,333	8,508,033	7,910,733	7,313,433	6,716,133	
18 CDO-RE68 Large scheme (100 units) 55 dph	100	£3,035.487	10,948,306	10,309,590	9,758,546	9,173,916	8,596,122	8,025,159	7,461,023	6,903,739	6,352,759	5,809,654	5,272,055	
19 CDO-RE69 Large scheme (150 units) 30 dph	150	£8,347.591	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,023	12,618,263	11,762,408	10,916,863	10,086,528	
20 CDO-RE620 Large scheme (150 units) 35 dph	150	£7,155,078	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,023	12,618,263	11,762,408	10,916,863	10,086,528	
21 CDO-RE621 Large scheme (200 units) 30 dph	200	£9,140.521	24,847,846	23,628,957	22,423,504	21,227,819	20,045,980	18,876,751	17,721,603	16,580,927	15,452,061	14,337,780	13,236,965	
22 CDO-RE622 Large scheme (200 units) 35 dph	200	£9,540.104	25,260,650	24,010,662	22,774,574	21,552,391	20,344,112	19,140,737	17,968,453	16,796,931	15,641,255	14,496,529	13,371,744	
23 CDO-RE623 Large scheme (300 units) 30 dph	300	£16,695.811	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279	
24 CDO-RE624 Large scheme (300 units) 35 dph	300	£14,130.155	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279	
25 CDO-RE625 Large scheme (400 units) 30 dph	400	£22,260.242	48,585,065	46,221,143	43,982,380	41,767,130	39,572,864	37,405,664	35,264,900	33,149,506	31,058,267	29,000,366	26,982,377	
26 CDO-RE626 Large scheme (400 units) 35 dph	400	£19,066.509	48,585,065	46,221,143	43,982,380	41,767,130	39,572,864	37,405,664	35,264,900	33,149,506	31,058,267	29,000,366	26,982,377	
27 CDO-RE627 Large scheme (500 units) 30 dph	500	£29,812.624	58,226,637	55,338,928	52,477,975	49,649,224	46,852,416	44,088,330	41,356,187	38,654,927	35,989,508	33,352,971	30,749,638	
28 CDO-RE628 Large scheme (500 units) 35 dph	500	£25,553.849	58,226,637	55,338,928	52,477,975	49,649,224	46,852,416	44,088,330	41,356,187	38,654,927	35,989,508	33,352,971	30,749,638	
29 CDO-RE629 Large scheme (750 units) 30 dph	750	£48,159.177	80,313,407	76,317,562	72,363,788	68,454,532	64,589,795	60,769,975	56,993,874	53,262,691	49,578,026	45,933,879	42,336,200	
30 CDO-RE630 Large scheme (750 units) 35 dph	750	£41,279.294	80,313,407	76,317,562	72,363,788	68,454,532	64,589,795	60,769,975	56,993,874	53,262,691	49,578,026	45,933,879	42,336,200	
31 CDO-RE631 Strategic site (1,000 units) 30 dph	1,000	£89,665.251	160,213,973	151,719,330	143,193,890	134,749,330	126,284,670	117,897,101	109,487,524	101,062,949	92,630,374	84,192,799	75,747,224	
32 CDO-RE632 Strategic site (1,000 units) 35 dph	1,000	£59,625.647	90,217,973	85,719,930	81,269,900	76,871,150	72,522,413	68,223,778	63,975,244	59,776,815	55,628,482	51,520,252	47,462,126	
33 CDO-RE633 Strategic site (1,300 units) 30 dph	1,300	£90,432.22	167,584,803	160,313,172	153,008,407	145,659,876	138,271,423	130,842,143	123,372,941	115,931,518	108,500,092	101,062,668	93,619,244	
34 CDO-RE634 Strategic site (1,300 units) 35 dph	1,300	£77,533.341	167,584,803	160,313,172	153,008,407	145,659,876	138,271,423	130,842,143	123,372,941	115,931,518	108,500,092	101,062,668	93,619,244	
35 CDO-RE635 Strategic site (2,000 units) 35 dph	2,000	£119,259.124	190,952,321	183,430,695	175,905,295	168,380,619	160,855,171	153,328,117	145,811,447	138,297,048	130,785,619	123,272,193	115,759,765	
36 CDO-RE636 Strategic site (2,000 units) 40 dph	2,500	£140,924.516	190,952,321	183,430,695	175,905,295	168,380,619	160,855,171	153,328,117	145,811,447	138,297,048	130,785,619	123,272,193	115,759,765	
37 CDO-RE637 Strategic site (3,500 units) 35 dph	3,500	£208,689.765	188,994.90	177,550,633	168,328,272	159,001,219	150,177,292	141,257,692	132,342,018	123,426,712	114,522,453	106,618,506	98,721,514	
38 CDO-RE638 Strategic site (4,000 units) 30 dph	4,000	£278,253.020	190,897,628	183,347,338	175,811,141	168,248,507	160,719,880	153,183,287	145,651,787	138,116,287	130,581,787	123,047,287	115,502,787	
39 CDO-RE639 Strategic site (4,000 units) 35 dph	4,000	£238,502.589	190,897,628	183,347,338	175,811,141	168,248,507	160,719,880	153,183,287	145,651,787	138,116,287	130,581,787	123,047,287	115,502,787	
40 CDO-ELDER1 Older person's housing scheme (C23) 35 dph	50	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
41 CDO-EM651 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
42 CDO-EM652 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
43 CDO-EM653 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
44 CDO-EM654 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
45 CDO-EM655 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
46 CDO-EM656 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
47 CDO-EM657 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
48 CDO-EM658 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
49 CDO-EM659 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
50 CDO-EM660 One hectare site	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
51 CDO-EM661 Employment - industrial 40% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
52 CDO-EM662 Employment - industrial 45% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
53 CDO-EM663 Employment - industrial 40% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
54 CDO-EM664 Employment - industrial 45% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
55 CDO-EM665 Employment - industrial 40% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
56 CDO-EM666 Employment - industrial 45% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
57 CDO-EM667 Employment - industrial 40% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
58 CDO-EM668 Employment - industrial 45% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,862	1,630,150	1,388,584	1,152,198	
59 CDO-EM669 Employment - industrial 40% plot ratio	1	£2,604.448	3,968,388	3,401,052	3,135,8									

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	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
CDC-RE51 Small scheme (1 unit) 25 dph	1	£11,624	142,915	135,908	128,970	122,126	115,353	108,567	102,039	95,499	89,037	82,552	76,346	
CDC-RE52 Small scheme (1 unit) 30 dph	1	£11,624	142,915	135,908	128,970	122,126	115,353	108,567	102,039	95,499	89,037	82,552	76,346	
CDC-RE53 Small scheme (5 units) 25 dph	5	£58,118	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,404	445,183	413,260	381,727	
CDC-RE54 Small scheme (5 units) 30 dph	5	£48,431	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,404	445,183	413,260	381,727	
CDC-RE55 Small scheme (10 units) 30 dph	10	£102,917	1,429,149	1,359,077	1,289,784	1,221,260	1,153,531	1,086,572	1,020,392	954,900	890,368	826,521	763,453	
CDC-RE56 Small scheme (10 units) 40 dph	10	£118,584	1,429,149	1,359,077	1,289,784	1,221,260	1,153,531	1,086,572	1,020,392	954,900	890,368	826,521	763,453	
CDC-RE57 Medium scheme (20 units) 30 dph	20	£205,833	2,814,540	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,891	
CDC-RE58 Medium scheme (20 units) 35 dph	20	£176,429	2,814,540	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,891	
CDC-RE59 Medium scheme (30 units) 30 dph	30	£308,750	3,921,823	3,730,345	3,540,837	3,355,495	3,168,201	2,985,078	2,804,072	2,626,199	2,448,252	2,273,632	2,101,339	
CDC-RE60 Medium scheme (30 units) 35 dph	30	£271,823	3,921,823	3,730,345	3,540,837	3,355,495	3,168,201	2,985,078	2,804,072	2,626,199	2,448,252	2,273,632	2,101,339	
CDC-RE61 Medium scheme (40 units) 30 dph	40	£411,667	5,103,686	4,853,896	4,606,482	4,360,054	4,120,400	3,881,522	3,645,420	3,412,993	3,181,541	2,953,705	2,729,785	
CDC-RE62 Medium scheme (40 units) 35 dph	40	£224,545	4,595,743	4,344,267	4,095,698	3,848,939	3,607,098	3,367,107	3,130,002	2,895,772	2,663,952	2,434,718	2,206,367	
CDC-RE63 Large scheme (50 units) 30 dph	50	£514,583	6,378,583	6,067,107	5,758,103	5,452,560	5,150,500	4,851,903	4,556,774	4,265,116	3,976,927	3,692,207	3,410,698	
CDC-RE64 Large scheme (50 units) 40 dph	50	£385,938	6,022,530	5,707,044	5,412,919	5,113,274	4,818,304	4,522,415	4,231,927	3,944,895	3,661,319	3,381,200	3,104,587	
CDC-RE65 Large scheme (50 units) 45 dph	50	£389,373	5,689,373	5,369,667	5,050,159	4,735,837	4,421,809	4,109,676	3,799,837	3,492,693	3,189,349	2,890,399	2,595,449	
CDC-RE66 Large scheme (75 units) 30 dph	75	£661,607	9,560,373	9,100,862	8,637,154	8,178,850	7,725,750	7,277,854	6,833,156	6,397,742	5,965,300	5,538,310	5,116,434	
CDC-RE67 Large scheme (100 units) 30 dph	100	£1,097,778	12,759,165	12,314,216	11,816,205	10,905,133	10,301,001	9,703,805	9,105,523	8,503,293	7,954,854	7,384,414	6,821,913	
CDC-RE68 Large scheme (100 units) 55 dph	100	£598,788	10,948,306	10,500,000	10,758,546	10,173,916	9,596,121	8,025,159	7,461,032	6,903,739	6,352,279	5,800,654	5,272,035	
CDC-RE69 Large scheme (150 units) 30 dph	150	£1,646,667	18,895,387	17,969,598	17,052,155	16,144,761	15,247,874	14,360,895	13,484,425	12,618,263	11,762,420	10,918,663	10,088,625	
CDC-RE70 Large scheme (150 units) 35 dph	150	£1,416,429	17,969,598	17,052,155	16,144,761	15,247,874	14,360,895	13,484,425	12,618,263	11,762,420	10,918,663	10,088,625	9,268,687	
CDC-RE81 Large scheme (200 units) 30 dph	200	£2,195,566	24,947,946	23,828,957	22,423,504	21,227,818	20,045,490	18,876,751	17,726,603	16,580,047	15,452,081	14,337,706	13,236,902	
CDC-RE82 Large scheme (200 units) 35 dph	200	£1,881,905	25,260,850	24,016,680	22,774,574	21,552,391	20,344,112	19,140,737	17,961,533	16,796,931	15,641,255	14,499,528	13,371,744	
CDC-RE83 Large scheme (300 units) 30 dph	300	£3,293,333	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,662	22,709,629	21,047,802	19,406,279	
CDC-RE84 Large scheme (300 units) 35 dph	300	£2,822,857	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,662	22,709,629	21,047,802	19,406,279	
CDC-RE85 Large scheme (300 units) 40 dph	300	£4,840,962	40,962,367	42,771,143	41,982,360	40,962,360	39,719,380	37,482,141	35,078,340	32,548,990	30,024,967	27,500,806	25,097,120	
CDC-RE86 Large scheme (400 units) 35 dph	400	£3,763,810	48,585,667	47,271,143	41,982,360	39,719,380	37,482,141	35,078,340	32,548,990	30,024,967	27,500,806	25,097,120	22,693,740	
CDC-RE87 Large scheme (500 units) 30 dph	500	£5,880,952	58,223,083	55,338,928	52,477,975	49,649,224	46,852,676	44,058,334	41,360,187	38,662,246	35,968,508	33,322,971	30,749,638	
CDC-RE88 Large scheme (500 units) 35 dph	500	£5,040,816	58,223,083	55,338,928	52,477,975	49,649,224	46,852,676	44,058,334	41,360,187	38,662,246	35,968,508	33,322,971	30,749,638	
CDC-RE89 Large scheme (750 units) 30 dph	750	£9,500,000	103,313,407	76,317,562	72,963,788	68,454,532	64,950,760	60,769,575	56,930,874	53,326,091	49,670,026	45,933,874	42,346,260	
CDC-RE90 Large scheme (750 units) 35 dph	750	£9,426,539	103,313,407	76,317,562	72,963,788	68,454,532	64,950,760	60,769,575	56,930,874	53,326,091	49,670,026	45,933,874	42,346,260	
CDC-RE91 Strategic site (1,000 units) 30 dph	1,000	£13,722,222	90,217,973	85,719,930	81,269,990	76,871,150	72,522,413	68,223,738	63,975,244	59,776,812	55,628,482	51,530,252	47,482,125	
CDC-RE92 Strategic site (1,000 units) 35 dph	1,000	£11,761,905	90,217,973	85,719,930	81,269,990	76,871,150	72,522,413	68,223,738	63,975,244	59,776,812	55,628,482	51,530,252	47,482,125	
CDC-RE93 Strategic site (1,300 units) 30 dph	1,300	£17,838,890	107,884,083	102,216,717	96,908,407	91,698,876	86,471,120	81,342,143	76,272,941	71,263,518	66,313,872	61,424,002	56,589,910	
CDC-RE94 Strategic site (1,300 units) 35 dph	1,300	£15,290,476	107,884,083	102,216,717	96,908,407	91,698,876	86,471,120	81,342,143	76,272,941	71,263,518	66,313,872	61,424,002	56,589,910	
CDC-RE95 Strategic site (2,000 units) 30 dph	2,000	£25,623,810	153,313,407	143,430,978	135,950,729	128,513,407	121,050,150	113,615,876	106,181,579	98,748,281	91,313,979	83,889,681	76,465,383	
CDC-RE96 Strategic site (2,500 units) 35 dph	2,500	£29,044,762	158,755,834	150,834,853	143,002,050	135,257,425	127,600,977	120,052,790	112,552,617	105,160,705	97,856,970	90,641,513	83,514,034	
CDC-RE97 Strategic site (3,500 units) 35 dph	3,500	£41,166,667	186,894,960	177,559,653	168,328,272	159,200,819	150,177,292	141,257,892	132,442,018	123,732,272	115,223,463	106,816,498	98,218,904	
CDC-RE98 Strategic site (4,000 units) 30 dph	4,000	£45,888,888	150,987,628	143,347,338	135,881,114	128,498,507	121,198,860	113,983,287	106,851,787	99,804,362	92,841,000	85,961,732	79,166,528	
CDC-RE99 Strategic site (4,000 units) 35 dph	4,000	£47,047,047	150,987,628	143,347,338	135,881,114	128,498,507	121,198,860	113,983,287	106,851,787	99,804,362	92,841,000	85,961,732	79,166,528	
CDC-ELDERB Older person's housing (33) 35 dph	-	£513,760	3,368,399	3,461,055	3,538,884	3,612,585	3,691,868	3,772,876	3,854,717	3,937,907	4,021,549	4,105,969	4,191,200	
CDC-CARE1 Care home scheme (C2) - 70 units	-	£98,800	238,943	435,718	632,489	829,228	1,026,023	1,222,799	1,419,569	1,616,335	1,813,109	2,009,879	2,206,649	
CDC-EMP1 Employment - industrial 4% 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	
CDC-EMP2 Employment - industrial 4% 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	
CDC-FURRO3 Employment - industrial 4% plot ratio	-	£893,500	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	3,693,539	
CDC-EMP4 Employment - industrial 4% plot ratio	-	£1,235,000	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	
CDC-EMP5 Employment - industrial 4% 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	
CDC-EMP6 Employment - industrial 4% 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	

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	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	£126,570	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	1,508,116	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	£15,360,940	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	42,934,581	40,927,309	38,917,830	36,905,729	34,893,361	32,881,003	30,868,689	28,856,476	26,844,262	24,832,048	22,819,834
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	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	14,613,477	13,013,324
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	41,407,923	39,937,830	38,465,763	36,994,725	35,523,736	34,052,747	32,581,758	31,110,769	29,639,780	28,168,791	26,697,802
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	41,407,923	39,937,830	38,465,763	36,994,725	35,523,736	34,052,747	32,581,758	31,110,769	29,639,780	28,168,791	26,697,802
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	46,631,558	43,842,787	41,055,667	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	£128,062,339	46,631,558	43,842,787	41,055,667	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 (1,300 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	105,639,962	97,861,921	90,199,988	82,558,259	75,028,014	67,471,262	62,026,005	56,645,476	51,323,903	46,067,904	40,877,480
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	127,337,294	120,737,294	113,756,282	106,776,282	99,796,282	92,816,282	85,836,282	78,856,282	71,876,282	64,896,282	57,916,282
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	127,337,294	120,737,294	113,756,282	106,776,282	99,796,282	92,816,282	85,836,282	78,856,282	71,876,282	64,896,282	57,916,282
40 CDC-ELDER1 Elder person's housing scheme (C3) 35 dph	50	£5,594,658	690,739	638,524	586,325	534,126	481,927	429,728	377,529	325,330	273,131	220,932	168,733
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	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638	5,163,638
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)

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	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	£1,341,577	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	£2,086,898	2,517,981	2,368,637	2,220,985	2,075,025	1,930,758	1,788,184	1,647,301	1,508,116	1,370,612	1,234,807	1,100,693
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	1,308,949	1,169,685	1,021,149	876,410	737,478	600,830
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	2,268,438	2,090,275	1,918,220	1,746,266	1,576,411	1,408,657	1,243,001	1,079,446
15 CDC-RES15 Large scheme (50 units) 50 dph	50	£1,473,214	2,737,012	2,582,072	2,434,172	2,292,912	2,154,372	2,019,672	1,890,698	1,768,458	1,648,858	1,529,958	1,412,158
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	4,721,214	4,441,193	4,184,347	3,899,672	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 (75 units) 40 dph	100	£5,565,060	6,294,952	5,921,592	5,552,462	5,187,563	4,826,896	4,470,458	4,118,262	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	3,237,034	2,881,195	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	8,238,567	7,697,416	7,164,490	6,631,093	6,111,337	5,595,193	5,088,522	4,581,726	4,084,403
20 CDC-RES20 Large scheme (150 units) 40 dph	150	£7,165,039	8,339,062	7,876,172	7,385,567	6,897,416	6,409,870	5,921,093	5,441,337	4,965,193	4,498,522	4,031,726	3,564,403
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	6,718,347	6,053,479	5,396,520
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	12,883,386	12,118,292	11,381,873	10,651,493	9,933,740	9,242,877	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	8,185,895
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	8,185,895
25 CDC-RES25 Large scheme (300 units) 40 dph	400	£22,859,093	23,919,083	22,514,987	21,104,583	19,689,183	18,272,783	16,856,383	15,440,983	14,025,583	12,610,183	11,194,783	9,779,383
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,680,207	23,919,083	22,514,987	21,104,583	19,689,183	18,272,783	16,856,383	15,440,983	14,025,583	12,610,183	11,194,783	9,779,383
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£28,812,624	29,924,754	28,442,621	26,960,707	24,839,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,649	29,924,754	28,442,621	26,960,707	24,839,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	50,709,829	48,069,829	45,579,829	43,089,829	40,599,829	38,109,829	35,619,829	33,129,829	30,639,829	28,149,829	25,659,829
30 CDC-RES30 Large scheme (750 units) 40 dph	750	£41,279,294	50,709,829	48,069,829	45,579,829	43,089,829	40,599,829	38,109,829	35,619,829	33,129,829	30,639,829	28,149,829	25,659,829
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£96,653,256	105,651,558	103,842,787	101,885,667	99,836,196	97,666,379	95,404,210	93,073,693	90,774,826	88,507,608	86,272,890	84,069,348
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£95,625,647	103,842,787	101,885,667	99,836,196	97,666,379	95,404,210	93,073,693	90,774,826	88,507,608	86,272,890	84,069,348	
33 CDC-RES33 Strategic site (1,000 units) 40 dph	1,000	£94,592,232	101,885,667	99,836,196	97,666,379	95,404,210	93,073,693	90,774,826	88,507,608	86,272,890	84,069,348	81,836,196	
34 CDC-RES34 Strategic site (1,000 units) 50 dph	1,000	£77,553,244	99,836,196	97,666,379	95,404,210	93,073,693	90,774,826	88,507,608	86,272,890	84,069,348	81,836,196	79,603,074	
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,294,232	173,301,81	172,602,47	171,903,13	171,203,79	170,504,45	169,805,11	169,105,77	168,406,43	167,707,09	167,007,75	166,308,41
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	213,116,41	212,417,07	211,717,73	211,018,39	210,319,05	209,619,71	208,920,37	208,221,03	207,521,69	206,822,35	206,123,01
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	287,679,838	286,980,323	286,280,808	285,581,293	284,881,778	284,182,263	283,482,748	282,783,233	282,083,718	281,384,203	280,684,688
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,522,020	374,608,71	373,277,394	371,946,078	370,614,762	369,283,446	367,952,130	366,620,814	365,289,498	363,958,182	362,626,866	361,295,550
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£258,502,589	374,608,71	373,277,394	371,946,078	370,614,762	369,283,446	367,952,130	366,620,814	365,289,498	363,958,182	362,626,866	361,295,550
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	690,739	530,524	385,258	239,874	93,441	-	-	-	-	-	-
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	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500	5,187,500
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	15,782,722	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	-	£25,042,772	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668

DTS/DOWNSIDE DISTRICT COUNCIL		Sales value £4,497 pm		AH tenure		Rented 80% 50% SO rent 30% AH Rent		Intermediate:		SO 20% FH 0%		\$106 per unit:		£7,800	
BENKMARK LAND VALUE (SECONDARY OFFICE/RETAIL)		£2,689.73 PER HA		Type of 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-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-RE82 Small scheme (5 units) 25 dph	5	£105,582	74,207	74,207	74,651	69,145	64,224	45,847	41,407	37,402	33,402	30,064	26,678		
3 CDC-RE83 Small scheme (5 units) 25 dph	5	£162,880	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306		
4 CDC-RE84 Small scheme (5 units) 30 dph	5	£527,400	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306	301,306		
5 CDC-RE85 Small scheme (10 units) 30 dph	10	£1,120,725	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072		
6 CDC-RE86 Small scheme (10 units) 35 dph	10	£960,621	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072	782,072		
7 CDC-RE87 Medium scheme (30 units) 35 dph	30	£2,241,460	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307	1,322,307		
8 CDC-RE88 Medium scheme (30 units) 35 dph	30	£1,921,242	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997	1,037,997		
9 CDC-RE89 Medium scheme (30 units) 30 dph	30	£3,362,174	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997		
10 CDC-RE90 Medium scheme (30 units) 35 dph	30	£2,881,864	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997	2,105,997		
11 CDC-RE91 Medium scheme (40 units) 30 dph	40	£4,482,899	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918	2,753,918		
12 CDC-RE92 Medium scheme (40 units) 35 dph	40	£4,245,218	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228	2,728,228		
13 CDC-RE93 Large scheme (50 units) 30 dph	50	£5,933,824	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366	3,442,366		
14 CDC-RE94 Large scheme (50 units) 40 dph	50	£5,402,718	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870	3,105,870		
15 CDC-RE95 Large scheme (75 units) 30 dph	75	£8,405,436	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592		
16 CDC-RE96 Large scheme (75 units) 35 dph	75	£7,204,659	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592	5,163,592		
17 CDC-RE97 Large scheme (100 units) 30 dph	100	£11,594,398	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730		
18 CDC-RE98 Large scheme (100 units) 35 dph	100	£8,502,518	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730	6,884,730		
19 CDC-RE99 Large scheme (150 units) 30 dph	150	£17,931,597	10,216,824	9,211,989	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	9,211,989	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	12,709,173	11,032,678	11,155,009	10,405,003	9,654,235	9,011,774	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	13,959,339	12,389,680	11,589,100	10,797,802	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	£26,963,193	20,441,172	19,246,037	16,044,162	16,865,861	15,740,405	14,598,814	13,470,718	12,356,170	11,255,175	10,167,731	9,083,859		
24 CDC-RE924 Large scheme (300 units) 35 dph	300	£30,739,880	20,441,172	19,246,037	16,044,162	16,865,861	15,740,405	14,598,814	13,470,718	12,356,170	11,255,175	10,167,731	9,083,859		
25 CDC-RE925 Large scheme (400 units) 30 dph	400	£47,817,591	26,019,249	24,495,610	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	24,495,610	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 unit) 30 dph	500	£60,441,614	32,504,062	30,619,512	28,738,546	26,855,121	25,005,306	23,217,140	21,420,502	19,645,448	17,891,973	16,108,042	14,440,774		
28 CDC-RE928 Large scheme (500 unit) 35 dph	500	£52,628,628	32,504,062	30,619,512	28,738,546	26,855,121	25,005,306	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	£88,671,458	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	22,314,861	19,945,048		
30 CDC-RE930 Large scheme (750 units) 35 dph	750	£78,672,730	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	22,314,861	19,945,048		
31 CDC-RE931 Strategic site (1,000 units) 30 dph	1,000	£149,429,931	80,834,527	77,656,936	74,713,096	71,803,048	68,826,673	65,864,088	62,875,257	59,900,177	56,918,408	53,936,640	50,954,872		
32 CDC-RE932 Strategic site (1,000 units) 35 dph	1,000	£120,882,832	80,834,527	77,656,936	74,713,096	71,803,048	68,826,673	65,864,088	62,875,257	59,900,177	56,918,408	53,936,640	50,954,872		
33 CDC-RE933 Strategic site (1,000 units) 35 dph	1,000	£120,882,832	80,834,527	77,656,936	74,713,096	71,803,048	68,826,673	65,864,088	62,875,257	59,900,177	56,918,408	53,936,640	50,954,872		
34 CDC-RE934 Strategic site (1,300 units) 30 dph	1,300	£154,258,962	80,305,912	76,841,648	73,377,076	70,083,999	66,820,416	63,610,932	60,447,152	57,328,364	54,259,581	51,240,797	48,282,013		
35 CDC-RE935 Strategic site (1,300 units) 35 dph	1,300	£136,657,654	80,305,912	76,841,648	73,377,076	70,083,999	66,820,416	63,610,932	60,447,152	57,328,364	54,259,581	51,240,797	48,282,013		
36 CDC-RE936 Strategic site (2,000 units) 35 dph	2,000	£256,165,965	84,081,575	79,125,775	74,226,135	69,362,658	64,505,342	59,662,107	55,844,010	52,052,103	48,306,387	44,596,867	41,496,860		
37 CDC-RE936 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	88,452,448	83,224,784	78,056,362	72,947,180	67,897,237	62,906,535	57,975,073	53,102,852	48,289,871	43,536,088	38,835,814		
37 CDC-RE937 Strategic site (3,500 units) 35 dph	3,500	£484,289,913	104,752,734	97,913,093	91,814,258	85,756,328	79,841,219	73,966,963	68,130,408	62,388,194	56,707,260	51,006,240	45,555,151		
38 CDC-RE938 Strategic site (4,000 units) 30 dph	4,000	£597,719,844	83,860,575	78,870,247	73,936,471	69,009,247	64,238,973	59,474,452	54,761,475	50,104,393	45,553,931	40,996,246	36,461,434		
39 CDC-RE939 Strategic site (4,000 units) 35 dph	4,000	£512,263,931	83,860,575	78,870,247	73,936,471	69,009,247	64,238,973	59,474,452	54,761,475	50,104,393	45,553,931	40,996,246	36,461,434		
40 CDC-ELDER1 Older person's housing scheme (C23) 35 dph	-	£5,594,658	966,029	800,892	637,830	476,843	317,931	161,095	5,334	-	148,746	301,821	452,796	601,642	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	-	238,948	-	435,718	-	829,258	-	1,026,029	-	1,222,799	-	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	-
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	-
44 CDC-EMP3 Employment - industrial 50% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
45 CDC-EMP4 Employment - industrial 55% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
46 CDC-EMP5 Employment - industrial 60% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
47 CDC-EMP6 Employment - industrial 65% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
48 CDC-EMP7 Employment - industrial 70% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
49 CDC-EMP8 Employment - industrial 75% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
50 CDC-EMP9 Employment - industrial 80% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
51 CDC-EMP10 Employment - industrial 85% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
52 CDC-EMP11 Employment - industrial 90% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
53 CDC-EMP12 Employment - industrial 95% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-
54 CDC-EMP13 Employment - industrial 100% plot ratio	-	£13,448,697	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-	5,195,779	-

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	78.07	73.61	69.86	66.08	60.24	55.94	51.67	47.02	43.29	39.64	36.12	
2 CDC-RE52 Small scheme (1 unit) 25 dph	1	£49.61	78.07	73.61	69.86	66.08	60.24	55.94	51.67	47.02	43.29	39.64	36.12	
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	196.319	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	196.319	174.863	
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£521.724	782.072	736.516	691.475	666.590	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	666.590	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	1,241.541	1,181.699	1,082.785	1,004.785	927.785	861.576	795.366	729.156	662.946	602.688	
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£894.385	1,403.997	1,322.307	1,241.541	1,181.699	1,082.785	1,004.785	927.785	861.576	795.366	729.156	662.946	
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	2,033.524	2,193.923	2,178.914	2,123.905	2,068.896	2,013.887	1,958.878	1,903.869	1,848.860	1,793.851	
12 CDC-RE62 Medium scheme (40 units) 35 dph	40	£1,138.308	2,085.997	2,122.856	2,193.923	2,178.914	2,123.905	2,068.896	2,013.887	1,958.878	1,903.869	1,848.860	1,793.851	
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	3,981.056	3,693.974	3,404.265	3,129.665	2,854.048	2,579.445	2,300.445	
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£3,494.516	5,163.592	4,862.863	4,565.537	4,271.614	3,981.056	3,693.974	3,404.265	3,129.665	2,854.048	2,579.445	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	4,925.904	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	1,568.855	
19 CDC-RE69 Large scheme (150 units) 30 dph	150	£8,347.591	10,216.824	9,621.989	9,033.883	8,452.509	7,877.866	7,309.952	6,748.770	6,194.316	5,646.954	5,100.622	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	8,452.509	7,877.866	7,309.952	6,748.770	6,194.316	5,646.954	5,100.622	4,571.341	
21 CDC-RE69 Large scheme (150 units) 40 dph	200	£11,920.521	15,494.532	12,708.173	12,032.670	11,185.090	10,405.803	9,654.236	8,919.776	8,197.278	7,452.572	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	8,479.585	7,725.457	6,980.500	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	£11,390.155	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	28,619.246	24,495.610	22,989.237	21,530.120	19,989.129	18,509.189	17,093.193	15,726.457	14,419.579	13,208.066	12,098.660	
26 CDC-RE69 Large scheme (400 units) 30 dph	400	£19,280.629	28,619.246	24,495.610	22,989.237	21,530.120	19,989.129	18,509.189	17,093.193	15,726.457	14,419.579	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	27,836.546	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	27,836.546	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	29,862.931	27,143.632	24,714.176	22,314.681	19,945.048	
30 CDC-RE69 Large scheme (750 units) 30 dph	750	£37,279.264	44,984.578	42,596.312	39,737.952	37,189.495	34,810.944	32,392.105	29,862.931	27,143.632	24,714.176	22,314.681	19,945.048	
31 CDC-RE69 Large scheme (1,000 units) 30 dph	1,000	£59,563.255	£63,824.57	£60,624.57	£56,713.06	£53,483.06	£49,713.06	£46,008.06	£42,368.06	£38,788.06	£35,268.06	£31,808.06	£28,408.06	
32 CDC-RE69 Large scheme (1,000 units) 35 dph	1,000	£59,625.647	£63,824.57	£60,624.57	£56,713.06	£53,483.06	£49,713.06	£46,008.06	£42,368.06	£38,788.06	£35,268.06	£31,808.06	£28,408.06	
33 CDC-RE69 Large scheme (1,000 units) 40 dph	1,000	£59,625.647	£63,824.57	£60,624.57	£56,713.06	£53,483.06	£49,713.06	£46,008.06	£42,368.06	£38,788.06	£35,268.06	£31,808.06	£28,408.06	
34 CDC-RE69 Large scheme (1,300 units) 30 dph	1,300	£77,532.341	£80,952.81	£78,541.648	£73,327.676	£69,853.999	£66,420.814	£63,028.582	£59,671.152	£56,358.041	£53,081.251	£49,847.799	£46,652.828	
35 CDC-RE69 Large scheme (1,300 units) 35 dph	2,000	£119,256.366	£125,261.79	£121,925.264	£115,725.719	£111,525.719	£107,325.719	£103,125.719	£98,925.719	£94,725.719	£90,525.719	£86,325.719	£82,125.719	
36 CDC-RE69 Large scheme (1,300 units) 40 dph	2,500	£149,064.118	£155,482.44	£151,224.768	£143,524.768	£139,267.092	£135,009.416	£130,751.740	£126,494.064	£122,236.388	£117,978.712	£113,721.036	£109,463.360	
37 CDC-RE69 Large scheme (2,500 units) 30 dph	3,000	£208,869.765	£214,076.74	£209,113.073	£201,813.073	£197,613.073	£193,413.073	£189,213.073	£185,013.073	£180,813.073	£176,613.073	£172,413.073	£168,213.073	
38 CDC-RE69 Large scheme (2,500 units) 35 dph	4,000	£228,503.020	£233,653.073	£228,503.073	£220,803.073	£216,603.073	£212,403.073	£208,203.073	£204,003.073	£199,803.073	£195,603.073	£191,403.073	£187,203.073	
39 CDC-RE69 Large scheme (4,000 units) 30 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
40 CDC-RE69 Large scheme (4,000 units) 35 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
41 CDC-RE69 Large scheme (4,000 units) 40 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
42 CDC-RE69 Large scheme (4,000 units) 45 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
43 CDC-RE69 Large scheme (4,000 units) 50 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
44 CDC-RE69 Large scheme (4,000 units) 55 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
45 CDC-RE69 Large scheme (4,000 units) 60 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
46 CDC-RE69 Large scheme (4,000 units) 65 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
47 CDC-RE69 Large scheme (4,000 units) 70 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
48 CDC-RE69 Large scheme (4,000 units) 75 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
49 CDC-RE69 Large scheme (4,000 units) 80 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
50 CDC-RE69 Large scheme (4,000 units) 85 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
51 CDC-RE69 Large scheme (4,000 units) 90 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
52 CDC-RE69 Large scheme (4,000 units) 95 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
53 CDC-RE69 Large scheme (4,000 units) 100 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
54 CDC-RE69 Large scheme (4,000 units) 105 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
55 CDC-RE69 Large scheme (4,000 units) 110 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
56 CDC-RE69 Large scheme (4,000 units) 115 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
57 CDC-RE69 Large scheme (4,000 units) 120 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	
58 CDC-RE69 Large scheme (4,000 units) 125 dph	50	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622	£2,608.622						

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	2,282,728	2,122,858	1,960,419	1,797,911	1,624,172	1,484,867	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	2,253,039	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	11,165,000	10,405,803	9,654,236	8,911,774	8,174,637	7,453,575	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	8,476,595	7,725,407	6,980,520	6,244,890
23 CDC-RE23 Large scheme (300 units) 30 dph	300	£4,086,667	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	£5,098,028	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	60,959,912	57,456,936	54,013,960	50,571,984	47,139,008	43,706,032	40,273,056	36,840,080	33,407,104	30,212,128	27,017,152
32 CDC-RE32 Strategic site (1,000 units) 35 dph	1,000	£18,879,524	50,834,522	47,656,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,463,971	27,758,849	25,051,274	22,377,450
33 CDC-RE33 Strategic site (1,300 units) 30 dph	1,300	£27,011,111	60,959,912	56,841,648	53,237,676	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	£22,152,381	60,959,912	56,841,648	53,237,676	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	£35,619,048	84,081,575	79,125,775	74,226,135	69,332,638	64,546,342	59,862,107	55,164,104	50,562,103	46,095,387	41,868,603	37,853,151
36 CDC-RE36 Strategic site (2,000 units) 35 dph	2,000	£30,423,638	84,081,575	79,125,775	74,226,135	69,332,638	64,546,342	59,862,107	55,164,104	50,562,103	46,095,387	41,868,603	37,853,151
37 CDC-RE37 Strategic site (3,500 units) 30 dph	3,500	£62,333,333	148,751,754	137,913,073	128,189,230	118,576,324	108,963,720	99,351,219	89,738,663	80,126,107	70,513,551	60,900,995	51,293,443
38 CDC-RE38 Strategic site (4,000 units) 30 dph	4,000	£83,111,111	183,860,575	178,870,247	173,906,471	168,990,247	164,238,573	159,474,452	154,761,475	149,104,393	143,503,931	137,949,246	132,461,434
39 CDC-RE39 Strategic site (4,000 units) 35 dph	4,000	£71,238,095	183,860,575	178,870,247	173,906,471	168,990,247	164,238,573	159,474,452	154,761,475	149,104,393	143,503,931	137,949,246	132,461,434
40 CDC-ELDERB Elder person's home scheme (C3) 35 dph	50	£777,620	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
41 CDC-CARE1 Care home scheme (C2) 30 units	10	£149,600	298,948	285,719	272,490	259,259	246,029	232,799	219,569	206,339	193,109	179,879	166,649
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-EMPI3 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-EMPI4 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-EMPI5 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-EMPI6 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	1,104,736	1,040,475	984,950	929,424	873,944	818,472	762,947	707,421	651,895	606,369				
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	2,844,263	2,654,062	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	2,523,654	2,340,024	2,164,784	1,991,064	1,776,740	1,598,072	1,416,662	1,243,510				
15 CDC-RE65 Large scheme (50 units) 45 dph	50	£345,938	2,815,932	2,626,963	2,443,891	2,261,777	2,081,612	1,901,397	1,721,132	1,541,867	1,362,592	1,183,317	1,004,042				
16 CDC-RE66 Large scheme (75 units) 35 dph	75	£661,767	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	10,405,003	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	14,018,679	13,259,359	12,589,680	11,589,100	10,797,802	10,015,283	9,243,044	8,479,585	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	26,019,249	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	23,208,387	21,400,502	19,645,446	17,891,973	16,160,082	14,449,774				
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	23,208,387	21,400,502	19,645,446	17,891,973	16,160,082	14,449,774				
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	29,602,931	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	29,602,931	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	53,277,676	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	53,277,676	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	69,325,652	64,426,130	59,526,608	54,628,086	49,728,564	44,829,042	40,929,520	37,030,000	33,130,480				
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	62,906,535	57,975,073	53,102,852	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	61,356,946	55,707,260	50,196,246	45,555,151				
38 CDC-RE38 Strategic site (4,000 units) 30 dph	4,000	£46,888,888	83,860,575	78,870,247	73,936,471	69,059,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,331	40,998,248	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	69,059,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,331	40,998,248	36,461,434				
40 CDC-RE40 Strategic site (5,000 units) 35 dph	50	£53,176,800	800,892,969	760,029,800	719,163,859	677,563,859	637,859,859	598,149,744	558,439,744	518,729,744	478,919,744	439,109,744	399,299,744				
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	3,693,638	3,689,638	3,685,638	3,681,638	3,677,638	3,673,638	3,669,638	3,665,638	3,661,638	3,657,638	3,653,638				
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)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)										Sales value £4,691 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		£106 per unit:		£7,600	
										£2,689.73 PER HA		50% Soc Rent		30% AH Rent				FH 0%					

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

TOWNSHALL DISTRICT COUNCIL		Sales value £4,788 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		£106 per unit:		£7,600	
BENKSHAM LAND VALU E (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		
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	£105,498	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	£2,881,864	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	3,482,922	3,268,938	3,079,299	2,904,779	2,740,116	2,583,842	2,435,330	2,292,607	2,154,717	1,974,887	1,788,610	1,619,126	
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,219	2,084,718	2,787,819	2,593,216	2,400,912	2,210,904	2,023,195	1,837,782	1,654,666	1,473,849	1,295,328	1,119,105		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,327,153	4,055,248	3,799,626	3,564,072	3,349,026	3,144,921	2,916,662	2,691,133	2,468,333	2,246,292	2,030,920		
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	8,654,306	8,170,496	7,692,145	7,219,252	6,751,818	6,299,842	5,853,325	5,382,266	4,936,666	4,496,524	4,061,841		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£6,520,581	6,920,744	6,458,898	6,002,423	5,551,350	5,105,668	4,665,379	4,230,481	3,800,676	3,376,862	2,958,140	2,544,436		
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	£15,360,940	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	15,050,688	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	16,441,000	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	18,390,219	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	18,390,219	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	38,924,762	36,025,482	33,779,868	31,559,922	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,730,013	16,789,013		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£54,892,642	38,924,762	36,025,482	33,779,868	31,559,922	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,730,013	16,789,013		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	55,656,034	52,514,671	49,408,812	46,338,458	43,303,606	40,304,259	37,340,416	34,412,077	31,510,242	28,611,910	25,840,082		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£88,672,730	55,656,034	52,514,671	49,408,812	46,338,458	43,303,606	40,304,259	37,340,416	34,412,077	31,510,242	28,611,910	25,840,082		
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	64,307,769	58,927,521	53,554,034	48,247,308		
36 CDC-RES36 Strategic site (2,500 units) 30 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) 35 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	86,550,048	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	86,550,048	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	1,017,640	867,617	765,554	665,985	571,460	474,420	386,013		
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	1,813,100	2,009,879	2,206,649		
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779		
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779	5,185,779		
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)

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	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	£1,271,724	976,935	922,237	868,165	814,697	761,853	709,627	658,016	607,027	556,654	506,890	457,760		
6 CDC-RES6 Small scheme (20 units) 30 dph	20	£2,473,528	976,935	922,237	868,165	814,697	761,853	709,627	658,016	607,027	556,654	506,890	457,760		
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,938	1,192,812	1,100,754	1,009,812	919,982	831,267		
8 CDC-RES8 Medium scheme (30 units) 30 dph	20	£894,385	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,938	1,192,812	1,100,754	1,009,812	919,982	831,267		
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,652,816	2,504,707	2,356,258	2,214,499	2,070,401	1,928,973	1,789,217	1,651,135	1,514,717	1,379,073	1,248,898		
10 CDC-RES10 Medium scheme (40 units) 30 dph	30	£1,565,173	2,652,816	2,504,707	2,356,258	2,214,499	2,070,401	1,928,973	1,789,217	1,651,135	1,514,717	1,379,073	1,248,898		
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,096,098	3,461,722	3,298,199	3,076,858	2,887,270	2,701,955	2,523,933	2,353,330	2,197,967	2,047,687	1,898,611	1,754,236		
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,984,718	2,787,819	2,593,216	2,400,912	2,210,904	2,023,195	1,837,782	1,654,966	1,473,948	1,295,138	1,119,105		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,327,153	4,085,248	3,846,072	3,609,626	3,375,909	3,144,821	2,916,662	2,691,133	2,468,333	2,245,262	2,030,092		
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,984,715	3,745,345	3,512,216	3,280,041	3,048,293	2,823,843	2,599,821	2,376,534	2,153,929	1,944,152	1,730,987		
15 CDC-RES15 Large scheme (50 units) 50 dph	50	£1,690,729	3,984,715	3,745,345	3,512,216	3,280,041	3,048,293	2,823,843	2,599,821	2,376,534	2,153,929	1,944,152	1,730,987		
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	6,490,729	6,127,872	5,769,120	5,414,390	5,063,864	4,717,381	4,374,993	4,036,720	3,702,500	3,372,354	3,048,381		
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£5,665,060	8,654,306	8,170,496	7,769,145	7,329,252	6,851,418	6,289,842	5,833,325	5,382,266	4,935,668	4,495,524	4,061,841		
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£3,035,487	6,920,744	6,458,888	6,002,423	5,551,350	5,102,666	4,655,349	4,220,481	3,800,976	3,376,862	2,958,140	2,544,963		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,847,409	12,129,437	11,419,564	10,711,790	10,004,165	9,365,540	8,690,159	7,988,927	7,320,620	6,661,838	6,022,948		
20 CDC-RES20 Large scheme (200 units) 30 dph	200	£12,847,409	12,847,409	12,129,437	11,419,564	10,711,790	10,004,165	9,365,540	8,690,159	7,988,927	7,320,620	6,661,838	6,022,948		
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	16,935,944	15,987,358	15,050,663	14,124,074	13,206,178	12,302,980	11,408,478	10,524,672	9,658,271	8,795,564	7,931,587		
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£9,540,104	17,420,125	16,441,000	15,455,930	14,515,930	13,569,984	12,635,090	11,711,274	10,798,569	9,895,861	9,003,705	8,122,826		
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	25,344,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,405	14,389,165	13,091,090	11,805,118		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,151	25,344,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,405	14,389,165	13,091,090	11,805,118		
25 CDC-RES25 Large scheme (300 units) 40 dph	400	£22,256,411	32,127,411	30,420,368	28,623,984	26,847,938	25,062,516	23,284,632	21,543,825	19,847,932	18,194,042	16,582,154	15,009,262		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	32,127,411	30,420,368	28,623,984	26,847,938	25,062,516	23,284,632	21,543,825	19,847,932	18,194,042	16,582,154	15,009,262		
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£28,812,624	40,296,765	38,025,482	35,779,868	33,559,922	31,365,465	29,197,035	27,064,294	24,960,451	22,845,217	20,769,281	18,739,013		
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£25,583,490	40,296,765	38,025,482	35,779,868	33,559,922	31,365,465	29,197,035	27,064,294	24,960,451	22,845,217	20,769,281	18,739,013		
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	55,656,014	52,651,671	49,408,812	46,338,455	43,345,668	40,402,547	37,500,425	34,642,942	31,822,617	29,038,182	26,286,280		
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£41,279,238	55,656,014	52,651,671	49,408,812	46,338,455	43,345,668	40,402,547	37,500,425	34,642,942	31,822,617	29,038,182	26,286,280		
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£96,563,255	£2,595,353	£9,054,850	£5,554,368	£2,953,958	£6,473,449	£5,263,552	£4,192,657	£3,262,282	£2,351,931	£1,471,600	£691,292		
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£96,526,647	£2,595,353	£9,054,850	£5,554,368	£2,953,958	£6,473,449	£5,263,552	£4,192,657	£3,262,282	£2,351,931	£1,471,600	£691,292		
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,422,232	£7,892,937	£20,451,798	£6,254,108	£2,124,197	£8,642,095	£5,440,881	£3,021,077	£4,880,028	£2,189,658	£384,074	£454,290		
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,553,331	£7,892,937	£20,451,798	£6,254,108	£2,124,197	£8,642,095	£5,440,881	£3,021,077	£4,880,028	£2,189,658	£384,074	£454,290		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,254,204	£14,316,826	£41,113,08	£20,570,431	£6,796,376	£11,890,082	£7,445,650	£6,089,779	£4,367,768	£2,927,521	£1,551,042	£540,008		
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	£140,084,118	£10,731,543	£30,506,498	£7,352,703	£1,916,807	£10,255,297	£7,312,061	£73,391,621	£6,733,833	£1,697,574	£5,232,062	£50,676,700		
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£249,694,715	£29,155,675	£12,817,890	£11,453,156	£1,307,345	£10,599,197	£3,289,120	£3,826,312	£7,516,463	£2,754,611	£6,075,737	£5,479,843		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,252,038	£19,177,118	£8,237,209	£8,552,640	£8,559,048	£8,820,817	£7,149,314	£6,945,140	£4,304,633	£3,828,024	£3,120,410	£1,776,609		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£228,502,388	£19,177,118	£8,237,209	£8,552,640	£8,559,048	£8,820,817	£7,149,314	£6,945,140	£4,304,633	£3,828,024	£3,120,410	£1,776,609		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,760,809	1,575,770	1,372,225	1,162,174	987,617	865,554	805,095	716,480	621,312	472,120	336,013		
41 CDC-CARE1 Care home scheme (C2-) 70 dph	-	£500,855	238,948	215,716	192,489	170,258	148,259	126,079	109,279	149,560	136,739	113,103	89,209		
42 CDC-EMPI1 Employment - industrial 40% plot ratio	-	£8,260,693	5,193,779	5,195,779	5,176,779	5,176,779	5,176,779	5,176,779	5,176,779	5,176,779	5,176,779	5,176,779	5,176,779		
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	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539	5,189,539		
45 CDC-EMPI4 Employment - industrial 45% plot ratio	-	£11,521,381	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-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	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668	15,534,668		

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	£126,570	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	2,091,704	2,047,537	2,000,352	1,950,788	1,898,429	1,839,714	1,779,121	1,715,721	1,651,445	1,586,934	1,522,462		
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	4,245,511	4,026,095	3,809,206	3,590,788	3,371,429	3,152,070	2,927,611	2,703,152	2,478,693	2,254,234	2,029,775		
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£2,445,219	4,245,511	4,026,095	3,809,206	3,590,788	3,371,429	3,152,070	2,927,611	2,703,152	2,478,693	2,254,234	2,029,775		
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,922,072	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	17,079,500	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	£35,863,103	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	47,126,305	44,368,305	41,648,305	39,068,305		
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	47,126,305	44,368,305	41,648,305	39,068,305		
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	£128,062,833	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	104,821,081	98,668,661	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	51,522,462		
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	51,522,462		
40 CDC-ELDER1 Older 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	1,419,599	1,616,339	1,813,109	2,009,879	2,206,649		
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,181,638	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		
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	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	-	£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	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	299,092	272,826	246,886		
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	299,092	272,826	246,886		
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	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	£497,124	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	£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) 35 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) 35 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	3,493,098	3,290,620	3,090,670	2,893,220	2,697,875	2,504,638	2,314,106	2,125,679	1,939,561	1,756,747		
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	£2,682,622	4,622,072	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	4,068,909	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) 50 dph	50	£3,912,513	6,933,108	6,540,541	6,150,300	5,762,354	5,376,381	4,993,276	4,608,201	4,224,166	3,840,170	3,459,676	3,079,676		
16 CDC-RES16 Large scheme (75 units) 30 dph	75	£3,353,943	6,933,108	6,540,541	6,150,300	5,762,354	5,376,381	4,993,276	4,608,201	4,224,166	3,840,170	3,459,676	3,079,676		
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	6,049,159	5,574,356	5,112,252	4,650,746	4,195,099	3,748,828	3,303,415	2,865,700		
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,337,691	13,724,270	12,564,719	12,212,671	11,649,199	10,734,306	10,007,900	9,290,251	8,581,937	7,868,507	7,158,801	6,456,073		
20 CDC-RES20 Large scheme (150 units) 55 dph	150	£5,152,073	13,724,270	12,564,719	12,212,671	11,649,199	10,734,306	10,007,900	9,290,251	8,581,937	7,868,507	7,158,801	6,456,073		
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	17,533,304	16,549,504	15,499,304	14,490,772	13,502,934	12,526,715	11,565,100	10,613,334	9,673,147	8,744,629		
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	12,712,116		
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£11,890,265	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	12,712,116		
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,290,242	34,302,859	32,385,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,365,488	19,593,380	17,851,051	16,132,161		
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	34,302,859	32,385,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,365,488	19,593,380	17,851,051	16,132,161		
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	£25,583,849	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	56,533,746	53,631,894	50,413,943	46,900,323	43,202,333	39,430,285	35,603,340	31,785,720	27,985,676	24,209,632		
30 CDC-RES30 Large scheme (750 units) 55 dph	750	£41,279,294	59,213,317	56,533,746	53,631,894	50,413,943	46,900,323	43,202,333	39,430,285	35,603,340	31,785,720	27,985,676	24,209,632		
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	£190,432,232	79,990,242	78,947,129	70,588,287	66,180,668	61,901,324	57,623,143	53,495,416	49,307,850	45,210,542	41,143,462	37,186,700		
34 CDC-RES34 Strategic site (1,000 units) 35 dph	1,000	£77,513,341	79,990,242	78,947,129	70,588,287	66,180,668	61,901,324	57,623,143	53,495,416	49,307,850	45,210,542	41,143,462	37,186,700		
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£119,252,411	110,045,791	104,621,081	96,668,667	92,582,032	86,568,894	80,625,148	74,751,690	68,948,925	63,216,250	57,553,865	51,961,722		
36 CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	£149,064,116	118,601,701	110,243,654	103,759,667	97,347,740	91,013,874	84,762,067	78,564,321	72,450,635	66,481,010	60,445,445	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	78,081,432	71,043,422	64,092,782		
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,520,020	170,937,527	164,659,882	154,477,003	144,374,707	134,264,710	124,150,825	114,040,838	103,924,848	93,804,862	83,684,818	73,564,813		
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£258,502,589	170,937,527	164,659,882	154,477,003	144,374,707	134,264,710	124,150,825	114,040,838	103,924,848	93,804,862	83,684,818	73,564,813		
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 units	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	£12,521,618	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536	5,653,536		
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:
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	£40,986,500	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	65,700,595	61,298,801	56,899,756	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	65,700,595	61,298,801	56,899,756	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	1,028,029	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	£1,565,177	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	£2,068,698	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	1,947,602	1,736,821	1,528,638	1,325,547
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	3,353,399	3,090,948	2,829,199	2,567,949	2,307,634	2,053,537	1,807,237
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	2,055,822
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	5,656,862	5,134,261	4,611,733	4,090,599	3,573,688
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	5,656,862	5,134,261	4,611,733	4,090,599	3,573,688
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	14,592,496	13,791,233	12,968,996	12,125,789	11,441,011	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	£7,155,078	14,592,496	13,791,233	12,968,996	12,125,789	11,441,011	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	£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	16,679,643	15,593,160	14,518,306	13,456,969	12,401,261	11,369,830	10,344,612	9,332,163	8,331,007	7,342,689	6,364,428
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£16,995,833	28,828,099	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	13,618,564
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£14,310,155	28,828,099	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	13,618,564
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£22,620,242	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,915,546	19,080,478	17,273,112
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£19,080,207	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	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	23,850,598	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	23,850,598	21,591,380
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£41,279,294	62,752,070	59,275,534	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	59,275,534	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	£96,625,647	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	75,169,917	70,677,157	66,184,958	61,696,801	57,208,956	52,733,403	48,250,914	43,770,106	39,281,058
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,613,241	84,155,248	79,662,463	75,169,917	70,677,157	66,184,958	61,696,801	57,208,956	52,733,403	48,250,914	43,770,106	39,281,058
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	67,504,919	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	116,833,624	108,710,111	100,482,275	92,800,514	83,382,728	75,917,817	68,689,681
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	176,645,111	161,076,966	150,579,785	145,066,960	139,607,789	133,033,051	126,332,074	119,506,070	112,671,058	105,527,595	98,398,549
39 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	4,000	£238,902,688	176,645,111	161,076,966	150,579,785	145,066,960	139,607,789	133,033,051	126,332,074	119,506,070	112,671,058	105,527,595	98,398,549
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	1,726,913	1,612,540	1,500,993	1,389,751	1,281,334	1,174,900	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

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

		Sales value £5,078 psm		AH tenure		Rented 80%		Intermediate:		SO 20%		\$106 per unit:		£7,600	
		£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		
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	£126,574	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580		
2 CDC-RE52 Small scheme (1 unit) 30 dph	1	£105,480	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580		
3 CDC-RE53 Small scheme (5 units) 25 dph	5	£632,880	585,898	553,960	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898		
4 CDC-RE54 Small scheme (5 units) 30 dph	5	£527,400	585,898	553,960	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898		
5 CDC-RE55 Small scheme (10 units) 30 dph	10	£1,120,725	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796		
6 CDC-RE56 Small scheme (10 units) 35 dph	10	£1,060,621	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796		
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	£2,241,450	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718		
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	£1,921,242	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718		
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	£3,362,174	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577		
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	£2,881,864	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577		
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	£4,482,899	4,169,528	3,925,870	3,686,034	3,446,224	3,206,449	2,966,674	2,726,900	2,487,125	2,247,350	2,007,575	1,767,800		
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	£2,445,215	4,169,528	3,925,870	3,686,034	3,446,224	3,206,449	2,966,674	2,726,900	2,487,125	2,247,350	2,007,575	1,767,800		
13 CDC-RE513 Large scheme (50 units) 30 dph	50	£5,603,624	5,211,911	4,928,598	4,646,453	4,371,510	4,097,755	3,827,190	3,559,815	3,295,629	3,034,634	2,778,628	2,521,491		
14 CDC-RE514 Large scheme (50 units) 40 dph	50	£4,202,718	4,962,820	4,584,071	4,308,498	4,036,103	3,766,884	3,500,842	3,237,977	2,978,289	2,721,777	2,469,442	2,218,285		
15 CDC-RE515 Large scheme (75 units) 30 dph	75	£8,405,436	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238		
16 CDC-RE516 Large scheme (75 units) 35 dph	75	£7,204,659	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238		
17 CDC-RE517 Large scheme (100 units) 30 dph	100	£11,954,399	10,949,852	10,249,534	9,549,216	8,848,900	8,148,584	7,448,268	6,747,952	6,047,636	5,347,320	4,647,004	3,946,688		
18 CDC-RE518 Large scheme (100 units) 35 dph	100	£8,520,581	10,949,852	10,249,534	9,549,216	8,848,900	8,148,584	7,448,268	6,747,952	6,047,636	5,347,320	4,647,004	3,946,688		
19 CDC-RE519 Large scheme (150 units) 30 dph	150	£17,931,597	15,459,652	14,617,746	13,785,321	12,962,378	12,148,918	11,344,936	10,550,437	9,765,418	8,989,881	8,223,625	7,467,251		
20 CDC-RE520 Large scheme (150 units) 35 dph	150	£15,360,940	15,459,652	14,617,746	13,785,321	12,962,378	12,148,918	11,344,936	10,550,437	9,765,418	8,989,881	8,223,625	7,467,251		
21 CDC-RE521 Large scheme (200 units) 30 dph	200	£23,908,795	20,355,672	19,245,567	18,147,967	17,062,872	15,990,282	14,930,196	13,882,615	12,847,538	11,824,966	10,814,899	9,817,337		
22 CDC-RE522 Large scheme (200 units) 35 dph	200	£20,493,253	20,355,672	19,245,567	18,147,967	17,062,872	15,990,282	14,930,196	13,882,615	12,847,538	11,824,966	10,814,899	9,817,337		
23 CDC-RE523 Large scheme (300 units) 30 dph	300	£35,863,193	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,162		
24 CDC-RE524 Large scheme (300 units) 35 dph	300	£30,739,880	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,162		
25 CDC-RE525 Large scheme (400 units) 30 dph	400	£47,817,591	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306		
26 CDC-RE526 Large scheme (400 units) 35 dph	400	£40,986,506	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306		
27 CDC-RE527 Large scheme (500 units) 30 dph	500	£84,741,416	£80,948,692	£76,812,820	£72,684,948	£68,567,076	£64,449,204	£60,331,332	£56,213,460	£52,095,588	£47,977,716	£43,859,844	£39,741,972		
28 CDC-RE528 Large scheme (500 units) 35 dph	500	£54,892,642	£80,948,692	£76,812,820	£72,684,948	£68,567,076	£64,449,204	£60,331,332	£56,213,460	£52,095,588	£47,977,716	£43,859,844	£39,741,972		
29 CDC-RE529 Large scheme (750 units) 30 dph	750	£103,451,518	£60,291,181	£56,248,123	£52,205,065	£48,162,007	£44,118,949	£40,075,891	£36,032,833	£31,989,775	£27,946,717	£23,903,659	£19,860,601		
30 CDC-RE530 Large scheme (750 units) 35 dph	750	£88,672,730	£60,291,181	£56,248,123	£52,205,065	£48,162,007	£44,118,949	£40,075,891	£36,032,833	£31,989,775	£27,946,717	£23,903,659	£19,860,601		
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	£74,513,620	£70,411,689	£66,306,034	£62,194,386	£58,082,738	£53,971,090	£49,859,442	£45,747,794	£41,636,146	£37,524,498	£33,412,850		
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	£128,662,833	£74,513,620	£70,411,689	£66,306,034	£62,194,386	£58,082,738	£53,971,090	£49,859,442	£45,747,794	£41,636,146	£37,524,498	£33,412,850		
33 CDC-RE533 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	£88,874,253	£83,977,800	£79,136,584	£74,350,606	£69,619,865	£64,944,362	£60,324,066	£55,709,069	£51,240,278	£46,794,727	£42,395,412		
34 CDC-RE534 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	£88,874,253	£83,977,800	£79,136,584	£74,350,606	£69,619,865	£64,944,362	£60,324,066	£55,709,069	£51,240,278	£46,794,727	£42,395,412		
35 CDC-RE535 Strategic site (2,000 units) 30 dph	2,000	£256,165,665	£124,457,785	£117,602,256	£110,824,045	£104,123,156	£97,409,585	£90,653,336	£84,484,405	£78,092,784	£71,778,504	£65,541,534	£59,381,882		
36 CDC-RE536 Strategic site (2,500 units) 30 dph	2,500	£320,207,081	£130,903,908	£123,683,253	£116,544,040	£109,486,269	£102,509,942	£95,515,057	£88,601,614	£82,069,615	£75,419,058	£68,849,944	£62,359,209		
37 CDC-RE537 Strategic site (3,500 units) 30 dph	3,500	£448,289,537	£142,359,747	£134,597,800	£126,839,853	£119,081,906	£111,324,059	£103,566,112	£95,808,165	£88,050,218	£80,292,271	£72,534,324	£64,776,377		
38 CDC-RE538 Strategic site (4,000 units) 30 dph	4,000	£597,719,894	£124,359,747	£117,475,400	£110,668,884	£103,939,931	£97,288,629	£90,714,039	£84,213,306	£77,700,277	£71,444,948	£65,177,322	£58,986,523		
39 CDC-RE539 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	£124,359,747	£117,475,400	£110,668,884	£103,939,931	£97,288,629	£90,714,039	£84,213,306	£77,700,277	£71,444,948	£65,177,322	£58,986,523		
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	£2,594,465	£2,354,219	£2,116,903	£1,882,516	£1,650,000	£1,422,534	£1,196,938	£974,271	£754,535	£537,729	£323,852		
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	£38,948	£35,718	£32,489	£29,260	£26,031	£22,802	£19,573	£16,344	£13,115	£9,886	£6,657		
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 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		
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	£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		
45 CDC-EMP4 Employment - industrial 40% plot ratio	-	£26,897,395	£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		
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													
		£374,000 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		

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	£48,024	123,676	116,980	110,374	103,764	97,153	90,542	83,931	77,320	70,709	64,098	57,487		
2 CDC-RES1 Small scheme (1 unit) 25 dh	1	£59,033	123,676	116,980	110,374	103,764	97,153	90,542	83,931	77,320	70,709	64,098	57,487		
3 CDC-RES4 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	1,236,710	1,189,807	1,103,737	1,038,350	970,964	904,864	840,747	784,392	722,771	661,913	601,808		
6 CDC-RES5 Small scheme (10 units) 35 dh	10	£847,192	1,236,710	1,189,807	1,103,737	1,038,350	970,964	904,864	840,747	784,392	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	1,939,433	1,804,298	1,736,915	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	1,939,433	1,804,298	1,736,915	1,660,908	1,546,267	1,432,301	1,321,075	1,210,099	1,100,407		
9 CDC-RES19 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	£1,331,357	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	4,187,700	3,932,731	3,632,731	3,329,731	3,026,731	2,723,731	2,420,731	2,117,731	1,814,731	1,511,731		
12 CDC-RES12 Medium scheme (40 units) 55 dh	40	£1,138,308	3,910,317	3,660,999	3,432,467	3,197,722	2,956,764	2,736,592	2,510,200	2,286,607	2,065,794	1,847,768	1,632,526		
13 CDC-RES14 Large scheme (50 units) 30 dh	50	£2,608,622	5,506,630	5,200,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,190	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	4,000,651	3,726,509	3,454,095	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	6,491,525	6,050,260	5,609,260	5,245,602	4,842,197	4,427,192	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	6,491,525	6,050,260	5,609,260	5,245,602	4,842,197	4,427,192	4,025,162		
17 CDC-RES17 Large scheme (100 units) 30 dh	100	£5,565,060	11,031,660	10,410,400	9,831,827	9,290,941	8,756,740	8,191,226	7,598,299	6,945,256	6,354,257	5,722,922	5,066,882		
18 CDC-RES18 Large scheme (100 units) 55 dh	100	£3,847,461	8,234,742	8,064,338	7,800,547	7,543,375	7,286,916	7,031,581	6,778,246	6,526,826	6,276,426	6,026,026	5,775,626		
19 CDC-RES19 Large scheme (150 units) 30 dh	150	£8,335,491	13,362,804	15,444,259	17,526,714	19,609,169	21,691,624	23,774,079	25,856,534	27,938,989	30,021,444	32,103,899	34,186,354		
20 CDC-RES20 Large scheme (150 units) 35 dh	150	£7,155,078	16,326,804	15,444,259	14,567,714	13,700,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,883		
21 CDC-RES21 Large scheme (200 units) 30 dh	200	£11,130,192	22,260,384	21,381,659	20,502,934	19,624,209	18,745,484	17,866,759	16,988,034	16,109,309	15,230,584	14,351,859	13,473,134		
22 CDC-RES22 Large scheme (200 units) 35 dh	200	£9,540,104	21,929,104	20,736,733	19,557,768	18,382,301	17,240,239	16,101,813	14,976,424	13,864,670	12,766,352	11,681,471	10,615,526		
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	25,059,360	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	£14,310,151	31,885,043	30,140,277	28,433,075	26,730,346	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 (300 units) 55 dh	300	£12,260,255	28,433,075	26,730,346	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731	13,864,670	12,326,609		
26 CDC-RES26 Large scheme (400 units) 30 dh	400	£19,080,207	40,499,022	38,392,883	36,110,684	33,953,094	31,820,348	29,712,535	27,629,685	25,561,919	23,538,336	21,530,098	19,546,620		
27 CDC-RES27 Large scheme (500 units) 30 dh	500	£28,612,824	50,499,022	47,866,103	45,138,356	42,441,355	39,745,400	37,049,659	34,356,981	31,664,299	29,222,919	26,912,540	24,433,275		
28 CDC-RES28 Large scheme (500 units) 35 dh	500	£25,583,649	50,499,022	47,866,103	45,138,356	42,441,355	39,745,400	37,049,659	34,356,981	31,664,299	29,222,919	26,912,540	24,433,275		
29 CDC-RES29 Large scheme (750 units) 30 dh	750	£48,159,177	93,820,263	88,620,311	83,253,391	78,029,223	72,846,105	67,709,939	62,617,423	57,569,847	52,560,949	47,598,788	42,683,378		
30 CDC-RES30 Large scheme (750 units) 35 dh	750	£41,279,320	93,820,263	88,620,311	83,253,391	78,029,223	72,846,105	67,709,939	62,617,423	57,569,847	52,560,949	47,598,788	42,683,378		
31 CDC-RES31 Strategic site (1,000 units) 30 dh	1,000	£99,563,255	78,481,071	74,191,003	69,951,004	65,758,445	61,614,555	57,518,825	53,471,455	49,427,444	45,521,793	41,619,502	37,765,570		
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	61,614,555	57,518,825	53,471,455	49,427,444	45,521,793	41,619,502	37,765,570		
33 CDC-RES33 Strategic site (1,300 units) 30 dh	1,300	£90,432,232	93,596,852	88,478,825	83,418,508	78,415,890	73,471,001	68,583,812	63,754,332	58,982,503	54,268,003	49,610,343	45,009,767		
34 CDC-RES34 Strategic site (1,300 units) 35 dh	1,300	£77,531,341	93,596,852	88,478,825	83,418,508	78,415,890	73,471,001	68,583,812	63,754,332	58,982,503	54,268,003	49,610,343	45,009,767		
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	129,394,538	120,826,758	115,554,118	108,246,620	101,024,262	93,803,405	86,644,968	79,508,034	73,036,240	66,245,585		
37 CDC-RES37 Strategic site (3,500 units) 35 dh	3,500	£208,689,765	162,388,767	153,487,141	144,685,620	135,964,457	127,383,647	118,883,180	110,483,075	102,183,803	93,889,859	85,825,776	77,886,111		
38 CDC-RES38 Strategic site (4,000 units) 30 dh	4,000	£278,520,200	331,072,983	323,871,861	316,751,931	309,713,153	302,755,568	295,879,161	289,083,933	282,368,785	275,730,671	269,178,899	262,702,068		
39 CDC-RES39 Strategic site (4,000 units) 35 dh	4,000	£252,502,589	331,072,983	323,871,861	316,751,931	309,713,153	302,755,568	295,879,161	289,083,933	282,368,785	275,730,671	269,178,899	262,702,068		
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	4,000,651	3,726,509	3,454,095	3,178,213	2,902,061	2,643,240	2,380,747		
41 CDC-EMO5 Order book (hourly) 40 dh	50	£500,855	1,098,548	1,035,716	971,632	912,548	853,464	794,380	735,296	676,212	617,128	558,044	498,960		
42 CDC-CARE1 Care home scheme (C2) - 70 units		£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		
43 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		
44 CDC-EMP5 Employment - industrial 40% 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-EMP6 Employment - industrial 45% 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		
46 CDC-EMP5 Employment - industrial 40% plot ratio		£25,042,772	16,752,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722		
47 CDC-EMP6 Employment - industrial 45% plot ratio		£25,042,772	16,752,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722	15,792,722		

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	271,320	243,000	214,940	187,160	160,000	132,840		
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	271,320	243,000	214,940	187,160	160,000	132,840		
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	48,250	42,344	36,476	30,648	24,860		
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	48,250	42,344	36,476	30,648	24,860		
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	3,196,703	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	1,163,257	1,001,094	838,931	676,768		
10 CCR-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,381,913	3,196,703	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	1,163,257	1,001,094	838,931	676,768		
11 CCR-RES11 Medium scheme (50 units) 30 dph	50	£670,357	5,058,830	5,009,700	4,915,913	4,825,470	4,735,027	4,644,584	4,554,141	4,463,698	4,373,255	4,282,812	4,192,369	4,101,926	4,011,483	3,921,040	3,830,597	3,740,154	3,649,711		
12 CCR-RES12 Medium scheme (40 units) 55 dph	40	£340,000	5,058,830	5,009,700	4,915,913	4,825,470	4,735,027	4,644,584	4,554,141	4,463,698	4,373,255	4,282,812	4,192,369	4,101,926	4,011,483	3,921,040	3,830,597	3,740,154	3,649,711		
13 CCR-RES13 Large scheme (50 units) 30 dph	50	£779,167	5,058,830	5,009,700	4,915,913	4,825,470	4,735,027	4,644,584	4,554,141	4,463,698	4,373,255	4,282,812	4,192,369	4,101,926	4,011,483	3,921,040	3,830,597	3,740,154	3,649,711		
14 CCR-RES14 Large scheme (50 units) 40 dph	50	£584,375	5,155,522	4,983,059	4,573,926	4,288,124	4,005,851	3,726,509	3,446,695	3,167,129	2,890,061	2,643,240	2,380,747	2,134,555	1,888,851	1,650,455	1,428,851	1,214,455	1,006,455		
15 CCR-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	8,260,245	7,814,519	7,373,870	6,938,206	6,502,585	6,081,226	5,661,269	5,245,042	4,834,267	4,427,191	4,025,162	3,634,555	3,247,245	2,868,455	2,497,245	2,134,455	1,779,245		
16 CCR-RES16 Large scheme (100 units) 30 dph	100	£1,558,333	10,353,667	9,741,654	9,126,180	8,508,706	7,894,232	7,279,758	6,665,284	6,050,810	5,436,336	4,821,862	4,207,388	3,592,914	2,978,440	2,363,966	1,749,492	1,135,018	560,544		
17 CCR-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	10,313,660	9,614,400	8,931,827	8,250,941	7,567,740	6,884,539	6,191,226	5,508,399	4,825,566	4,142,739	3,459,912	2,777,085	2,094,258	1,411,431	728,604	44,777	-1,111,111		
18 CCR-RES18 Large scheme (100 units) 55 dph	100	£906,667	9,234,742	8,654,338	8,100,549	7,543,765	6,992,816	6,448,871	5,911,541	5,380,822	4,856,726	4,330,240	3,828,369	3,316,498	2,804,627	2,292,756	1,780,885	1,269,014	757,143		
19 CCR-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	16,326,804	15,444,229	14,571,647	13,708,068	12,856,221	12,013,408	11,180,529	10,367,582	9,544,568	8,740,705	7,944,853	7,149,001	6,353,149	5,557,297	4,761,445	3,965,593	3,169,741		
20 CCR-RES20 Large scheme (150 units) 35 dph	150	£2,127,143	16,326,804	15,444,229	14,571,647	13,708,068	12,856,221	12,013,408	11,180,529	10,367,582	9,544,568	8,740,705	7,944,853	7,149,001	6,353,149	5,557,297	4,761,445	3,965,593	3,169,741		
21 CCR-RES21 Large scheme (200 units) 30 dph	200	£3,250,000	20,999,688	20,206,198	19,176,055	18,038,998	16,914,907	15,804,902	14,706,194	13,621,491	12,546,865	11,471,240	10,404,555	9,337,930	8,272,305	7,206,680	6,140,055	5,073,430	4,006,805		
22 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	9,541,731	8,472,361	7,403,000	6,333,639	5,264,278	4,194,917		
23 CCR-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	31,885,043	30,140,277	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	13,869,475	12,351,219	10,842,963	9,344,707	7,846,451	6,348,195		
24 CCR-RES24 Large scheme (300 units) 35 dph	300	£4,274,286	31,885,043	30,140,277	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	13,869,475	12,351,219	10,842,963	9,344,707	7,846,451	6,348,195		
25 CCR-RES25 Large scheme (400 units) 30 dph	400	£6,668,889	40,499,202	38,292,883	36,110,694	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		
26 CCR-RES26 Large scheme (400 units) 35 dph	400	£5,999,024	40,499,202	38,292,883	36,110,694	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		
27 CCR-RES27 Large scheme (500 units) 30 dph	500	£8,944,762	50,624,002	47,866,103	45,138,356	42,441,355	39,744,600	37,140,669	34,536,981	31,964,399	29,422,919	26,912,546	24,433,275	21,954,004	19,474,733	17,005,462	14,526,191	12,046,920	9,567,649		
28 CCR-RES28 Large scheme (500 units) 35 dph	500	£7,632,655	50,624,002	47,866,103	45,138,356	42,441,355	39,744,600	37,140,669	34,536,981	31,964,399	29,422,919	26,912,546	24,433,275	21,954,004	19,474,733	17,005,462	14,526,191	12,046,920	9,567,649		
29 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	30,184,027	26,731,678	23,279,329	19,826,980	16,374,631	12,922,282		
30 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	30,184,027	26,731,678	23,279,329	19,826,980	16,374,631	12,922,282		
31 CCR-RES31 Strategic site (1,000 units) 30 dph	1,000	£27,711,000	78,481,071	74,811,903	69,951,004	65,096,104	60,245,204	55,394,304	50,543,404	45,692,504	40,841,604	35,990,704	31,139,804	26,288,904	21,438,004	16,587,104	11,736,204	6,885,304	2,034,404		
32 CCR-RES32 Strategic site (1,000 units) 35 dph	1,000	£17,809,524	78,481,071	74,811,903	69,951,004	65,096,104	60,245,204	55,394,304	50,543,404	45,692,504	40,841,604	35,990,704	31,139,804	26,288,904	21,438,004	16,587,104	11,736,204	6,885,304	2,034,404		
33 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	73,417,001	68,583,812	63,754,332	58,925,563	54,268,503	49,610,343	45,009,677	40,408,017	35,806,357	31,204,697	26,603,037	22,001,377	17,400,717		
34 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	73,417,001	68,583,812	63,754,332	58,925,563	54,268,503	49,610,343	45,009,677	40,408,017	35,806,357	31,204,697	26,603,037	22,001,377	17,400,717		
35 CCR-RES35 Strategic site (2,000 units) 35 dph	2,000	£35,619,648	131,159,850	123,965,421	116,984,628	109,885,070	102,956,149	96,108,063	89,340,812	82,654,067	76,048,817	69,524,073	63,088,106	56,642,352	50,197,598	43,752,844	37,308,090	30,863,336	24,418,582		
36 CCR-RES36 Strategic site (2,500 units) 35 dph	2,500	£44,623,619	131,159,850	123,965,421	116,984,628	109,885,070	102,956,149	96,108,063	89,340,812	82,654,067	76,048,817	69,524,073	63,088,106	56,642,352	50,197,598	43,752,844	37,308,090	30,863,336	24,418,582		
37 CCR-RES37 Strategic site (3,000 units) 35 dph	3,000	£62,333,333	162,368,997	153,497,134	144,665,620	135,964,502	127,363,384	118,883,190	110,483,067	102,184,903	93,983,889	85,854,825	77,886,111	69,907,047	61,937,983	53,968,919	45,999,855	38,030,791	30,061,727		
38 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	75,536,071	68,819,898	62,102,668	55,390,500	48,678,332	41,966,164	35,254,000	28,541,832	21,829,664		
39 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	75,536,071	68,819,898	62,102,668	55,390,500	48,678,332	41,966,164	35,254,000	28,541,832	21,829,664		
40 CCR-ELDER1 Elder person's home scheme (C3) 35 dph	50	£777,778	2,112,778	2,012,778	1,912,778	1,812,778	1,712,778	1,612,778	1,512,778	1,412,778	1,312,778	1,212,778	1,112,778	1,012,778	912,778	812,778	712,778	612,778	512,778		
41 CCR-CASE1 Case home scheme (C2) 70 units	70	£1,040,000	2,954,000	2,754,000	2,554,000	2,354,000	2,154,000	1,954,000	1,754,000	1,554,000	1,354,000	1,154,000	954,000	754,000	554,000	354,000	154,000	-50,000	-150,000		
42 CCR-CMP1 Employment - industrial 400 plot ratio	1	£1,870,000	6,195,779	5,959,779	5,719,779	5,479,779	5,239,779	5,000,000	4,760,000	4,520,000	4,280,000	4,040,000	3,800,000	3,560,000	3,320,000	3,080,000	2,840,000	2,600,000	2,360,000		
43 CCR-CMP2 Employment - industrial 450 plot ratio	1	£1,870,000	5,																		

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	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	392,101	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	392,101	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	2,554,609	2,433,136	2,313,029	2,184,298	2,059,194	1,934,090	1,808,986	1,683,882	1,558,778	1,433,674	1,308,570	
8 CDC-RES8 Medium scheme (20 units) 35 dh	20	£176,429	2,554,609	2,433,136	2,313,029	2,184,298	2,059,194	1,934,090	1,808,986	1,683,882	1,558,778	1,433,674	1,308,570	
9 CDC-RES9 Medium scheme (30 units) 30 dh	30	£308,750	3,819,913	3,599,703	3,379,493	3,159,283	2,939,073	2,718,863	2,498,653	2,278,443	2,058,233	1,838,023	1,617,813	
10 CDC-RES10 Medium scheme (30 units) 35 dh	30	£246,610	3,819,913	3,599,703	3,379,493	3,159,283	2,939,073	2,718,863	2,498,653	2,278,443	2,058,233	1,838,023	1,617,813	
11 CDC-RES11 Medium scheme (40 units) 30 dh	40	£411,667	4,405,914	4,167,760	3,932,731	3,700,376	3,470,926	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	4,405,914	3,969,999	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	3,450,695	3,178,213	2,900,081	2,641,240	2,386,747	
15 CDC-RES15 Large scheme (75 units) 30 dh	75	£671,075	8,290,245	7,814,551	7,373,870	6,938,205	6,502,540	6,066,875	5,631,210	5,195,545	4,759,880	4,324,215	3,888,550	
16 CDC-RES16 Large scheme (75 units) 35 dh	75	£661,007	8,290,245	7,814,551	7,373,870	6,938,205	6,502,540	6,066,875	5,631,210	5,195,545	4,759,880	4,324,215	3,888,550	
17 CDC-RES17 Large scheme (100 units) 30 dh	100	£1,097,778	11,013,660	10,419,400	9,831,827	9,250,241	8,676,740	8,100,256	7,526,769	6,952,286	6,377,803	5,803,320	5,228,837	
18 CDC-RES18 Large scheme (100 units) 35 dh	100	£698,788	9,234,742	8,664,338	8,100,540	7,543,375	6,998,816	6,448,871	5,911,541	5,380,826	4,850,726	4,339,240	3,828,369	
19 CDC-RES19 Large scheme (150 units) 30 dh	150	£1,646,687	16,326,804	15,444,239	14,571,647	13,708,968	12,866,221	12,013,408	11,185,520	10,365,948	9,548,568	8,740,705	7,944,883	
20 CDC-RES20 Large scheme (150 units) 35 dh	150	£1,411,620	16,326,804	15,444,239	14,571,647	13,708,968	12,866,221	12,013,408	11,185,520	10,365,948	9,548,568	8,740,705	7,944,883	
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	12,560,865	11,491,345	10,445,526	
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	17,240,329	16,101,813	14,967,424	13,864,670	12,786,952	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	£4,349,055	40,499,022	38,392,863	36,110,684	33,829,259	31,547,826	29,270,395	27,002,964	24,735,533	22,468,102	20,200,671	17,953,240	
26 CDC-RES26 Large scheme (400 units) 35 dh	400	£3,763,810	40,499,022	38,392,863	36,110,684	33,829,259	31,547,826	29,270,395	27,002,964	24,735,533	22,468,102	20,200,671	17,953,240	
27 CDC-RES27 Large scheme (500 units) 30 dh	500	£5,880,952	50,624,002	47,866,103	45,138,356	42,441,355	39,775,440	37,129,435	34,508,981	31,914,399	29,338,336	26,752,546	24,163,275	
28 CDC-RES28 Large scheme (500 units) 35 dh	500	£5,046,010	50,624,002	47,866,103	45,138,356	42,441,355	39,775,440	37,129,435	34,508,981	31,914,399	29,338,336	26,752,546	24,163,275	
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	51,200,939	47,614,723	44,064,499	40,553,147	37,088,758	33,633,376	
30 CDC-RES30 Large scheme (750 units) 35 dh	750	£8,142,857	69,830,263	66,020,311	62,253,291	58,529,223	54,846,105	51,200,939	47,614,723	44,064,499	40,553,147	37,088,758	33,633,376	
31 CDC-RES31 Strategic site (1,000 units) 30 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	£17,838,898	93,596,852	88,478,825	83,418,508	78,415,890	73,471,001	68,583,812	63,754,332	58,982,563	54,268,503	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	78,415,890	73,471,001	68,583,812	63,754,332	58,982,563	54,268,503	49,610,343	45,006,767	
35 CDC-RES35 Strategic site (2,000 units) 30 dh	2,000	£23,523,619	133,965,412	126,545,638	119,884,638	113,266,590	106,688,648	100,156,884	93,671,099	87,222,314	80,800,529	74,392,745	68,000,969	
36 CDC-RES36 Strategic site (2,500 units) 30 dh	2,500	£29,044,762	137,947,450	130,394,538	122,658,755	115,544,118	108,346,620	101,034,262	93,907,405	86,864,969	79,908,034	73,036,240	66,249,585	
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	118,843,067	110,483,903	102,130,303	93,893,889	85,684,825	77,886,111	
38 CDC-RES38 Strategic site (4,000 units) 30 dh	4,000	£54,888,889	313,072,983	312,871,861	311,765,917	309,713,913	307,755,568	305,879,161	304,063,933	302,309,865	299,597,071	296,918,890	292,702,668	
39 CDC-RES39 Strategic site (4,000 units) 35 dh	4,000	£47,047,019	313,072,983	312,871,861	311,765,917	309,713,913	307,755,568	305,879,161	304,063,933	302,309,865	299,597,071	296,918,890	292,702,668	
40 CDC-ELD10 Elder care (boarding) (C3) 35 dh	0	£513,736	2,865,654	2,612,702	2,362,765	2,145,852	1,949,582	1,768,582	1,599,582	1,439,582	1,289,582	1,139,582	989,582	
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£88,000	238,948	235,719	232,493	229,268	226,042	222,816	219,590	216,364	213,138	209,912	206,686	
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	7,863,079	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	-	£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	15,534,868	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	

Appendix 10 - Cumulative policy impacts

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

Aff 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	2.681	2.678	2.615	2.540	2.436	1.906	0.803
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	5.268	4.131	1.790
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	15.370	5.346	5.334	5.198	5.050	4.780	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	16.766	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	16.766	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	8.501	7.975	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	7.913	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	6.354	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	18.064	5.846	5.834	5.686	5.538	5.268	4.131	1.790
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	17.155	5.846	5.834	5.686	5.538	5.268	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	16.766	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	16.766	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	8.501	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	8.044	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	0.048	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	0.71	2.221	0.879	0.879	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	2.445	1.136	1.133	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	4.130	4.031	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	2.739	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	15.370	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	8.891	8.881	8.694	8.507	8.256	6.758	3.094
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	20.493	8.834	8.819	8.632	8.445	8.192	6.691	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	27.502	27.455	26.795	26.296	25.313	20.740	11.482
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	88.673	27.502	27.455	26.795	26.296	25.313	20.740	11.482
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	30.882	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	30.882	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	8.404	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

					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	0.019
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.048	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	0.295	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	0.246	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	0.522	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	0.447	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	1.043	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	0.894	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	1.565	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	1.342	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	2.087	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	1.138	1.316	1.313	1.271	1.229	1.187	0.921	0.147
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	0.781
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	0.479
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	1.171
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	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	5.565	4.208	4.200	4.100	4.001	3.922	3.144	1.561
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	0.020
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.370	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	7.155	6.368	6.362	6.199	6.071	5.820	4.683	2.329
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	3.094
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	3.473
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	5.120
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	5.120
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	6.590
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	6.590
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	8.238
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	8.238
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	11.482
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	11.482
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.553	30.882	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	59.626	30.882	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	90.432	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	77.513	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	119.251	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	149.064	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	208.690	63.162	63.052	61.683	60.311	57.948	47.192	25.171
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	19.777
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	19.777
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	-1.365
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	8.004	7.870	7.870	7.255	5.225
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.621	14.565	14.565	14.327	14.088	14.088	12.277	8.014
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.621	14.681	14.681	14.461	14.321	14.321	12.192	7.905
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.538	26.993	26.993	23.450	14.970
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.601	30.997	30.997	26.859	16.822

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	0.380
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	0.380
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	2.061	2.057	2.006	1.955	1.869	1.469	0.659
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	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	3.192	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	23.996	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	29.628	29.448	29.268	27.466	22.906	13.686
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	86.673	29.655	29.628	29.448	29.268	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	67.996	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	67.996	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	0.380
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	0.380
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	3.192	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	29.628	29.448	29.268	27.466	22.906	13.686
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	41.279	29.655	29.628	29.448	29.268	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	66.796	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	67.996	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	67.996	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	8.270	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	8.016
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.621	14.881	14.881	14.601	14.321	14.321	12.182	7.975
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.693	26.993	26.993	23.493	15.043
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	88.923	88.834	87.734	86.629	84.757	46.071	28.406
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	88.923	88.834	87.734	86.629	84.757	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	0.044	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	1.026	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	1.026	1.005	0.984	0.949	0.788	0.465
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.540	1.539	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	1.506	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	3.761	3.764	3.680	3.605	3.499	2.895	1.715
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	5.354	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	5.009	4.906	4.807	4.638	3.860	2.287
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	3.035	3.596	3.648	3.543	3.438	3.261	2.423	0.742
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	15.348	7.433	7.431	7.276	7.130	6.884	5.728	3.409
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	11.310	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	88.923	88.834	87.734	86.629	84.757	46.071	28.406
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	88.923	88.834	87.734	86.629	84.757	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	8.001	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	7.255	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	8.016
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.621	14.881	14.881	14.601	14.321	14.321	12.180	7.975
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.693	26.993	26.993	23.693	15.893
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

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	1.090	1.078	1.069	1.058	0.882	0.540
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.101	1.099	1.078	1.069	1.058	0.882	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	1.000
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.446	2.149	2.146	1.692	1.650	1.578	1.245	0.577
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	2.649
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	1.101
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	24.507	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	24.507	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	1.069	1.058	0.882	0.540
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.101	1.099	1.078	1.069	1.058	0.882	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	1.000
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.737	1.734	1.692	1.650	1.578	1.246	0.577
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	2.649
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	1.101
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	11.330	7.947	7.947	7.460	7.460	6.280	3.948	1.967
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	7.155	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	10.456	10.256	10.077	9.756	8.257	5.212
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	9.540	10.664	10.659	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	24.517	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	24.507	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	7.859	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	5.252
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	14.565
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	25.859	18.023

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	0.633	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	128.083	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	1.795	1.719	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	2.402	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	23.549	15.876
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
14	CDC-RES14 Large scheme (50 units) 35 dph	50	1.56	1.956	2.771	2.767	2.717	2.666	2.580	2.181	
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	
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	
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	
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	
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.848	9.011	9.000	8.854	8.709	8.462	7.324	
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	
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	
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	
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.696	17.497	17.476	17.210	16.944	16.493	14.397	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	8.404	8.270	8.270	7.263	
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.965	14.965	14.327	14.088	14.088	12.277	
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.981	14.981	14.321	14.081	14.081	12.282	
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.967	30.967	26.889	

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	1.404
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	1.404
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	6.238	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	107.188	104.987	102.785	100.583	86.571	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	8.059	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.059	6.981	5.225
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

					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	1.404
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	17.155	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	7.659	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.070	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%
Mkt 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	0.633	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	8.378	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	8.378	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	13.408	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	83.783	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	98.498	98.387	97.941	96.694	93.413	82.831	61.498
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	27.496	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	0.099	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) 35 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	8.378	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	8.378	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	13.408	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	98.498	98.387	97.941	96.694	93.413	82.831	61.498
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	14.681	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	27.973	27.973	26.995	26.995	23.997	15.997
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	
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	0.05	£0.13	£0.0447	£0.0428	£0.0488	£0.0468	£0.0525	£0.0507	£0.0585	£0.0546	£0.0604	£0.0588	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
2	0.04	£0.11	£0.0447	£0.0428	£0.0488	£0.0468	£0.0525	£0.0507	£0.0585	£0.0546	£0.0604	£0.0588	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
3	0.24	£0.53	£0.0223	£0.2141	£0.2433	£0.2338	£0.2508	£0.2393	£0.2573	£0.2463	£0.2633	£0.2523	£0.2693	£0.2583	£0.2753	£0.2643	£0.2813	£0.2703	£0.2873	£0.2854
4	0.20	£0.53	£0.0223	£0.2141	£0.2433	£0.2338	£0.2508	£0.2393	£0.2573	£0.2463	£0.2633	£0.2523	£0.2693	£0.2583	£0.2753	£0.2643	£0.2813	£0.2703	£0.2873	£0.2854
5	10	£4.02	£1.12	£0.4487	£0.4283	£0.4861	£0.4677	£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
6	10	£0.36	£0.96	£0.4487	£0.4283	£0.4861	£0.4677	£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
7	20	£0.83	£2.24	£0.8054	£0.7705	£0.8792	£0.8433	£0.9490	£0.9131	£1.0288	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2863	£1.3942
8	20	£0.71	£1.92	£0.8054	£0.7705	£0.8792	£0.8433	£0.9490	£0.9131	£1.0288	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2863	£1.3942
9	30	£1.25	£3.36	£1.0584	£1.0198	£1.1618	£1.1205	£1.2665	£1.2232	£1.3732	£1.3287	£1.4782	£1.4313	£1.5813	£1.5323	£1.6813	£1.6303	£1.7813	£1.7293	£1.8813
10	30	£0.87	£2.88	£1.2081	£1.1557	£1.3188	£1.2665	£1.4295	£1.3732	£1.5402	£1.4879	£1.6509	£1.5987	£1.7616	£1.7093	£1.8723	£1.8200	£1.9818	£1.9303	£2.0913
11	40	£1.67	£4.46	£1.5758	£1.5084	£1.7190	£1.6517	£1.8623	£1.7949	£2.0055	£1.9381	£2.1487	£2.0814	£2.2920	£2.2246	£2.4348	£2.3678	£2.5785	£2.5102	£2.7212
12	40	£0.91	£2.45	£1.1751	£1.1034	£1.3181	£1.2515	£1.4665	£1.3959	£1.5988	£1.5283	£1.7372	£1.6667	£1.8776	£1.8070	£2.0182	£1.9474	£2.1584	£2.0878	£2.2987
13	50	£2.08	£5.55	£1.9697	£1.8955	£2.1488	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0435	£2.9598	£3.2226	£3.1378	£3.3978
14	50	£1.58	£4.02	£1.5758	£1.5084	£1.7190	£1.6517	£1.8623	£1.7949	£2.0055	£1.9381	£2.1487	£2.0814	£2.2920	£2.2246	£2.4348	£2.3678	£2.5785	£2.5102	£2.7212
15	75	£1.33	£8.41	£2.9546	£2.8283	£3.2232	£3.0949	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967
16	75	£2.68	£7.20	£2.9546	£2.8283	£3.2232	£3.0949	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967
17	100	£4.44	£11.95	£3.9305	£3.7710	£4.2976	£4.1371	£4.6557	£4.4872	£5.0138	£4.8453	£5.2719	£5.2034	£5.7300	£5.5615	£6.0870	£5.9196	£6.4412	£6.2755	£6.7928
18	100	£2.42	£6.52	£2.9546	£2.8283	£3.2232	£3.0949	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967
19	150	£6.67	£17.88	£5.9480	£5.5956	£6.3783	£6.1270	£6.8006	£6.6602	£7.4327	£7.1854	£7.9589	£7.7125	£8.4851	£8.2387	£9.0113	£8.7648	£9.5375	£9.2911	£10.0638
20	150	£7.17	£15.37	£5.9480	£5.5956	£6.3783	£6.1270	£6.8006	£6.6602	£7.4327	£7.1854	£7.9589	£7.7125	£8.4851	£8.2387	£9.0113	£8.7648	£9.5375	£9.2911	£10.0638
21	200	£8.89	£23.91	£7.7052	£7.3807	£8.4012	£8.0776	£9.0956	£8.7706	£9.7833	£9.4582	£10.4710	£10.1502	£11.1587	£10.8379	£11.8464	£11.5256	£12.5341	£12.2133	£13.2182
22	200	£7.62	£20.49	£7.7052	£7.3807	£8.4012	£8.0776	£9.0956	£8.7706	£9.7833	£9.4582	£10.4710	£10.1502	£11.1587	£10.8379	£11.8464	£11.5256	£12.5341	£12.2133	£13.2182
23	300	13.73	£35.86	£11.5681	£11.1108	£12.5975	£12.1022	£13.5489	£13.0308	£14.5403	£14.0451	£15.5285	£15.0168	£16.5130	£16.0021	£17.4975	£17.0466	£18.4818	£18.0311	£19.4664
24	300	11.43	£30.74	£11.5681	£11.1108	£12.5975	£12.1022	£13.5489	£13.0308	£14.5403	£14.0451	£15.5285	£15.0168	£16.5130	£16.0021	£17.4975	£17.0466	£18.4818	£18.0311	£19.4664
25	400	17.38	£47.82	£14.6982	£14.1212	£15.9543	£15.3801	£17.2045	£16.6326	£18.4546	£17.8826	£19.7048	£19.1329	£20.9549	£20.3831	£22.2052	£21.6332	£23.4543	£22.8789	£24.6995
26	400	15.24	£40.94	£14.6982	£14.1212	£15.9543	£15.3801	£17.2045	£16.6326	£18.4546	£17.8826	£19.7048	£19.1329	£20.9549	£20.3831	£22.2052	£21.6332	£23.4543	£22.8789	£24.6995
27	500	23.81	£64.00	£18.3727	£17.6515	£19.9429	£19.2321	£21.5056	£20.7908	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3078	£28.5987	£30.8618
28	500	20.41	£54.89	£18.3727	£17.6515	£19.9429	£19.2321	£21.5056	£20.7908	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3078	£28.5987	£30.8618
29	600	36.46	£92.29	£26.4946	£25.4928	£28.6108	£27.5997	£30.7179	£29.6968	£32.8149	£31.7897	£34.9078	£33.8779	£36.9959	£35.9620	£39.0800	£38.0429	£40.1556	£39.1145	£41.1856
30	750	32.97	£88.67	£26.4946	£25.4928	£28.6108	£27.5997	£30.7179	£29.6968	£32.8149	£31.7897	£34.9078	£33.8779	£36.9959	£35.9620	£39.0800	£38.0429	£40.1556	£39.1145	£41.1856
31	1,000	55.56	£149.43	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1606	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030
32	1,000	47.62	£128.08	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1606	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030
33	1,300	72.22	£194.26	£33.8003	£32.5963	£36.7680	£35.4979	£39.6483	£38.3384	£42.5246	£41.2167	£45.3075	£44.0051	£48.2637	£46.9622	£51.2219	£49.9289	£53.9961	£52.6946	£56.9607
34	1,300	61.90	£166.51	£33.8003	£32.5963	£36.7680	£35.4979	£39.6483	£38.3384	£42.5246	£41.2167	£45.3075	£44.0051	£48.2637	£46.9622	£51.2219	£49.9289	£53.9961	£52.6946	£56.9607
35	1,500	95.24	£256.17	£47.1639	£45.5848	£51.2633	£49.5861	£55.2642	£53.6452	£59.3231	£57.5767	£63.2595	£61.5059	£67.5785	£65.8212	£71.8376	£69.8789	£75.6939	£73.6463	£79.4422
36	2,500	119.05	£320.21	£58.4028	£47.5014	£53.7931	£51.8252	£58.1103	£56.1415	£62.3962	£60.3848	£66.7346	£64.7063	£70.9623	£68.9143	£75.2398	£73.2918	£79.5023	£77.5632	£83.7633
37	3,500	166.67	£448.29	£58.0628	£55.7395	£63.1620	£60.8416	£68.2402	£65.9286	£73.3078	£71.0088	£78.3641	£76.0635	£83.4093	£81.1189	£88.4598	£86.1552	£93.4775	£91.1915	£98.4957
38	4,000	222.22	£597.72	£46.5389	£44.6491	£50.6813	£48.8006	£54.8081	£52.9391	£58.9229	£57.0566	£63.0265	£61.1628	£67.1189	£65.2605	£71.2030	£69.3484	£75.2764	£73.4272	£79.3437
39	4,000	190.48	£512.33	£46.5389	£44.6491	£50.6813	£48.8006	£54.8081	£52.9391	£58.9229	£57.0566	£63.0265	£61.1628	£67.1189	£65.2605	£71.2030	£69.3484	£75.2764	£73.4272	£79.3437
40	£0.08	£0.19	£0.0447	£0.0428	£0.0488	£0.0468	£0.0525	£0.0507	£0.0585	£0.0546	£0.0604	£0.0588	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
41	0.00	£0.00	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000
42	0.00	£0.13	£0.0101	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910
43	0.00	£0.13	£0.0101	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910	£0.0910
44	0.00	£0.00	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000
45	0.00	£0.00	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000
46	0.00	£0.00	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000
47	0.00	£0.00	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000
48	0.00	£0.00	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000	£0.0000
49	0.00	£0.00	£0.0000	£0.0000																

35% AFFORDABLE																					
BLV: SECONDARY INDUSTRIAL																					
Description	No of units	Site area	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	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 CDC-RES1 Small scheme (1 unit) 25 ph	1	0.05	€0.06	€0.0447	€0.0428	€0.0486	€0.0468	€0.0525	€0.0507	€0.0565	€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 ph	1	0.04	€0.05	€0.0447	€0.0428	€0.0486	€0.0468	€0.0525	€0.0507	€0.0565	€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 (1 unit) 25 ph	1	0.04	€0.05	€0.0447	€0.0428	€0.0486	€0.0468	€0.0525	€0.0507	€0.0565	€0.0546	€0.0604	€0.0586	€0.0644	€0.0625	€0.0683	€0.0665	€0.0722	€0.0704	€0.0762	€0.0743
4 CDC-RES4 Small scheme (5 units) 30 ph	5	0.20	€0.25	€0.2233	€0.2141	€0.2430	€0.2338	€0.2627	€0.2535	€0.2824	€0.2732	€0.3021	€0.2929	€0.3218	€0.3126	€0.3415	€0.3323	€0.3612	€0.3520	€0.3809	€0.3717
5 CDC-RES5 Small scheme (10 units) 30 ph	10	0.42	€0.52	€0.4467	€0.4283	€0.4861	€0.4677	€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 ph	10	0.36	€0.45	€0.4467	€0.4283	€0.4861	€0.4677	€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
7 CDC-RES7 Medium scheme (20 units) 30 ph	20	0.83	€1.04	€0.8054	€0.7705	€0.8762	€0.8405	€0.9260	€0.8898	€0.9754	€0.9392	€1.0006	€0.9657	€1.1744	€1.1395	€1.2482	€1.2133	€1.3212	€1.2863	€1.3942	€1.3593
8 CDC-RES8 Medium scheme (20 units) 35 ph	20	0.71	€0.87	€0.8054	€0.7705	€0.8762	€0.8405	€0.9260	€0.8898	€0.9754	€0.9392	€1.0006	€0.9657	€1.1744	€1.1395	€1.2482	€1.2133	€1.3212	€1.2863	€1.3942	€1.3593
9 CDC-RES9 Medium scheme (30 units) 30 ph	30	1.25	€1.57	€1.2081	€1.1557	€1.3188	€1.2665	€1.4295	€1.3772	€1.5402	€1.4879	€1.6509	€1.5986	€1.7616	€1.7093	€1.8723	€1.8200	€1.9818	€1.9302	€2.0913	€2.0399
10 CDC-RES10 Medium scheme (30 units) 35 ph	30	1.07	€1.34	€1.2081	€1.1557	€1.3188	€1.2665	€1.4295	€1.3772	€1.5402	€1.4879	€1.6509	€1.5986	€1.7616	€1.7093	€1.8723	€1.8200	€1.9818	€1.9302	€2.0913	€2.0399
11 CDC-RES11 Medium scheme (40 units) 30 ph	40	1.67	€2.09	€1.5798	€1.5084	€1.7190	€1.6517	€1.8623	€1.7949	€1.9955	€1.9381	€2.1457	€2.0814	€2.2920	€2.2246	€2.4348	€2.3678	€2.5765	€2.5102	€2.7192	€2.6536
12 CDC-RES12 Medium scheme (40 units) 55 ph	40	0.91	€1.14	€1.0761	€1.0045	€1.1651	€1.0935	€1.2541	€1.1825	€1.3431	€1.2715	€1.4321	€1.3605	€1.5211	€1.4495	€1.6097	€1.5381	€1.6982	€1.6267	€1.7867	€1.7152
13 CDC-RES13 Large scheme (50 units) 30 ph	50	2.08	€2.61	€1.7855	€1.7145	€1.9746	€1.9036	€2.1747	€2.1037	€2.3648	€2.2938	€2.5649	€2.4939	€2.7650	€2.6940	€2.9651	€2.8941	€3.1652	€3.0942	€3.3653	€3.2943
14 CDC-RES14 Large scheme (50 units) 40 ph	50	1.56	€1.96	€1.7056	€1.6188	€1.8833	€1.7975	€2.0609	€1.9751	€2.2386	€2.1527	€2.4162	€2.3304	€2.5038	€2.4180	€2.7175	€2.6317	€2.9491	€2.8633	€3.1205	€3.0346
15 CDC-RES15 Large scheme (75 units) 30 ph	75	3.13	€3.91	€2.9548	€2.8283	€3.2332	€3.0980	€3.4918	€3.3654	€3.7603	€3.6340	€4.0289	€3.9026	€4.2975	€4.1711	€4.5652	€4.4397	€4.8309	€4.7066	€5.0697	€4.9723
16 CDC-RES16 Large scheme (75 units) 35 ph	75	2.68	€3.35	€2.9548	€2.8283	€3.2332	€3.0980	€3.4918	€3.3654	€3.7603	€3.6340	€4.0289	€3.9026	€4.2975	€4.1711	€4.5652	€4.4397	€4.8309	€4.7066	€5.0697	€4.9723
17 CDC-RES17 Large scheme (100 units) 30 ph	100	4.44	€5.56	€4.4428	€4.2918	€4.7411	€4.5901	€5.0396	€4.8885	€5.3380	€5.1869	€5.6364	€5.4853	€5.9348	€5.7837	€6.2332	€6.0821	€6.4316	€6.2805	€6.7300	€6.5789
18 CDC-RES18 Large scheme (100 units) 55 ph	100	2.42	€3.02	€2.9966	€2.9173	€3.2521	€3.1278	€3.5054	€3.3823	€3.6564	€3.4800	€3.8079	€3.6300	€3.9583	€3.8119	€4.1092	€4.0328	€4.3836	€4.3081	€4.5411	€4.4348
19 CDC-RES19 Large scheme (150 units) 30 ph	150	6.67	€8.35	€5.8460	€5.5956	€6.3783	€6.1279	€6.9066	€6.6602	€7.4327	€7.1864	€7.9593	€7.7125	€8.4851	€8.2387	€9.0113	€8.7649	€9.5346	€9.2911	€10.0558	€9.8130
20 CDC-RES20 Large scheme (150 units) 35 ph	150	5.71	€7.16	€5.8460	€5.5956	€6.3783	€6.1279	€6.9066	€6.6602	€7.4327	€7.1864	€7.9593	€7.7125	€8.4851	€8.2387	€9.0113	€8.7649	€9.5346	€9.2911	€10.0558	€9.8130
21 CDC-RES21 Large scheme (200 units) 30 ph	200	8.89	€11.13	€7.7032	€7.3907	€8.4012	€8.0756	€9.0996	€8.7705	€9.7859	€9.4625	€10.4760	€10.1502	€11.1587	€10.8339	€11.8464	€11.5206	€12.5341	€12.2133	€13.1678	€12.8902
22 CDC-RES22 Large scheme (200 units) 35 ph	200	7.62	€9.54	€7.7032	€7.3907	€8.4012	€8.0756	€9.0996	€8.7705	€9.7859	€9.4625	€10.4760	€10.1502	€11.1587	€10.8339	€11.8464	€11.5206	€12.5341	€12.2133	€13.1678	€12.8902
23 CDC-RES23 Large scheme (300 units) 30 ph	300	13.33	€16.70	€11.5681	€11.1108	€12.5575	€12.1022	€13.5489	€13.0936	€14.5403	€14.0851	€15.5285	€15.0735	€16.5130	€16.0621	€17.4975	€17.0466	€18.4819	€18.0311	€19.4664	€19.0155
24 CDC-RES24 Large scheme (300 units) 35 ph	300	11.43	€14.31	€11.5681	€11.1108	€12.5575	€12.1022	€13.5489	€13.0936	€14.5403	€14.0851	€15.5285	€15.0735	€16.5130	€16.0621	€17.4975	€17.0466	€18.4819	€18.0311	€19.4664	€19.0155
25 CDC-RES25 Large scheme (400 units) 30 ph	400	17.78	€22.26	€14.8682	€14.1212	€15.9543	€15.3081	€17.2401	€16.6328	€18.5628	€17.9828	€19.7048	€19.1329	€20.9540	€20.3803	€22.2032	€21.6332	€23.4463	€22.8849	€24.6985	€24.1220
26 CDC-RES26 Large scheme (400 units) 35 ph	400	15.26	€19.02	€14.8682	€14.1212	€15.9543	€15.3081	€17.2401	€16.6328	€18.5628	€17.9828	€19.7048	€19.1329	€20.9540	€20.3803	€22.2032	€21.6332	€23.4463	€22.8849	€24.6985	€24.1220
27 CDC-RES27 Large scheme (500 units) 30 ph	500	23.81	€29.81	€19.3727	€17.6155	€19.9429	€19.2292	€21.5056	€20.7908	€23.0683	€22.3535	€24.6310	€23.9161	€26.1937	€25.4788	€27.7560	€27.0415	€29.3187	€28.6087	€30.8815	€30.1615
28 CDC-RES28 Large scheme (500 units) 35 ph	500	20.41	€25.55	€18.3727	€17.6155	€19.9429	€19.2292	€21.5056	€20.7908	€23.0683	€22.3535	€24.6310	€23.9161	€26.1937	€25.4788	€27.7560	€27.0415	€29.3187	€28.6087	€30.8815	€30.1615
29 CDC-RES29 Large scheme (750 units) 30 ph	750	38.46	€48.16	€23.3405	€22.3628	€25.0207	€24.0517	€26.6545	€25.6723	€28.3170	€27.3308	€29.9558	€28.9773	€31.6007	€30.6214	€33.2438	€32.2628	€34.8794	€33.8938	€36.5028	€35.5145
30 CDC-RES30 Large scheme (750 units) 35 ph	750	32.97	€41.28	€23.3405	€22.3628	€25.0207	€24.0517	€26.6545	€25.6723	€28.3170	€27.3308	€29.9558	€28.9773	€31.6007	€30.6214	€33.2438	€32.2628	€34.8794	€33.8938	€36.5028	€35.5145
31 CDC-RES31 Strategic site (1,000 units) 30 ph	1000	55.56	€69.56	€28.4407	€27.3395	€30.6383	€29.5370	€32.8363	€31.7349	€35.0340	€33.9326	€37.2317	€36.1303	€39.4296	€38.3282	€41.6273	€40.5259	€43.8250	€42.7236	€46.0227	€44.9213
32 CDC-RES32 Strategic site (1,000 units) 35 ph	1000	47.62	€59.63	€28.4407	€27.3395	€30.6383	€29.5370	€32.8363	€31.7349	€35.0340	€33.9326	€37.2317	€36.1303	€39.4296	€38.3282	€41.6273	€40.5259	€43.8250	€42.7236	€46.0227	€44.9213
33 CDC-RES33 Strategic site (1,300 units) 30 ph	1300	72.22	€90.43	€33.8803	€32.5653	€36.7680	€35.4576	€39.6463	€38.3384	€42.5246	€41.2167	€45.3975	€44.0901	€48.2637	€46.9622	€51.1299	€49.8284	€53.9961	€52.6946	€56.8557	€55.5600
34 CDC-RES34 Strategic site (1,300 units) 35 ph	1300	61.90	€77.51	€33.8803	€32.5653	€36.7680	€35.4576	€39.6463	€38.3384	€42.5246	€41.2167	€45.3975	€44.0901	€48.2637	€46.9622	€51.1299	€49.8284	€53.9961	€52.6946	€56.8557	€55.5600
35 CDC-RES35 Strategic site (2,000 units) 30 ph	2000	95.64	€119.25	€47.1639	€45.2948	€51.2639	€49.3841	€55.3464	€53.4664	€59.4317	€57.5517	€63.5071	€61.6268	€67.5765	€65.6912	€71.6376	€69.7589	€75.6989	€73.8201	€79.7442	€77.8645
36 CDC-RES36 Strategic site (2,500 units) 30 ph	2500	119.05	€148.74	€47.1639	€45.2948	€51.2639	€49.3841	€55.3464	€53.4664	€59.4317	€57.5517	€63.5071	€61.6268	€67.5765	€65.6912	€71.6376	€69.7589	€75.6989	€73.8201	€79.7442	€77.8645
37 CDC-RES37 Strategic site (3,500 units) 30 ph	3500	166.27	€208.69	€58.0266	€55.7595	€63.1620	€60.8416	€68.2402	€65.9206	€73.3078	€71.0088	€78.3974	€76.0935	€83.4803	€81.1809	€88.5645	€86.2552	€93.6378	€91.3315	€98.7149	€96.4127
38 CDC-RES38 Strategic site (4,000 units) 30 ph	4000	222.22	€278.25	€66.5389	€64.6491	€70.6813	€68.8006	€74.8081	€72.9261	€78.9229	€77.0566	€83.0265	€81.1628	€87.1169	€85.2605	€91.2030	€89.3484	€95.2764	€93.4272	€99.3478	€97.5006
39 CDC-RES39 Strategic site (4,000 units) 35 ph	4000	198.40	€238.50	€66.5389	€64.6491	€70.6813	€68.8006	€74.8081	€72.9261	€78.9229	€77.0566	€83.0265	€81.1628	€87.1169	€85.2605	€91.2030	€89.3484	€95.2764	€93.4272	€99.3478	€97.5006
40 CDC-ELDER1 Older person's housing scheme (C3) 35 ph	5	2.08	€2.62	€0.0498	€0.0463	€0.0510	€0.0515	€0.0538	€0.0540	€0.0562	€0.0570	€0.0595	€0.0602	€0.0625	€0.0637	€0.0662	€0.0674	€0.0698	€0.0711	€0.0734	€0.0747
41 CDC-CARE1 Care home scheme (C2) 70 units	0	0.40	€0.50	€0.0498	€0.0463	€0.0510	€0.0515	€0.0538	€0.0540	€0.0562	€0.0570	€0.0595	€0.0602	€0.0625	€0.0637	€0.0662	€0.0674	€0.0698	€0.0711	€0.0734	€0.0747
42 CDC-EMP1 Employment - industrial 45% plot ratio	0	5.00	€6.26	€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	0	5.00	€6.26	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385	€8.0385
44 CDC-EMP3 Employment - industrial 45% plot ratio	0	10.00	€12.52	€14.5655																	

BLV: GREENFIELD (HIGHER)				40% AFFORDABLE																							
Description		No of units			E2,211 psd		E4,383 psd		E4,556 psd		E4,728 psd		E4,901 psd		E5,073 psd		E5,245 psd		E5,418 psd		E5,590 psd						
				BLV (E 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 dpd	1	0.05	E 0.02	E0.0413	E0.0394	E0.0450	E0.0431	E0.0486	E0.0468	E0.0523	E0.0504	E0.0560	E0.0541	E0.0597	E0.0578	E0.0634	E0.0615	E0.0671	E0.0652	E0.0708	E0.0689					
1	CDC-RES2 Small scheme (1 unit) 30 dpd	1	0.04	E 0.01	E0.0413	E0.0394	E0.0450	E0.0431	E0.0486	E0.0468	E0.0523	E0.0504	E0.0560	E0.0541	E0.0597	E0.0578	E0.0634	E0.0615	E0.0671	E0.0652	E0.0708	E0.0689					
1	CDC-RES3 Small scheme (5 units) 25 dpd	5	0.24	E 0.09	E0.2241	E0.1969	E0.2241	E0.1969	E0.2358	E0.2086	E0.2358	E0.2086	E0.2475	E0.2203	E0.2475	E0.2203	E0.2591	E0.2319	E0.2591	E0.2319	E0.2438	E0.2166					
1	CDC-RES4 Small scheme (5 units) 30 dpd	5	0.20	E 0.07	E0.2063	E0.1969	E0.2246	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-RES5 Small scheme (10 units) 30 dpd	10	0.42	E 0.16	E0.4127	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-RES6 Small scheme (10 units) 35 dpd	10	0.36	E 0.13	E0.4127	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-RES7 Medium scheme (20 units) 30 dpd	20	0.83	E 0.30	E0.7612	E0.7187	E0.8137	E0.7688	E0.8471	E0.7982	E0.9520	E0.9036	E1.0084	E0.9591	E1.0963	E1.0465	E1.1589	E1.1237	E1.2274	E1.1922	E1.2958	E1.2606					
8	CDC-RES8 Medium scheme (20 units) 35 dpd	20	0.71	E 0.27	E0.7446	E0.7088	E0.8137	E0.7689	E0.8229	E0.8471	E0.9520	E0.9163	E1.0212	E0.9854	E1.0903	E1.0545	E1.1589	E1.1237	E1.2274	E1.1922	E1.2958	E1.2606					
3	CDC-RES9 Medium scheme (30 units) 30 dpd	30	1.25	E 0.47	E1.1169	E1.0632	E1.2206	E1.1699	E1.3243	E1.2707	E1.4280	E1.3744	E1.5318	E1.4781	E1.6355	E1.5818	E1.7384	E1.6845	E1.8410	E1.7882	E1.9456	E1.8928					
3	CDC-RES10 Medium scheme (30 units) 35 dpd	30	1.07	E 0.40	E1.1169	E1.0632	E1.2206	E1.1699	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	E1.8908					
11	CDC-RES11 Medium scheme (40 units) 30 dpd	40	1.67	E 0.62	E1.4584	E1.3972	E1.5905	E1.5214	E1.7247	E1.6559	E1.8589	E1.7898	E1.9931	E1.9240	E2.1273	E2.0582	E2.2601	E2.1921	E2.3929	E2.3248	E2.5266	E2.4578					
13	CDC-RES12 Medium scheme (50 units) 30 dpd	50	2.34	E 0.91	E1.7009	E1.6289	E1.7890	E1.7162	E1.9212	E1.8484	E2.0514	E1.9786	E2.1817	E2.1089	E2.3119	E2.2391	E2.4421	E2.3693	E2.5723	E2.5004	E2.7034	E2.6306					
13	CDC-RES13 Large scheme (50 units) 30 dpd	50	2.08	E 0.78	E1.8205	E1.7340	E1.9882	E1.9018	E2.1559	E2.0695	E2.3237	E2.2372	E2.4914	E2.4050	E2.6591	E2.5727	E2.8262	E2.7401	E2.9911	E2.9061	E3.1570	E3.0720					
14	CDC-RES14 Large scheme (50 units) 40 dpd	50	1.56	E 0.58	E1.5094	E1.4717	E1.7258	E1.6381	E1.8923	E1.8045	E2.0587	E1.9709	E2.2251	E2.1374	E2.3915	E2.3038	E2.5579	E2.4702	E2.7243	E2.6366	E2.8895	E2.8026					
15	CDC-RES15 Large scheme (75 units) 30 dpd	75	3.13	E 1.17	E2.7307	E2.6011	E2.9823	E2.8527	E3.2339	E3.1043	E3.4855	E3.3559	E3.7371	E3.6075	E3.9887	E3.8591	E4.2397	E4.1102	E4.4866	E4.3591	E4.7355	E4.6086					
15	CDC-RES16 Large scheme (75 units) 35 dpd	75	2.68	E 1.01	E2.7307	E2.6011	E2.9823	E2.8527	E3.2339	E3.1043	E3.4855	E3.3559	E3.7371	E3.6075	E3.9887	E3.8591	E4.2397	E4.1102	E4.4866	E4.3591	E4.7355	E4.6086					
16	CDC-RES17 Large scheme (100 units) 30 dpd	100	4.44	E 1.67	E3.8406	E3.6838	E4.1430	E3.9861	E4.3119	E4.1548	E4.4893	E4.3319	E4.6644	E4.5069	E4.8393	E4.6814	E5.0138	E4.8559	E5.1881	E5.0302	E5.3624	E5.2045					
18	CDC-RES18 Large scheme (100 units) 55 dpd	100	2.42	E 0.91	E3.2145	E2.1322	E2.6476	E2.6452	E2.9783	E2.7983	E3.3070	E3.1276	E3.6398	E3.4564	E3.9645	E3.7851	E4.2933	E4.1138	E4.6220	E4.4426	E4.9507	E4.7713					
19	CDC-RES19 Large scheme (150 units) 35 dpd	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	E8.3648	E8.1128	E8.8527	E8.6036	E9.3409	E9.0917					
20	CDC-RES20 Large scheme (150 units) 35 dpd	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	E8.3648	E8.1128	E8.8527	E8.6036	E9.3409	E9.0917					
21	CDC-RES21 Large scheme (200 units) 35 dpd	200	8.89	E3.22	E7.1197	E6.7857	E7.7707	E7.5467	E8.4181	E8.0878	E8.9622	E8.7331	E9.6036	E9.3772	E10.304	E10.0213	E10.9646	E10.6955	E11.6360	E11.3696	E12.3245	E11.9497					
22	CDC-RES22 Large scheme (200 units) 35 dpd	200	7.62	E2.85	E7.1197	E6.7857	E7.7707	E7.5467	E8.4181	E8.0878	E8.9622	E8.7331	E9.6036	E9.3772	E10.304	E10.0211	E11.0698	E10.8489	E11.8075	E11.4865	E12.4453	E12.1242					
23	CDC-RES23 Large scheme (300 units) 35 dpd	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	E17.6020					
24	CDC-RES24 Large scheme (300 units) 35 dpd	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	E17.6020					
25	CDC-RES25 Large scheme (400 units) 30 dpd	400	17.78	E6.65	E15.5955	E12.9648	E14.7309	E14.1433	E15.9013	E15.3148	E17.0717	E16.4850	E18.2421	E17.6554	E19.4125	E18.8258	E20.5791	E19.9963	E21.7429	E21.1606	E22.9066	E22.3245					
26	CDC-RES26 Large scheme (400 units) 35 dpd	400	15.24	E5.89	E15.5955	E12.9648	E14.7309	E14.1433	E15.9013	E15.3148	E17.0717	E16.4850	E18.2421	E17.6554	E19.4125	E18.8258	E20.5791	E19.9963	E21.7429	E21.1606	E22.9066	E22.3245					
28	CDC-RES27 Large scheme (500 units) 30 dpd	500	23.81	E9.98	E16.9455	E16.2057	E18.1433	E17.7791	E19.8786	E19.1433	E21.3396	E20.6063	E22.8026	E22.0693	E24.2656	E23.5323	E25.7239	E24.9953	E27.1786	E26.4509	E28.6333	E27.9056					
28	CDC-RES28 Large scheme (500 units) 35 dpd	500	20.41	E7.63	E16.9455	E16.2057	E18.1433	E17.7791	E19.8786	E19.1433	E21.3396	E20.6063	E22.8026	E22.0693	E24.2656	E23.5323	E25.7239	E24.9953	E27.1786	E26.4509	E28.6333	E27.9056					
29	CDC-RES29 Large scheme (750 units) 30 dpd	750	38.46	E14.38	E23.7307	E22.3394	E25.3858	E24.3782	E27.4010	E26.3933	E29.4161	E28.4084	E31.4261	E30.4235	E33.4305	E32.4296	E35.4340	E34.4341	E37.4394	E36.4385	E39.4438	E38.4430					
30	CDC-RES30 Large scheme (750 units) 35 dpd	750	32.97	E12.33	E23.7307	E22.3394	E25.3858	E24.3782	E27.4010	E26.3933	E29.4161	E28.4084	E31.4261	E30.4235	E33.4305	E32.4296	E35.4340	E34.4341	E37.4394	E36.4385	E39.4438	E38.4430					
31	CDC-RES31 Strategic site (1,000 units) 30 dpd	1,000	58.56	E20.28	E30.2944	E28.7745	E32.4446	E30.7269	E33.7446	E32.2270	E35.7446	E34.2270	E37.2446	E35.7270	E38.7446	E37.2270	E39.7446	E38.2270	E40.7446	E39.2270	E41.7446	E40.2270					
32	CDC-RES32 Strategic site (1,000 units) 35 dpd	1,000	47.82	E17.81	E28.2081	E27.5775	E29.4751	E27.3445	E30.7352	E29.6111	E31.9969	E31.8668	E33.2486	E32.1226	E33.5010	E32.3764	E33.7438	E32.6289	E34.5935	E34.0751	E34.9433	E34.1213					
33	CDC-RES33 Strategic site (1,300 units) 30 dpd	1,300	72.22	E27.01	E31.2141	E29.8650	E33.9183	E32.5725	E36.6127	E35.2709	E39.3070	E37.9652	E41.9971	E40.6596	E44.6800	E43.3449	E47.3630	E46.0278	E50.0459	E48.7107	E52.7231	E51.3936					
34	CDC-RES34 Strategic site (1,300 units) 35 dpd	1,300	61.90	E23.15	E31.2141	E29.8650	E33.9183	E32.5725	E36.6127	E35.2709	E39.3070	E37.9652	E41.9971	E40.6596	E44.6800	E43.3449	E47.3630	E46.0278	E50.0459	E48.7107	E52.7231	E51.3936					
35	CDC-RES35 Strategic site (2,000 units) 35 dpd	2,000	95.24	E35.62	E43.4543	E41.5338	E47.2939	E46.3767	E51.1232	E49.2070	E54.9459	E53.0363	E58.7856	E56.8514	E62.5976	E60.6622	E66.3935	E64.4720	E70.1619	E68.2664	E73.9564	E72.0909					
36	CDC-RES36 Strategic site (2,500 units) 35 dpd	2,500	119.05	E44.52	E43.4543	E41.5338	E47.2939	E46.3767	E51.1232	E49.2070	E54.9459	E53.0363	E58.7856	E56.8514	E62.5976	E60.6622	E66.3935	E64.4720	E70.1619	E68.2664	E73.9564	E72.0909					
37	CDC-RES37 Strategic site (3,500 units) 35 dpd	3,500	166.67	E62.33	E53.4541	E51.0540	E58.2277	E55.8441	E62.9824	E60.6110	E67.7287	E65.3648	E72.4630	E70.1028	E77.1800	E74.8360	E81.9035	E79.5537	E86.6165	E84.2682	E91.3140	E88.9704					
38	CDC-RES38 Strategic site (4,000 units) 30 dpd	4,000	222.22	E83.11	E42.8046	E40.8659	E46.6868	E44.7574	E50.5543	E48.6317	E54.4102	E52.4910	E58.2516	E56.3393	E62.0844	E60.1800	E65.9110	E64.0065	E69.7261	E67.8290	E73.5390	E71.6419					
39	CDC-RES39 Strategic site (4,000 units) 35 dpd	4,000	188.48	E71.24	E42.8046	E40.8659	E46.6868	E44.7574	E50.5543	E48.6317	E54.4102	E52.4910	E58.2516	E56.3393	E62.0844	E60.1800	E65.9110	E64.0065	E69.7261	E67.8290	E73.5390	E71.6419					
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dpd	50	2.08	E 0.78	E0.0728	E0.1705	E0.0648	E0.0115	E0.2413	E0.1451	E0.3972	E0.3010	E0.5013	E0.4067	E0.7054	E0.6108	E0.8595	E0.7649	E1.0136	E0.9190	E1.1670	E1.0730					
41	CDC-CARE1 Care home scheme (22) 70 units	50	1.40	E 0.50	E0.3165	E0.0738	E0.0328	E0.0088	E0.0328	E0.0088	E0.0328	E0.0088	E0.0328	E0.0088	E0.0328	E0.0088	E0.0328	E0.0088	E0.0328	E0.0088	E0.0328	E0.0088					
42	CDC-EMPI Employment - industrial 40% plot ratio	50	1.87	E 0.91	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910	E0.9100	E0.5910					
43	CDC-EMPI2 Employment - industrial 45% plot ratio	50	1.00	E 0.78	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385	E0.5385					
44	CDC-EMPI3 Employment - industrial 40% plot ratio	50	1.00	E 0.78	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655	E1.5655					
45	CDC-EMPI4 Employment - industrial 45% plot ratio	50	10.00	E 0.78	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813	E1.4813					
46	CDC-EMPI5 Employment - industrial 40% plot ratio	20	20.00	E 0.78	E2.9729	E2.9729	E2.9729	E2.9729																			

BLV: GREENFIELD (LOWER)																					
Description	No of units	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	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	£0.01	£0.0413	£0.0394	£0.0450	£0.0431	£0.0486	£0.0468	£0.0523	£0.0504	£0.0560	£0.0541	£0.0597	£0.0578	£0.0634	£0.0615	£0.0671	£0.0652	£0.0708	£0.0689
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.01	£0.0413	£0.0394	£0.0450	£0.0431	£0.0486	£0.0468	£0.0523	£0.0504	£0.0560	£0.0541	£0.0597	£0.0578	£0.0634	£0.0615	£0.0671	£0.0652	£0.0708	£0.0689
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.20	£0.05	£0.1969	£0.1969	£0.2248	£0.2248	£0.2513	£0.2513	£0.2787	£0.2787	£0.3061	£0.3061	£0.3335	£0.3335	£0.3609	£0.3609	£0.3883	£0.3883	£0.4157	£0.4157
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.05	£0.2063	£0.1969	£0.2248	£0.2248	£0.2513	£0.2513	£0.2787	£0.2787	£0.3061	£0.3061	£0.3335	£0.3335	£0.3609	£0.3609	£0.3883	£0.3883	£0.4157	£0.4157
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	£0.5783	£0.6341	£0.6152	£0.6710	£0.6521	£0.7079	£0.6890
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	£0.5783	£0.6341	£0.6152	£0.6710	£0.6521	£0.7079	£0.6890
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£0.21	£0.7466	£0.7088	£0.8137	£0.7780	£0.8829	£0.8471	£0.9520	£0.9163	£1.0212	£0.9854	£1.0903	£1.0545	£1.1594	£1.1237	£1.2274	£1.1922	£1.2968	£1.2606
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.18	£0.7466	£0.7088	£0.8137	£0.7780	£0.8829	£0.8471	£0.9520	£0.9163	£1.0212	£0.9854	£1.0903	£1.0545	£1.1594	£1.1237	£1.2274	£1.1922	£1.2968	£1.2606
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£0.31	£1.1169	£1.0632	£1.2206	£1.1669	£1.3243	£1.2707	£1.4280	£1.3744	£1.5318	£1.4781	£1.6355	£1.5818	£1.7384	£1.6855	£1.8410	£1.7882	£1.9436	£1.8908
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£0.26	£1.1169	£1.0632	£1.2206	£1.1669	£1.3243	£1.2707	£1.4280	£1.3744	£1.5318	£1.4781	£1.6355	£1.5818	£1.7384	£1.6855	£1.8410	£1.7882	£1.9436	£1.8908
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£0.41	£1.4564	£1.3872	£1.5916	£1.5214	£1.7247	£1.6556	£1.8589	£1.7898	£1.9931	£1.9240	£2.1273	£2.0582	£2.2601	£2.1921	£2.3929	£2.3246	£2.5256	£2.4576
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	1.51	£0.37	£1.4564	£1.3872	£1.5916	£1.5214	£1.7247	£1.6556	£1.8589	£1.7898	£1.9931	£1.9240	£2.1273	£2.0582	£2.2601	£2.1921	£2.3929	£2.3246	£2.5256	£2.4576
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£0.51	£1.5059	£1.4260	£1.5885	£1.5108	£1.7159	£1.6405	£2.2327	£2.1572	£2.3623	£2.2868	£2.4919	£2.4164	£2.6215	£2.5460	£2.7511	£2.6756	£2.8807	£2.8052
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.06	£0.39	£1.5059	£1.4260	£1.5885	£1.5108	£1.7159	£1.6405	£2.2327	£2.1572	£2.3623	£2.2868	£2.4919	£2.4164	£2.6215	£2.5460	£2.7511	£2.6756	£2.8807	£2.8052
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£0.97	£2.7307	£2.6011	£2.9823	£2.8527	£3.2339	£3.1043	£3.4855	£3.3559	£3.7371	£3.6075	£3.9887	£3.8591	£4.2377	£4.1102	£4.4866	£4.3591	£4.7355	£4.6080
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£0.66	£2.7307	£2.6011	£2.9823	£2.8527	£3.2339	£3.1043	£3.4855	£3.3559	£3.7371	£3.6075	£3.9887	£3.8591	£4.2377	£4.1102	£4.4866	£4.3591	£4.7355	£4.6080
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£0.96	£3.4019	£3.2836	£3.7419	£3.6131	£4.0725	£3.9437	£4.4030	£4.2742	£4.6335	£4.5047	£4.8640	£4.7352	£5.0943	£4.9655	£5.3246	£5.1958	£5.5549	£5.4261
18 CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£0.60	£3.4145	£3.1322	£2.6476	£2.4652	£2.9783	£2.7963	£3.3070	£3.1276	£3.6398	£3.4564	£3.9645	£3.7851	£4.2933	£4.1138	£4.6220	£4.4426	£4.9507	£4.7713
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£1.65	£5.4032	£5.1463	£5.9012	£5.6450	£6.3940	£6.1413	£6.8869	£6.6342	£7.3798	£7.1270	£7.8727	£7.6199	£8.3646	£8.1128	£8.8527	£8.6036	£9.3409	£9.0917
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£1.41	£5.4032	£5.1463	£5.9012	£5.6450	£6.3940	£6.1413	£6.8869	£6.6342	£7.3798	£7.1270	£7.8727	£7.6199	£8.3646	£8.1128	£8.8527	£8.6036	£9.3409	£9.0917
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£2.20	£7.1197	£6.7857	£7.7707	£7.4567	£8.4181	£8.0878	£9.0622	£8.7331	£9.7063	£9.3772	£10.3504	£10.0213	£10.9946	£10.6655	£11.6380	£11.3096	£12.2745	£11.9497
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£1.88	£7.1197	£6.7857	£7.7707	£7.4567	£8.4181	£8.0878	£9.0622	£8.7331	£9.7063	£9.3772	£10.3504	£10.0213	£10.9946	£10.6655	£11.6380	£11.3096	£12.2745	£11.9497
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	£14.8369	£16.2211	£15.7586	£17.1428	£16.6803	£18.0645	£17.6020
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	£14.8369	£16.2211	£15.7586	£17.1428	£16.6803	£18.0645	£17.6020
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£4.39	£13.5656	£12.9648	£14.7309	£14.1343	£15.9103	£15.3136	£17.0717	£16.4850	£18.2417	£17.6554	£19.4125	£18.8258	£20.5791	£19.9963	£21.7429	£21.1608	£22.9068	£22.3246
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£3.80	£13.5656	£12.9648	£14.7309	£14.1343	£15.9103	£15.3136	£17.0717	£16.4850	£18.2417	£17.6554	£19.4125	£18.8258	£20.5791	£19.9963	£21.7429	£21.1608	£22.9068	£22.3246
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£5.88	£16.9456	£16.2057	£18.4136	£17.6791	£19.8766	£19.1433	£22.3396	£21.6063	£23.8028	£23.0695	£25.2668	£24.5335	£26.7309	£26.0000	£27.1766	£26.4509	£28.6237	£27.9006
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£5.04	£16.9456	£16.2057	£18.4136	£17.6791	£19.8766	£19.1433	£22.3396	£21.6063	£23.8028	£23.0695	£25.2668	£24.5335	£26.7309	£26.0000	£27.1766	£26.4509	£28.6237	£27.9006
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£9.50	£23.3707	£22.3594	£25.3858	£24.3782	£27.4010	£26.3933	£29.4168	£28.4094	£31.4261	£30.4235	£33.4305	£32.4296	£35.4330	£34.4341	£37.4394	£36.4385	£39.4438	£38.4430
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£8.14	£23.3707	£22.3594	£25.3858	£24.3782	£27.4010	£26.3933	£29.4168	£28.4094	£31.4261	£30.4235	£33.4305	£32.4296	£35.4330	£34.4341	£37.4394	£36.4385	£39.4438	£38.4430
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	65.56	£16.52	£27.3444	£26.3344	£29.3476	£28.3376	£31.3508	£30.3408	£33.3540	£32.3440	£35.3572	£34.3472	£37.3604	£36.3504	£39.3636	£38.3536	£41.3668	£40.3568	£42.3700	£41.3600
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£11.66	£26.2081	£25.1975	£28.2171	£27.2065	£30.2259	£29.2153	£32.2346	£31.2240	£33.2434	£32.2328	£34.2522	£33.2416	£35.2510	£34.2404	£36.2498	£35.2392	£37.2486	£36.2380
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	£43.3449	£47.3630	£46.0278	£50.0459	£48.7107	£52.7231	£51.3936
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	£43.3449	£47.3630	£46.0278	£50.0459	£48.7107	£52.7231	£51.3936
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£23.52	£43.4548	£41.5268	£47.2939	£45.3767	£51.1232	£49.2070	£54.9459	£53.0363	£58.7816	£56.8654	£62.5976	£60.6822	£66.3935	£64.4720	£70.1619	£68.2664	£73.9564	£72.0609
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.55	£29.52	£53.4548	£51.5268	£57.2939	£55.3767	£61.1232	£59.2070	£64.9459	£63.0363	£68.7816	£66.8654	£72.5976	£70.6822	£76.3935	£74.4720	£80.1619	£78.2664	£83.9564	£82.0609
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£41.17	£53.4548	£51.5268	£57.2939	£55.3767	£61.1232	£59.2070	£64.9459	£63.0363	£68.7816	£66.8654	£72.5976	£70.6822	£76.3935	£74.4720	£80.1619	£78.2664	£83.9564	£82.0609
38 CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	222.22	£54.85	£42.8040	£40.8659	£46.6868	£44.7574	£50.5543	£48.6317	£54.4102	£52.4910	£58.2516	£56.3363	£62.0844	£60.1800	£65.9110	£64.0065	£69.7261	£67.8290	£73.5390	£71.6419
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£47.05	£42.8040	£40.8659	£46.6868	£44.7574	£50.5543	£48.6317	£54.4102	£52.4910	£58.2516	£56.3363	£62.0844	£60.1800	£65.9110	£64.0065	£69.7261	£67.8290	£73.5390	£71.6419
40 CDC-ELDER1 Elder person's housing scheme (C3) 35 d	50	2.00	£0.08	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038
41 CDC-CARE1 Care home scheme (C2) 70 units	-	0.40	£0.10	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038	£0.7038
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£1.24	£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	£1.24	£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	£2.47	£14.5655	£14.5																

Biodiversity Net Gain (10%)

Sales value (£ psm): 35% AFFORDABLE

35% AFFORDABLE

V2: SECONDARY OFFICES			E21.211 Pmt		E4.833 Pmt		E4.556 Pmt		E4.728 Pmt		E4.901 Pmt		E5.073 Pmt		E5.245 Pmt		E5.418 Pmt		E5.590 Pmt	
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
1 CDC-RE51 Small scheme (1 units) 25 phd	1	0.05	£0.13	£0.0447	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436
2 CDC-RE52 Small scheme (1 units) 25 phd	1	0.04	£0.06	£0.0447	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436	£0.0436
3 CDC-RE53 Small scheme (1 units) 25 phd	1	0.24	£0.63	£0.2233	£0.2179	£0.2430	£0.2476	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627
4 CDC-RE54 Small scheme (5 units) 30 phd	5	0.42	£0.63	£0.2233	£0.2179	£0.2430	£0.2476	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627	£0.2573	£0.2627
5 CDC-RE55 Small scheme (10 units) 30 phd	10	0.20	£1.12	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619
6 CDC-RE56 Small scheme (10 units) 35 phd	10	0.36	£0.90	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619
7 CDC-RE57 Medium scheme (20 units) 30 phd	20	0.83	£2.24	£0.8654	£0.7848	£0.8792	£0.8582	£0.9350	£0.9324	£1.0208	£1.0062	£1.0806	£1.0744	£1.1538	£1.1482	£1.2276	£1.2212	£1.3009	£1.2942	£1.3740
8 CDC-RE58 Medium scheme (20 units) 35 phd	20	0.71	£2.02	£0.8654	£0.7848	£0.8792	£0.8582	£0.9350	£0.9324	£1.0208	£1.0062	£1.0806	£1.0744	£1.1538	£1.1482	£1.2276	£1.2212	£1.3009	£1.2942	£1.3740
9 CDC-RE59 Medium scheme (30 units) 30 phd	30	1.25	£3.86	£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
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
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
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	£2.0198	£1.9758	£2.1604	£2.1162	£2.2998
13 CDC-RE513 Large scheme (50 units) 40 phd	50	2.98	£10.40	£2.9200	£2.8722	£3.2500	£3.1987	£3.5758	£3.5245	£3.9019	£3.8506	£4.2282	£4.1769	£4.5538	£4.5025	£4.8793	£4.8280	£5.2048	£5.1535	£5.5303
14 CDC-RE514 Large scheme (50 units) 40 phd	50	1.56	£4.20	£1.7056	£1.6547	£1.8833	£1.8323	£2.0600	£2.0100	£2.2386	£2.1876	£2.4162	£2.3653	£2.5938	£2.5428	£2.7715	£2.7206	£2.9491	£2.8982	£3.1265
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
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
17 CDC-RE517 Large scheme (100 units) 30 phd	100	4.44	£11.95	£3.9398	£3.8401	£4.2372	£4.1481	£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
18 CDC-RE518 Large scheme (100 units) 55 phd	100	4.42	£5.52	£3.9398	£3.8401	£4.2372	£4.1481	£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
19 CDC-RE519 Large scheme (150 units) 30 phd	150	6.07	£16.59	£4.6892	£4.5895	£5.0373	£4.9376	£5.4451	£5.3454	£5.8529	£5.7532	£6.2607	£6.1610	£6.6685	£6.5688	£7.0763	£6.9766	£7.4841	£7.3844	£7.8919
20 CDC-RE520 Large scheme (150 units) 35 phd	150	5.71	£15.52	£5.8460	£5.6862	£6.3783	£6.2305	£6.8606	£6.7611	£7.4327	£7.2873	£7.9589	£7.8135	£8.4851	£8.3397	£9.0113	£8.8658	£9.5369	£9.3913	£10.0555
21 CDC-RE521 Large scheme (200 units) 30 phd	200	8.89	£23.91	£7.7082	£7.5140	£8.4402	£8.2000	£9.0595	£8.9040	£9.7833	£9.5930	£10.4710	£10.2816	£11.1591	£10.9693	£11.8468	£11.6570	£12.5341	£12.3447	£13.2218
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	£11.3649	£11.1682	£12.0400	£11.8613	£12.7271	£12.5484	£13.4092
23 CDC-RE523 Large scheme (300 units) 30 phd	300	13.33	£35.96	£11.6691	£11.2973	£12.9575	£12.5867	£13.9489	£13.5781	£14.9383	£14.5675	£15.9285	£15.5577	£16.9186	£16.5478	£17.9087	£17.5379	£18.8990	£18.5282	£19.8893
24 CDC-RE524 Large scheme (300 units) 35 phd	300	11.43	£30.40	£11.6691	£11.2973	£12.9575	£12.5867	£13.9489	£13.5781	£14.9383	£14.5675	£15.9285	£15.5577	£16.9186	£16.5478	£17.9087	£17.5379	£18.8990	£18.5282	£19.8893
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	£22.2052	£21.8675	£23.4543	£23.1164	£24.7035
26 CDC-RE526 Large scheme (400 units) 35 phd	400	15.24	£40.99	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2052	£21.8675	£23.4543	£23.1164	£24.7035
27 CDC-RE527 Large scheme (500 units) 30 phd	500	23.81	£60.40	£18.3727	£17.9470	£19.9429	£19.5186	£21.5045	£21.0802	£23.0663	£22.6418	£24.6270	£24.2029	£26.1897	£25.7654	£27.7512	£27.3269	£29.3127	£28.8884	£30.8743
28 CDC-RE528 Large scheme (500 units) 35 phd	500	20.41	£54.89	£18.3727	£17.9470	£19.9429	£19.5186	£21.5045	£21.0802	£23.0663	£22.6418	£24.6270	£24.2029	£26.1897	£25.7654	£27.7512	£27.3269	£29.3127	£28.8884	£30.8743
29 CDC-RE529 Large scheme (750 units) 30 phd	750	38.46	£103.45	£26.9247	£26.5004	£29.4265	£28.9922	£31.9183	£31.4840	£34.4101	£33.9758	£36.9019	£36.4676	£39.3937	£38.9594	£41.8855	£41.4512	£44.3773	£43.9430	£46.8691
30 CDC-RE530 Large scheme (750 units) 35 phd	750	32.97	£88.67	£26.9247	£26.5004	£29.4265	£28.9922	£31.9183	£31.4840	£34.4101	£33.9758	£36.9019	£36.4676	£39.3937	£38.9594	£41.8855	£41.4512	£44.3773	£43.9430	£46.8691
31 CDC-RE531 Strategic site (1,000 units) 30 phd	1,000	55.62	£149.43	£28.4407	£27.7901	£30.8623	£30.2118	£33.2783	£32.6285	£35.6861	£35.0363	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030
32 CDC-RE532 Strategic site (1,000 units) 35 phd	1,000	47.86	£128.08	£28.4407	£27.7901	£30.8623	£30.2118	£33.2783	£32.6285	£35.6861	£35.0363	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030
33 CDC-RE533 Strategic site (1,300 units) 30 phd	1,300	72.22	£194.26	£33.8803	£33.1041	£36.7890	£36.0639	£39.6483	£38.8742	£42.5446	£41.7525	£45.3975	£44.6292	£48.2637	£47.4854	£51.1299	£50.3616	£53.9991	£53.2278	£56.8657
34 CDC-RE534 Strategic site (1,300 units) 35 phd	1,300	61.90	£166.61	£33.8803	£33.1041	£36.7890	£36.0639	£39.6483	£38.8742	£42.5446	£41.7525	£45.3975	£44.6292	£48.2637	£47.4854	£51.1299	£50.3616	£53.9991	£53.2278	£56.8657
35 CDC-RE535 Strategic site (2,000 units) 30 phd	2,000	125.24	£256.17	£47.1639	£46.0545	£51.2639	£50.1913	£55.5432	£54.2516	£59.6041	£58.3407	£63.5978	£62.4114	£67.5785	£66.3841	£71.6376	£70.5489	£75.6909	£74.6002	£79.7427
36 CDC-RE536 Strategic site (2,500 units) 30 phd	2,500	119.05	£320.21	£49.4768	£48.3123	£53.7931	£52.6314	£58.1003	£56.9447	£62.3662	£61.2406	£66.6847	£65.5548	£70.9623	£69.8314	£75.2938	£74.0899	£79.5023	£78.3576	£83.7633
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	£92.0298	£98.4957
38 CDC-RE538 Strategic site (4,000 units) 30 phd	4,000	222.22	£597.72	£64.5389	£62.4233	£68.6813	£67.5711	£74.8081	£73.7030	£80.9229	£79.8226	£86.9235	£85.8233	£92.9242	£91.8240	£98.9250	£97.8248	£104.9256	£103.8254	£110.9262
39 CDC-RE539 Strategic site (4,000 units) 35 phd	4,000	190.48	£512.33	£64.5389	£62.4233	£68.6813	£67.5711	£74.8081	£73.7030	£80.9229	£79.8226	£86.9235	£85.8233	£92.9242	£91.8240	£98.9250	£97.8248	£104.9256	£103.8254	£110.9262
40 CDC-RE540 Strategic site (3,500 units) (C3) 35 phd	3,500	210.58	£550.35	£64.5389	£62.4233	£68.6813	£67.5711	£74.8081	£73.7030	£80.9229	£79.8226	£86.9235	£85.8233	£92.9242	£91.8240	£98.9250	£97.8248	£104.9256	£103.8254	£110.9262
41 CDC-CARE1 Care home scheme (C2) - 70 units		0.40	£1.08	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069	£0.5539	£0.5069
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
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	£8.4043	£8.5385
44 CDC-EMP3 Employment - industrial 45% plot ratio		10.00	£26.90	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595	£14.4599	£14.9595
45 CDC-EMP4 Employment - industrial 45% plot ratio		10.00	£26.90	£14.8811	£14.4040	£14.8811	£14.4040	£14.8811	£14.4040	£14.8811	£14.4040	£14.8811	£14.4040	£14.8811	£14.4040	£14.8811	£14.4040	£14.		

BLV: SECONDARY INDUSTRIAL		35% AFFORDABLE																			
Description	No of units	Site area	BLV (E ft)	E 211 psm		E 483 psm		E 556 psm		E 728 psm		E 901 psm		E 573 psm		E 545 psm		E 418 psm		E 590 psm	
				Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	0.06	0.0447	0.0436	0.0436	0.0475	0.0526	0.0516	0.0566	0.0554	0.0604	0.0593	0.0644	0.0633	0.0672	0.0722	0.0712	0.0762	0.075	
CDC-RE52 Small scheme (1 unit) 30 dph	1	0.04	0.04	0.0436	0.0436	0.0436	0.0475	0.0526	0.0516	0.0566	0.0554	0.0604	0.0593	0.0644	0.0633	0.0672	0.0722	0.0712	0.0762	0.075	
CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	0.25	0.2233	0.2179	0.2430	0.2376	0.2627	0.2573	0.2824	0.2770	0.3021	0.2967	0.3216	0.3164	0.3415	0.3361	0.3612	0.3558	0.3809	
CDC-RE54 Small scheme (5 units) 30 dph	5	0.24	0.25	0.2233	0.2179	0.2430	0.2376	0.2627	0.2573	0.2824	0.2770	0.3021	0.2967	0.3216	0.3164	0.3415	0.3361	0.3612	0.3558	0.3809	
CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	0.42	0.4407	0.4358	0.4861	0.4752	0.5205	0.5140	0.5649	0.5540	0.6043	0.5934	0.6437	0.6328	0.6831	0.6722	0.7225	0.7116	0.7619	
CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	0.45	0.4407	0.4358	0.4861	0.4752	0.5205	0.5146	0.5649	0.5540	0.6043	0.5934	0.6437	0.6328	0.6831	0.6722	0.7225	0.7116	0.7619	
CDC-RE57 Medium scheme (20 units) 30 dph	20	0.83	0.84	0.8748	0.8748	0.9752	0.9752	1.0756	1.0756	1.1760	1.1760	1.2764	1.2764	1.3768	1.3768	1.4772	1.4772	1.5776	1.5776	1.6780	
CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	0.89	0.8054	0.7848	0.8792	0.8586	0.9530	0.9324	1.0268	1.0062	1.1006	1.0800	1.1744	1.1538	1.2482	1.2276	1.3212	1.3009	1.3942	
CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	1.57	1.2081	1.1772	1.3188	1.2879	1.4296	1.3986	1.5402	1.5093	1.6509	1.6200	1.7616	1.7307	1.8723	1.8414	1.9831	1.9524	2.0940	
CDC-RE510 Medium scheme (30 units) 35 dph	30	1.25	1.54	1.2081	1.1772	1.3188	1.2879	1.4296	1.3986	1.5402	1.5093	1.6509	1.6200	1.7616	1.7307	1.8723	1.8414	1.9831	1.9524	2.0940	
CDC-RE511 Medium scheme (40 units) 30 dph	40	1.67	2.09	1.5798	1.5390	1.7180	1.6780	1.9263	1.8826	2.0959	2.0489	2.2487	2.1987	2.4106	2.3560	2.5252	2.4662	2.6354	2.5765	2.7457	
CDC-RE512 Medium scheme (40 units) 35 dph	40	1.67	2.09	1.5798	1.5390	1.7180	1.6780	1.9263	1.8826	2.0959	2.0489	2.2487	2.1987	2.4106	2.3560	2.5252	2.4662	2.6354	2.5765	2.7457	
CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	2.61	1.9317	1.8781	2.1318	2.0741	2.3242	2.2641	2.5172	2.4552	2.6859	2.6236	2.8565	2.7935	3.0264	2.9634	3.1963	3.1334	3.3663	
CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	2.61	1.9317	1.8781	2.1318	2.0741	2.3242	2.2641	2.5172	2.4552	2.6859	2.6236	2.8565	2.7935	3.0264	2.9634	3.1963	3.1334	3.3663	
CDC-RE514 Large scheme (50 units) 40 dph	50	1.56	1.96	1.7056	1.6547	1.8833	1.8333	2.0070	0.20100	2.2386	2.1872	2.4162	2.3653	2.5938	2.5429	2.7715	2.7206	2.9491	2.8982	3.1268	
CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	3.91	3.2546	3.1890	3.2332	3.1486	3.4918	3.4172	3.7603	3.6867	4.0289	3.9543	4.2975	4.2229	4.5652	4.4915	4.8309	4.7576	5.0967	
CDC-RE516 Large scheme (75 units) 35 dph	75	2.68	3.63	3.2546	3.0500	3.2332	3.1486	3.4918	3.4172	3.7603	3.6867	4.0289	3.9543	4.2975	4.2229	4.5652	4.4915	4.8309	4.7576	5.0967	
CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	5.67	3.8401	3.7444	3.8401	3.7444	4.0583	3.9739	4.2703	4.1859	4.4823	4.3979	4.6943	4.6099	4.9063	4.8219	5.1183	5.0339	5.3303	
CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	3.02	3.2596	3.2484	3.2502	3.2440	3.3054	3.3000	3.3554	3.3510	3.4073	3.3910	3.4583	3.4529	3.4702	3.4938	3.5062	3.5458	3.5511	
CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	8.35	5.3840	5.6982	5.3783	5.2805	5.9008	5.7611	6.4327	6.2753	6.9589	6.7815	7.4851	7.3307	8.0113	7.8658	8.5346	8.3913	9.0558	
CDC-RE520 Large scheme (150 units) 35 dph	150	6.71	8.16	5.3840	5.6982	5.3783	5.2805	5.9008	5.7611	6.4327	6.2753	6.9589	6.7815	7.4851	7.3307	8.0113	7.8658	8.5346	8.3913	9.0558	
CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	11.10	7.1140	7.4012	7.2000	7.0595	7.8040	7.6382	8.5938	8.4076	9.4616	9.2616	1.1158	1.0869	1.1844	1.1541	1.2347	1.2128	1.3109	
CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	9.57	7.9476	7.7607	7.6344	7.4455	8.3213	8.1344	9.0208	8.9180	9.8109	9.6941	1.0581	1.0280	1.1240	1.1013	1.2271	1.2042	1.3224	
CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	16.16	11.5681	11.2973	11.2575	11.2287	13.5489	13.2802	15.2403	14.2716	16.5285	15.1624	1.2150	1.2048	1.2748	1.2475	1.4715	1.4519	1.6164	
CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	14.31	11.5681	11.2973	11.2575	11.2287	13.5489	13.2802	15.2403	14.2716	16.5285	15.1624	1.2150	1.2048	1.2748	1.2475	1.4715	1.4519	1.6164	
CDC-RE525 Large scheme (400 units) 30 dph	400	17.78	22.22	14.6892	14.3376	14.9423	14.6105	17.2046	16.6669	19.4546	18.1170	21.0748	19.6032	2.0569	2.0467	2.1423	2.0932	2.3878	2.3443	2.6154	
CDC-RE526 Large scheme (400 units) 35 dph	400	15.24	19.44	14.6892	14.3376	14.9423	14.6105	17.2046	16.6669	19.4546	18.1170	21.0748	19.6032	2.0569	2.0467	2.1423	2.0932	2.3878	2.3443	2.6154	
CDC-RE527 Large scheme (500 units) 30 dph	500	23.81	29.81	18.1372	17.9470	19.0429	18.9268	22.1059	21.0836	23.9263	22.6643	26.6310	25.4290	2.9237	2.9177	3.0774	2.9750	3.3447	3.2880	3.6043	
CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	22.55	18.1372	17.9470	19.0429	18.9268	22.1059	21.0836	23.9263	22.6643	26.6310	25.4290	2.9237	2.9177	3.0774	2.9750	3.3447	3.2880	3.6043	
CDC-RE529 Large scheme (750 units) 30 dph	750	38.46	48.16	32.3495	32.7482	32.9200	32.8221	32.5058	32.0947	33.8070	33.2243	35.9518	33.7397	3.3970	3.3970	3.5211	3.3823	3.7623	3.7044	4.1847	
CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	44.18	32.3495	32.7482	32.9200	32.8221	32.5058	32.0947	33.8070	33.2243	35.9518	33.7397	3.3970	3.3970	3.5211	3.3823	3.7623	3.7044	4.1847	
CDC-RE531 Strategic site (1,000 units) 30 dph	1000	55.58	68.07	44.0816	43.8123	43.9716	43.8211	43.4822	42.8781	44.8622	44.2868	47.2101	46.6348	4.3979	4.3979	4.5211	4.3823	4.7623	4.7044	5.1847	
CDC-RE532 Strategic site (1,000 units) 35 dph	1000	47.62	59.63	44.0816	43.8123	43.9716	43.8211	43.4822	42.8781	44.8622	44.2868	47.2101	46.6348	4.3979	4.3979	4.5211	4.3823	4.7623	4.7044	5.1847	
CDC-RE533 Strategic site (1,300 units) 30 dph	1300	72.22	90.94	63.8803	63.1041	63.7680	63.9959	63.6463	63.3872	64.5246	64.1725	64.3975	64.4292	4.6263	4.6263	4.7494	4.5129	5.3016	5.3391	5.8557	
CDC-RE534 Strategic site (1,300 units) 35 dph	1300	61.90	77.51	63.8803	63.1041	63.7680	63.9959	63.6463	63.3872	64.5246	64.1725	64.3975	64.4292	4.6263	4.6263	4.7494	4.5129	5.3016	5.3391	5.8557	
CDC-RE535 Strategic site (2,000 units) 35 dph	2000	95.47	118.09	64.8495	64.0539	64.9123	65.0222	64.5916	64.2916	65.4971	65.1407	65.3978	65.4292	4.7805	4.7805	4.9036	4.6173	5.6909	5.7269	6.2442	
CDC-RE536 Strategic site (2,000 units) 35 dph	2000	95.47	118.09	64.8495	64.0539	64.9123	65.0222	64.5916	64.2916	65.4971	65.1407	65.3978	65.4292	4.7805	4.7805	4.9036	4.6173	5.6909	5.7269	6.2442	
CDC-RE537 Strategic site (3,500 units) 30 dph	3500	166.67	210.28	106.0628	105.6913	106.0711	106.7935	106.2402	106.7576	113.3078	112.9497	117.0041	117.0041	5.8557	5.8557	6.0262	5.6845	6.9703	6.9745	7.5192	
CDC-RE538 Strategic site (4,000 units) 30 dph	4000	222.22	278.25	146.5389	145.4233	145.6813	145.7111	154.8081	153.7030	158.9229	157.8226	163.0265	161.9262	6.1727	6.1727	6.3401	6.0120	7.1703	7.1703	7.7283	
CDC-RE539 Strategic site (4,000 units) 35 dph	4000	190.48	238.50	146.5389	145.4233	145.6813	145.7111	154.8081	153.7030	158.9229	157.8226	163.0265	161.9262	6.1727	6.1727	6.3401	6.0120	7.1703	7.1703	7.7283	
CDC-ELDER1 Elderly person's housing scheme (C3) 35 dph	50	2.42	2.60	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	0.0509	
CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	5.66	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	
CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	5.66	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	57.9753	58.0910	
CDC-EMP3 Employment - industrial 40% plot ratio	0	10.00	11.52	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	
CDC-EMP4 Employment - industrial 45% plot ratio	0	10.00	11.52	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	
CDC-EMP5 Employment - industrial 40% plot ratio	0	20.00	22.55	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	
CDC-EMP6 Employment - industrial 45% plot ratio	0	20.00	22.55	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	227.4882	227.9725	

40% AFFORDABLE																						
BLV: GREENFIELD (HIGHER)		Description	No of units	BLV (€ m)	€2,211 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	BNG				Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	CD-CR-RE51 Small scheme (1 unit) 25 dph	1	0.05	€0.02	€0.0413	€0.0402	€0.0400	€0.0439	€0.0486	€0.0476	€0.0523	€0.0513	€0.0560	€0.0550	€0.0597	€0.0586	€0.0634	€0.0623	€0.0671	€0.0660	€0.0708	€0.0697
2	CD-CR-RE52 Small scheme (1 unit) 25 dph	1	0.04	€0.02	€0.0402	€0.0400	€0.0439	€0.0486	€0.0476	€0.0523	€0.0513	€0.0560	€0.0550	€0.0597	€0.0586	€0.0634	€0.0623	€0.0671	€0.0660	€0.0708	€0.0697	
3	CD-CR-RE53 Small scheme (5 units) 25 dph	5	0.24	€0.09	€0.2063	€0.2009	€0.2248	€0.2194	€0.2432	€0.2378	€0.2617	€0.2563	€0.2801	€0.2747	€0.2986	€0.2932	€0.3170	€0.3116	€0.3355	€0.3301	€0.3539	€0.3485
4	CD-CR-RE54 Small scheme (5 units) 30 dph	5	0.20	€0.07	€0.2063	€0.2009	€0.2248	€0.2194	€0.2432	€0.2378	€0.2617	€0.2563	€0.2801	€0.2747	€0.2986	€0.2932	€0.3170	€0.3116	€0.3355	€0.3301	€0.3539	€0.3485
5	CD-CR-RE55 Small scheme (10 units) 30 dph	10	0.42	€0.16	€0.4127	€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	€0.697
6	CD-CR-RE56 Small scheme (10 units) 35 dph	10	0.36	€0.13	€0.4127	€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	€0.697
7	CD-CR-RE57 Medium scheme (20 units) 30 dph	20	0.83	€0.31	€0.7241	€0.7133	€0.7503	€0.7483	€0.8229	€0.8123	€0.8616	€0.8507	€0.9107	€0.9002	€0.9499	€0.9394	€1.0138	€1.0032	€1.0577	€1.0472	€1.0978	€1.0873
8	CD-CR-RE58 Medium scheme (20 units) 35 dph	20	0.71	€0.27	€0.7446	€0.7241	€0.7613	€0.7593	€0.8229	€0.8123	€0.8624	€0.8520	€0.9316	€0.9212	€1.0007	€0.9903	€1.0699	€1.0594	€1.1389	€1.1284	€1.1978	€1.1873
9	CD-CR-RE59 Medium scheme (30 units) 30 dph	30	1.25	€0.47	€1.1169	€1.0862	€1.2106	€1.1993	€1.2943	€1.2936	€1.3914	€1.3811	€1.5011	€1.4911	€1.6355	€1.6248	€1.7584	€1.7482	€1.8410	€1.8308	€1.9436	€1.9343
10	CD-CR-RE510 Medium scheme (30 units) 35 dph	30	1.07	€0.40	€1.1169	€1.0862	€1.2206	€1.1899	€1.3243	€1.2936	€1.4280	€1.3974	€1.5318	€1.5011	€1.6355	€1.6048	€1.7384	€1.7082	€1.8410	€1.8108	€1.9436	€1.9343
11	CD-CR-RE511 Medium scheme (40 units) 30 dph	40	1.67	€0.70	€1.6587	€1.6280	€1.7624	€1.7510	€1.8959	€1.8852	€2.0400	€2.0292	€2.1943	€2.1835	€2.3688	€2.3579	€2.5430	€2.5321	€2.7172	€2.7063	€2.8914	€2.8809
12	CD-CR-RE512 Medium scheme (40 units) 55 dph	40	0.91	€0.34	€1.0500	€1.0084	€1.1820	€1.1410	€1.3444	€1.2725	€1.4459	€1.4044	€1.5774	€1.5355	€1.7089	€1.6670	€1.8404	€1.7985	€1.9710	€1.9300	€2.1026	€2.0615
13	CD-CR-RE513 Large scheme (50 units) 30 dph	50	2.08	€0.78	€2.6205	€2.7111	€3.0882	€3.0388	€2.1559	€2.1065	€2.3237	€2.2743	€2.4914	€2.4420	€2.6591	€2.6097	€2.8252	€2.7766	€2.9911	€2.9425	€3.1570	€3.1084
14	CD-CR-RE514 Large scheme (50 units) 40 dph	50	1.56	€0.58	€1.5594	€1.5089	€1.7258	€1.6753	€1.8923	€1.8417	€2.0587	€2.0082	€2.2251	€2.1745	€2.3915	€2.3409	€2.5579	€2.5073	€2.7243	€2.6738	€2.8895	€2.8389
15	CD-CR-RE515 Large scheme (75 units) 30 dph	75	3.13	€1.17	€2.7307	€2.6566	€2.9623	€2.9082	€2.3339	€2.3508	€3.4515	€3.4144	€3.7331	€3.6830	€3.9887	€3.9146	€4.2377	€4.1648	€4.4866	€4.4137	€4.7355	€4.6626
16	CD-CR-RE516 Large scheme (75 units) 35 dph	75	2.98	€1.10	€2.7307	€2.6566	€2.9623	€2.9082	€2.3339	€2.3508	€3.4515	€3.4144	€3.7331	€3.6830	€3.9887	€3.9146	€4.2377	€4.1648	€4.4866	€4.4137	€4.7355	€4.6626
17	CD-CR-RE517 Large scheme (100 units) 30 dph	100	4.44	€1.66	€3.6409	€3.5421	€3.9764	€3.9764	€1.3118	€1.4213	€4.6473	€4.5485	€4.9828	€4.8840	€5.3182	€5.2195	€5.6533	€5.5542	€5.9882	€5.8895	€6.3240	€6.2248
18	CD-CR-RE518 Large scheme (100 units) 55 dph	100	2.42	€0.91	€2.3145	€2.2081	€2.6476	€2.5411	€2.9783	€2.8736	€3.3070	€3.2023	€3.6358	€3.5311	€3.9645	€3.8598	€4.2933	€4.1885	€4.6220	€4.5173	€4.9507	€4.8460
19	CD-CR-RE519 Large scheme (150 units) 30 dph	150	6.67	€2.49	€4.4032	€4.2563	€5.0012	€5.0012	€3.9840	€4.2496	€6.8869	€6.7424	€7.3798	€7.2353	€7.8727	€7.7282	€8.2646	€8.2211	€8.8527	€8.7103	€9.3409	€9.1985
20	CD-CR-RE520 Large scheme (150 units) 35 dph	150	5.71	€2.14	€4.4032	€4.2563	€5.0012	€5.0012	€3.9840	€4.2496	€6.8869	€6.7424	€7.3798	€7.2353	€7.8727	€7.7282	€8.2646	€8.2211	€8.8527	€8.7103	€9.3409	€9.1985
21	CD-CR-RE521 Large scheme (200 units) 30 dph	200	9.89	€3.11	€5.9298	€5.7707	€7.5798	€7.5798	€4.8161	€5.0000	€9.622	€9.4741	€10.286	€10.1382	€10.9494	€10.8023	€11.6146	€11.4668	€12.2785	€12.1308	€12.9426	€12.7949
22	CD-CR-RE522 Large scheme (200 units) 35 dph	200	7.62	€2.85	€5.9298	€5.7707	€7.5798	€7.5798	€4.8161	€5.0000	€9.622	€9.4741	€10.286	€10.1382	€10.9494	€10.8023	€11.6146	€11.4668	€12.2785	€12.1308	€12.9426	€12.7949
23	CD-CR-RE523 Large scheme (300 units) 30 dph	300	13.33	€4.49	€10.6700	€10.4031	€11.5983	€11.3313	€12.5265	€12.2596	€15.4548	€15.1879	€16.3778	€16.1134	€17.3005	€17.0351	€18.2211	€17.9568	€18.1428	€18.6785	€18.0645	€17.8001
24	CD-CR-RE524 Large scheme (300 units) 35 dph	300	11.43	€4.27	€10.6700	€10.4031	€11.5983	€11.3313	€12.5265	€12.2596	€15.4548	€15.1879	€16.3778	€16.1134	€17.3005	€17.0351	€18.2211	€17.9568	€18.1428	€18.6785	€18.0645	€17.8001
25	CD-CR-RE525 Large scheme (400 units) 30 dph	400	27.78	€8.65	€15.5955	€15.2182	€14.7309	€14.3554	€15.9013	€15.5260	€17.0717	€16.7264	€18.2421	€17.9008	€19.4125	€19.0722	€20.5791	€20.2464	€21.7429	€21.4102	€22.9066	€22.5738
26	CD-CR-RE526 Large scheme (400 units) 35 dph	400	23.81	€6.95	€15.5955	€15.2182	€14.7309	€14.3554	€15.9013	€15.5260	€17.0717	€16.7264	€18.2421	€17.9008	€19.4125	€19.0722	€20.5791	€20.2464	€21.7429	€21.4102	€22.9066	€22.5738
27	CD-CR-RE527 Large scheme (500 units) 30 dph	500	38.89	€14.06	€19.1656	€18.5227	€18.4136	€19.1944	€19.8766	€19.4574	€21.3396	€20.9225	€22.8026	€22.3835	€24.2656	€23.8465	€25.7279	€25.3080	€27.1786	€26.7627	€28.6334	€28.2174
28	CD-CR-RE528 Large scheme (500 units) 35 dph	500	30.41	€7.63	€16.9456	€16.5227	€18.4136	€19.1944	€19.8766	€19.4574	€21.3396	€20.9205	€22.8026	€22.3835	€24.2656	€23.8465	€25.7279	€25.3080	€27.1786	€26.7627	€28.6334	€28.2174
29	CD-CR-RE529 Large scheme (750 units) 30 dph	750	28.46	€14.38	€23.3707	€22.7944	€22.3658	€24.8049	€24.7009	€26.8250	€26.4161	€28.8401	€28.4311	€30.8540	€30.4450	€32.8684	€32.4594	€34.8829	€34.4739	€36.8973	€36.4883	€38.9118
30	CD-CR-RE530 Large scheme (750 units) 35 dph	750	32.97	€12.33	€23.3707	€22.7944	€22.3658	€24.8049	€24.7009	€26.8250	€26.4161	€28.8401	€28.4311	€30.8540	€30.4450	€32.8684	€32.4594	€34.8829	€34.4739	€36.8973	€36.4883	€38.9118
31	CD-CR-RE531 Large scheme (1000 units) 30 dph	1000	55.56	€20.78	€36.5661	€35.2182	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661	€36.5661
32	CD-CR-RE532 Strategic site (1,000 units) 35 dph	1,000	47.62	€17.81	€36.2081	€35.5519	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081	€36.2081
33	CD-CR-RE533 Strategic site (1,300 units) 30 dph	1,300	72.22	€27.01	€31.2141	€30.4430	€33.9183	€33.1505	€36.6127	€35.8458	€39.3070	€38.5401	€41.9971	€41.2340	€44.6800	€43.9169	€47.3630	€46.5998	€50.0459	€49.2827	€52.7331	€51.9634
34	CD-CR-RE534 Strategic site (1,300 units) 35 dph	1,300	61.90	€23.15	€31.2141	€30.4430	€33.9183	€33.1505	€36.6127	€35.8458	€39.3070	€38.5401	€41.9971	€41.2340	€44.6800	€43.9169	€47.3630	€46.5998	€50.0459	€49.2827	€52.7331	€51.9634
35	CD-CR-RE535 Strategic site (2,000 units) 35 dph	2,000	95.24	€33.62	€43.4548	€42.3528	€47.2939	€46.1987	€51.1232	€50.0280	€54.9459	€53.8569	€58.7693	€57.6877	€62.5967	€61.4786	€66.3875	€65.2941	€70.1619	€69.0785	€73.9564	€72.8738
36	CD-CR-RE536 Strategic site (2,000 units) 35 dph	2,000	119.05	€44.52	€43.4548	€42.3528	€47.2939	€46.1987	€51.1232	€50.0280	€54.9459	€53.8569	€58.7693	€57.6877	€62.5967	€61.4786	€66.3875	€65.2941	€70.1619	€69.0785	€73.9564	€72.8738
37	CD-CR-RE537 Strategic site (3,500 units) 35 dph	3,500	166.67	€62.33	€53.4513	€52.0580	€57.2277	€55.8365	€62.8242	€61.6270	€67.2767	€66.0737	€72.4630	€71.1440	€77.5840	€76.3044	€82.6954	€81.4158	€87.8064	€86.5268	€92.9174	€91.6378
38	CD-CR-RE538 Strategic site (4,000 units) 30 dph	4,000	222.22	€83.11	€42.8046	€41.6965	€46.8868	€45.5840	€50.5543	€49.4566	€54.4102	€53.3138	€58.2618	€57.1586	€62.1044	€60.9959	€65.9410	€64.8225	€69.7701	€68.6417	€73.5890	€72.4541
39	CD-CR-RE539 Strategic site (4,000 units) 35 dph	4,000	190.48	€71.24	€42.8046	€41.6965	€46.8868	€45.5840	€50.5543	€49.4566	€54.4102	€53.3138	€58.2618	€57.1586	€62.1044	€60.9959	€65.9410	€64.8225	€69.7701	€68.6417	€73.5890	€72.4541
40	CD-ELDERI - older person's housing scheme (C3) 35 d	50	2.08	€0.78	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038	€0.4038
41	CD-ELDERI - Care home (HREMET) 70 units	70	0.40	€0.16	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402	€0.0402
42	CD-EMP1 Employment - industrial 45% plot ratio	-	10.00	€7.87	€8.0916	€7.9753	€8.0916	€7.9753	€8.0916	€7.9753	€8.0916	€7.9753	€8.0916	€7.9753	€8.0916	€7.9753	€8.0916	€7.9753	€8.0916	€7.9753	€8.091	

BLV: GREENFIELD (LOWER)		40% AFFORDABLE																				
		E211 psm		E248.33 psm		E456.66 psm		E472.68 psm		E490.91 psm		E507.33 psm		E525.45 psm		E548.38 psm		E550.96 psm				
Description	No of units	BLV (E'01)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG		
CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E0.0413	E0.0402	E0.0450	E0.0439	E0.0486	E0.0476	E0.0523	E0.0513	E0.0560	E0.0549	E0.0597	E0.0586	E0.0634	E0.0623	E0.0671	E0.0660	E0.0708	E0.0697		
CDC-RES2 Small scheme (1 unit) 30 dph	0.04	0.04	E0.0402	E0.0402	E0.0450	E0.0439	E0.0486	E0.0476	E0.0523	E0.0513	E0.0560	E0.0549	E0.0597	E0.0586	E0.0634	E0.0623	E0.0671	E0.0660	E0.0708	E0.0697		
CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	E0.0206	E0.0203	E0.2009	E0.2248	E0.2194	E0.2432	E0.2378	E0.2617	E0.2563	E0.2801	E0.2747	E0.2986	E0.2932	E0.3170	E0.3116	E0.3355	E0.3301	E0.3539	E0.3485	
CDC-RES4 Small scheme (5 units) 30 dph	5	0.24	E0.0206	E0.0203	E0.2009	E0.2248	E0.2194	E0.2432	E0.2378	E0.2617	E0.2563	E0.2801	E0.2747	E0.2986	E0.2932	E0.3170	E0.3116	E0.3355	E0.3301	E0.3539	E0.3485	
CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E0.0120	E0.0127	E0.4019	E0.4388	E0.4388	E0.4865	E0.4757	E0.5234	E0.5126	E0.5603	E0.5495	E0.5972	E0.5864	E0.6341	E0.6233	E0.6710	E0.6602	E0.7079	E0.6971	
CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.0109	E0.0127	E0.4019	E0.4496	E0.4388	E0.4865	E0.4757	E0.5234	E0.5126	E0.5603	E0.5495	E0.5972	E0.5864	E0.6341	E0.6233	E0.6710	E0.6602	E0.7079	E0.6971	
CDC-RES7 Medium scheme (20 units) 35 dph	20	0.83	E0.0211	E0.0211	E0.7241	E0.8133	E0.7823	E0.8623	E0.8424	E0.9316	E0.9224	E1.0018	E0.9910	E1.0707	E1.0607	E1.1501	E1.1401	E1.2295	E1.2195	E1.3089	E1.2989	
CDC-RES8 Medium scheme (30 units) 35 dph	20	0.71	E0.0188	E0.0211	E0.7446	E0.7241	E0.8137	E0.7893	E0.8623	E0.8624	E0.9520	E0.9316	E1.0212	E1.0007	E1.0903	E1.0699	E1.1599	E1.1388	E1.2274	E1.2072	E1.2958	E1.2755
CDC-RES9 Medium scheme (30 units) 35 dph	30	1.25	0.31	E1.1169	E1.0862	E1.2206	E1.1899	E1.2633	E1.2936	E1.3914	E1.3710	E1.5318	E1.5011	E1.6355	E1.6048	E1.7384	E1.7082	E1.8410	E1.8109	E1.9436	E1.9135	
CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E0.26	E1.1169	E1.0862	E1.2206	E1.1899	E1.3243	E1.2936	E1.4280	E1.3914	E1.5318	E1.5011	E1.6355	E1.6048	E1.7384	E1.7082	E1.8410	E1.8109	E1.9436	E1.9135	
CDC-RES11 Medium scheme (40 units) 40 dph	40	1.67	E0.41	E1.4564	E1.4169	E1.5505	E1.5101	E1.7247	E1.6852	E1.8589	E1.8194	E1.9931	E1.9536	E2.1273	E2.0878	E2.2611	E2.2215	E2.3959	E2.3564	E2.5306	E2.4911	
CDC-RES12 Medium scheme (50 units) 40 dph	50	2.58	0.62	E1.9191	E1.8796	E2.0584	E1.9189	E2.1424	E2.1029	E2.3264	E2.2869	E2.5104	E2.4709	E2.6944	E2.6549	E2.8784	E2.8389	E3.0624	E3.0229	E3.2464	E3.2069	
CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E0.51	E1.8205	E1.7711	E1.9882	E1.9388	E2.1559	E2.1065	E2.3237	E2.2743	E2.4914	E2.4420	E2.6591	E2.6097	E2.8262	E2.7766	E2.9911	E2.9425	E3.1570	E3.1084	
CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.39	E1.5594	E1.5089	E1.7258	E1.6753	E1.8923	E1.8417	E2.0587	E2.0082	E2.2251	E2.1745	E2.3915	E2.3409	E2.5579	E2.5073	E2.7243	E2.6738	E2.8895	E2.8390	
CDC-RES15 Large scheme (75 units) 30 dph	75	2.13	E0.77	E2.7307	E2.6566	E2.9823	E2.9082	E3.2339	E3.1598	E3.4855	E3.4114	E3.7371	E3.6630	E3.9887	E3.9148	E4.2397	E4.1648	E4.4896	E4.41	E4.7435	E4.6626	
CDC-RES16 Large scheme (75 units) 35 dph	75	2.38	0.66	E2.9592	E2.8852	E3.2869	E3.2369	E3.5688	E3.5188	E3.8445	E3.7945	E4.1264	E4.0764	E4.4083	E4.3583	E4.6841	E4.6341	E4.9599	E4.9099	E5.2358	E5.1858	
CDC-RES17 Large scheme (100 units) 35 dph	100	4.44	E1.34	E4.5421	E4.4919	E4.8776	E4.8274	E5.2133	E5.1631	E5.5492	E5.4990	E5.8849	E5.8347	E6.2206	E6.1704	E6.5565	E6.5063	E6.8924	E6.8422	E7.2283	E7.1781	
CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	E0.60	E2.3456	E2.2081	E2.6476	E2.5511	E2.9783	E2.8736	E3.3070	E3.2023	E3.6398	E3.5311	E3.9645	E3.8598	E4.2933	E4.1885	E4.6220	E4.5173	E4.9507	E4.8460	
CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E1.65	E5.4032	E5.2563	E5.9012	E5.7451	E6.3940	E6.2496	E6.8989	E6.7442	E7.3938	E7.2383	E7.8727	E7.7282	E8.3646	E8.2211	E8.8527	E8.7103	E9.3459	E9.1985	
CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E1.41	E5.4032	E5.2563	E5.9012	E5.7451	E6.3940	E6.2496	E6.8989	E6.7442	E7.3938	E7.2383	E7.8727	E7.7282	E8.3646	E8.2211	E8.8527	E8.7103	E9.3459	E9.1985	
CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E2.19	E6.3998	E6.2797	E7.0792	E7.0792	E7.8798	E7.8798	E8.6804	E8.6804	E9.4810	E9.4810	E10.2816	E10.2816	E11.0822	E11.0822	E11.8828	E11.8828	E12.6834	E12.6834	
CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E1.88	E6.3998	E6.2797	E7.0792	E7.0792	E7.8798	E7.8798	E8.6804	E8.6804	E9.4810	E9.4810	E10.2816	E10.2816	E11.0822	E11.0822	E11.8828	E11.8828	E12.6834	E12.6834	
CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E3.29	E10.6700	E10.4031	E11.5983	E11.3313	E12.5265	E12.2596	E13.4548	E13.1879	E14.3778	E14.1134	E15.2995	E15.0351	E16.2211	E15.9568	E17.1428	E16.8785	E18.0645	E17.8001	
CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	E2.82	E10.6700	E10.4031	E11.5983	E11.3313	E12.5265	E12.2596	E13.4548	E13.1879	E14.3778	E14.1134	E15.2995	E15.0351	E16.2211	E15.9568	E17.1428	E16.8785	E18.0645	E17.8001	
CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	E4.39	E13.5565	E13.2182	E14.7139	E14.3955	E15.9013	E15.5660	E17.0717	E16.7364	E18.2421	E17.9068	E19.4125	E19.0772	E20.5791	E20.2464	E21.7429	E21.4102	E22.9068	E22.5738	
CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E3.78	E13.5565	E13.2182	E14.7139	E14.3955	E15.9013	E15.5660	E17.0717	E16.7364	E18.2421	E17.9068	E19.4125	E19.0772	E20.5791	E20.2464	E21.7429	E21.4102	E22.9068	E22.5738	
CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E6.48	E18.9456	E18.5227	E18.7139	E18.3954	E19.8706	E19.4574	E21.3396	E20.9225	E22.8026	E22.3835	E24.2656	E23.8465	E25.7279	E25.3080	E27.1786	E26.7587	E28.6393	E28.2194	
CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E5.04	E18.9456	E18.5227	E18.7139	E18.3954	E19.8706	E19.4574	E21.3396	E20.9225	E22.8026	E22.3835	E24.2656	E23.8465	E25.7279	E25.3080	E27.1786	E26.7587	E28.6393	E28.2194	
CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E9.50	E23.7307	E22.7944	E25.3858	E24.8909	E27.4010	E26.8250	E29.2401	E28.6641	E31.0741	E30.4850	E32.8943	E32.3084	E34.7136	E34.1286	E36.5339	E35.9489	E38.3548	E37.7698	
CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E8.14	E23.7307	E22.7944	E25.3858	E24.8909	E27.4010	E26.8250	E29.2401	E28.6641	E31.0741	E30.4850	E32.8943	E32.3084	E34.7136	E34.1286	E36.5339	E35.9489	E38.3548	E37.7698	
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	E17.22	E26.2081	E25.5619	E27.7239	E27.0769	E29.2891	E28.6420	E30.8542	E30.2071	E32.4193	E31.7722	E33.9844	E33.3373	E35.5495	E34.9024	E37.1146	E36.4675	E38.6797	E38.0326	
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E11.76	E26.2081	E25.5619	E27.7239	E27.0769	E29.2891	E28.6420	E30.8542	E30.2071	E32.4193	E31.7722	E33.9844	E33.3373	E35.5495	E34.9024	E37.1146	E36.4675	E38.6797	E38.0326	
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	E17.84	E31.2141	E30.4430	E33.9183	E33.1505	E36.6127	E35.8458	E39.3070	E38.5401	E41.9971	E41.2340	E44.6800	E43.9169	E47.3630	E46.5998	E50.0459	E49.2827	E52.7231	E51.9634	
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	E15.29	E31.2141	E30.4430	E33.9183	E33.1505	E36.6127	E35.8458	E39.3070	E38.5401	E41.9971	E41.2340	E44.6800	E43.9169	E47.3630	E46.5998	E50.0459	E49.2827	E52.7231	E51.9634	
CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	96.24	E23.52	E43.4548	E42.6228	E47.2639	E46.4319	E50.0280	E49.1963	E52.8969	E52.0650	E55.7660	E54.9341	E58.6359	E57.8040	E61.5059	E60.6740	E64.3759	E63.5440	E67.2459	E66.4140	
CDC-RES36 Strategic site (2,000 units) 40 dph	2,000	81.95	E20.47	E43.4548	E42.6228	E47.2639	E46.4319	E50.0280	E49.1963	E52.8969	E52.0650	E55.7660	E54.9341	E58.6359	E57.8040	E61.5059	E60.6740	E64.3759	E63.5440	E67.2459	E66.4140	
CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	165.67	E41.17	E53.4513	E52.0890	E56.7582	E56.8653	E62.9824	E61.6270	E67.7297	E66.3697	E72.4630	E71.1140	E77.1890	E75.8400	E81.9035	E80.5604	E86.6165	E85.2749	E91.3140	E89.9650	
CDC-RES38 Strategic site (4,000 units) 35 dph	4,000	222.22	E54.89	E42.8046	E41.6963	E46.0888	E45.5840	E50.5543	E49.4566	E54.4102	E53.3138	E58.2616	E57.1588	E62.0844	E60.9959	E65.9110	E64.8225	E69.7261	E68.6417	E73.5390	E72.4547	
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	E47.05	E42.8046	E41.6963	E46.0888	E45.5840	E50.5543	E49.4566	E54.4102	E53.3138	E58.2616	E57.1588	E62.0844	E60.9959	E65.9110	E64.8225	E69.7261	E68.6417	E73.5390	E72.4547	
CDC-ELDERI Care home, person's housing scheme (C3) 35 d	208	5.08	E0.22	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	
CDC-ELDERI Care home (C3) 35 d	208	5.08	E0.22	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	E0.7036	
CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	E1.24	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	E8.0910	E7.9753	
CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	E1.24	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	E8.5365	E8.4043	
CDC-EMP3 Employment - industrial 40% plot ratio	-	5.00	E1.47	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	
CDC-EMP4 Employment - industrial 40% plot ratio	-	5.00	E1.47	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	E14.5655	E14.3269	
CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	E4.94	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	E27.9720	E27.4982	
CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	E4.94	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.0787	E32.07										

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
C10D-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
C10D-RES2 Small scheme (1 unit) 25 dph	1	0.04	10.04	E04447	E04446	E04486	E04485	E04527	E04525	E04565	E04564	E04604	E04603	E04644	E04643	E04683	E04682	E04722	E04721	E04762	E04761
C10D-RES3 Small scheme (5 units) 25 dph	5	0.24	10.03	E03233	E03229	E02430	E02426	E02627	E02623	E02824	E02820	E03017	E03017	E03218	E03214	E03415	E03411	E03612	E03608	E03809	E03805
C10D-RES4 Small scheme (5 units) 30 dph	5	0.20	10.03	E03233	E03229	E02430	E02426	E02627	E02623	E02824	E02820	E03017	E03017	E03218	E03214	E03415	E03411	E03612	E03608	E03809	E03805
C10D-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
C10D-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
C10D-RES7 Medium scheme (20 units) 30 dph	20	0.83	12.24	E04054	E04037	E04792	E04775	E5030	E5013	E5268	E5251	E5516	E5508	E5744	E5744	E6127	E6122	E6516	E6516	E6910	E6906
C10D-RES8 Medium scheme (20 units) 35 dph	20	0.71	11.92	E04054	E04037	E04792	E04775	E5030	E5013	E5268	E5251	E5516	E5508	E5744	E5744	E6127	E6122	E6516	E6516	E6910	E6906
C10D-RES9 Medium scheme (30 units) 30 dph	30	1.25	13.36	E2081	E2081	E2056	E2138	E1363	E14295	E14270	E15402	E15377	E16509	E16484	E17616	E17591	E18723	E18698	E19818	E19793	E20913
C10D-RES10 Medium scheme (30 units) 35 dph	30	1.07	E2386	E2081	E2056	E2138	E1363	E14295	E14270	E15402	E15377	E16509	E16484	E17616	E17591	E18723	E18698	E19818	E19793	E20913	E20889
C10D-RES11 Medium scheme (40 units) 30 dph	40	1.67	E4484	E4578	E15726	E17190	E17198	E18623	E18501	E20052	E20232	E22487	E22487	E24552	E24552	E26888	E26888	E29318	E29318	E31827	E31827
C10D-RES12 Medium scheme (40 units) 35 dph	40	0.91	E245	E245	E11718	E11718	E13181	E13129	E14865	E14532	E15968	E15926	E17332	E17340	E18774	E18744	E20188	E20188	E22612	E22687	E22687
C10D-RES13 Large scheme (50 units) 30 dph	50	2.08	15.97	E1087	E1087	E14487	E14487	E21448	E21448	E23489	E23489	E25430	E25430	E27471	E27471	E29512	E29512	E31553	E31553	E33594	E33594
C10D-RES14 Large scheme (50 units) 40 dph	50	1.56	12.04	E2566	E17016	E18833	E18793	E20009	E20589	E22398	E22345	E24162	E24162	E25938	E25938	E27957	E27957	E29991	E29991	E32041	E32041
C10D-RES15 Large scheme (75 units) 30 dph	75	3.13	E841	E2566	E24986	E22332	E23172	E41918	E43858	E37603	E37543	E42189	E42229	E45758	E45758	E48652	E48652	E51839	E51839	E54869	E54869
C10D-RES16 Large scheme (75 units) 35 dph	75	2.68	12.20	E2566	E24986	E22332	E23172	E41918	E43858	E37603	E37543	E42189	E42229	E45758	E45758	E48652	E48652	E51839	E51839	E54869	E54869
C10D-RES17 Large scheme (100 units) 30 dph	100	4.44	E1195	E3936	E39315	E42976	E42976	E46557	E46477	E50138	E50048	E53739	E53739	E57029	E57029	E60720	E60720	E63841	E63841	E66955	E66955
C10D-RES18 Large scheme (100 units) 35 dph	100	4.24	E5986	E3936	E39315	E42976	E42976	E46557	E46477	E50138	E50048	E53739	E53739	E57029	E57029	E60720	E60720	E63841	E63841	E66955	E66955
C10D-RES19 Large scheme (150 units) 30 dph	150	6.32	E1793	E5840	E58341	E63763	E63763	E68006	E68006	E74327	E74210	E79589	E79589	E84851	E84851	E89733	E89733	E95231	E95231	E100553	E100553
C10D-RES20 Large scheme (150 units) 35 dph	150	5.71	E1537	E5840	E58341	E63763	E63763	E68006	E68006	E74327	E74210	E79589	E79589	E84851	E84851	E89733	E89733	E95231	E95231	E100553	E100553
C10D-RES21 Large scheme (200 units) 30 dph	200	8.89	E2391	E7602	E76027	E83412	E83587	E90356	E90803	E97833	E97830	E104710	E104557	E113649	E113649	E121841	E121841	E129518	E129518	E137208	E137208
C10D-RES22 Large scheme (200 units) 35 dph	200	7.62	E2209	E7602	E76027	E83412	E83587	E90356	E90803	E97833	E97830	E104710	E104557	E113649	E113649	E121841	E121841	E129518	E129518	E137208	E137208
C10D-RES23 Large scheme (300 units) 30 dph	300	13.33	E3686	E11589	E115444	E125675	E125359	E135489	E135277	E154303	E154187	E165225	E165107	E175931	E175815	E186016	E186016	E196805	E196805	E207595	E207595
C10D-RES24 Large scheme (300 units) 35 dph	300	11.43	E3302	E11589	E115444	E125675	E125359	E135489	E135277	E154303	E154187	E165225	E165107	E175931	E175815	E186016	E186016	E196805	E196805	E207595	E207595
C10D-RES25 Large scheme (400 units) 30 dph	400	17.78	E4847	E16982	E164708	E195453	E195021	E217045	E217045	E241178	E241178	E269476	E269476	E295450	E295450	E322976	E322976	E352163	E352163	E382625	E382625
C10D-RES26 Large scheme (400 units) 35 dph	400	15.24	E4094	E16982	E164708	E195453	E195021	E217045	E217045	E241178	E241178	E269476	E269476	E295450	E295450	E322976	E322976	E352163	E352163	E382625	E382625
C10D-RES27 Large scheme (500 units) 30 dph	500	23.81	E6406	E19372	E183385	E219429	E219059	E241716	E241716	E268063	E268063	E294504	E294504	E324970	E324970	E352976	E352976	E382976	E382976	E413618	E413618
C10D-RES28 Large scheme (500 units) 35 dph	500	20.41	E5887	E19372	E183385	E219429	E219059	E241716	E241716	E268063	E268063	E294504	E294504	E324970	E324970	E352976	E352976	E382976	E382976	E413618	E413618
C10D-RES29 Large scheme (500 units) 35 dph	500	38.46	E4487	E2566	E24986	E22332	E23172	E41918	E43858	E37603	E37543	E42189	E42229	E45758	E45758	E48652	E48652	E51839	E51839	E54869	E54869
C10D-RES30 Large scheme (750 units) 35 dph	750	32.97	E841	E2566	E24986	E22332	E23172	E41918	E43858	E37603	E37543	E42189	E42229	E45758	E45758	E48652	E48652	E51839	E51839	E54869	E54869
C10D-RES31 Strategic site (1,000 units) 30 dph	1,000	55.6	E149.43	E28447	E283383	E308623	E308099	E323763	E323243	E356861	E356340	E380959	E380438	E405041	E404522	E429037	E428519	E433033	E432515	E437030	E436511
C10D-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E128.08	E28447	E283383	E308623	E308099	E323763	E323243	E356861	E356340	E380959	E380438	E405041	E404522	E429037	E428519	E433033	E432515	E437030	E436511
C10D-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	E194.26	E33803	E338178	E367680	E367658	E395643	E395643	E429546	E429424	E463075	E463035	E493357	E493267	E524018	E524018	E551299	E551299	E582657	E582657
C10D-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	E194.26	E33803	E338178	E367680	E367658	E395643	E395643	E429546	E429424	E463075	E463035	E493357	E493267	E524018	E524018	E551299	E551299	E582657	E582657
C10D-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	E256.17	E471639	E471639	E512639	E511751	E553542	E553542	E593489	E593489	E635957	E635957	E675785	E675785	E714902	E714902	E753676	E753676	E795654	E795654
C10D-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	E320.21	E484768	E484933	E537631	E535696	E586103	E586103	E6273962	E6273962	E668841	E668841	E709522	E709522	E752396	E752396	E793147	E793147	E837633	E837633
C10D-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	E448.29	E508268	E5075524	E531620	E530521	E582402	E582402	E6281303	E6281303	E671985	E671985	E718474	E718474	E763023	E763023	E805305	E805305	E846957	E846957
C10D-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	E597.72	E485389	E4864490	E5380163	E5380163	E5848081	E5848081	E629229	E629229	E683433	E683433	E729973	E729973	E781169	E781169	E827086	E827086	E873927	E873927
C10D-RES39 Strategic site (4,000 units) 35 dph	4,000	198.22	E512.33	E485389	E4864490	E5380163	E5380163	E5848081	E5848081	E629229	E629229	E683433	E683433	E729973	E729973	E781169	E781169	E827086	E827086	E873927	E873927
C10D-RES40 Strategic site (4,000 units) (C3) 35 dph	4,000	198.22	E512.33	E485389	E4864490	E5380163	E5380163	E5848081	E5848081	E629229	E629229	E683433	E683433	E729973	E729973	E781169	E781169	E827086	E827086	E873927	E873927
C10D-CARE1 Care home scheme (C2) - 70 units	-	4.00	E13.08	E05010	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009	E05009
C4D-EMP1 Employment - industrial 40% plot ratio	-	5.00	E13.45	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910
C4D-EMP2 Employment - industrial 45% plot ratio	-	5.00	E13.45	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910
C4D-EMP3 Employment - industrial 40% plot ratio	-	5.00	E13.45	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910
C4D-EMP4 Employment - industrial 45% plot ratio	-	5.00	E13.45	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910	E80910
C4D-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
C4D-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	€0.06	€0.0446	€0.0447	€0.0485	€0.0487	€0.0524	€0.0525	€0.0561	€0.0563	€0.0603	€0.0602	€0.0643	€0.0642	€0.0682	€0.0681	€0.0721	€0.0721	€0.0761	€0.0760
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	€1.1456	€1.2146	€1.2143	€1.2833	€1.2830	€1.3520	€1.3516
CD-RE58 Medium scheme (20 units) 35 dph	20	0.71	€0.89	€0.8054	€0.8037	€0.8702	€0.8715	€0.9350	€0.9513	€1.0298	€1.0291	€1.1005	€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	€1.6509	€1.6484	€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	€1.6509	€1.6484	€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	€2.0090	€2.0090	€2.1480	€2.1480	€2.2870	€2.2870
CD-RE513 Large scheme (50 units) 40 dph	50	2.08	€2.61	€1.9567	€1.9567	€2.1486	€2.1486	€2.3278	€2.3278	€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	€1.7016	€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	€4.3702	€4.3622	€4.7190	€4.7110	€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	€13.97	€3.8607	€3.8402	€4.3537	€4.3357	€4.9366	€4.9186	€5.4899	€5.4709	€6.0568	€6.0368	€6.6237	€6.6037	€7.1906	€7.1706	€7.7575	€7.7375	€8.3244	€8.3044
CD-RE522 Large scheme (200 units) 35 dph	200	7.82	€9.59	€3.9476	€3.9326	€4.6344	€4.6154	€5.3216	€5.3062	€6.0028	€5.9879	€6.6803	€6.6650	€7.3461	€7.3301	€8.0146	€8.0012	€8.6992	€8.6858	€9.3744	€9.3610
CD-RE523 Large scheme (300 units) 30 dph	300	13.33	€16.70	€1.5681	€1.5144	€2.5575	€2.5359	€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	€1.5144	€2.5575	€2.5359	€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	€1.6982	€1.6478	€3.1954	€3.1521	€4.7173	€4.6743	€6.2474	€6.1978	€7.7689	€7.7206	€9.2278	€9.1802	€10.6932	€10.6473	€12.1444	€12.0985	€13.6265	€13.5806
CD-RE526 Large scheme (400 units) 35 dph	400	15.24	€19.08	€1.6982	€1.6478	€3.1954	€3.1521	€4.7173	€4.6743	€6.2474	€6.1978	€7.7689	€7.7206	€9.2278	€9.1802	€10.6932	€10.6473	€12.1444	€12.0985	€13.6265	€13.5806
CD-RE527 Large scheme (500 units) 30 dph	500	23.81	€29.81	€1.7827	€1.7185	€3.19429	€3.19089	€5.2205	€5.2104	€7.2773	€7.2603	€9.3343	€9.3204	€11.4014	€11.3870	€13.4642	€13.4498	€15.5270	€15.5126	€17.5899	€17.5755
CD-RE528 Large scheme (500 units) 35 dph	500	20.41	€25.55	€1.7827	€1.7185	€3.19429	€3.19089	€5.2205	€5.2104	€7.2773	€7.2603	€9.3343	€9.3204	€11.4014	€11.3870	€13.4642	€13.4498	€15.5270	€15.5126	€17.5899	€17.5755
CD-RE529 Large scheme (750 units) 30 dph	750	38.46	€48.16	€2.2549	€2.2508	€2.5027	€2.5025	€2.7545	€2.7545	€2.9078	€2.9170	€3.1603	€3.1603	€3.4130	€3.4130	€3.6657	€3.6657	€3.9184	€3.9184	€4.1711	€4.1711
CD-RE530 Large scheme (750 units) 35 dph	750	32.97	€41.28	€2.2549	€2.2508	€2.5027	€2.5025	€2.7545	€2.7545	€2.9078	€2.9170	€3.1603	€3.1603	€3.4130	€3.4130	€3.6657	€3.6657	€3.9184	€3.9184	€4.1711	€4.1711
CD-RE531 Strategic site (1,000 units) 30 dph	1000	55.50	€70.56	€2.2549	€2.2508	€2.5027	€2.5025	€2.7545	€2.7545	€2.9078	€2.9170	€3.1603	€3.1603	€3.4130	€3.4130	€3.6657	€3.6657	€3.9184	€3.9184	€4.1711	€4.1711
CD-RE532 Strategic site (1,000 units) 35 dph	1000	47.62	€59.63	€2.2549	€2.2508	€2.5027	€2.5025	€2.7545	€2.7545	€2.9078	€2.9170	€3.1603	€3.1603	€3.4130	€3.4130	€3.6657	€3.6657	€3.9184	€3.9184	€4.1711	€4.1711
CD-RE533 Strategic site (1,300 units) 30 dph	1300	72.22	€90.43	€3.8803	€3.8318	€3.7680	€3.7608	€3.6463	€3.6463	€3.5841	€3.5841	€3.5216	€3.5216	€3.4595	€3.4537	€3.3917	€3.3917	€3.3296	€3.3296	€3.2675	€3.2675
CD-RE534 Strategic site (1,300 units) 35 dph	1300	61.90	€77.51	€3.8803	€3.8318	€3.7680	€3.7608	€3.6463	€3.6463	€3.5841	€3.5841	€3.5216	€3.5216	€3.4595	€3.4537	€3.3917	€3.3917	€3.3296	€3.3296	€3.2675	€3.2675
CD-RE535 Strategic site (2,000 units) 35 dph	2000	95.24	€119.25	€4.0478	€4.0178	€3.9529	€3.9175	€3.8402	€3.8402	€3.7629	€3.7629	€3.6856	€3.6856	€3.6083	€3.6083	€3.5310	€3.5310	€3.4537	€3.4537	€3.3764	€3.3764
CD-RE536 Strategic site (2,000 units) 35 dph	2000	110.87	€140.87	€4.0478	€4.0178	€3.9529	€3.9175	€3.8402	€3.8402	€3.7629	€3.7629	€3.6856	€3.6856	€3.6083	€3.6083	€3.5310	€3.5310	€3.4537	€3.4537	€3.3764	€3.3764
CD-RE537 Strategic site (3,500 units) 35 dph	3500	166.7	€208.69	€5.8626	€5.8624	€6.0210	€6.0201	€6.1802	€6.1802	€6.3403	€6.3403	€6.5004	€6.5004	€6.6605	€6.6605	€6.8206	€6.8206	€6.9807	€6.9807	€7.1408	€7.1408
CD-RE538 Strategic site (4,000 units) 35 dph	4000	222.22	€278.25	€4.6389	€4.6440	€5.0813	€5.0919	€5.4881	€5.4911	€5.8843	€5.8911	€6.2822	€6.2833	€6.6793	€6.6793	€7.0754	€7.0754	€7.4715	€7.4715	€7.8676	€7.8676
CD-RE539 Strategic site (4,000 units) 35 dph	4000	194.08	€238.50	€4.6389	€4.6440	€5.0813	€5.0919	€5.4881	€5.4911	€5.8843	€5.8911	€6.2822	€6.2833	€6.6793	€6.6793	€7.0754	€7.0754	€7.4715	€7.4715	€7.8676	€7.8676
CD-ELDER (Elder person's housing scheme) (C3) 35 dph	50	2.08	€2.60	€0.0486	€0.0486	€0.0509	€0.0509	€0.0532	€0.0532	€0.0555	€0.0555	€0.0578	€0.0578	€0.0601	€0.0601	€0.0624	€0.0624	€0.0647	€0.0647	€0.0670	€0.0670
CD-CARE (Care scheme) (C2) 35 dph	0.40	0.50	€0.50	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059	€0.5059
CD-EMP1 Employment - industrial 45% plot ratio	0	5.00	€2.60	€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
CD-EMP2 Employment - industrial 45% plot ratio	0	5.00	€2.60	€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
CD-EMP3 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-EMP4 Employment - industrial 45% plot ratio	0	15.00	€18.78	€14.8813	€14.881																

BLV: GREENFIELD (HIGHER)			40% AFFORDABLE																													
Description	No of units		BLV (E)	Baseline	EVC	ED 211 psm	Baseline	EVC	ED 383 psm	Baseline	EVC	ED 556 psm	Baseline	EVC	ED 728 psm	Baseline	EVC	ED 901 psm	Baseline	EVC	ED 573 psm	Baseline	EVC	ED 245 psm	Baseline	EVC	ED 418 psm	Baseline	EVC	ED 590 psm	Baseline	EVC
1 CDC-RE51 Small scheme (1 unit) 25 dph	1	0.05	0.02	0.0413	0.0412	0.0450	0.0449	0.0448	0.0486	0.0485	0.0523	0.0522	0.0560	0.0559	0.0597	0.0596	0.0634	0.0633	0.0671	0.0670	0.0708	0.0707	0.0746	0.0745	0.0784	0.0783	0.0822	0.0821	0.0860	0.0859	0.0897	0.0896
2 CDC-RE52 Small scheme (5 units) 25 dph	5	0.24	0.01	0.0412	0.0412	0.0449	0.0448	0.0447	0.0485	0.0484	0.0522	0.0522	0.0560	0.0559	0.0597	0.0596	0.0634	0.0633	0.0671	0.0670	0.0708	0.0707	0.0746	0.0745	0.0784	0.0783	0.0822	0.0821	0.0860	0.0859	0.0897	0.0896
3 CDC-RE53 Small scheme (5 units) 25 dph	5	0.24	0.09	0.2063	0.2059	0.2248	0.2243	0.2242	0.2432	0.2428	0.2617	0.2612	0.2801	0.2797	0.2986	0.2981	0.3170	0.3166	0.3355	0.3350	0.3539	0.3535	0.3728	0.3723	0.3916	0.3911	0.4105	0.4100	0.4294	0.4289	0.4487	0.4482
4 CDC-RE54 Small scheme (5 units) 30 dph	5	0.20	0.07	0.2063	0.2059	0.2248	0.2243	0.2242	0.2432	0.2428	0.2617	0.2612	0.2801	0.2797	0.2986	0.2981	0.3170	0.3166	0.3355	0.3350	0.3539	0.3535	0.3728	0.3723	0.3916	0.3911	0.4105	0.4100	0.4294	0.4289	0.4487	0.4482
5 CDC-RE55 Small scheme (10 units) 30 dph	10	0.42	0.16	0.4127	0.4118	0.4496	0.4487	0.4485	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	0.7447	0.7438	0.7815	0.7806	0.8182	0.8173	0.8559	0.8550	0.8935	0.8926
6 CDC-RE56 Small scheme (10 units) 35 dph	10	0.36	0.13	0.4127	0.4118	0.4496	0.4487	0.4485	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	0.7447	0.7438	0.7815	0.7806	0.8182	0.8173	0.8559	0.8550	0.8935	0.8926
7 CDC-RE57 Medium scheme (20 units) 30 dph	20	0.72	0.83	0.7446	0.7429	0.8121	0.8117	0.8116	0.8861	0.8857	0.9604	0.9601	1.0354	1.0351	1.1107	1.1103	1.1862	1.1857	1.2621	1.2615	1.3374	1.3367	1.4128	1.4120	1.4880	1.4871	1.5639	1.5630	1.6397	1.6388	1.7154	1.7145
8 CDC-RE58 Medium scheme (20 units) 35 dph	20	0.71	0.27	0.7446	0.7429	0.8121	0.8117	0.8122	0.8860	0.8861	0.9620	0.9604	1.0212	1.0195	1.0903	1.0887	1.1589	1.1573	1.2274	1.2257	1.2958	1.2941	1.3649	1.3632	1.4340	1.4322	1.5037	1.5019	1.5732	1.5713	1.6424	1.6405
9 CDC-RE59 Medium scheme (30 units) 30 dph	30	1.25	0.47	1.1169	1.1144	1.2206	1.2181	1.2343	1.3218	1.3218	1.4280	1.4258	1.5318	1.5293	1.6355	1.6330	1.7384	1.7360	1.8410	1.8386	1.9436	1.9412	2.0486	2.0461	2.1538	2.1513	2.2597	2.2571	2.3657	2.3630	2.4729	2.4702
10 CDC-RE510 Medium scheme (30 units) 35 dph	30	1.07	0.40	1.1169	1.1144	1.2206	1.2181	1.3243	1.3218	1.4280	1.4258	1.5318	1.5293	1.6355	1.6330	1.7384	1.7360	1.8410	1.8386	1.9436	1.9412	2.0486	2.0461	2.1538	2.1513	2.2597	2.2571	2.3657	2.3630	2.4729	2.4702	
11 CDC-RE511 Medium scheme (40 units) 30 dph	40	2.15	0.87	1.4684	1.4659	1.6332	1.6307	1.6332	1.7887	1.7887	1.9442	1.9417	2.1000	2.0975	2.2530	2.2505	2.4059	2.4034	2.5611	2.5586	2.7165	2.7140	2.8719	2.8694	3.0296	3.0271	3.1879	3.1854	3.3461	3.3436	3.5048	3.5023
12 CDC-RE512 Medium scheme (40 units) 35 dph	40	0.91	0.34	1.0199	1.0177	1.1829	1.1797	1.1824	1.3312	1.3312	1.4459	1.4427	1.5744	1.5742	1.7086	1.7057	1.8404	1.8372	1.9719	1.9687	2.1034	2.1002	2.2329	2.2297	2.3657	2.3625	2.4975	2.4943	2.6329	2.6297	2.7729	2.7697
13 CDC-RE513 Large scheme (50 units) 30 dph	50	2.08	0.58	0.78	1.8205	0.1854	1.9882	1.9842	2.1550	2.1519	2.3237	2.3196	2.4914	2.4874	2.6591	2.6551	2.8252	2.8212	2.9911	2.9871	3.1570	3.1530	3.3269	3.3229	3.4968	3.4928	3.6667	3.6627	3.8366	3.8326	4.0065	4.0025
14 CDC-RE514 Large scheme (50 units) 40 dph	50	1.56	0.58	0.78	1.5594	0.1854	1.7258	1.7218	1.8933	1.8893	2.0587	2.0547	2.2251	2.2211	2.3915	2.3875	2.5527	2.5487	2.7188	2.7148	2.8849	2.8809	3.0510	3.0470	3.2171	3.2131	3.3832	3.3792	3.5493	3.5453	3.7154	3.7114
15 CDC-RE515 Large scheme (75 units) 30 dph	75	3.13	1.17	0.73	2.7307	0.2747	2.9823	2.9763	3.2339	3.2279	3.4855	3.4795	3.7371	3.7311	3.9887	3.9827	4.2377	4.2317	4.4846	4.4786	4.7307	4.7247	4.9728	4.9668	5.2149	5.2089	5.4510	5.4450	5.6871	5.6811	5.9232	5.9172
16 CDC-RE516 Large scheme (75 units) 40 dph	75	2.68	1.07	0.73	2.6807	0.2747	2.9823	2.9763	3.2339	3.2279	3.4855	3.4795	3.7371	3.7311	3.9887	3.9827	4.2377	4.2317	4.4846	4.4786	4.7307	4.7247	4.9728	4.9668	5.2149	5.2089	5.4510	5.4450	5.6871	5.6811	5.9232	5.9172
17 CDC-RE517 Large scheme (100 units) 30 dph	100	4.44	1.66	0.39	6.6409	0.3629	6.9764	6.9684	7.3138	7.3058	7.6493	7.6413	7.9748	7.9668	8.3093	8.3013	8.6347	8.6267	8.9601	8.9521	9.2852	9.2772	9.6103	9.6023	9.9254	9.9174	10.2405	10.2325	10.5556	10.5476	10.8707	10.8627
18 CDC-RE518 Large scheme (100 units) 55 dph	100	2.42	0.91	0.27	0.3145	0.2364	0.2672	0.2672	0.2984	0.2983	0.3270	0.3270	0.3568	0.3568	0.3865	0.3865	0.4162	0.4162	0.4459	0.4459	0.4756	0.4756	0.5053	0.5053	0.5350	0.5350	0.5647	0.5647	0.5944	0.5944	0.6241	0.6241
19 CDC-RE519 Large scheme (150 units) 30 dph	150	6.67	6.67	0.29	4.5032	0.5313	0.9012	0.8984	0.3940	0.3823	0.8869	0.8752	0.7398	0.7361	0.8727	0.8710	0.3646	0.3530	0.8527	0.8412	0.3409	0.3293	0.8297	0.8182	0.3140	0.3024	0.7937	0.7822	0.2650	0.2535	0.7343	0.7228
20 CDC-RE520 Large scheme (150 units) 35 dph	150	5.71	6.24	0.24	4.5032	0.5313	0.9012	0.8984	0.3940	0.3823	0.8869	0.8752	0.7398	0.7361	0.8727	0.8710	0.3646	0.3530	0.8527	0.8412	0.3409	0.3293	0.8297	0.8182	0.3140	0.3024	0.7937	0.7822	0.2650	0.2535	0.7343	0.7228
21 CDC-RE521 Large scheme (200 units) 30 dph	200	8.89	8.89	0.32	6.1332	0.7102	6.7707	6.7552	0.4118	0.3940	0.9062	0.8940	0.3631	0.3591	1.0354	1.0332	0.9046	0.8906	1.1609	1.1529	0.2124	0.2008	1.1609	1.1529	0.2124	0.2008	1.1609	1.1529	0.2124	0.2008	1.1609	1.1529
22 CDC-RE522 Large scheme (200 units) 35 dph	200	7.62	8.25	0.27	6.3344	0.7193	0.9775	0.9625	0.3980	0.3840	0.9267	0.9149	0.3566	0.3526	1.0354	1.0326	0.9046	0.8906	1.1609	1.1529	0.2124	0.2008	1.1609	1.1529	0.2124	0.2008	1.1609	1.1529	0.2124	0.2008	1.1609	1.1529
23 CDC-RE523 Large scheme (300 units) 30 dph	300	13.33	14.49	0.10	6.0700	0.1064	6.8411	6.5983	0.1157	0.5766	0.12505	0.12505	0.12504	0.13458	0.14332	0.143778	0.15463	0.152995	0.152780	0.162211	0.161997	0.171428	0.171214	0.180645	0.180431	0.189843	0.189629	0.199244	0.199030	0.208649	0.208435	
24 CDC-RE524 Large scheme (300 units) 35 dph	300	11.43	0.27	0.1670	0.1064	0.1157	0.5983	0.1157	0.5766	0.12505	0.12505	0.12504	0.13458	0.14332	0.143778	0.15463	0.152995	0.152780	0.162211	0.161997	0.171428	0.171214	0.180645	0.180431	0.189843	0.189629	0.199244	0.199030	0.208649	0.208435	0.218264	0.218050
25 CDC-RE525 Large scheme (400 units) 30 dph	400	17.81	68.65	0.19	0.5955	0.15291	0.14739	0.14739	0.15013	0.158474	0.170717	0.170717	0.174445	0.182421	0.181249	0.194125	0.194125	0.208831	0.208831	0.224291	0.224291	0.240422	0.240422	0.256553	0.256553	0.272684	0.272684	0.288815	0.288815	0.304946	0.304946	
26 CDC-RE526 Large scheme (400 units) 35 dph	400	15.24	70.79	0.19	0.5955	0.15291	0.14739	0.14739	0.15013	0.158474	0.170717	0.170717	0.174445	0.182421	0.181249	0.194125	0.194125	0.208831	0.208831	0.224291	0.224291	0.240422	0.240422	0.256553	0.256553	0.272684	0.272684	0.288815	0.288815	0.304946	0.304946	
27 CDC-RE527 Large scheme (500 units) 30 dph	500	23.88	0.65	0.19	0.5955	0.16013	0.14739	0.14739	0.15013	0.158474	0.170717	0.170717	0.174445	0.182421	0.181249	0.194125	0.194125	0.208831	0.208831	0.224291	0.224291	0.240422	0.240422	0.256553	0.256553	0.272684	0.272684	0.288815	0.288815	0.304946	0.304946	
28 CDC-RE528 Large scheme (500 units) 35 dph	500	20.41	67.63	0.16	0.9456	0.16013	0.14739	0.14739	0.15013	0.158474	0.170717	0.170717	0.174445	0.182421	0.181249	0.194125	0.194125	0.208831	0.208831	0.224291	0.224291	0.240422	0.240422	0.256553	0.256553	0.272684	0.272684	0.288815	0.288815	0.304946	0.304946	
29 CDC-RE529 Large scheme (750 units) 30 dph	750	38.46	0.14	0.38	0.233707	0.23340	0.23368	0.23339	0.237401	0.237340	0.241361	0.241361	0.245382	0.245321	0.249342	0.249342	0.253363	0.253363	0.257384	0.257384	0.261405	0.261405	0.265426	0.265426	0.269447	0.269447	0.273468	0.273468	0.277489	0.277489	0.281510	0.281510
30 CDC-RE530 Large scheme (750 units) 35 dph	750	32.97	0.12	0.38	0.233707	0.23340	0.23368	0.23339	0.237401	0.237340	0.241361	0.241361	0.245382	0.245321	0.249342	0.249342	0.253363	0.253363	0.257384	0.257384	0.261405	0.261405	0.265426	0.265426	0.269447	0.269447	0.273468	0.273468	0.277489	0.277489	0.281510	0.281510
31 CDC-RE531 Strategic site (1,000 units) 30 dph	1,000	74.82	1.18	0.33	0.233707	0.23340	0.23368	0.23339	0.237401	0.237340	0.241361	0.241361	0.245382	0.245321	0.249342	0.249342	0.253363	0.253363	0.257384	0.257384	0.261405	0.261405	0.265426	0.265426	0.269447	0.269447	0.273468	0.273468	0.277489	0.277489	0.281510	0.281510
32 CDC-RE532 Strategic site (1,000 units) 35 dph	1,000	47.82	0.18	0.33	0.233707	0.23340	0.23368	0.23339	0.237401	0.237340	0.241361	0.241361	0.2																			

BLV: GREENFIELD (LOWER)		40% AFFORDABLE																							
		No of units		BLV (£ m)		£4,211 psfm		£4,383 psfm		£4,556 psfm		£4,728 psfm		£4,901 psfm		£5,073 psfm		£5,245 psfm		£5,418 psfm		£5,590 psfm			
Description				Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC		
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	£0.0746	£0.0745		
CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.01	£0.0412	£0.0412	£0.0449	£0.0448	£0.0486	£0.0485	£0.0523	£0.0522	£0.0560	£0.0559	£0.0597	£0.0596	£0.0634	£0.0633	£0.0671	£0.0670	£0.0708	£0.0707	£0.0746	£0.0745		
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	£0.3355	£0.3539	£0.3535	£0.3728	£0.3724		
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	£0.3355	£0.3539	£0.3535	£0.3728	£0.3724		
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	£0.7448	£0.7439		
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	£0.7448	£0.7439		
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	£1.3641	£1.3624		
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	£1.3641	£1.3624		
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	£2.0461	£2.0437		
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	£2.0461	£2.0437		
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	£2.5266	£2.5235	£2.6595	£2.6564		
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	£2.5266	£2.5235	£2.6595	£2.6564		
CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.51	£1.8205	£1.8164	£1.9882	£1.9842	£2.1550	£2.1519	£2.3237	£2.3206	£2.4914	£2.4874	£2.6591	£2.6551	£2.8252	£2.8212	£2.9911	£2.9871	£3.1570	£3.1531	£3.3291	£3.3251		
CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.39	£1.5594	£1.5554	£1.7258	£1.7218	£1.8933	£1.8893	£2.0587	£2.0547	£2.2251	£2.2211	£2.3915	£2.3875	£2.5579	£2.5539	£2.7243	£2.7203	£2.8905	£2.8865	£3.0567	£3.0527		
CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.77	£2.7307	£2.7247	£2.9823	£2.9763	£3.2339	£3.2279	£3.4855	£3.4795	£3.7371	£3.7311	£3.9827	£3.9827	£4.2377	£4.2318	£4.4866	£4.4807	£4.7395	£4.7296	£4.9923	£4.9824		
CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.66	£2.7307	£2.7247	£2.9823	£2.9763	£3.2339	£3.2279	£3.4855	£3.4795	£3.7371	£3.7311	£3.9827	£3.9827	£4.2377	£4.2318	£4.4866	£4.4807	£4.7395	£4.7296	£4.9923	£4.9824		
CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.07	£3.0409	£3.0349	£3.2925	£3.2865	£3.5441	£3.5381	£3.7957	£3.7897	£4.0473	£4.0413	£4.3029	£4.2969	£4.5585	£4.5525	£4.8141	£4.8081	£5.0697	£5.0637	£5.3253	£5.3193		
CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	0.60	£2.3145	£2.3084	£2.6476	£2.6394	£2.9783	£2.9703	£3.3070	£3.2990	£3.6358	£3.6278	£3.9645	£3.9565	£4.2933	£4.2852	£4.6120	£4.6040	£4.9507	£4.9427	£5.2923	£5.2843		
CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.65	£5.4032	£5.3913	£5.9012	£5.8894	£6.3940	£6.3823	£6.8869	£6.8752	£7.3798	£7.3681	£7.8727	£7.8610	£8.3646	£8.3526	£8.8527	£8.8412	£9.3409	£9.3292	£9.8385	£9.8268		
CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	1.41	£5.4032	£5.3913	£5.9012	£5.8894	£6.3940	£6.3823	£6.8869	£6.8752	£7.3798	£7.3681	£7.8727	£7.8610	£8.3646	£8.3526	£8.8527	£8.8412	£9.3409	£9.3292	£9.8385	£9.8268		
CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.22	£7.1887	£7.1842	£7.7707	£7.7552	£8.4181	£8.4022	£9.0640	£9.0482	£9.7198	£9.7040	£10.3656	£10.3501	£11.0064	£10.9910	£11.6418	£11.6264	£12.2872	£12.2718	£12.9326	£12.9172		
CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	1.88	£7.3344	£7.3193	£7.9775	£7.9625	£8.6090	£8.5940	£9.2367	£9.2267	£9.8544	£9.8444	£10.4721	£10.4621	£11.0898	£11.0798	£11.7175	£11.7075	£12.3352	£12.3252	£12.9529	£12.9429		
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	£18.9858	£18.9644		
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	£18.9858	£18.9644		
CDC-RES25 Large scheme (400 units) 30 dph	400	23.78	5.99	£13.5565	£13.5291	£14.7139	£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	£24.0923	£24.0654		
CDC-RES26 Large scheme (400 units) 35 dph	400	20.76	5.24	£13.5565	£13.5291	£14.7139	£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	£24.0923	£24.0654		
CDC-RES27 Large scheme (500 units) 30 dph	500	17.81	4.38	£16.9456	£16.9113	£18.4136	£18.3796	£19.8766	£19.8426	£21.3396	£21.3056	£22.8026	£22.7686	£24.2656	£24.2317	£25.7239	£25.6900	£27.1828	£27.1449	£28.6339	£28.5960	£30.0930	£30.0551		
CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	5.04	£16.9456	£16.9113	£18.4136	£18.3796	£19.8766	£19.8426	£21.3396	£21.3056	£22.8026	£22.7686	£24.2656	£24.2317	£25.7239	£25.6900	£27.1828	£27.1449	£28.6339	£28.5960	£30.0930	£30.0551		
CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.50	£23.3707	£23.3240	£25.3858	£25.3391	£27.4017	£27.3543	£29.4161	£29.3687	£31.4281	£31.3797	£33.4395	£33.3841	£35.4395	£35.3886	£37.4949	£37.4390	£39.4949	£39.4390	£41.4949	£41.4390		
CDC-RES30 Large scheme (750 units) 35 dph	750	32.67	8.14	£23.3707	£23.3240	£25.3858	£25.3391	£27.4017	£27.3543	£29.4161	£29.3687	£31.4281	£31.3797	£33.4395	£33.3841	£35.4395	£35.3886	£37.4949	£37.4390	£39.4949	£39.4390	£41.4949	£41.4390		
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.58	13.72	£31.3722	£31.3281	£33.8220	£33.7779	£36.2820	£36.2379	£38.7369	£38.6928	£41.1417	£41.0976	£43.5466	£43.5025	£45.9515	£45.9074	£48.3563	£48.3122	£50.7612	£50.7171	£53.1700	£53.1259		
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.92	11.76	£26.2051	£26.1557	£28.4751	£28.4277	£30.7352	£30.6831	£33.0426	£32.9901	£35.3491	£35.2966	£37.6547	£37.6022	£39.9112	£39.8587	£42.1672	£42.1147	£44.3732	£44.3207	£46.5822	£46.5297		
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	17.84	£31.2141	£31.1516	£33.9183	£33.8562	£36.6127	£36.5505	£39.3070	£39.2448	£41.9971	£41.9353	£44.6880	£44.6182	£47.3630	£47.3011	£50.0459	£49.9840	£52.7231	£52.6612	£55.3463	£55.2844		
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.99	15.29	£21.2411	£21.1516	£23.9183	£23.8562	£26.6127	£26.5505	£29.3070	£29.2448	£31.9971	£31.9353	£34.6880	£34.6182	£37.3630	£37.3011	£50.0459	£49.9840	£52.7231	£52.6612	£55.3463	£55.2844		
CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	22.87	£43.3585	£43.2749	£47.2051	£47.1215	£50.9514	£50.8678	£54.6977	£54.6141	£58.3500	£58.2664	£62.0919	£62.0083	£65.7378	£65.6542	£69.3897	£69.3061	£73.0410	£72.9574	£76.6989	£76.6153		
CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	116.65	28.57	£45.5659	£45.4734	£49.6018	£49.5141	£53.5446	£53.4569	£57.3984	£57.3107	£61.1497	£61.0620	£64.9011	£64.8134	£68.6522	£68.5645	£72.3953	£72.3076	£76.0484	£75.9607	£79.6916	£79.6039		
CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	169.07	41.17	£53.4513	£53.3409	£58.2777	£58.1722	£62.8725	£62.7727	£67.2927	£67.1929	£71.6420	£71.5422	£75.9911	£75.8913	£80.1903	£80.0905	£84.1946	£84.0948	£88.1989	£88.0991	£92.1932	£92.0934		
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	54.89	£42.8046	£42.7148	£46.6880	£46.5974	£50.5543	£50.4633	£54.3102	£54.2196	£58.0615	£57.9709	£61.8044	£61.7138	£65.5469	£65.4563	£69.2894	£69.1988	£73.0319	£72.9413	£76.6744	£76.5838		
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	194.27	48.05	£42.8046	£42.7148	£46.6880	£46.5974	£50.5543	£50.4633	£54.3102	£54.2196	£58.0615	£57.9709	£61.8044	£61.7138	£65.5469	£65.4563	£69.2894	£69.1988	£73.0319	£72.9413	£76.6744	£76.5838		
CDC-ELN1 Older person's housing scheme (C3) 35 dph	20	2.08	0.51	£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	£0.7							

Net zero carbon (operational only)

Sales value (£ psm): 35% AFFORDABLE

35% AFFORDABLE

LVL: SECONDARY OFFICES			£4,211 pcm		£4,383 pcm		£4,556 pcm		£4,728 pcm		£4,901 pcm		£5,073 pcm		£5,245 pcm		£5,418 pcm		£5,590 pcm		
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	£0.0678
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	£0.0678
3 CDC-RE-S3 Small scheme (5 units) 25 dph	5	0.24	£0.55	£0.2233	£0.1815	£0.2430	£0.2001	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2608	£0.3215	£0.2803	£0.3415	£0.3000	£0.3617	£0.3197	£0.3809	£0.3394
4 CDC-RE-S4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2608	£0.3215	£0.2803	£0.3415	£0.3000	£0.3617	£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	£0.5807	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6781
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	£0.5807	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6781
7 CDC-RE-S7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.6480	£0.8792	£0.7216	£0.9350	£0.7987	£1.0288	£0.8895	£1.1006	£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	£0.9350	£0.7987	£1.0288	£0.8895	£1.1006	£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	£1.3188	£0.7828	£1.6028	£1.1408	£1.8429	£1.4148	£1.7616	£1.1526	£1.8429	£1.4148	£1.7616	£1.1526	£1.8429	£1.4148	£1.7616	£1.1526
10 CDC-RE-S10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£0.9721	£0.7318	£1.3188	£0.7828	£1.6028	£1.1408	£1.8429	£1.4148	£1.7616	£1.1526	£1.8429	£1.4148	£1.7616	£1.1526	£1.8429	£1.4148	£1.7616	£1.1526
11 CDC-RE-S11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.2718	£1.7100	£1.1510	£1.8623	£1.5583	£2.0055	£1.7015	£2.1487	£1.8447	£2.2920	£1.9880	£2.4348	£2.1312	£2.5768	£2.2744	£2.7182	£2.4177
12 CDC-RE-S12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£0.8475	£1.3150	£0.9897	£1.4565	£1.1319	£1.5988	£1.2741	£1.7372	£1.4140	£1.7776	£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	£1.9037	£1.5897	£2.1488	£1.7688	£2.3278	£1.9478	£2.5089	£2.1269	£2.8589	£2.3599	£2.8589	£2.4850	£3.0435	£2.6840	£3.2306	£2.8431	£3.3978	£3.0231
14 CDC-RE-S14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.9037	£1.5897	£2.1488	£1.7688	£2.3278	£1.9478	£2.5089	£2.1269	£2.8589	£2.3599	£2.8589	£2.4850	£3.0435	£2.6840	£3.2306	£2.8431	£3.3978	£3.0231
15 CDC-RE-S15 Large scheme (75 units) 30 units	75	3.13	£8.41	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1043	£3.4289	£3.4589	£4.2975	£3.7274	£4.0535	£3.9600	£4.8309	£4.2646	£4.5967	£4.5332
16 CDC-RE-S16 Large scheme (75 units) 35 units	75	2.68	£7.20	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1043	£3.4289	£3.4589	£4.2975	£3.7274	£4.0535	£3.9600	£4.8309	£4.2646	£4.5967	£4.5332
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	£3.9387	£5.0138	£4.2537	£5.3719	£4.6118	£5.7300	£4.9689	£5.0870	£5.3280	£6.4412	£5.6865	£6.7055	£6.0442
18 CDC-RE-S18 Large scheme (100 units) 55 units	100	2.42	£6.52	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1043	£3.4289	£3.4589	£4.2975	£3.7274	£4.0535	£3.9600	£4.8309	£4.2646	£4.5967	£4.5332
19 CDC-RE-S19 Large scheme (150 units) 30 units	150	6.67	£17.44	£5.8405	£4.7174	£6.3486	£5.2488	£6.3783	£5.2488	£6.8457	£5.8481	£6.4073	£5.1996	£6.4583	£5.5735	£6.7092	£5.9305	£7.0542	£6.2454	£7.4111	£6.6054
20 CDC-RE-S20 Large scheme (150 units) 55 units	150	5.47	£14.56	£5.8405	£4.7174	£6.3486	£5.2488	£6.3783	£5.2488	£6.8457	£5.8481	£6.4073	£5.1996	£6.4583	£5.5735	£6.7092	£5.9305	£7.0542	£6.2454	£7.4111	£6.6054
21 CDC-RE-S21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£6.2276	£8.0422	£6.9316	£8.0956	£7.6274	£8.7833	£8.3224	£10.470	£9.0174	£11.587	£9.7113	£11.8464	£10.3990	£12.5341	£11.0867	£13.2108	£11.7744
22 CDC-RE-S22 Large scheme (200 units) 35 dph	200	7.62	£20.49	£7.9476	£6.5168	£8.4304	£7.2060	£8.3213	£7.8928	£10.0028	£8.5797	£10.8839	£9.2065	£11.3649	£9.9529	£12.0460	£10.6340	£12.7271	£11.3151	£13.4082	£11.9961
23 CDC-RE-S23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.565	£9.4589	£12.5575	£10.4590	£13.5489	£11.4549	£14.5403	£12.4883	£15.5285	£13.4777	£16.5130	£14.4681	£17.4975	£15.4508	£18.4819	£16.4477	£19.4684	£17.4222
24 CDC-RE-S24 Large scheme (300 units) 35 dph	300	11.43	£30.74	£11.565	£9.4589	£12.5575	£10.4590	£13.5489	£11.4549	£14.5403	£12.4883	£15.5285	£13.4777	£16.5130	£14.4681	£17.4975	£15.4508	£18.4819	£16.4477	£19.4684	£17.4222
25 CDC-RE-S25 Large scheme (400 units) 30 units	400	17.78	£47.82	£14.6992	£12.0950	£15.9543	£13.3598	£17.2045	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.4478	£22.2032	£19.6250	£23.4463	£20.6472	£24.6895	£22.1253
26 CDC-RE-S26 Large scheme (400 units) 35 dph	400	15.24	£40.09	£14.6992	£12.0950	£15.9543	£13.3598	£17.2045	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.4478	£22.2032	£19.6250	£23.4463	£20.6472	£24.6895	£22.1253
27 CDC-RE-S27 Large scheme (500 units) 30 units	500	23.81	£64.04	£18.3782	£15.1187	£19.9429	£16.6524	£21.5056	£18.2661	£23.0683	£19.8397	£24.6310	£21.4059	£26.1937	£22.9688	£27.7540	£24.5312	£29.3709	£26.0939	£30.8816	£27.6566
28 CDC-RE-S28 Large scheme (500 units) 35 dph	500	20.41	£54.49	£18.3782	£15.1187	£19.9429	£16.6524	£21.5056	£18.2661	£23.0683	£19.8397	£24.6310	£21.4059	£26.1937	£22.9688	£27.7540	£24.5312	£29.3709	£26.0939	£30.8816	£27.6566
29 CDC-RE-S29 Large scheme (750 units) 30 units	750	38.46	£100.82	£25.3495	£20.6871	£27.3036	£23.6210	£29.5436	£25.8713	£31.7930	£28.1103	£34.0477	£30.3654	£36.2978	£32.6150	£38.5483	£34.8656	£40.7976	£37.1149	£43.0486	£39.3659
30 CDC-RE-S30 Large scheme (750 units) 35 dph	750	32.97	£88.67	£25.3495	£20.6871	£27.3036	£23.6210	£29.5436	£25.8713	£31.7930	£28.1103	£34.0477	£30.3654	£36.2978	£32.6150	£38.5483	£34.8656	£40.7976	£37.1149	£43.0486	£39.3659
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	£36.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5619	£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	47.62	£128.08	£28.4407	£23.4546	£30.8623	£26.8899	£33.2763	£28.3119	£36.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5619	£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	£196.51	£33.8803	£27.6372	£36.7880	£30.8739	£39.8483	£33.7319	£42.5446	£36.3288	£45.9975	£39.5021	£48.3637	£42.3804	£51.1299	£45.2580	£53.9981	£48.1242	£56.8557	£50.9004
34 CDC-RE-S34 Strategic site (1,300 units) 35 dph	1,300	61.91	£166.51	£33.8803	£27.6372	£36.7880	£30.8739	£39.8483	£33.7319	£42.5446	£36.3288	£45.9975	£39.5021	£48.3637	£42.3804	£51.1299	£45.2580	£53.9981	£48.1242	£56.8557	£50.9004
35 CDC-RE-S35 Strategic site (2,000 units) 30 dph	2,000	95.24	£256.17	£47.1639	£35.2639	£47.7972	£35.4541	£49.9034	£45.4373	£55.0123	£47.0783	£58.1078	£47.9577	£59.1979	£51.6139	£62.8595	£55.6969	£67.3402	£59.7442	£71.4941	£63.0051
36 CDC-RE-S36 Strategic site (2,500 units) 30 dph	2,500	119.05	£320.21	£49.4768	£40.5388	£53.7931	£44.8899	£58.1003	£49.2285	£62.3962	£52.8468	£66.8471	£57.8601	£60.9623	£62.1561	£75.2388	£66.6512	£79.5023	£70.7287	£83.7633	£75.0062
37 CDC-RE-S37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0268	£47.5266	£62.1520	£52.6657	£68.2402	£57.7847	£73.3078	£62.5869	£76.3641	£67.9673	£73.4053	£73.0408	£88.4458	£78.4775	£93.1481	£88.4957	£98.8144	£91.0051
38 CDC-RE-S38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£66.5389	£39.9803	£50.8813	£42.1659	£54.8081	£46.3292	£58.9229	£50.4737	£63.0285	£54.6030	£67.1169	£58.7204	£71.2030	£62.8240	£75.2704	£68.9173	£79.3483	£71.0051
39 CDC-RE-S39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£66.5389	£39.9803	£50.8813	£42.1659	£54.8081	£46.3292	£58.9229	£50.4737	£63.0285	£54.6030	£67.1169	£58.7204	£71.2030	£62.8240	£75.2704	£68.9173	£79.3483	£71.0051
40 CDC-RE-S40 Other person's housing scheme (C3) 35 dph	50	0.08	£0.19	£0.0494	£0.0398	£0.0518	£0.0422	£0.0542	£0.0474	£0.0594	£0.0508	£0.0628	£0.0540	£0.0660	£0.0572	£0.0692	£0.0604	£0.0724	£0.0636	£0.0756	£0.0668
41 CDC-CARE1 Care home scheme (C2) - 70 units		0.40	£1.08	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382	£0.5099	£0.8382
42 CDC-EMPI1 Employment - industrial 40% plot ratio		0.50	£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		0.50	£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	£7.5334</

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	NZC S21	Baseline	NZC S21	Baseline	NZC S21	Baseline	NZC S21	Baseline	NZC S21	Baseline	NZC S21	Baseline	NZC S21	Baseline	NZC S21	Baseline	NZC S21
CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E0.06	E0.0447	E0.0364	E0.0498	E0.0403	E0.0526	E0.0442	E0.0565	E0.0482	E0.0604	E0.0521	E0.0644	E0.0561	E0.0683	E0.0600	E0.0722	E0.0639	E0.0762	E0.0678
CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	E0.04	E0.0447	E0.0364	E0.0498	E0.0403	E0.0526	E0.0442	E0.0565	E0.0482	E0.0604	E0.0521	E0.0644	E0.0561	E0.0683	E0.0600	E0.0722	E0.0639	E0.0762	E0.0678
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	E0.2606	E0.3216	E0.2803	E0.3415	E0.3000	E0.3612	E0.3197	E0.3809	E0.3394
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	E0.2606	E0.3216	E0.2803	E0.3415	E0.3000	E0.3612	E0.3197	E0.3809	E0.3394
CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E0.52	E0.4467	E0.3637	E0.4801	E0.4051	E0.5205	E0.4425	E0.5649	E0.4819	E0.6043	E0.5213	E0.6437	E0.5807	E0.6831	E0.6001	E0.7225	E0.6395	E0.7619	E0.6786
CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.45	E0.4467	E0.3637	E0.4801	E0.4051	E0.5205	E0.4425	E0.5649	E0.4819	E0.6043	E0.5213	E0.6437	E0.5807	E0.6831	E0.6001	E0.7225	E0.6395	E0.7619	E0.6786
CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	E1.03	E0.8489	E0.6849	E0.9792	E0.8149	E0.9792	E0.8149	E0.9792	E0.8149	E0.9792	E0.8149	E0.9792	E0.8149	E0.9792	E0.8149	E0.9792	E0.8149	E0.9792	E0.8149
CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E0.89	E0.8054	E0.6480	E0.8792	E0.7218	E0.9530	E0.7957	E1.0268	E0.8505	E1.1006	E0.9433	E1.1744	E1.0171	E1.2482	E1.0909	E1.3212	E1.1647	E1.3942	E1.2385
CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E1.57	E1.2081	E0.9721	E1.3168	E1.0828	E1.4295	E1.1935	E1.5402	E1.3042	E1.6509	E1.4149	E1.7616	E1.5256	E1.8723	E1.6363	E1.9818	E1.7470	E2.0913	E1.8577
CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E1.34	E1.2081	E0.9721	E1.3168	E1.0828	E1.4295	E1.1935	E1.5402	E1.3042	E1.6509	E1.4149	E1.7616	E1.5256	E1.8723	E1.6363	E1.9818	E1.7470	E2.0913	E1.8577
CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E2.09	E1.5798	E1.2716	E1.7100	E1.4150	E1.9253	E1.5583	E2.0925	E1.7042	E2.4857	E1.8846	E2.2920	E2.4938	E2.7122	E2.5705	E2.7744	E2.7182	E2.7182	E2.7182
CDC-RES12 Medium scheme (40 units) 35 dph	40	1.91	E2.47	E1.5798	E1.2716	E1.7100	E1.4150	E1.9253	E1.5583	E2.0925	E1.7042	E2.4857	E1.8846	E2.2920	E2.4938	E2.7122	E2.5705	E2.7744	E2.7182	E2.7182	E2.7182
CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E2.61	E1.9697	E1.5897	E2.1488	E1.7688	E2.3278	E1.9478	E2.5089	E2.1269	E2.8585	E2.3509	E2.8585	E2.4850	E3.0435	E2.6640	E3.2206	E2.8431	E3.3976	E3.0221
CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E1.96	E1.7056	E1.3130	E1.5833	E1.4929	E2.0078	E1.6718	E2.2386	E1.8495	E2.4162	E2.0271	E2.5038	E2.2047	E2.7715	E2.3824	E2.9491	E2.5600	E3.1265	E2.7377
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	E4.0289	E3.4589	E4.2975	E3.7274	E4.5652	E3.9900	E4.8309	E4.2646	E4.5332	E4.5332
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	E4.0289	E3.4589	E4.2975	E3.7274	E4.5652	E3.9900	E4.8309	E4.2646	E4.5332	E4.5332
CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E5.73	E3.9308	E3.1706	E4.2078	E3.6890	E4.9590	E3.6890	E4.9590	E3.6890	E4.9590	E3.6890	E4.9590	E3.6890	E4.9590	E3.6890	E4.9590	E3.6890	E4.9590	E3.6890
CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	E3.04	E2.5966	E1.7776	E2.0521	E2.1331	E3.3054	E2.4886	E3.6564	E2.8441	E4.0073	E3.1996	E4.3583	E3.5525	E4.7092	E3.9335	E5.0602	E4.2544	E5.4111	E4.6054
CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E8.35	E3.8400	E4.7162	E3.3783	E3.2486	E5.7809	E3.7437	E6.3133	E5.7698	E8.4851	E7.3735	E9.0113	E7.8997	E9.5346	E8.4259	E10.0558	E8.9520	E10.0558	E8.9520
CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E7.16	E3.8400	E4.7162	E3.3783	E3.2486	E5.7809	E3.7437	E6.3133	E5.7698	E8.4851	E7.3735	E9.0113	E7.8997	E9.5346	E8.4259	E10.0558	E8.9520	E10.0558	E8.9520
CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E11.33	E4.9476	E6.1127	E4.4012	E4.3016	E7.6274	E4.7838	E5.3224	E4.9590	E8.2244	E7.1158	E8.7413	E10.0696	E12.5344	E10.8669	E13.8669	E12.1164	E13.7144	E11.744
CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E9.54	E4.9476	E6.1127	E4.4012	E4.3016	E7.6274	E4.7838	E5.3224	E4.9590	E8.2244	E7.1158	E8.7413	E10.0696	E12.5344	E10.8669	E13.8669	E12.1164	E13.7144	E11.744
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	E13.4777	E16.5130	E14.4691	E17.4975	E15.4608	E18.4815	E16.4477	E19.4664	E17.4322
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	E13.4777	E16.5130	E14.4691	E17.4975	E15.4608	E18.4815	E16.4477	E19.4664	E17.4322
CDC-RES25 Large scheme (400 units) 30 dph	400	17.81	E22.26	E14.6892	E12.0950	E15.9543	E13.3539	E17.2045	E14.6120	E18.4548	E16.8718	E19.7048	E17.1247	E20.9649	E18.7348	E22.0262	E20.6930	E23.4463	E20.8952	E24.8616	E22.6135
CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E19.25	E14.6892	E12.0950	E15.9543	E13.3539	E17.2045	E14.6120	E18.4548	E16.8718	E19.7048	E17.1247	E20.9649	E18.7348	E22.0262	E20.6930	E23.4463	E20.8952	E24.8616	E22.6135
CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E29.81	E18.3727	E15.1187	E19.9429	E16.8524	E21.5056	E18.2661	E23.0683	E20.9370	E24.3101	E21.4059	E23.1927	E22.7668	E27.7540	E24.5212	E28.3079	E26.0938	E30.1891	E27.6596
CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E25.55	E18.3727	E15.1187	E19.9429	E16.8524	E21.5056	E18.2661	E23.0683	E20.9370	E24.3101	E21.4059	E23.1927	E22.7668	E27.7540	E24.5212	E28.3079	E26.0938	E30.1891	E27.6596
CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E48.16	E25.3495	E20.8871	E27.5020	E23.8552	E29.6550	E25.2193	E31.8070	E27.3754	E33.9558	E29.5270	E36.0970	E31.6805	E38.2382	E33.8330	E40.3794	E36.9776	E42.5208	E38.1168
CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E41.28	E25.3495	E20.8871	E27.5020	E23.8552	E29.6550	E25.2193	E31.8070	E27.3754	E33.9558	E29.5270	E36.0970	E31.6805	E38.2382	E33.8330	E40.3794	E36.9776	E42.5208	E38.1168
CDC-RES31 Strategic site (1,300 units) 30 dph	1300	55.50	E68.46	E39.4407	E31.9646	E44.0826	E38.8623	E52.9116	E39.4407	E54.3521	E48.1978	E64.3039	E50.3217	E66.5816	E58.3815	E76.4508	E66.5816	E84.3039	E76.4508	E84.3039	E76.4508
CDC-RES32 Strategic site (1,000 units) 35 dph	1000	46.82	E59.63	E28.4407	E23.4546	E30.8623	E25.8859	E33.2763	E28.2110	E33.6861	E30.3758	E38.0959	E33.1521	E40.5041	E35.8625	E42.9037	E37.8717	E45.3033	E40.3794	E47.7030	E44.7444
CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	E90.43	E33.8803	E27.9372	E36.7680	E30.8397	E39.6463	E33.7319	E42.5426	E36.6238	E45.3975	E39.5021	E48.2637	E42.3804	E51.1299	E45.2580	E53.9961	E48.1242	E56.8557	E50.9094
CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.00	E77.51	E33.8803	E27.9372	E36.7680	E30.8397	E39.6463	E33.7319	E42.5426	E36.6238	E45.3975	E39.5021	E48.2637	E42.3804	E51.1299	E45.2580	E53.9961	E48.1242	E56.8557	E50.9094
CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	E119.25	E47.1639	E38.6919	E51.2639	E44.9872	E58.3542	E48.6934	E59.4317	E51.0973	E63.5078	E55.7618	E67.5785	E59.1637	E71.6378	E63.2689	E76.6909	E67.3402	E79.7442	E71.4001
CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	E149.08	E47.1639	E38.6919	E51.2639	E44.9872	E58.3542	E48.6934	E59.4317	E51.0973	E63.5078	E55.7618	E67.5785	E59.1637	E71.6378	E63.2689	E76.6909	E67.3402	E79.7442	E71.4001
CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	E208.69	E68.0628	E47.5266	E65.1620	E52.6567	E68.2402	E57.7847	E73.3078	E67.5969	E78.3641	E71.9073	E83.0043	E73.0400	E88.4456	E78.0968	E93.4775	E86.1493	E98.4957	E88.1844
CDC-RES38 Strategic site (4,000 units) 35 dph	4000	222.22	E278.55	E68.5398	E37.9803	E65.0813	E42.1659	E54.8081	E46.3292	E58.9229	E50.4737	E63.0285	E54.6030	E67.1169	E58.7204	E71.2030	E62.8240	E75.2764	E68.9173	E79.3483	E71.0051
CDC-RES39 Strategic site (4,000 units) 35 dph	4000	198.48	E238.50	E68.5398	E37.9803	E65.0813	E42.1659	E54.8081	E46.3292	E58.9229	E50.4737	E63.0285	E54.6030	E67.1169	E58.7204	E71.2030	E62.8240	E75.2764	E68.9173	E79.3483	E71.0051
CDC-ELDER1 Older person's housing scheme (C3) 35 dph	0	2.08	E2.60	E0.0447	E0.0364	E0.0498	E0.0403	E0.0526	E0.0442	E0.0565	E0.0482	E0.0604	E0.0521	E0.0644	E0.0561	E0.0683	E0.0600	E0.0722	E0.0639	E0.0762	E0.0678
CDC-CARE1 Care home scheme (22) 70 units	0	5.40	E6.60	E0.5089	E0.4382	E0.5690	E0.4875	E0.6197	E0.5382	E0.6694	E0.5879	E0.7191	E0.6376	E0.7688	E0.6873	E0.8185	E0.7370	E0.8682	E0.7867	E0.9179	E0.8364
CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	E6.26	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242
CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	E6.26	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242	E0.9010	E0.7242
CDC-EMP3 Employment - industrial 40% plot ratio	0	10.00	E12.52	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277
CDC-EMP4 Employment - industrial 45% plot ratio	0	10.00	E12.52	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277	E1.9055	E1.5277
CDC-EMP5 Employment - industrial 40% plot ratio	0	20.00	E25.04	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554
CDC-EMP6 Employment - industrial 45% plot ratio	0	20.00	E25.04	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.0554	E3.8111	E3.						

40% AFFORDABLE																																					
BVL: GREENFIELD (HIGHER)						E£211 psm		E£383 psm		E£556 psm		E£728 psm		E£901 psm		E£1,073 psm		E£1,245 psm		E£1,418 psm		E£1,590 psm															
Description		No of units		BLV (€ m)		Baseline		NZC Sc1		Baseline		NZC Sc1		Baseline		NZC Sc1		Baseline		NZC Sc1		Baseline		NZC Sc1													
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	€0.02	€0.0413	€0.0330	€0.0450	€0.0367	€0.0486	€0.0404	€0.0523	€0.0441	€0.0560	€0.0478	€0.0597	€0.0515	€0.0634	€0.0552	€0.0671	€0.0588	€0.0708	€0.0625	€0.0744	€0.0661													
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	€0.01	€0.0413	€0.0330	€0.0450	€0.0367	€0.0486	€0.0404	€0.0523	€0.0441	€0.0560	€0.0478	€0.0597	€0.0515	€0.0634	€0.0552	€0.0671	€0.0588	€0.0708	€0.0625	€0.0744	€0.0661													
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	€0.07	€0.2093	€0.1651	€0.2248	€0.1835	€0.2432	€0.2020	€0.2617	€0.2204	€0.2801	€0.2389	€0.2986	€0.2573	€0.3170	€0.2758	€0.3346	€0.2933	€0.3520	€0.3107	€0.3694	€0.3281													
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	€0.07	€0.2093	€0.1651	€0.2248	€0.1835	€0.2432	€0.2020	€0.2617	€0.2204	€0.2801	€0.2389	€0.2986	€0.2573	€0.3170	€0.2758	€0.3346	€0.2933	€0.3520	€0.3107	€0.3694	€0.3281													
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	€0.16	€0.4127	€0.3302	€0.4496	€0.3671	€0.4865	€0.4040	€0.5234	€0.4409	€0.5603	€0.4778	€0.5972	€0.5147	€0.6341	€0.5516	€0.6710	€0.5885	€0.7079	€0.6254	€0.6629	€0.6804													
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	€0.13	€0.4127	€0.3302	€0.4496	€0.3671	€0.4865	€0.4040	€0.5234	€0.4409	€0.5603	€0.4778	€0.5972	€0.5147	€0.6341	€0.5516	€0.6710	€0.5885	€0.7079	€0.6254	€0.6629	€0.6804													
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	7.83	€0.20	€0.6575	€0.5883	€0.6137	€0.5682	€0.6230	€0.5726	€0.6273	€0.5769	€0.6316	€0.5812	€0.6359	€0.5855	€0.6402	€0.5898	€0.6445	€0.5941	€0.6488	€0.5984	€0.6031	€0.6078													
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	€0.27	€0.7446	€0.5883	€0.6137	€0.6575	€0.8220	€0.7296	€0.9520	€0.7958	€1.0212	€0.8649	€0.9031	€0.9341	€1.1589	€1.0302	€1.2274	€1.0723	€1.2936	€1.1415	€1.2174	€1.0723													
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	€0.47	€1.1169	€0.8825	€1.2206	€0.9862	€1.2431	€1.0899	€1.4280	€1.1936	€1.5318	€1.2974	€1.6305	€1.4031	€1.7384	€1.5048	€1.8410	€1.6085	€1.9436	€1.7122	€1.8859	€1.6498													
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	€0.40	€1.1169	€0.8825	€1.2206	€0.9862	€1.2431	€1.0899	€1.4280	€1.1936	€1.5318	€1.2974	€1.6305	€1.4031	€1.7384	€1.5048	€1.8410	€1.6085	€1.9436	€1.7122	€1.8859	€1.6498													
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	€0.62	€1.4064	€1.1544	€1.5905	€1.2886	€1.7247	€1.4228	€1.8589	€1.5959	€1.9931	€1.6911	€1.9273	€1.8233	€2.1273	€1.8905	€2.3929	€2.2027	€2.5256	€2.2278	€2.4601	€2.2533													
12	CDC-RES12 Medium scheme (40 units) 35 dph	40	1.44	€0.53	€1.4064	€1.1544	€1.5905	€1.2886	€1.7247	€1.4228	€1.8589	€1.5959	€1.9931	€1.6911	€1.9273	€1.8233	€2.1273	€1.8905	€2.3929	€2.2027	€2.5256	€2.2278	€2.4601	€2.2533													
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	€0.78	€1.8205	€1.4430	€1.9882	€1.6137	€2.1559	€1.7784	€2.3237	€1.9462	€2.4914	€2.1130	€2.6591	€2.2810	€2.8252	€2.4494	€2.9911	€2.6171	€3.1570	€2.7848	€2.9581	€2.5843													
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	€0.58	€1.5594	€1.1697	€1.7258	€1.3383	€1.8923	€1.5058	€2.0587	€1.6722	€2.2251	€1.8386	€2.3915	€2.0050	€2.5579	€2.1714	€2.7243	€2.3379	€2.8895	€2.5043	€2.6746	€2.2898													
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	€1.17	€2.7307	€2.1645	€2.8283	€2.4161	€3.2339	€2.6677	€3.4855	€2.9183	€3.7371	€3.1709	€3.9887	€3.4225	€4.2377	€3.6741	€4.4806	€3.9257	€4.7355	€4.1773	€4.4299	€3.8711													
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	€1.01	€2.7307	€2.1645	€2.8283	€2.4161	€3.2339	€2.6677	€3.4855	€2.9183	€3.7371	€3.1709	€3.9887	€3.4225	€4.2377	€3.6741	€4.4806	€3.9257	€4.7355	€4.1773	€4.4299	€3.8711													
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	€2.00	€4.8960	€3.8794	€5.0744	€4.1114	€5.9744	€4.7311	€6.4477	€5.3559	€6.8477	€5.6922	€7.1829	€6.3542	€8.0523	€6.9852	€8.8687	€7.7006	€9.5832	€8.4157	€9.2987	€8.1312													
18	CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	€0.91	€2.3145	€1.5011	€2.6476	€1.7392	€2.9783	€2.1672	€3.3070	€2.5003	€3.6358	€2.8333	€3.9645	€3.1642	€4.2933	€3.4300	€4.6220	€3.8217	€4.9507	€4.1504	€4.3927	€3.5820													
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	€2.49	€5.4032	€4.2810	€5.9012	€4.7747	€6.3940	€5.2784	€6.8889	€5.7702	€7.3798	€5.2756	€7.8727	€6.7085	€8.3646	€7.2614	€8.8527	€7.7543	€9.3409	€8.2422	€8.7247	€7.6171													
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	€2.14	€5.4032	€4.2810	€5.9012	€4.7747	€6.3940	€5.2784	€6.8889	€5.7702	€7.3798	€5.2756	€7.8727	€6.7085	€8.3646	€7.2614	€8.8527	€7.7543	€9.3409	€8.2422	€8.7247	€7.6171													
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	€3.92	€7.1197	€5.6324	€7.7707	€5.1718	€8.4181	€6.9628	€9.6622	€7.7732	€9.7083	€8.2648	€10.3504	€8.7928	€10.9466	€9.5669	€11.6300	€10.2140	€12.2745	€10.8487	€11.4922	€10.0645													
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	€2.86	€7.1197	€5.6324	€7.7707	€5.1718	€8.4181	€6.9628	€9.6622	€7.7732	€9.7083	€8.2648	€10.3504	€8.7928	€10.9466	€9.5669	€11.6300	€10.2140	€12.2745	€10.8487	€11.4922	€10.0645													
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	€4.99	€10.6700	€8.6181	€11.5983	€9.5545	€12.5265	€10.4863	€13.4548	€11.4145	€14.3778	€12.3428	€15.2995	€13.2711	€16.2211	€14.1993	€17.1428	€15.1222	€18.0645	€16.0438	€17.9827	€15.9630													
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	€4.27	€10.6700	€8.6181	€11.5983	€9.5545	€12.5265	€10.4863	€13.4548	€11.4145	€14.3778	€12.3428	€15.2995	€13.2711	€16.2211	€14.1993	€17.1428	€15.1222	€18.0645	€16.0438	€17.9827	€15.9630													
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	€6.65	€13.5565	€10.9707	€14.7309	€12.1494	€15.9013	€13.3281	€17.0717	€14.5038	€18.2421	€15.6793	€19.4125	€16.8487	€20.5791	€18.6201	€21.7429	€19.1905	€22.9086	€20.3608	€21.5337	€19.9850													
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	€5.75	€13.5565	€10.9707	€14.7309	€12.1494	€15.9013	€13.3281	€17.0717	€14.5038	€18.2421	€15.6793	€19.4125	€16.8487	€20.5791	€18.6201	€21.7429	€19.1905	€22.9086	€20.3608	€21.5337	€19.9850													
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	€9.80	€16.9456	€13.7134	€18.1136	€15.1698	€17.8966	€16.601	€21.3396	€18.1335	€22.8026	€19.5991	€24.2656	€21.0621	€25.7239	€22.5251	€27.1786	€23.9882	€26.8333	€25.4512	€26.0078	€24.6251													
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	€7.63	€16.9456	€13.7134	€18.1136	€15.1698	€17.8966	€16.601	€21.3396	€18.1335	€22.8026	€19.5991	€24.2656	€21.0621	€25.7239	€22.5251	€27.1786	€23.9882	€26.8333	€25.4512	€26.0078	€24.6251													
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	€14.38	€23.7307	€19.9393	€25.3858	€22.9672	€27.4010	€22.9951	€29.4161	€25.0141	€31.4261	€27.0293	€33.4305	€29.0444	€35.4305	€31.0595	€37.4304	€33.0671	€39.4438	€35.0719	€37.0862	€32.7039													
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.92	€12.33	€23.7307	€19.9393	€25.3858	€22.9672	€27.4010	€22.9951	€29.4161	€25.0141	€31.4261	€27.0293	€33.4305	€29.0444	€35.4305	€31.0595	€37.4304	€33.0671	€39.4438	€35.0719	€37.0862	€32.7039													
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	56.58	€22.22	€39.2309	€32.2639	€42.9239	€36.2639	€47.9239	€40.2639	€52.9239	€45.2639	€58.9239	€51.2639	€64.9239	€57.2639	€69.9239	€62.2639	€75.9239	€68.2639	€80.9239	€73.2639	€79.9239	€72.2639													
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	€17.81	€39.2309	€32.2639	€42.9239	€36.2639	€47.9239	€40.2639	€52.9239	€45.2639	€58.9239	€51.2639	€64.9239	€57.2639	€69.9239	€62.2639	€75.9239	€68.2639	€80.9239	€73.2639	€79.9239	€72.2639													
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	€27.01	€31.2141	€25.3081	€33.9183	€28.0284	€36.6127	€30.7358	€38.3070	€33.4432	€41.9971	€36.1440	€44.6880	€38.8344	€47.3630	€41.5287	€50.0459	€44.2133	€52.7231	€46.8862	€50.5449	€44.2133													
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.99	€23.15	€31.2141	€25.3081	€33.9183	€28.0284	€36.6127	€30.7358	€38.3070	€33.4432	€41.9971	€36.1440	€44.6880	€38.8344	€47.3630	€41.5287	€50.0459	€44.2133	€52.7231	€46.8862	€50.5449	€44.2133													
35	CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	€36.23	€43.4458	€35.0570	€47.2939	€38.8707	€51.1232	€42.7325	€54.9459	€46.5681	€58.7568	€50.4110	€62.5676	€54.2843	€66.3957	€58.0459	€70.1610	€61.8657	€73.9564	€65.6571	€71.3487	€63.0490													
36	CDC-RES36 Strategic site (2,000 units) 35 dph	2,000	81.95	€30.26	€43.4458	€35.0570	€47.2939	€38.8707	€51.1232	€42.7325	€54.9459	€46.5681	€58.7568	€50.4110	€62.5676	€54.2843	€66.3957	€58.0459	€70.1610	€61.8657	€73.9564	€65.6571	€71.3487	€63.0490													
37	CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	€62.33	€53.4512	€42.9740	€58.2277	€47.7700	€62.8264	€52.5914	€67.7297	€57.2631	€72.4630	€62.1307	€77.1890	€66.8945	€81.9035	€71.6192	€86.6165	€76.3255	€91.1340	€81.0678	€85.5794	€75.5003													
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	€83.11	€42.8046	€34.2907	€46.8868	€38.2164	€50.5543	€42.1207	€54.4102	€46.0072	€58.2516	€49.6790	€62.8844	€53.7363	€65.9110	€75.5808	€69.7261	€81.4182	€73.5390	€85.2448	€77.3554	€69.4585													
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	€71.24	€42.8046	€34.2907	€46.8868	€38.2164	€50.5543	€42.1207	€54.4102	€46.0072	€58.2516	€49.6790	€62.8844	€53.7363	€65.9110	€75.5808	€69.7261	€81.4182																	

40% AFFORDABLE																				
BLV: GREENFIELD (LOWER)																				
Description	No of units	BLV (B/m)	E\$211 pm		E\$383 pm		E\$456 pm		E\$728 pm		E\$901 pm		E\$703 pm		E\$245 pm		E\$418 pm		E\$590 pm	
			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	E0.06	E0.1651	E0.2240	E0.1855	E0.2460	E0.2071	E0.2682	E0.2293	E0.2903	E0.2514	E0.3125	E0.2736	E0.3347	E0.2958	E0.3569	E0.3180	E0.3791	E0.4402
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	E0.3355	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	E0.6957	E0.9829	E0.7266	E0.9620	E0.7938	E1.0212	E0.8649	E1.0903	E0.9341	E1.1689	E1.0032	E1.2274	E1.0723	E1.2956
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E0.20	E0.7446	E0.5883	E0.8137	E0.6957	E0.9829	E0.7266	E0.9620	E0.7938	E1.0212	E0.8649	E1.0903	E0.9341	E1.1689	E1.0032	E1.2274	E1.0723	E1.2956
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E0.31	E1.1169	E0.8825	E1.2206	E0.9882	E1.3243	E1.0899	E1.4280	E1.1936	E1.5318	E1.2974	E1.6355	E1.4011	E1.7384	E1.5048	E1.6410	E1.6085	E1.9436
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E0.26	E1.1169	E0.8825	E1.2206	E0.9882	E1.3243	E1.0899	E1.4280	E1.1936	E1.5318	E1.2974	E1.6355	E1.4011	E1.7384	E1.5048	E1.6410	E1.6085	E1.9436
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E0.41	E1.4564	E1.1544	E0.9508	E1.2886	E1.7247	E1.4218	E1.8589	E1.5569	E1.9931	E1.6911	E1.9273	E1.8253	E2.2601	E1.9595	E2.3929	E2.0937	E2.5296
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	E0.22	E1.4564	E0.9726	E1.1629	E0.8988	E1.3144	E0.9920	E1.4459	E1.1252	E1.5774	E1.2573	E1.7089	E1.3889	E1.8404	E1.5203	E1.8719	E1.6518	E1.7933
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E0.51	E1.8987	E1.5011	E1.2870	E1.9885	E2.3730	E1.8296	E2.6177	E2.1926	E2.4849	E2.1159	E2.8592	E2.4484	E2.9917	E2.6246	E2.9486	E2.5715	E3.0448
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E0.39	E1.5594	E1.1697	E1.7258	E1.3383	E1.8923	E1.5058	E2.0657	E1.6722	E2.2551	E1.8386	E2.3915	E2.0050	E2.5279	E2.1714	E2.7243	E2.3379	E2.8895
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	E0.77	E2.7307	E2.1645	E2.0823	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	E2.0823	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	E1.10	E3.9403	E3.0880	E2.3764	E3.2214	E4.3118	E3.5589	E4.6473	E3.8924	E4.9829	E4.2278	E5.3182	E4.5633	E5.8593	E5.0862	E5.2542	E5.5140	E5.5697
18 CDC-RES18 Large scheme (150 units) 35 dph	150	6.67	E1.65	E5.5011	E2.9476	E2.9476	E3.7714	E4.8327	E4.8327	E5.7646	E4.8327	E5.7646	E4.8327	E5.7646	E4.8327	E5.7646	E4.8327	E5.7646	E4.8327	E5.7646
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E1.65	E5.4032	E4.2810	E5.9012	E4.2797	E5.9040	E5.2784	E6.8869	E5.7752	E7.3798	E6.2756	E7.8727	E6.7685	E8.2646	E7.2614	E8.5827	E7.7543	E8.2472
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E1.41	E5.4032	E4.2810	E5.9012	E4.2797	E5.9040	E5.2784	E6.8869	E5.7752	E7.3798	E6.2756	E7.8727	E6.7685	E8.2646	E7.2614	E8.5827	E7.7543	E8.2472
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E2.20	E7.1197	E5.6534	E7.7707	E6.7718	E8.4181	E6.9628	E9.0622	E7.6138	E9.7063	E8.2648	E10.3504	E8.9128	E10.9946	E9.5569	E11.0360	E10.2120	E10.8451
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E1.88	E7.1197	E5.6534	E7.7707	E6.7718	E8.4181	E6.9628	E9.0622	E7.6138	E9.7063	E8.2648	E10.3504	E8.9128	E10.9946	E9.5569	E11.0360	E10.2120	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	E1.4145	E14.3778	E12.3428	E15.2995	E13.2711	E16.2211	E14.1993	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	E1.4145	E14.3778	E12.3428	E15.2995	E13.2711	E16.2211	E14.1993	E17.1428	E15.1222	E16.0645
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	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	E22.0696
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E2.76	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	E22.0696
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E5.06	E16.9456	E13.7134	E18.4136	E16.1919	E19.6139	E17.3904	E20.5991	E18.3681	E21.6239	E19.3921	E22.6735	E20.4392	E23.7186	E21.5882	E23.8226	E21.7065	E23.8226
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E5.06	E16.9456	E13.7134	E18.4136	E16.1968	E19.6706	E18.6001	E21.3396	E18.1335	E22.8026	E19.5991	E24.2656	E21.0621	E25.7239	E22.5251	E24.7186	E23.9882	E25.4512
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E9.50	E23.3707	E18.9393	E23.4856	E20.9672	E27.4010	E22.9951	E26.4611	E25.0141	E31.4261	E27.0293	E33.4305	E29.0444	E35.4390	E31.0595	E37.4394	E33.0671	E39.4438
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E8.14	E23.3707	E18.9393	E23.4856	E20.9672	E27.4010	E22.9951	E26.4611	E25.0141	E31.4261	E27.0293	E33.4305	E29.0444	E35.4390	E31.0595	E37.4394	E33.0671	E39.4438
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	E13.72	E26.2087	E21.2539	E28.4751	E23.9637	E30.7352	E25.8032	E32.9910	E28.0702	E35.2468	E30.3361	E37.5010	E32.6493	E39.7473	E34.8476	E41.9935	E37.1024	E44.2397
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E11.76	E26.2087	E21.2539	E28.4751	E23.9637	E30.7352	E25.8032	E32.9910	E28.0702	E35.2468	E30.3361	E37.5010	E32.6493	E39.7473	E34.8476	E41.9935	E37.1024	E44.2397
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) 35 dph	2,000	95.24	E23.52	E43.4548	E35.0072	E47.2939	E38.9797	E51.1232	E42.7935	E54.9459	E46.8187	E58.7568	E50.4210	E62.5676	E54.2403	E66.3675	E58.0549	E70.6190	E61.8657	E73.9654
36 CDC-RES36 Strategic site (2,500 units) 30 dph	2,500	119.05	E29.40	E43.4548	E35.0072	E47.2939	E38.9797	E51.1232	E42.7935	E54.9459	E46.8187	E58.7568	E50.4210	E62.5676	E54.2403	E66.3675	E58.0549	E70.6190	E61.8657	E73.9654
37 CDC-RES37 Strategic site (2,500 units) 35 dph	2,500	106.67	E26.87	E43.4548	E35.0072	E47.2939	E38.9797	E51.1232	E42.7935	E54.9459	E46.8187	E58.7568	E50.4210	E62.5676	E54.2403	E66.3675	E58.0549	E70.6190	E61.8657	E73.9654
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	E54.89	E42.0046	E34.2307	E46.0988	E38.2164	E50.5543	E42.1207	E54.4102	E46.0072	E58.2516	E49.8790	E62.0844	E53.7363	E65.9110	E57.5808	E69.7261	E61.4182	E73.5390
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	E47.05	E42.0046	E34.2307	E46.0988	E38.2164	E50.5543	E42.1207	E54.4102	E46.0072	E58.2516	E49.8790	E62.0844	E53.7363	E65.9110	E57.5808	E69.7261	E61.4182	E73.5390
40 CDC-ELDER1 Older person's housing (Case) C3 35 dph	50	2.08	E0.51	E0.0728	E0.5173	E0.0848	E0.3943	E0.3413	E0.1993	E0.3972	E0.4003	E0.5513	E0.1168	E0.7034	E0.3732	E0.8596	E0.4920	E1.0136	E0.5632	E1.1876
41 CDC-CAL01 Care home (22) - 70 units	20	0.40	E0.01	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308	E0.0246	E0.0308
42 CDC-EMP1 Employment - industrial 40% plot ratio	5.00	5.12	E1.24	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910	E1.2242	E8.0910
43 CDC-EMP2 Employment - industrial 45% plot ratio	5.00	5.12	E1.24	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
44 CDC-EMP3 Employment - industrial 40% plot ratio	4.00	E1.47	E1.4565	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	4.00	E2.47	E1.4565	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 40% plot ratio	20.00	E2.47	E1.4565	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
47 CDC-EMP6 Employment - industrial 45% plot ratio	20.00	E2.47	E1.4565	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
48 CDC-EMP7 Employment - industrial 40% plot ratio	20.00	E2.47	E1.4565	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
49 CDC-EMP8 Employment - industrial 45% plot ratio	20.00	E2.47	E1.45																	

Net zero carbon (operational and embodied)

Sales value (£ psm):

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
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	E0.13	E0.0447	E0.0198	E0.0486	E0.0227	E0.0525	E0.0276	E0.0585	E0.0318	E0.0604	E0.0355	E0.0664	E0.0398
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	E0.01	E0.0447	E0.0198	E0.0486	E0.0227	E0.0525	E0.0276	E0.0585	E0.0318	E0.0604	E0.0355	E0.0664	E0.0398
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	E0.63	E0.2233	E0.0988	E0.2430	E0.1185	E0.2627	E0.1382	E0.2824	E0.1579	E0.3021	E0.1778	E0.3218	E0.1973
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	E0.53	E0.2233	E0.0988	E0.2430	E0.1185	E0.2627	E0.1382	E0.2824	E0.1579	E0.3021	E0.1778	E0.3218	E0.1973
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E1.12	E0.4467	E0.1976	E0.4861	E0.2370	E0.5255	E0.2764	E0.5649	E0.3168	E0.6043	E0.3552	E0.6437	E0.3948
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.08	E0.4467	E0.1976	E0.4861	E0.2370	E0.5255	E0.2764	E0.5649	E0.3168	E0.6043	E0.3552	E0.6437	E0.3948
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	E2.24	E0.8054	E0.3309	E0.8792	E0.4057	E0.9530	E0.4805	E1.0298	E0.5548	E1.1006	E0.6286	E1.1744	E0.7024
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E1.92	E0.8054	E0.3309	E0.8792	E0.4057	E0.9530	E0.4805	E1.0298	E0.5548	E1.1006	E0.6286	E1.1744	E0.7024
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E3.36	E1.2081	E0.4963	E1.3188	E0.6085	E1.4295	E0.7207	E1.5402	E0.8322	E1.6509	E0.9429	E1.7616	E1.0538
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E2.88	E1.2081	E0.4963	E1.3188	E0.6085	E1.4295	E0.7207	E1.5402	E0.8322	E1.6509	E0.9429	E1.7616	E1.0538
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E4.48	E1.5758	E0.6544	E1.7189	E0.7995	E1.8623	E0.9446	E2.0055	E1.0697	E2.1487	E1.2348	E2.2956	E1.3695
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	E2.41	E1.5758	E0.6544	E1.7189	E0.7995	E1.8623	E0.9446	E2.0055	E1.0697	E2.1487	E1.2348	E2.2956	E1.3695
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E5.60	E1.9697	E0.8180	E2.1488	E0.9904	E2.3278	E1.1807	E2.5069	E1.3621	E2.6859	E1.5435	E1.7249	E1.9035
14 CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	E4.20	E1.7056	E0.5220	E1.8833	E0.7020	E2.0609	E0.8820	E2.2386	E1.0619	E2.4162	E1.2419	E2.5938	E1.4218
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	E8.41	E2.9546	E1.2270	E3.2322	E1.4991	E3.4918	E1.7711	E3.7603	E2.0432	E4.0289	E2.3152	E4.2975	E2.5873
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	E7.20	E2.9546	E1.2270	E3.2322	E1.4991	E3.4918	E1.7711	E3.7603	E2.0432	E4.0289	E2.3152	E4.2975	E2.5873
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E11.95	E3.9395	E1.6380	E4.2076	E1.9387	E4.4657	E2.3615	E5.0138	E2.7242	E5.3719	E3.0870	E3.3870	E3.6973
18 CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	E6.52	E2.5956	E1.0276	E2.9521	E0.4885	E3.3054	E0.8495	E3.6564	E1.2062	E4.0073	E1.5617	E4.3583	E1.9172
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E17.93	E5.8460	E2.4400	E6.3763	E2.9797	E6.9066	E3.5193	E7.4327	E4.0538	E7.9589	E4.5861	E8.4881	E5.1185
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E15.37	E5.8460	E2.4400	E6.3763	E2.9797	E6.9066	E3.5193	E7.4327	E4.0538	E7.9589	E4.5861	E8.4881	E5.1185
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E23.91	E7.7652	E3.2392	E8.4012	E3.9460	E9.0556	E4.6467	E9.7593	E5.3534	E10.4710	E6.0572	E11.1587	E6.8473
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E20.49	E7.7652	E3.2392	E8.4012	E3.9460	E9.0556	E4.6467	E9.7593	E5.3534	E10.4710	E6.0572	E11.1587	E6.8473
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E35.86	E11.5661	E5.3048	E12.5575	E6.3225	E13.5489	E7.3329	E14.5403	E8.3434	E15.5285	E9.3455	E16.5130	E10.3456
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	E30.74	E11.5661	E5.3048	E12.5575	E6.3225	E13.5489	E7.3329	E14.5403	E8.3434	E15.5285	E9.3455	E16.5130	E10.3456
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	E47.82	E14.6882	E8.8154	E15.9543	E8.0972	E17.2045	E9.3779	E18.4546	E10.6474	E19.7048	E11.9168	E20.9549	E13.1832
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E40.99	E14.6882	E8.8154	E15.9543	E8.0972	E17.2045	E9.3779	E18.4546	E10.6474	E19.7048	E11.9168	E20.9549	E13.1832
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E59.54	E18.5127	E9.8193	E19.4226	E10.1216	E21.5056	E11.7224	E23.0683	E13.9042	E24.8186	E15.8691	E26.7331	E17.7540
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E54.99	E18.5127	E9.8193	E19.4226	E10.1216	E21.5056	E11.7224	E23.0683	E13.9042	E24.8186	E15.8691	E26.7331	E17.7540
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E103.45	E25.3495	E11.8594	E27.5020	E14.0596	E28.6545	E16.2550	E31.8070	E18.4370	E33.9558	E20.6190	E37.0972	E22.7868
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E88.67	E25.3495	E11.8594	E27.5020	E14.0596	E28.6545	E16.2550	E31.8070	E18.4370	E33.9558	E20.6190	E37.0972	E22.7868
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	E149.43	E28.4407	E13.3670	E30.8623	E15.6365	E33.2763	E18.2970	E35.6881	E20.7471	E38.0959	E23.1888	E40.5041	E25.6241
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	E128.08	E28.4407	E13.3670	E30.8623	E15.6365	E33.2763	E18.2970	E35.6881	E20.7471	E38.0959	E23.1888	E40.5041	E25.6241
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	E194.26	E33.8803	E15.9112	E36.7680	E18.8604	E39.6463	E21.7965	E42.5246	E24.7221	E45.3975	E27.6329	E50.3409	E31.1299
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	E166.51	E33.8803	E15.9112	E36.7680	E18.8604	E39.6463	E21.7965	E42.5246	E24.7221	E45.3975	E27.6329	E50.3409	E31.1299
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	95.24	E256.17	E47.1639	E21.3634	E51.2639	E25.5057	E55.3542	E29.7911	E59.4371	E33.9774	E58.3078	E35.1383	E62.4838	E42.3881
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	E340.29	E48.4768	E22.3382	E53.7931	E26.8051	E58.1003	E31.2374	E62.3982	E36.6411	E60.6847	E40.0220	E70.9623	E44.3851
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	166.67	E498.28	E58.4626	E28.4784	E63.7629	E31.3557	E68.2402	E34.5378	E73.3078	E41.7752	E76.3841	E46.9529	E83.4003	E52.0999
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	E597.72	E66.5386	E29.4184	E68.0813	E34.8099	E73.3078	E36.6411	E80.0299	E43.8442	E86.9849	E49.0426	E94.7430	E61.7203
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	E512.33	E66.5386	E29.4184	E68.0813	E34.8099	E73.3078	E36.6411	E80.0299	E43.8442	E86.9849	E49.0426	E94.7430	E61.7203
40 CDC-CARE1 Older person's housing scheme (C3) 35 d	50	2.08	E5.59	E0.0498	E1.3036	E0.2168	E1.1309	E0.3838	E0.9582	E0.5490	E0.7855	E0.7135	E0.8133	E0.7414	E0.8396
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	E1.08	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007
42 CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	E13.45	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007	E0.5069	E1.5007
43 CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	E12.91	E0.5385	E0.5234	E0.5385	E0.5234	E0.5385	E0.5234	E0.5385	E0.5234	E0.5385	E0.5234	E0.5385	E0.5234
44 CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	E26.90	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014
45 CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	E26.90	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014
46 CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	E53.79	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233
47 CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	E53.79	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233	E27.9729	E17.0233

BLV: SECONDARY INDUSTRIAL

SECONDARY INDUSTRIAL													
	No of units	Site area	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	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	E0.06	E0.0447	E0.0198	E0.0486	E0.0227	E0.0525	E0.0276	E0.0585	E0.0318	E0.0688	E0.0358
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	E0.05	E0.0447	E0.0198	E0.0486	E0.0227	E0.0525	E0.0276	E0.0585	E0.0318	E0.0688	E0.0358
3 CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	E0.09	E0.2233	E0.0988	E0.2430	E0.1185	E0.2627	E0.1382	E0.2824	E0.1579	E0.3021	E0.1778
4 CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	E0.05	E0.2233	E0.0988	E0.2430	E0.1185	E0.2627	E0.1382	E0.2824	E0.1579	E0.3021	E0.1778
5 CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	E0.52	E0.4467	E0.1976	E0.4861	E0.2370	E0.5255	E0.2764	E0.5649	E0.3158	E0.6043	E0.3552
6 CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	E0.45	E0.4467	E0.1976	E0.4861	E0.2370	E0.5255	E0.2764	E0.5649	E0.3158	E0.6043	E0.3552
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	E1.04	E0.8054	E0.3309	E0.8792	E0.4057	E0.9530	E0.4805	E1.0298	E0.5548	E1.1008	E0.6286
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	E0.89	E0.8054	E0.3309	E0.8792	E0.4057	E0.9530	E0.4805	E1.0298	E0.5548	E1.1008	E0.6286
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	E1.57	E1.2081	E0.4963	E1.3188	E0.6085	E1.4295	E0.7207	E1.5402	E0.8322	E1.6509	E0.9429
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	E1.34	E1.2081	E0.4963	E1.3188	E0.6085	E1.4295	E0.7207	E1.5402	E0.8322	E1.6509	E0.9429
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	E2.09	E1.5758	E0.6544	E1.7189	E0.7995	E1.8623	E0.9446	E2.0055	E1.0697	E2.1487	E1.2348
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	0.91	E2.41	E1.5758	E0.6544	E1.7189	E0.7995	E1.8623	E0.9446	E2.0055	E1.0697	E2.1487	E1.2348
13 CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	E2.61	E1.9697	E0.8180	E2.1488	E0.9904	E2.3278	E1.1807	E2.5069	E1.3621	E2.6859	E1.5435
14 CDC-RES14 Large scheme (50 units) 35 dph	50	1.56	E1.96	E1.7056	E0.5220	E1.8833	E0.7020	E2.0609	E0.8820	E2.2386	E1.0619	E2.4162	E1.2419
15 CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	E3.91	E2.9546	E1.2270	E3.2322	E1.4991	E3.4918	E1.7711	E3.7603	E2.0432	E4.0289	E2.3152
16 CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	E3.35	E2.9546	E1.2270	E3.2322	E1.4991	E3.4918	E1.7711	E3.7603	E2.0432	E4.0289	E2.3152
17 CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	E5.35	E3.9395	E1.6380	E4.2076	E1.9387	E4.4657	E2.3615	E5.0138	E2.7242	E5.0070	E3.3870
18 CDC-RES18 Large scheme (100 units) 35 dph	100	2.42	E6.54	E2.5956	E1.0276	E2.9251	E0.4865	E3.3054	E0.8495	E3.6564	E1.2062	E4.0073	E1.5617
19 CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	E8.35	E5.8460	E2.4400	E6.3763	E2.9797	E6.9066	E3.5193	E7.4327	E4.0538	E7.9589	E4.5861
20 CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	E7.16	E5.8460	E2.4400	E6.3763	E2.9797	E6.9066	E3.5193	E7.4327	E4.0538	E7.9589	E4.5861
21 CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	E11.13	E7.7652	E3.2392	E8.4012	E3.9460	E9.0556	E4.6467	E9.7593	E5.3534	E10.4710	E6.0572
22 CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	E9.82	E7.7652	E3.2392	E8.4012	E3.9460	E9.0556	E4.6467	E9.7593	E5.3534	E10.4710	E6.0572
23 CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	E16.70	E12.4448	E5.3048	E12.4448	E5.3048	E12.4448	E5.3048	E12.4448	E5.3048	E12.4448	E5.3048
24 CDC-RES24 Large scheme (300 units) 35 dph	300	11.63	E14.31	E11.5661	E5.3048	E12.5575	E5.3225	E13.5489	E5.3329	E14.0028	E5.3434	E15.5285	E5.3455
25 CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	E22.26	E14.6982	E8.8154	E15.9543	E8.9072	E17.2045	E9.3779	E18.4548	E10.6474	E19.7048	E11.9168
26 CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	E19.08	E14.6982	E8.8154	E15.9543	E8.9072	E17.2045	E9.3779	E18.4548	E10.6474	E19.7048	E11.9168
27 CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	E29.81	E18.3727	E10.5193	E20.9280	E12.1216	E22.5555	E11.7224	E23.9303	E13.3062	E24.8310	E14.8661
28 CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	E26.52	E18.3727	E10.5193	E20.9280	E12.1216	E22.5555	E11.7224	E23.9303	E13.3062	E24.8310	E14.8661
29 CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	E48.16	E25.3495	E11.8594	E27.5020	E14.0596	E29.6545	E16.2550	E31.8070	E18.4370	E31.9558	E19.6090
30 CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	E41.28	E25.3495	E11.8594	E27.5020	E14.0596	E29.6545	E16.2550	E31.8070	E18.4370	E31.9558	E19.6090
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	E69.56	E28.4407	E13.3070	E30.8823	E15.8366	E33.2763	E18.2630	E35.6681	E20.7477	E38.0959	E22.1688
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	E62.87	E28.4407	E13.3070	E30.8823	E15.8366	E33.2763	E18.2630	E35.6681	E20.7477	E38.0959	E22.1688
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1300	61.00	E77.43	E33.8603	E15.9112	E36.7860	E18.8604	E39.6463	E21.7995	E42.5246	E24.7221	E45.3975	E26.8237
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1300	52.00	E69.53	E33.8603	E15.9112	E36.7860	E18.8604	E39.6463	E21.7995	E42.5246	E24.7221	E45.3975	E26.8237
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2000	95.24	E119.25	E47.1337	E21.3634	E41.2633	E22.5967	E55.3432	E29.7891	E59.4371	E31.9774	E63.3783	E27.5878
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	E148.06	E49.4788	E22.3362	E43.7931	E25.8051	E56.1003	E31.2374	E62.3952	E33.6411	E66.6847	E30.0220
37 CDC-RES37 Strategic site (3,500 units) 30 dph	3500	166.67	E205.00	E66.7079	E30.4945	E51.1845	E28.0495	E63.1452	E37.2714	E72.5239	E40.1422	E75.6230	E37.3333
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	E275.25	E65.5399	E32.4784	E56.6813	E29.8096	E68.8081	E32.0958	E78.9229	E41.7430	E71.2030	E45.9090
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4000	194.44	E238.50	E65.5399	E32.4784	E56.6813	E29.8096	E68.8081	E32.0958	E78.9229	E41.7430	E71.2030	E45.9090
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	5	2.08	E2.60	E0.0447	E1.3038	E0.2168	E1.1309	E0.3638	E0.9582	E0.5400	E0.7855	E0.7135	E0.8780
41 CDC-CARE1 Care home scheme (C2) - 70 units	5	0.40	E0.50	E0.5009	E1.5007	E0.5009	E0.5009	E0.5009	E1.5007	E0.5009	E1.5007	E0.5009	E1.5007
42 CDC-EMP1 Employment - industrial 40% plot ratio	5	5.00	E6.26	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234
43 CDC-EMP2 Employment - industrial 45% plot ratio	5	5.00	E6.26	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234	E5.5234
44 CDC-EMP3 Employment - industrial 40% plot ratio	10	10.00	E12.52	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014
45 CDC-EMP4 Employment - industrial 45% plot ratio	10	10.00	E12.52	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014	E14.5655	E9.2014
46 CDC-EMP5 Employment - industrial 40% plot ratio	20	20.00	E25.04	E32.0787	E19.1933	E32.0787	E19.1933	E32.0787	E19.1933	E32.0787	E19.1933	E32.0787	E19.1933
47 CDC-EMP6 Employment - industrial 45% plot ratio	20	20.00	E25.04	E32.0787	E19.1933	E32.0787	E19.1933	E32.0787	E19.1933	E32.0787	E19.1933	E32.0787	E19.1933

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-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
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	£ 0.17	£ 0.15	£ 0.13	£ 0.11	£ 0.10	£ 0.08	£ 0.06	£ 0.04	£ 0.03
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.22	£ 0.20	£ 0.18	£ 0.18	£ 0.16	£ 0.14	£ 0.13	£ 0.11	£ 0.09	£ 0.08	£ 0.06	£ 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 (20 units) 30 dph	20	£	0.872	£ 0.863	£ 0.851	£ 0.836	£ 0.803	£ 0.765	£ 0.740	£ 0.698	£ 0.622	£ 0.546	£ 0.46	£ 0.10
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	£ 0.05
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	£ 0.17	£ 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 (30 units) 30 dph	50	£	1.75	£ 1.59	£ 1.28	£ 1.12	£ 0.97	£ 0.81	£ 0.68	£ 0.52	£ 0.42	£ 0.30	£ 0.16	£ 0.15
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	£ 1.12	£ 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	£ 1.26	£ 0.93	£ 0.63	£ 0.35	£ 0.76
18 CDC-RES18 Large scheme (150 units) 30 dph	100	£	2.12	£ 1.82	£ 1.61	£ 1.31	£ 1.12	£ 0.94	£ 0.76	£ 0.58	£ 0.42	£ 0.27	£ 0.16	£ 0.79
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	£ 9.05	£ 8.11	£ 7.17	£ 6.25	£ 5.34	£ 4.43	£ 3.54	£ 2.66	£ 1.79	£ 2.79
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	£ 3.04
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	£	15.47	£ 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	£	19.28	£ 17.14	£ 15.02	£ 12.93	£ 10.86	£ 8.82	£ 6.80	£ 4.83	£ 2.83	£ 0.83	£ -	£ 5.00
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	£ 0.91	£ 5.70
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	£	20.13	£ 17.68	£ 15.20	£ 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	£	18.20	£ 15.20	£ 13.45	£ 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	£ 12.90	£ 10.69	£ 7.93	£ 2.51	£ -	£ -	£ -	£ -	£ 9.98
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	26.97	£ 22.95	£ 18.97	£ 15.05	£ 11.16	£ 7.33	£ 3.54	£ -	£ -	£ -	£ -	£ 12.00
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 (3,500 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 Older person's housing scheme (C3) 35 dph	50	£	0.33	£ 0.23	£ 0.16	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	£	0.33	£ 0.23	£ 0.16	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
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	-	£	5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ 5.52	£ -
44 CDC-EMP1 Employment - industrial 40% plot ratio	-	£	8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ 8.79	£ -
45 CDC-EMP1 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	£ 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	£ 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	£ -

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	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	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
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)
CDC-RES1 Small scheme (1 unit) 25 dph	1	£	£	£	£	£	£	£	£	£	£	£	£
CDC-RES2 Small scheme (1 unit) 30 dph	1	£	£	£	£	£	£	£	£	£	£	£	£
CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.00 £	0.00 £	0.01 £	0.00 £	£	£	£	£	£	£	0.01
CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.02 £	0.05 £	0.03 £	0.02 £	£	£	£	£	£	£	0.04
CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.17 £	0.08 £	0.04 £	£	£	£	£	£	£	£	0.08
CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.19 £	0.13 £	0.11 £	0.07 £	0.04 £	£	£	£	£	£	0.08
CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.10 £	0.05 £	0.11 £	£	£	£	£	£	£	£	0.15
CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.25 £	0.18 £	0.11 £	0.04 £	£	£	£	£	£	£	0.15
CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.15 £	0.04 £	£	£	£	£	£	£	£	£	0.23
CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.37 £	0.26 £	0.16 £	0.05 £	£	£	£	£	£	£	0.23
CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.15 £	0.01 £	£	£	£	£	£	£	£	£	0.30
CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.70 £	0.56 £	0.41 £	0.27 £	0.13 £	£	£	£	£	£	0.30
CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.19 £	0.09 £	£	£	£	£	£	£	£	£	0.38
CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.54 £	0.37 £	0.20 £	0.03 £	£	£	£	£	£	£	0.38
CDC-RES15 Large scheme (75 units) 30 dph	75	£	0.29 £	0.03 £	£	£	£	£	£	£	£	£	0.57
CDC-RES16 Large scheme (75 units) 35 dph	75	£	0.84 £	0.58 £	0.33 £	0.07 £	£	£	£	£	£	£	0.57
CDC-RES17 Large scheme (100 units) 30 dph	100	£	0.03 £	£	£	£	£	£	£	£	£	£	0.76
CDC-RES18 Large scheme (100 units) 55 dph	100	£	1.01 £	0.68 £	0.35 £	0.03 £	£	£	£	£	£	£	0.76
CDC-RES19 Large scheme (150 units) 30 dph	150	£	£	£	£	£	£	£	£	£	£	£	1.14
CDC-RES20 Large scheme (150 units) 35 dph	150	£	1.15 £	0.63 £	0.12 £	£	£	£	£	£	£	£	1.14
CDC-RES21 Large scheme (200 units) 30 dph	200	£	£	£	£	£	£	£	£	£	£	£	1.52
CDC-RES22 Large scheme (200 units) 35 dph	200	£	1.93 £	1.22 £	0.51 £	£	£	£	£	£	£	£	1.52
CDC-RES23 Large scheme (300 units) 30 dph	300	£	0.03 £	£	£	£	£	£	£	£	£	£	2.28
CDC-RES24 Large scheme (300 units) 35 dph	300	£	2.41 £	1.38 £	0.35 £	£	£	£	£	£	£	£	2.28
CDC-RES25 Large scheme (400 units) 30 dph	400	£	£	£	£	£	£	£	£	£	£	£	3.04
CDC-RES26 Large scheme (400 units) 35 dph	400	£	2.23 £	0.91 £	£	£	£	£	£	£	£	£	3.04
CDC-RES27 Large scheme (500 units) 30 dph	500	£	£	£	£	£	£	£	£	£	£	£	3.80
CDC-RES28 Large scheme (500 units) 35 dph	500	£	1.08 £	£	£	£	£	£	£	£	£	£	3.80
CDC-RES29 Large scheme (750 units) 30 dph	750	£	£	£	£	£	£	£	£	£	£	£	6.70
CDC-RES30 Large scheme (750 units) 35 dph	750	£	£	£	£	£	£	£	£	£	£	£	6.70
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	£	£	£	£	£	£	£	£	£	£	7.60
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	£	£	£	£	£	£	£	£	£	£	7.60
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	£	£	£	£	£	£	£	£	£	£	9.98
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	£	£	£	£	£	£	£	£	£	£	9.98
CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£	£	£	£	£	£	£	£	£	£	£	15.20
CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	£	£	£	£	£	£	£	£	£	£	19.00
CDC-RES37 Strategic site (3,500 units) 30 dph	3,500	£	£	£	£	£	£	£	£	£	£	£	26.60
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	£	£	£	£	£	£	£	£	£	£	30.40
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	£	£	£	£	£	£	£	£	£	£	30.40
CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	£	£	£	£	£	£	£	£	£	£	0.38
CDC-CARE1 Care home scheme (C2) - 70 units	-	£	£	£	£	£	£	£	£	£	£	£	£
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 £	£
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 £	£
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 £	£
CDC-EMP4 Employment - industrial 45% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£
CDC-EMP5 Employment - industrial 40% plot ratio	-	£	£	£	£	£	£	£	£	£	£	£	£
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 £	£

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	S106 (£ millions)												
1 CDC-RES11 Small scheme (1 unit) 25 dph	1	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01	£	0.01
2 CDC-RES12 Small scheme (1 unit) 30 dph	1	£	0.05	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01
3 CDC-RES13 Small scheme (5 units) 25 dph	5	£	0.23	£	0.21	£	0.19	£	0.17	£	0.15	£	0.13	£	0.12	£	0.10	£	0.08	£	0.06	£	0.04	£	0.04
4 CDC-RES14 Small scheme (5 units) 30 dph	5	£	0.25	£	0.23	£	0.21	£	0.19	£	0.17	£	0.15	£	0.13	£	0.11	£	0.09	£	0.08	£	0.06	£	0.06
5 CDC-RES15 Small scheme (10 units) 30 dph	10	£	0.48	£	0.44	£	0.40	£	0.37	£	0.33	£	0.29	£	0.25	£	0.22	£	0.19	£	0.14	£	0.11	£	0.08
6 CDC-RES16 Small scheme (10 units) 35 dph	10	£	0.51	£	0.47	£	0.43	£	0.39	£	0.35	£	0.31	£	0.27	£	0.24	£	0.20	£	0.17	£	0.13	£	0.08
7 CDC-RES17 Medium scheme (20 units) 30 dph	20	£	0.83	£	0.76	£	0.69	£	0.62	£	0.55	£	0.48	£	0.42	£	0.35	£	0.28	£	0.22	£	0.16	£	0.12
8 CDC-RES18 Medium scheme (20 units) 35 dph	20	£	0.87	£	0.80	£	0.73	£	0.66	£	0.60	£	0.53	£	0.46	£	0.39	£	0.33	£	0.27	£	0.20	£	0.15
9 CDC-RES19 Medium scheme (30 units) 30 dph	30	£	1.24	£	1.14	£	1.03	£	0.93	£	0.83	£	0.72	£	0.62	£	0.53	£	0.43	£	0.33	£	0.24	£	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.31	£	1.20	£	1.10	£	1.00	£	0.89	£	0.79	£	0.69	£	0.59	£	0.49	£	0.40	£	0.30	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.62	£	1.48	£	1.34	£	1.20	£	1.07	£	0.94	£	0.81	£	0.68	£	0.55	£	0.42	£	0.30	£	0.30
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£	1.35	£	1.21	£	1.07	£	0.93	£	0.80	£	0.68	£	0.56	£	0.43	£	0.29	£	0.14	£	0.26	£	0.14
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.03	£	1.82	£	1.54	£	1.27	£	1.04	£	0.84	£	0.58	£	0.48	£	0.32	£	0.22	£	0.37	£	0.30
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.91	£	1.74	£	1.57	£	1.40	£	1.24	£	1.08	£	0.92	£	0.76	£	0.60	£	0.45	£	0.30	£	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.03	£	2.77	£	2.51	£	2.26	£	2.01	£	1.76	£	1.51	£	1.27	£	1.03	£	0.79	£	0.56	£	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.20	£	2.94	£	2.68	£	2.42	£	2.17	£	1.92	£	1.68	£	1.43	£	1.19	£	0.96	£	0.74	£	0.76
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.94	£	3.59	£	3.25	£	2.91	£	2.57	£	2.24	£	1.91	£	1.59	£	1.27	£	0.95	£	0.62	£	0.57
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	2.94	£	2.68	£	2.42	£	2.16	£	1.85	£	1.62	£	1.29	£	1.03	£	0.76	£	0.49	£	0.32	£	0.32
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.81	£	5.30	£	4.79	£	4.28	£	3.78	£	3.29	£	2.81	£	2.33	£	1.85	£	1.38	£	0.92	£	1.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£	6.17	£	5.65	£	5.14	£	4.64	£	4.14	£	3.65	£	3.16	£	2.68	£	2.21	£	1.74	£	1.28	£	1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	£	7.64	£	6.96	£	6.29	£	5.62	£	4.97	£	4.32	£	3.67	£	3.04	£	2.41	£	1.79	£	1.18	£	1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£	8.62	£	7.91	£	7.20	£	6.51	£	5.82	£	5.14	£	4.47	£	3.81	£	3.16	£	2.51	£	1.87	£	1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	11.74	£	10.73	£	9.67	£	8.66	£	7.66	£	6.67	£	5.69	£	4.72	£	3.77	£	2.82	£	1.98	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	12.45	£	11.41	£	10.39	£	9.37	£	8.37	£	7.38	£	6.43	£	5.48	£	4.48	£	3.54	£	2.60	£	2.39
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£	16.65	£	13.74	£	12.03	£	10.74	£	9.46	£	8.19	£	6.95	£	5.71	£	4.50	£	3.29	£	2.11	£	3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£	15.61	£	14.29	£	12.98	£	11.69	£	10.41	£	9.14	£	7.90	£	6.66	£	5.45	£	4.24	£	3.06	£	3.40
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	17.73	£	16.08	£	14.44	£	12.83	£	11.23	£	9.65	£	8.09	£	6.55	£	5.03	£	3.52	£	2.40	£	3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	19.00	£	17.35	£	15.72	£	14.10	£	12.50	£	10.92	£	9.36	£	7.82	£	6.30	£	4.80	£	3.31	£	3.90
29 CDC-RES29 Large scheme (750 units) 30 dph	750	£	22.46	£	20.17	£	17.86	£	15.67	£	13.45	£	11.26	£	9.10	£	6.92	£	4.74	£	2.56	£	1.30	£	2.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£	25.02	£	22.33	£	19.96	£	17.72	£	15.51	£	13.32	£	11.16	£	9.02	£	6.91	£	4.83	£	2.78	£	3.50
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	20.70	£	18.11	£	15.56	£	13.03	£	10.53	£	8.06	£	5.62	£	3.21	£	0.83	£	-	£	-	£	7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	23.67	£	21.08	£	18.53	£	16.00	£	13.50	£	11.03	£	8.59	£	6.18	£	3.79	£	1.44	£	-	£	7.80
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	22.45	£	19.36	£	16.31	£	13.29	£	10.31	£	7.36	£	4.44	£	1.56	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	26.31	£	23.22	£	20.16	£	17.15	£	14.16	£	11.16	£	8.16	£	5.16	£	2.58	£	-	£	-	£	10.20
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	33.03	£	28.73	£	24.48	£	20.27	£	16.11	£	12.00	£	7.94	£	3.93	£	-	£	-	£	-	£	15.00
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	27.64	£	23.10	£	18.62	£	14.18	£	9.80	£	5.47	£	1.19	£	-	£	-	£	-	£	-	£	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 (C23) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.98
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	£	-
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	£	-
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	£	-
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	£	-
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-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	£	-

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	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01	£ 0.01
CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01	£ 0.01
CDC-RES3 Small scheme (5 units) 25 dph	5	£ 0.25	£ 0.24	£ 0.22	£ 0.22	£ 0.20	£ 0.18	£ 0.16	£ 0.15	£ 0.13	£ 0.11	£ 0.09	£ 0.07
CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.27	£ 0.25	£ 0.23	£ 0.21	£ 0.19	£ 0.17	£ 0.16	£ 0.14	£ 0.12	£ 0.10	£ 0.08	£ 0.06
CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.54	£ 0.50	£ 0.46	£ 0.42	£ 0.38	£ 0.34	£ 0.31	£ 0.27	£ 0.23	£ 0.20	£ 0.16	£ 0.04
CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.55	£ 0.51	£ 0.47	£ 0.43	£ 0.40	£ 0.36	£ 0.32	£ 0.28	£ 0.25	£ 0.21	£ 0.18	£ 0.08
CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 0.96	£ 0.89	£ 0.82	£ 0.74	£ 0.66	£ 0.59	£ 0.52	£ 0.46	£ 0.40	£ 0.33	£ 0.26	£ 0.15
CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 0.95	£ 0.89	£ 0.82	£ 0.75	£ 0.69	£ 0.62	£ 0.55	£ 0.49	£ 0.42	£ 0.36	£ 0.28	£ 0.15
CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 1.40	£ 1.30	£ 1.19	£ 1.09	£ 0.98	£ 0.88	£ 0.78	£ 0.68	£ 0.59	£ 0.49	£ 0.39	£ 0.23
CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 1.45	£ 1.34	£ 1.24	£ 1.13	£ 1.03	£ 0.93	£ 0.83	£ 0.73	£ 0.63	£ 0.53	£ 0.44	£ 0.23
CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 1.83	£ 1.69	£ 1.55	£ 1.42	£ 1.28	£ 1.15	£ 1.02	£ 0.89	£ 0.76	£ 0.63	£ 0.51	£ 0.30
CDC-RES12 Medium scheme (40 units) 35 dph	40	£ 1.61	£ 1.47	£ 1.33	£ 1.19	£ 1.05	£ 0.91	£ 0.78	£ 0.64	£ 0.51	£ 0.38	£ 0.25	£ 0.16
CDC-RES13 Large scheme (100 units) 30 dph	100	£ 2.11	£ 1.94	£ 1.77	£ 1.60	£ 1.44	£ 1.27	£ 1.10	£ 0.96	£ 0.79	£ 0.64	£ 0.48	£ 0.28
CDC-RES14 Large scheme (50 units) 40 dph	50	£ 2.11	£ 1.94	£ 1.77	£ 1.60	£ 1.44	£ 1.28	£ 1.12	£ 0.96	£ 0.80	£ 0.65	£ 0.49	£ 0.38
CDC-RES15 Large scheme (75 units) 30 dph	75	£ 3.43	£ 3.17	£ 2.91	£ 2.65	£ 2.40	£ 2.15	£ 1.91	£ 1.66	£ 1.42	£ 1.19	£ 0.95	£ 0.57
CDC-RES16 Large scheme (75 units) 35 dph	75	£ 3.54	£ 3.28	£ 3.02	£ 2.76	£ 2.51	£ 2.26	£ 2.02	£ 1.77	£ 1.53	£ 1.30	£ 1.06	£ 0.57
CDC-RES17 Large scheme (100 units) 30 dph	100	£ 4.50	£ 4.15	£ 3.81	£ 3.47	£ 3.13	£ 2.80	£ 2.47	£ 2.15	£ 1.83	£ 1.50	£ 1.20	£ 0.76
CDC-RES18 Large scheme (100 units) 35 dph	100	£ 4.24	£ 3.92	£ 3.60	£ 3.27	£ 2.94	£ 2.62	£ 2.30	£ 1.97	£ 1.65	£ 1.33	£ 1.01	£ 0.63
CDC-RES19 Large scheme (150 units) 30 dph	150	£ 6.66	£ 6.14	£ 5.63	£ 5.13	£ 4.63	£ 4.14	£ 3.65	£ 3.17	£ 2.70	£ 2.23	£ 1.77	£ 1.14
CDC-RES20 Large scheme (150 units) 35 dph	150	£ 6.89	£ 6.38	£ 5.87	£ 5.36	£ 4.87	£ 4.37	£ 3.89	£ 3.41	£ 2.93	£ 2.46	£ 1.98	£ 1.14
CDC-RES21 Large scheme (200 units) 30 dph	200	£ 8.77	£ 8.09	£ 7.42	£ 6.75	£ 6.09	£ 5.44	£ 4.80	£ 4.17	£ 3.54	£ 2.92	£ 2.31	£ 1.52
CDC-RES22 Large scheme (200 units) 35 dph	200	£ 9.58	£ 8.87	£ 8.17	£ 7.48	£ 6.79	£ 6.11	£ 5.44	£ 4.78	£ 4.12	£ 3.48	£ 2.84	£ 1.52
CDC-RES23 Large scheme (300 units) 30 dph	300	£ 13.43	£ 12.39	£ 11.37	£ 10.35	£ 9.33	£ 8.32	£ 7.38	£ 6.42	£ 5.46	£ 4.52	£ 3.59	£ 2.28
CDC-RES24 Large scheme (300 units) 35 dph	300	£ 13.90	£ 12.86	£ 11.84	£ 10.82	£ 9.82	£ 8.83	£ 7.85	£ 6.89	£ 5.93	£ 4.99	£ 4.06	£ 2.28
CDC-RES25 Large scheme (400 units) 30 dph	400	£ 16.92	£ 15.26	£ 14.29	£ 12.99	£ 11.72	£ 10.45	£ 9.20	£ 7.97	£ 6.75	£ 5.55	£ 4.36	£ 3.04
CDC-RES26 Large scheme (400 units) 35 dph	400	£ 17.55	£ 16.22	£ 14.91	£ 13.62	£ 12.34	£ 11.08	£ 9.83	£ 8.60	£ 7.38	£ 6.18	£ 4.99	£ 3.60
CDC-RES27 Large scheme (500 units) 30 dph	500	£ 20.76	£ 19.10	£ 17.47	£ 15.85	£ 14.25	£ 12.67	£ 11.11	£ 9.57	£ 8.05	£ 6.55	£ 5.08	£ 3.84
CDC-RES28 Large scheme (500 units) 35 dph	500	£ 21.60	£ 19.94	£ 18.31	£ 16.69	£ 15.09	£ 13.51	£ 11.95	£ 10.41	£ 8.89	£ 7.39	£ 5.90	£ 3.80
CDC-RES29 Large scheme (750 units) 30 dph	750	£ 27.50	£ 25.45	£ 23.40	£ 21.35	£ 19.30	£ 17.25	£ 15.20	£ 13.15	£ 11.10	£ 9.05	£ 7.00	£ 5.00
CDC-RES30 Large scheme (750 units) 35 dph	750	£ 28.70	£ 26.41	£ 24.15	£ 21.91	£ 19.69	£ 17.51	£ 15.35	£ 13.21	£ 11.04	£ 9.02	£ 6.96	£ 5.70
CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£ 27.76	£ 25.17	£ 22.61	£ 20.08	£ 17.59	£ 15.12	£ 12.67	£ 10.26	£ 7.88	£ 5.43	£ 3.21	£ 7.60
CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ 29.72	£ 27.13	£ 24.57	£ 22.05	£ 19.55	£ 17.08	£ 14.63	£ 12.22	£ 9.84	£ 7.59	£ 5.17	£ 7.80
CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£ 31.62	£ 28.53	£ 25.48	£ 22.46	£ 19.48	£ 16.53	£ 13.62	£ 10.73	£ 7.89	£ 5.08	£ 2.30	£ 9.88
CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£ 34.17	£ 31.08	£ 28.03	£ 25.01	£ 22.03	£ 19.06	£ 16.10	£ 13.15	£ 10.20	£ 7.43	£ 4.88	£ 10.20
CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£ 45.12	£ 40.82	£ 36.57	£ 32.37	£ 28.21	£ 24.10	£ 20.04	£ 16.03	£ 12.06	£ 8.15	£ 4.28	£ 15.20
CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£ 42.76	£ 38.22	£ 33.74	£ 29.30	£ 24.92	£ 20.59	£ 16.31	£ 12.08	£ 7.89	£ 3.76	-	£ 19.00
CDC-RES37 Strategic site (3,000 units) 35 dph	3,500	£ 43.68	£ 38.33	£ 33.04	£ 27.81	£ 22.63	£ 17.52	£ 12.48	£ 7.48	£ 2.55	-	-	£ 26.00
CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£ 13.32	£ 8.99	£ 4.71	£ 0.48	-	-	-	-	-	-	-	£ 30.40
CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£ 21.16	£ 16.83	£ 12.55	£ 8.32	£ 4.13	-	-	-	-	-	-	£ 30.40
CDC-ELDER1 Older person's housing scheme (C23) 35 dph	50	-	£ 0.05	-	-	-	-	-	-	-	-	-	£ 0.38
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	-
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	-
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	-
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	-
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	-
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	-

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	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.21	£	0.13	£	0.05	£	0.13	£	-	£	-	£	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	£	0.60	£	0.75	£	0.91	£	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	£	0.60	£	0.42	£	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	£	3.88	£	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
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	£	0.05	£	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	£	4.30	£	3.96	£	3.60	£	3.26	£	2.90	£	2.53	£	2.17	£	1.80	£	1.43	£	1.03
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	£	12.90	£	11.08	£	9.26	£	7.43
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	£	8.18	£	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-EMP1 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-EMP1 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-EMP1 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 £4,788 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)												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	£	0.01	£	-	£	-	£	-	£	-	£	-	£	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) 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	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.11	£	0.09	£	0.06	£	0.04	£	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	£	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.29	£	0.24	£	0.20	£	0.15	£	0.10	£	0.06	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.36	£	0.32	£	0.27	£	0.22	£	0.18	£	0.13	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.42	£	0.34	£	0.25	£	0.17	£	0.08	£	0.00	£	0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.57	£	0.48	£	0.40	£	0.32	£	0.23	£	0.15	£	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	£	0.23
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	£	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.98	£	0.77	£	0.58	£	0.35	£	0.15	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.32	£	1.11	£	0.91	£	0.71	£	0.51	£	0.31	£	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	£	0.57
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) 55 dph	100	£	2.57	£	2.17	£	1.77	£	1.38	£	0.99	£	0.61	£	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	£	6.80	£	5.55	£	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	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
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) 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
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

COTSWOLD DISTRICT COUNCIL

Sales value £4,884 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	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 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	£ 0.22	£ 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) 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	£ 0.03	£ 0.02	£ 0.02	£ 0.02	£ 0.01	£ 0.01	£ 0.00	£ -	£ 0.01	£ 0.00	£ -	£ 0.01	
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.04	£ 0.03	£ 0.03	£ 0.03	£ 0.02	£ 0.02	£ 0.01	£ 0.01	£ 0.00	£ -	£ -	£ 0.01	
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£ 0.14	£ 0.12	£ 0.09	£ 0.07	£ 0.04	£ 0.04	£ 0.02	£ -	£ -	£ -	£ -	£ 0.04	
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.19	£ 0.16	£ 0.14	£ 0.14	£ 0.09	£ 0.07	£ 0.04	£ 0.02	£ -	£ -	£ -	£ 0.04	
5 CDC-RES5 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-RES6 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-RES7 Medium scheme (20 units) 30 dph	20	£ 0.53	£ 0.44	£ 0.35	£ 0.26	£ 0.17	£ 0.08	£ -	£ -	£ -	£ -	£ -	£ 0.15	
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£ 0.68	£ 0.59	£ 0.50	£ 0.41	£ 0.32	£ 0.23	£ 0.15	£ 0.06	£ -	£ -	£ -	£ 0.15	
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 0.79	£ 0.66	£ 0.52	£ 0.39	£ 0.26	£ 0.13	£ -	£ -	£ -	£ -	£ -	£ 0.23	
10 CDC-RES10 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-RES11 Medium scheme (40 units) 30 dph	40	£ 0.99	£ 0.81	£ 0.64	£ 0.46	£ 0.29	£ 0.12	£ -	£ -	£ -	£ -	£ -	£ 0.30	
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	£ 1.53	£ 1.34	£ 1.16	£ 0.99	£ 0.81	£ 0.64	£ 0.46	£ 0.30	£ 0.13	£ -	£ -	£ 0.30	
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£ 1.24	£ 1.02	£ 0.80	£ 0.58	£ 0.36	£ 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	£ 2.13	£ 1.68	£ 1.24	£ 0.81	£ 0.38	£ -	£ -	£ -	£ -	£ -	£ -	£ 0.76	
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£ 3.09	£ 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	£ 4.41	£ 3.07	£ 2.41	£ 1.76	£ 1.11	£ 0.47	£ -	£ -	£ -	£ -	£ -	£ 1.14	
20 CDC-RES20 Large scheme (150 units) 35 dph	150	£ 4.27	£ 3.61	£ 2.95	£ 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	£ 5.87	£ 4.56	£ 3.26	£ 1.98	£ 0.71	£ -	£ -	£ -	£ -	£ -	£ -	£ 2.28	
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£ 9.25	£ 6.94	£ 4.36	£ 3.09	£ 1.84	£ 0.86	£ 0.26	£ 0.60	£ 0.26	£ -	£ -	£ 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	£ 1.36	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 5.70	
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£ 8.24	£ 5.35	£ 2.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 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	£ 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	£ -	

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	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	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.15
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 - 70 units	70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-
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	£	0.03	£	0.03	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	0.00
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.00
3 CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.17	£	0.14	£	0.12	£	0.09	£	0.06	£	0.04	£	0.01	£	-
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 (35 units) 30 dph	10	£	0.41	£	0.36	£	0.30	£	0.25	£	0.20	£	0.16	£	0.10	£	0.05
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.48	£	0.37	£	0.48	£	0.32	£	0.27	£	0.32	£	0.17	£	0.12
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.64	£	0.54	£	0.45	£	0.35	£	0.26	£	0.17	£	0.08	£	-
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.79	£	0.69	£	0.60	£	0.50	£	0.41	£	0.32	£	0.23	£	0.14
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	£	0.94	£	0.89	£	0.75	£	0.61	£	0.48	£	0.20	£	0.07
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.20	£	0.81	£	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	£	0.44
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.75	£	1.27	£	1.03	£	0.80	£	0.58	£	0.35	£	0.13	£	-
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.84	£	1.38	£	1.01	£	0.76	£	0.53	£	0.31	£	0.28	£	0.07
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	£	0.36	£	-	£	-
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	3.60	£	3.15	£	2.71	£	2.27	£	1.83	£	1.41	£	0.98	£	0.56
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	3.16	£	2.65	£	2.47	£	2.16	£	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	£	0.32
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	£	0.56
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£	9.32	£	7.54	£	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	£	4.26	£	2.96	£	1.68	£	0.37
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	£	8.69	£	7.95	£	6.23	£	4.54	£	2.86	£	1.20	£	-
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	£	1.49	£	-	£	-	£	-	£	-	£	-	£	-
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) 35 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-CME1 Care homes scheme (C2)	70	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
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)																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-RES1 Small scheme (1 unit) 25 dph	1	€ 0.08	€ 0.07	€ 0.06	€ 0.06	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.03	€ 0.03	€ 0.02	€ 0.01						0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	€ 0.08	€ 0.07	€ 0.07	€ 0.06	€ 0.06	€ 0.05	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.03	€ 0.03	€ 0.02					0.03
3 CDC-RES3 Small scheme (5 units) 25 dph	5	€ 0.38	€ 0.35	€ 0.32	€ 0.30	€ 0.27	€ 0.25	€ 0.22	€ 0.20	€ 0.17	€ 0.15	€ 0.13	€ 0.12	€ 0.01					0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	€ 0.39	€ 0.36	€ 0.34	€ 0.31	€ 0.29	€ 0.26	€ 0.24	€ 0.21	€ 0.19	€ 0.16	€ 0.14	€ 0.14	€ 0.04					0.04
5 CDC-RES5 Small scheme (10 units) 25 dph	10	€ 0.77	€ 0.71	€ 0.61	€ 0.51	€ 0.46	€ 0.41	€ 0.36	€ 0.32	€ 0.28	€ 0.25	€ 0.22	€ 0.22	€ 0.03					0.03
6 CDC-RES6 Small scheme (10 units) 35 dph	10	€ 0.79	€ 0.74	€ 0.69	€ 0.64	€ 0.59	€ 0.53	€ 0.48	€ 0.43	€ 0.39	€ 0.34	€ 0.29	€ 0.29	€ 0.04					0.04
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	€ 1.37	€ 1.22	€ 1.18	€ 1.08	€ 0.99	€ 0.90	€ 0.81	€ 0.72	€ 0.63	€ 0.54	€ 0.46	€ 0.46	€ 0.15					0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	€ 1.41	€ 1.32	€ 1.22	€ 1.13	€ 1.04	€ 0.94	€ 0.85	€ 0.76	€ 0.68	€ 0.59	€ 0.50	€ 0.50	€ 0.15					0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	€ 2.05	€ 1.91	€ 1.77	€ 1.63	€ 1.49	€ 1.35	€ 1.21	€ 1.08	€ 0.95	€ 0.82	€ 0.69	€ 0.69	€ 0.23					0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	€ 2.12	€ 1.83	€ 1.68	€ 1.52	€ 1.38	€ 1.25	€ 1.10	€ 0.95	€ 0.82	€ 0.68	€ 0.55	€ 0.55	€ 0.23					0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	€ 2.66	€ 2.48	€ 2.29	€ 2.11	€ 1.92	€ 1.75	€ 1.57	€ 1.39	€ 1.22	€ 1.05	€ 0.88	€ 0.88	€ 0.30					0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	€ 2.53	€ 2.34	€ 2.15	€ 1.96	€ 1.78	€ 1.59	€ 1.41	€ 1.23	€ 1.06	€ 0.88	€ 0.71	€ 0.71	€ 0.30					0.30
13 CDC-RES13 Large scheme (60 units) 30 dph	60	€ 3.33	€ 3.10	€ 2.86	€ 2.63	€ 2.41	€ 2.18	€ 1.96	€ 1.74	€ 1.52	€ 1.31	€ 1.10	€ 1.10	€ 0.38					0.38
14 CDC-RES14 Large scheme (60 units) 35 dph	60	€ 3.21	€ 2.98	€ 2.73	€ 2.50	€ 2.30	€ 2.08	€ 1.85	€ 1.63	€ 1.44	€ 1.23	€ 1.03	€ 1.03	€ 0.38					0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	€ 5.00	€ 4.64	€ 4.29	€ 3.95	€ 3.61	€ 3.27	€ 2.94	€ 2.61	€ 2.29	€ 1.96	€ 1.65	€ 1.65	€ 0.57					0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	€ 5.16	€ 4.81	€ 4.46	€ 4.12	€ 3.78	€ 3.44	€ 3.11	€ 2.78	€ 2.45	€ 2.13	€ 1.81	€ 1.81	€ 0.57					0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	€ 6.56	€ 6.09	€ 5.62	€ 5.16	€ 4.71	€ 4.26	€ 3.81	€ 3.39	€ 2.98	€ 2.52	€ 2.07	€ 2.07	€ 0.76					0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	€ 5.73	€ 5.28	€ 4.84	€ 4.40	€ 3.96	€ 3.53	€ 3.11	€ 2.69	€ 2.28	€ 1.87	€ 1.47	€ 1.47	€ 0.76					0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	€ 10.71	€ 9.91	€ 9.17	€ 8.32	€ 7.64	€ 6.96	€ 6.34	€ 5.64	€ 4.96	€ 4.30	€ 3.70	€ 3.70	€ 1.08					1.08
20 CDC-RES20 Large scheme (150 units) 35 dph	150	€ 10.06	€ 9.37	€ 8.68	€ 7.99	€ 7.32	€ 6.65	€ 5.99	€ 5.34	€ 4.70	€ 4.06	€ 3.43	€ 3.43	€ 1.14					1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	€ 12.75	€ 11.83	€ 10.92	€ 10.02	€ 9.13	€ 8.25	€ 7.38	€ 6.52	€ 5.62	€ 4.67	€ 4.04	€ 4.04	€ 1.52					1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	€ 13.68	€ 12.71	€ 11.77	€ 10.85	€ 9.93	€ 9.03	€ 8.13	€ 7.25	€ 6.37	€ 5.51	€ 4.66	€ 4.66	€ 1.52					1.52
23 CDC-RES23 Large scheme (250 units) 30 dph	250	€ 19.03	€ 17.65	€ 16.29	€ 14.94	€ 13.60	€ 12.26	€ 10.98	€ 9.65	€ 8.42	€ 7.16	€ 5.92	€ 5.92	€ 2.02					2.02
24 CDC-RES24 Large scheme (300 units) 35 dph	300	€ 19.48	€ 18.16	€ 17.00	€ 15.65	€ 14.31	€ 12.99	€ 11.68	€ 10.40	€ 9.13	€ 7.88	€ 6.61	€ 6.61	€ 2.28					2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	€ 23.88	€ 22.12	€ 20.38	€ 18.67	€ 16.97	€ 15.29	€ 13.63	€ 11.99	€ 10.38	€ 8.78	€ 7.20	€ 7.20	€ 3.04					3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	€ 24.83	€ 23.07	€ 21.33	€ 19.62	€ 17.92	€ 16.24	€ 14.58	€ 12.94	€ 11.33	€ 9.73	€ 8.15	€ 8.15	€ 3.04					3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	€ 29.25	€ 27.08	€ 24.89	€ 22.74	€ 20.62	€ 18.52	€ 16.45	€ 14.40	€ 12.38	€ 10.37	€ 8.41	€ 8.41	€ 3.80					3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	€ 28.33	€ 26.13	€ 23.93	€ 21.78	€ 19.69	€ 17.62	€ 15.59	€ 13.59	€ 11.59	€ 9.63	€ 7.68	€ 7.68	€ 3.80					3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	€ 38.00	€ 35.26	€ 32.48	€ 29.29	€ 26.36	€ 23.46	€ 20.59	€ 17.76	€ 14.92	€ 12.08	€ 9.48	€ 9.48	€ 5.70					5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	€ 40.35	€ 37.32	€ 34.31	€ 31.34	€ 28.41	€ 25.51	€ 22.65	€ 19.82	€ 17.02	€ 14.26	€ 11.53	€ 11.53	€ 5.70					5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	€ 38.44	€ 35.02	€ 31.64	€ 28.30	€ 24.99	€ 21.73	€ 18.50	€ 15.31	€ 12.16	€ 9.05	€ 6.28	€ 6.28	€ 7.60					7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	€ 41.31	€ 37.99	€ 34.67	€ 31.47	€ 28.26	€ 25.10	€ 21.96	€ 18.82	€ 15.70	€ 12.62	€ 9.54	€ 9.54	€ 12.02					12.02
33 CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	€ 43.61	€ 39.53	€ 35.49	€ 31.50	€ 27.56	€ 23.66	€ 19.81	€ 16.00	€ 12.24	€ 8.53	€ 4.86	€ 4.86	€ 9.88					9.88
34 CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	€ 47.47	€ 43.39	€ 39.35	€ 35.36	€ 31.42	€ 27.52	€ 23.67	€ 19.86	€ 16.10	€ 12.39	€ 8.72	€ 8.72	€ 9.88					9.88
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	€ 63.07	€ 57.36	€ 51.72	€ 46.14	€ 40.62	€ 35.17	€ 29.78	€ 24.46	€ 19.20	€ 14.00	€ 8.51	€ 8.51	€ 15.20					15.20
36 CDC-RES36 Strategic site (2,400 units) 35 dph	2,400	€ 58.26	€ 52.41	€ 46.70	€ 41.09	€ 35.60	€ 30.24	€ 24.98	€ 19.67	€ 14.39	€ 9.55	€ 5.15	€ 5.15	€ 11.85					11.85
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	€ 69.77	€ 62.68	€ 55.67	€ 48.74	€ 41.89	€ 35.11	€ 28.42	€ 21.87	€ 15.36	€ 9.52	€ 4.52	€ 4.52	€ 16.60					16.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	€ 15.31	€ 9.58	€ 3.91	-	-	-	-	-	-	-	-	-	€ 30.40					30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	€ 27.19	€ 21.45	€ 15.78	€ 10.17	€ 4.63	-	-	-	-	-	-	-	€ 30.40					30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	€ 1.00	€ 0.80	€ 0.61	€ 0.42	€ 0.23	€ 0.04	-	-	-	-	-	-	€ 0.38					0.38
41 CDC-CARE1 Care home scheme (20 units)	20	€ 0.33	€ 0.23	€ 0.14	-	-	-	-	-	-	-	-	-	€ 0.03					0.03
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 40% 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 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	€ 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	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-RES1 Small scheme (1 unit) 25 dph	1	€ 0.08	€ 0.08	€ 0.07	€ 0.07	€ 0.06	€ 0.06	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.03	€ 0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	€ 0.08	€ 0.08	€ 0.07	€ 0.07	€ 0.06	€ 0.06	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.03	€ 0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	€ 0.41	€ 0.38	€ 0.35	€ 0.33	€ 0.30	€ 0.28	€ 0.25	€ 0.23	€ 0.20	€ 0.18	€ 0.15	€ 0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	€ 0.42	€ 0.39	€ 0.36	€ 0.34	€ 0.31	€ 0.29	€ 0.26	€ 0.24	€ 0.21	€ 0.19	€ 0.16	€ 0.04
5 CDC-RES5 Small scheme (10 units) 25 dph	10	€ 0.82	€ 0.77	€ 0.73	€ 0.67	€ 0.62	€ 0.57	€ 0.52	€ 0.47	€ 0.42	€ 0.37	€ 0.32	€ 0.08
6 CDC-RES6 Small scheme (10 units) 30 dph	10	€ 0.84	€ 0.79	€ 0.73	€ 0.68	€ 0.63	€ 0.58	€ 0.53	€ 0.48	€ 0.43	€ 0.38	€ 0.34	€ 0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	€ 1.47	€ 1.38	€ 1.28	€ 1.19	€ 1.10	€ 1.01	€ 0.91	€ 0.83	€ 0.74	€ 0.65	€ 0.56	€ 0.15
8 CDC-RES8 Medium scheme (20 units) 35 dph	20	€ 1.50	€ 1.41	€ 1.31	€ 1.22	€ 1.13	€ 1.03	€ 0.94	€ 0.85	€ 0.77	€ 0.68	€ 0.59	€ 0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	€ 2.21	€ 2.07	€ 1.93	€ 1.78	€ 1.65	€ 1.51	€ 1.37	€ 1.24	€ 1.11	€ 0.97	€ 0.84	€ 0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	€ 2.26	€ 1.97	€ 1.82	€ 1.69	€ 1.53	€ 1.39	€ 1.25	€ 1.13	€ 1.00	€ 0.88	€ 0.73	€ 0.20
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	€ 2.88	€ 2.69	€ 2.50	€ 2.32	€ 2.14	€ 1.96	€ 1.78	€ 1.60	€ 1.43	€ 1.26	€ 1.09	€ 0.30
12 CDC-RES12 Medium scheme (40 units) 55 dph	40	€ 2.65	€ 2.45	€ 2.26	€ 2.08	€ 1.89	€ 1.71	€ 1.53	€ 1.35	€ 1.17	€ 1.00	€ 0.83	€ 0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	€ 3.60	€ 3.36	€ 3.13	€ 2.90	€ 2.67	€ 2.45	€ 2.22	€ 2.00	€ 1.79	€ 1.57	€ 1.36	€ 0.38
14 CDC-RES14 Large scheme (50 units) 35 dph	50	€ 3.65	€ 3.41	€ 3.18	€ 2.95	€ 2.73	€ 2.50	€ 2.28	€ 2.05	€ 1.83	€ 1.61	€ 1.39	€ 0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	€ 5.39	€ 5.04	€ 4.69	€ 4.35	€ 4.01	€ 3.67	€ 3.34	€ 3.01	€ 2.68	€ 2.36	€ 2.04	€ 0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	€ 5.50	€ 5.15	€ 4.80	€ 4.46	€ 4.12	€ 3.78	€ 3.45	€ 3.12	€ 2.79	€ 2.47	€ 2.15	€ 0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	€ 7.12	€ 6.65	€ 6.19	€ 5.73	€ 5.27	€ 4.82	€ 4.38	€ 3.94	€ 3.51	€ 3.08	€ 2.66	€ 0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	€ 6.04	€ 5.55	€ 5.14	€ 4.70	€ 4.27	€ 3.84	€ 3.42	€ 3.00	€ 2.59	€ 2.18	€ 1.76	€ 0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	€ 10.27	€ 9.59	€ 8.86	€ 8.17	€ 7.48	€ 6.81	€ 6.18	€ 5.54	€ 4.91	€ 4.28	€ 3.65	€ 1.19
20 CDC-RES20 Large scheme (150 units) 35 dph	150	€ 10.79	€ 10.09	€ 9.40	€ 8.72	€ 8.04	€ 7.38	€ 6.72	€ 6.05	€ 5.40	€ 4.76	€ 4.16	€ 1.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	€ 13.88	€ 12.96	€ 12.05	€ 11.15	€ 10.26	€ 9.38	€ 8.51	€ 7.65	€ 6.82	€ 5.98	€ 5.14	€ 1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	€ 14.63	€ 13.88	€ 12.74	€ 11.81	€ 10.90	€ 9.99	€ 9.10	€ 8.21	€ 7.34	€ 6.48	€ 5.63	€ 1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	€ 20.73	€ 19.43	€ 18.03	€ 16.63	€ 15.23	€ 13.83	€ 12.67	€ 11.59	€ 10.11	€ 8.86	€ 7.62	€ 2.62
24 CDC-RES24 Large scheme (300 units) 35 dph	300	€ 21.23	€ 19.81	€ 18.45	€ 17.10	€ 15.76	€ 14.45	€ 13.14	€ 11.86	€ 10.58	€ 9.33	€ 8.09	€ 2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	€ 26.14	€ 24.58	€ 22.64	€ 20.92	€ 19.23	€ 17.55	€ 15.89	€ 14.25	€ 12.63	€ 11.06	€ 9.46	€ 3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	€ 26.76	€ 25.01	€ 23.27	€ 21.55	€ 19.85	€ 18.17	€ 16.52	€ 14.88	€ 13.26	€ 11.64	€ 10.08	€ 3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	€ 32.97	€ 30.80	€ 28.57	€ 26.29	€ 24.04	€ 21.84	€ 19.67	€ 17.50	€ 15.34	€ 13.40	€ 11.61	€ 3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	€ 33.12	€ 30.92	€ 28.75	€ 26.80	€ 24.48	€ 22.38	€ 20.31	€ 18.26	€ 16.24	€ 14.24	€ 12.27	€ 3.80
29 CDC-RES29 Large scheme (750 units) 30 dph	750	€ 43.18	€ 41.15	€ 37.14	€ 34.17	€ 31.24	€ 28.34	€ 25.48	€ 22.65	€ 19.85	€ 17.29	€ 14.76	€ 5.70
30 CDC-RES30 Large scheme (750 units) 35 dph	750	€ 44.54	€ 41.50	€ 38.50	€ 35.53	€ 32.60	€ 29.70	€ 26.83	€ 24.00	€ 21.21	€ 18.45	€ 15.72	€ 5.70
31 CDC-RES31 Strategic site (1 000 units) 30 dph	1 000	€ 45.50	€ 42.08	€ 38.70	€ 35.35	€ 32.05	€ 28.78	€ 25.56	€ 22.37	€ 19.22	€ 16.15	€ 13.04	€ 7.80
32 CDC-RES32 Strategic site (1 000 units) 35 dph	1 000	€ 47.45	€ 43.74	€ 40.04	€ 37.04	€ 34.01	€ 31.04	€ 27.92	€ 24.81	€ 21.71	€ 18.67	€ 15.52	€ 9.88
33 CDC-RES33 Strategic site (1 300 units) 30 dph	1 300	€ 52.78	€ 48.70	€ 44.67	€ 40.68	€ 36.73	€ 32.83	€ 28.98	€ 25.17	€ 21.41	€ 17.75	€ 14.03	€ 9.88
34 CDC-RES34 Strategic site (1 300 units) 35 dph	1 300	€ 55.33	€ 51.25	€ 47.21	€ 43.23	€ 39.28	€ 35.38	€ 31.53	€ 27.72	€ 23.96	€ 20.20	€ 16.58	€ 9.88
35 CDC-RES35 Strategic site (2 000 units) 30 dph	2 000	€ 74.57	€ 69.48	€ 63.81	€ 58.23	€ 52.72	€ 47.26	€ 41.98	€ 36.86	€ 31.29	€ 26.17	€ 20.97	€ 15.20
36 CDC-RES36 Strategic site (2 000 units) 35 dph	2 000	€ 75.94	€ 70.85	€ 65.04	€ 59.37	€ 53.87	€ 48.46	€ 43.16	€ 37.99	€ 32.44	€ 27.07	€ 21.73	€ 15.20
37 CDC-RES37 Strategic site (3 500 units) 30 dph	3 500	€ 80.17	€ 75.05	€ 68.84	€ 62.96	€ 56.91	€ 50.95	€ 45.08	€ 39.28	€ 33.56	€ 28.01	€ 22.61	€ 16.60
38 CDC-RES38 Strategic site (4 000 units) 30 dph	4 000	€ 43.53	€ 37.80	€ 32.13	€ 26.52	€ 20.98	€ 15.50	€ 10.99	€ 4.73	-	-	-	€ 30.40
39 CDC-RES39 Strategic site (4 000 units) 35 dph	4 000	€ 51.58	€ 45.64	€ 39.97	€ 34.37	€ 28.82	€ 23.34	€ 17.93	€ 12.58	€ 7.29	€ 2.06	-	€ 30.40
40 CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	€ 1.26	€ 1.07	€ 0.87	€ 0.68	€ 0.49	€ 0.30	€ 0.12	€ 0.12	-	-	-	€ 0.38
41 CDC-CARE1 Care home scheme (20 units)	20	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98	€ 0.98
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	-
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	-
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	-
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	-
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	-
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	-

COTSWOLD DISTRICT COUNCIL

Sales value £5,078 pcm

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	£	0.16	£	0.09	£	0.06	£	0.01	£	£
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	£	0.12	£	0.09	£	0.06	£	£
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.25	£	0.22	£	0.16	£	0.11	£	0.08	£	£
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.46	£	0.41	£	0.35	£	0.24	£	0.19	£	£
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	£	0.06	£	0.06	£	0.05	£	£
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.08	£	0.08	£	0.06	£	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	£	5.06	£	4.78	£	4.42	£	4.10	£	3.74	£	£
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£	7.58	£	6.59	£	6.10	£	5.61	£	5.14	£	£
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£	7.74	£	6.74	£	6.30	£	5.84	£	5.38	£	£
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	£	37.28	£	33.91	£	30.53	£	£
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	£	65.04	£	61.14	£	57.28	£	53.49	£	£
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	-	-	5.79	£	5.79	£	5.52	£	5.52	£	5.52	£	£
44 CDC-EMP1 Employment - industrial 40% plot ratio	-	-	8.72	£	8.72	£	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	S10€ (€ 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	£ 0.01	-	-	-	-	-	£ 0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	-	-	-	-	-	-	-	-	-	£ 0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.11	-	-	-	-	-	-	-	-	-	£ 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 units) 25 dph	1	£	0.05	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	0.01
2 CDC-RES2 Small scheme (1 units) 30 dph	1	£	0.06	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	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	£	0.00	£	-	£	-	£	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.28	£	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	£	0.40	£	0.35	£	0.29	£	0.24	£	0.18	£	0.13	£	0.07	£	0.02	£	-	£	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.60	£	0.54	£	0.48	£	0.42	£	0.37	£	0.31	£	0.25	£	0.20	£	0.15	£	0.09	£	0.04	£	0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.85	£	0.75	£	0.64	£	0.54	£	0.44	£	0.34	£	0.24	£	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	£	0.20	£	0.06	£	-	£	-	£	0.23
10 CDC-RES10 Medium scheme (40 units) 35 dph	30	£	1.50	£	1.34	£	1.19	£	1.03	£	0.88	£	0.73	£	0.57	£	0.43	£	0.28	£	0.13	£	-	£	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.62	£	1.41	£	1.21	£	1.00	£	0.80	£	0.60	£	0.41	£	0.22	£	0.02	£	-	£	-	£	0.30
12 CDC-RES14 Medium scheme (40 units) 35 dph	40	£	1.83	£	1.61	£	1.42	£	1.21	£	1.02	£	0.81	£	0.62	£	0.42	£	0.32	£	0.33	£	0.14	£	0.38
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.03	£	1.77	£	1.57	£	1.25	£	1.00	£	0.76	£	0.51	£	0.27	£	0.03	£	-	£	-	£	0.38
14 CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.36	£	2.11	£	1.85	£	1.60	£	1.36	£	1.11	£	0.87	£	0.63	£	0.40	£	0.17	£	-	£	0.58
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.04	£	2.65	£	2.26	£	1.88	£	1.51	£	1.13	£	0.77	£	0.40	£	0.04	£	-	£	-	£	0.37
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	£	4.18	£	3.70	£	3.18	£	2.67	£	2.16	£	1.66	£	1.16	£	0.67	£	0.06	£	-	£	-	£	0.76
18 CDC-RES18 Large scheme (100 units) 55 dph	100	£	4.58	£	4.13	£	3.64	£	3.15	£	2.67	£	2.15	£	1.62	£	0.81	£	0.36	£	-	£	-	£	0.67
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.40	£	4.63	£	3.86	£	3.11	£	2.37	£	1.63	£	0.90	£	0.18	£	-	£	-	£	-	£	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	£	7.21	£	5.73	£	4.26	£	2.81	£	1.38	£	-	£	-	£	-	£	-	£	2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£	12.62	£	11.01	£	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	£	-	£	-	£	3.80
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£	12.93	£	10.52	£	8.14	£	5.78	£	3.45	£	1.14	£	-	£	-	£	-	£	-	£	-	£	3.04
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£	16.19	£	14.78	£	12.93	£	10.78	£	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	£	0.66	£	2.91	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	1.53	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35 CDC-RES35 Strategic site (2,000 units) 30 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
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	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.00
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	£	-
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	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
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	S10E (£ millions)
1 CDC-RES1 Small scheme (1 unit) 25 dph	1	£ 0.09	£ 0.08	£ 0.08	£ 0.07	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.03	£ 0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	£ 0.09	£ 0.08	£ 0.08	£ 0.07	£ 0.06	£ 0.06	£ 0.05	£ 0.05	£ 0.04	£ 0.04	£ 0.03	£ 0.01
3 CDC-RES3 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	£ 0.16	£ 0.06
4 CDC-RES4 Small scheme (5 units) 30 dph	5	£ 0.45	£ 0.42	£ 0.39	£ 0.36	£ 0.33	£ 0.31	£ 0.28	£ 0.25	£ 0.22	£ 0.20	£ 0.17	£ 0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	£ 0.89	£ 0.83	£ 0.77	£ 0.71	£ 0.66	£ 0.60	£ 0.55	£ 0.49	£ 0.44	£ 0.38	£ 0.33	£ 0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	£ 0.91	£ 0.85	£ 0.79	£ 0.74	£ 0.68	£ 0.62	£ 0.57	£ 0.51	£ 0.46	£ 0.41	£ 0.35	£ 0.08
7 CDC-RES7 Medium scheme (20 units) 30 dph	20	£ 1.59	£ 1.46	£ 1.37	£ 1.27	£ 1.17	£ 1.07	£ 0.97	£ 0.87	£ 0.77	£ 0.67	£ 0.58	£ 0.15
8 CDC-RES8 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	£ 0.71	£ 0.62	£ 0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	£ 2.38	£ 2.22	£ 2.06	£ 1.91	£ 1.75	£ 1.60	£ 1.45	£ 1.30	£ 1.15	£ 1.01	£ 0.87	£ 0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	£ 2.44	£ 2.29	£ 2.13	£ 1.97	£ 1.82	£ 1.67	£ 1.52	£ 1.37	£ 1.22	£ 1.08	£ 0.93	£ 0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	£ 3.08	£ 2.88	£ 2.67	£ 2.47	£ 2.27	£ 2.07	£ 1.87	£ 1.68	£ 1.49	£ 1.30	£ 1.11	£ 0.30
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	£ 2.94	£ 2.73	£ 2.52	£ 2.32	£ 2.11	£ 1.91	£ 1.71	£ 1.51	£ 1.32	£ 1.13	£ 0.94	£ 0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	£ 3.48	£ 3.20	£ 2.85	£ 2.54	£ 2.23	£ 1.93	£ 1.63	£ 1.33	£ 1.03	£ 0.73	£ 0.43	£ 0.30
14 CDC-RES14 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	£ 0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	£ 5.78	£ 5.39	£ 5.01	£ 4.63	£ 4.25	£ 3.88	£ 3.51	£ 3.15	£ 2.79	£ 2.43	£ 2.08	£ 0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	£ 5.81	£ 5.56	£ 5.17	£ 4.79	£ 4.42	£ 4.05	£ 3.68	£ 3.31	£ 2.96	£ 2.60	£ 2.25	£ 0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	£ 7.95	£ 7.09	£ 6.57	£ 6.06	£ 5.56	£ 5.07	£ 4.58	£ 4.09	£ 3.61	£ 3.14	£ 2.68	£ 0.76
18 CDC-RES18 Large scheme (100 units) 35 dph	100	£ 6.76	£ 5.77	£ 5.26	£ 4.80	£ 4.33	£ 3.86	£ 3.40	£ 2.93	£ 2.49	£ 2.04	£ 1.59	£ 0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	£ 11.25	£ 10.48	£ 9.72	£ 8.97	£ 8.22	£ 7.48	£ 6.75	£ 6.04	£ 5.33	£ 4.62	£ 3.93	£ 1.14
20 CDC-RES20 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-RES21 Large scheme (200 units) 30 dph	200	£ 14.78	£ 13.76	£ 12.75	£ 11.78	£ 10.78	£ 9.81	£ 8.85	£ 7.90	£ 6.96	£ 6.04	£ 5.12	£ 1.52
22 CDC-RES22 Large scheme (200 units) 35 dph	200	£ 15.66	£ 14.62	£ 13.59	£ 12.57	£ 11.56	£ 10.57	£ 9.58	£ 8.61	£ 7.65	£ 6.70	£ 5.76	£ 1.52
23 CDC-RES23 Large scheme (300 units) 30 dph	300	£ 21.94	£ 20.42	£ 18.93	£ 17.44	£ 15.97	£ 14.52	£ 13.09	£ 11.67	£ 10.27	£ 8.89	£ 7.53	£ 2.28
24 CDC-RES24 Large scheme (300 units) 35 dph	300	£ 22.54	£ 21.14	£ 19.53	£ 18.15	£ 16.76	£ 15.37	£ 13.98	£ 12.59	£ 11.20	£ 9.80	£ 8.41	£ 2.28
25 CDC-RES25 Large scheme (400 units) 30 dph	400	£ 25.95	£ 25.62	£ 23.71	£ 21.82	£ 19.96	£ 18.11	£ 16.29	£ 14.49	£ 12.72	£ 10.96	£ 9.23	£ 3.04
26 CDC-RES26 Large scheme (400 units) 35 dph	400	£ 25.84	£ 25.57	£ 24.66	£ 22.77	£ 20.91	£ 19.06	£ 17.24	£ 15.44	£ 13.67	£ 11.91	£ 10.18	£ 3.04
27 CDC-RES27 Large scheme (500 units) 30 dph	500	£ 33.85	£ 31.43	£ 29.04	£ 26.68	£ 24.35	£ 22.05	£ 19.77	£ 17.52	£ 15.30	£ 13.11	£ 10.94	£ 3.80
28 CDC-RES28 Large scheme (500 units) 35 dph	500	£ 35.11	£ 33.70	£ 30.32	£ 27.96	£ 25.63	£ 23.32	£ 21.05	£ 18.80	£ 16.57	£ 14.38	£ 12.21	£ 3.80
29 CDC-RES29 Large scheme (600 units) 30 dph	600	£ 44.60	£ 41.62	£ 37.97	£ 34.71	£ 31.49	£ 28.31	£ 25.17	£ 22.04	£ 18.94	£ 15.89	£ 12.89	£ 4.60
30 CDC-RES30 Large scheme (750 units) 35 dph	750	£ 66.16	£ 63.72	£ 60.03	£ 56.77	£ 53.55	£ 50.37	£ 47.22	£ 44.11	£ 41.04	£ 38.01	£ 35.02	£ 5.70
31 CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£ 45.51	£ 41.76	£ 38.05	£ 34.38	£ 30.76	£ 27.17	£ 23.63	£ 20.13	£ 16.67	£ 13.26	£ 9.89	£ 7.60
32 CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£ 48.48	£ 44.73	£ 41.02	£ 37.35	£ 33.72	£ 30.14	£ 26.60	£ 23.10	£ 19.64	£ 16.23	£ 12.86	£ 7.60
33 CDC-RES33 Strategic site (1,000 units) 30 dph	1,000	£ 52.03	£ 47.55	£ 43.12	£ 38.75	£ 34.42	£ 30.14	£ 25.92	£ 21.74	£ 17.62	£ 13.55	£ 9.52	£ 9.88
34 CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£ 53.89	£ 49.41	£ 45.08	£ 40.82	£ 36.60	£ 32.48	£ 28.40	£ 24.36	£ 20.43	£ 16.54	£ 12.71	£ 9.38
35 CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£ 75.02	£ 68.75	£ 62.55	£ 56.42	£ 50.38	£ 44.37	£ 38.45	£ 32.60	£ 26.83	£ 21.12	£ 15.48	£ 15.80
36 CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£ 71.82	£ 65.21	£ 58.68	£ 52.22	£ 45.84	£ 39.53	£ 33.30	£ 27.14	£ 21.05	£ 15.04	£ 9.11	£ 16.00
37 CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£ 74.57	£ 66.78	£ 59.09	£ 51.48	£ 43.95	£ 36.52	£ 29.18	£ 21.92	£ 14.75	£ 7.66	£ 0.66	£ 19.60
38 CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£ 77.30	£ 69.51	£ 61.78	£ 54.06	£ 46.35	£ 38.64	£ 30.93	£ 23.22	£ 15.51	£ 7.80	£ 0.70	£ 30.40
39 CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£ 39.17	£ 32.87	£ 26.65	£ 20.49	£ 14.41	£ 8.40	£ 2.45	£ -	£ -	£ -	£ -	£ 30.40
40 CDC-ELOE1 Older person's housing scheme (C3) 35 dph	50	£ 1.48	£ 1.28	£ 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	£ -
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	£ -
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	£ -
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	£ -
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-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	£ -

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER 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-RES1 Small scheme (1 unit) 25 dph	1	€ 0.05	€ 0.06	€ 0.08	€ 0.08	€ 0.07	€ 0.06	€ 0.06	€ 0.05	€ 0.05	€ 0.04	€ 0.04	€ 0.04	€ 0.04	€ 0.04	€ 0.04	€ 0.04	0.01
2 CDC-RES2 Small scheme (1 unit) 30 dph	1	€ 0.09	€ 0.09	€ 0.07	€ 0.07	€ 0.08	€ 0.07	€ 0.07	€ 0.06	€ 0.06	€ 0.07	€ 0.06	€ 0.06	€ 0.06	€ 0.06	€ 0.06	€ 0.06	0.01
3 CDC-RES3 Small scheme (5 units) 25 dph	5	€ 0.46	€ 0.43	€ 0.41	€ 0.41	€ 0.38	€ 0.35	€ 0.32	€ 0.29	€ 0.27	€ 0.25	€ 0.24	€ 0.21	€ 0.19	€ 0.18	€ 0.17	€ 0.16	0.04
4 CDC-RES4 Small scheme (5 units) 30 dph	5	€ 0.47	€ 0.44	€ 0.41	€ 0.41	€ 0.39	€ 0.36	€ 0.33	€ 0.30	€ 0.28	€ 0.25	€ 0.22	€ 0.22	€ 0.20	€ 0.20	€ 0.20	€ 0.20	0.04
5 CDC-RES5 Small scheme (10 units) 30 dph	10	€ 0.94	€ 0.88	€ 0.82	€ 0.82	€ 0.77	€ 0.71	€ 0.65	€ 0.60	€ 0.54	€ 0.49	€ 0.44	€ 0.44	€ 0.38	€ 0.37	€ 0.37	€ 0.37	0.08
6 CDC-RES6 Small scheme (10 units) 35 dph	10	€ 0.95	€ 0.90	€ 0.84	€ 0.84	€ 0.78	€ 0.72	€ 0.67	€ 0.61	€ 0.56	€ 0.51	€ 0.45	€ 0.45	€ 0.41	€ 0.41	€ 0.41	€ 0.41	0.08
7 CDC-RES7 Medium scheme (30 units) 30 dph	30	€ 2.89	€ 2.69	€ 2.47	€ 2.19	€ 1.98	€ 1.77	€ 1.56	€ 1.38	€ 1.27	€ 1.17	€ 1.07	€ 0.97	€ 0.89	€ 0.82	€ 0.78	€ 0.75	0.15
8 CDC-RES8 Medium scheme (30 units) 35 dph	30	€ 1.72	€ 1.61	€ 1.51	€ 1.51	€ 1.41	€ 1.32	€ 1.20	€ 1.10	€ 1.00	€ 0.91	€ 0.85	€ 0.84	€ 0.78	€ 0.76	€ 0.76	€ 0.76	0.15
9 CDC-RES9 Medium scheme (30 units) 30 dph	30	€ 2.54	€ 2.38	€ 2.22	€ 2.26	€ 2.06	€ 1.91	€ 1.76	€ 1.61	€ 1.46	€ 1.31	€ 1.17	€ 1.07	€ 1.02	€ 1.02	€ 1.02	€ 1.02	0.23
10 CDC-RES10 Medium scheme (30 units) 35 dph	30	€ 2.58	€ 2.42	€ 2.26	€ 2.26	€ 2.11	€ 1.95	€ 1.80	€ 1.65	€ 1.50	€ 1.36	€ 1.21	€ 1.17	€ 1.07	€ 1.02	€ 1.02	€ 1.02	0.23
11 CDC-RES11 Medium scheme (40 units) 30 dph	40	€ 3.06	€ 2.85	€ 2.68	€ 2.68	€ 2.48	€ 2.28	€ 2.08	€ 1.88	€ 1.69	€ 1.44	€ 1.21	€ 1.12	€ 1.02	€ 1.02	€ 1.02	€ 1.02	0.30
12 CDC-RES12 Medium scheme (40 units) 35 dph	40	€ 3.30	€ 3.09	€ 2.84	€ 2.84	€ 2.63	€ 2.43	€ 2.23	€ 2.03	€ 1.83	€ 1.63	€ 1.40	€ 1.24	€ 1.14	€ 1.06	€ 1.06	€ 1.06	0.30
13 CDC-RES13 Large scheme (50 units) 30 dph	50	€ 4.12	€ 3.80	€ 3.40	€ 3.40	€ 3.05	€ 2.80	€ 2.55	€ 2.30	€ 2.05	€ 1.80	€ 1.54	€ 1.39	€ 1.29	€ 1.19	€ 1.19	€ 1.19	0.45
14 CDC-RES14 Large scheme (50 units) 40 dph	50	€ 3.93	€ 3.68	€ 3.42	€ 3.42	€ 3.17	€ 2.93	€ 2.68	€ 2.44	€ 2.20	€ 1.97	€ 1.74	€ 1.51	€ 1.41	€ 1.31	€ 1.31	€ 1.31	0.38
15 CDC-RES15 Large scheme (75 units) 30 dph	75	€ 6.18	€ 5.76	€ 5.40	€ 5.40	€ 5.02	€ 4.65	€ 4.28	€ 3.91	€ 3.54	€ 3.19	€ 2.83	€ 2.48	€ 2.25	€ 2.15	€ 2.15	€ 2.15	0.57
16 CDC-RES16 Large scheme (75 units) 35 dph	75	€ 6.29	€ 5.90	€ 5.51	€ 5.51	€ 5.13	€ 4.76	€ 4.39	€ 4.02	€ 3.65	€ 3.30	€ 2.94	€ 2.59	€ 2.36	€ 2.26	€ 2.26	€ 2.26	0.57
17 CDC-RES17 Large scheme (100 units) 30 dph	100	€ 8.17	€ 7.65	€ 7.14	€ 7.14	€ 6.63	€ 6.13	€ 5.63	€ 5.14	€ 4.66	€ 4.18	€ 3.71	€ 3.24	€ 2.92	€ 2.82	€ 2.82	€ 2.82	0.76
18 CDC-RES18 Large scheme (100 units) 35 dph	100	€ 8.69	€ 8.17	€ 7.65	€ 7.65	€ 7.14	€ 6.63	€ 6.13	€ 5.63	€ 5.14	€ 4.66	€ 4.18	€ 3.71	€ 3.24	€ 2.92	€ 2.82	€ 2.82	0.76
19 CDC-RES19 Large scheme (150 units) 30 dph	150	€ 12.10	€ 11.33	€ 10.57	€ 9.81	€ 9.07	€ 8.33	€ 7.60	€ 6.88	€ 6.17	€ 5.47	€ 4.78	€ 4.11	€ 3.42	€ 2.73	€ 2.04	€ 1.35	0.14
20 CDC-RES20 Large scheme (150 units) 35 dph	150	€ 12.34	€ 11.56	€ 10.80	€ 10.05	€ 9.30	€ 8.56	€ 7.84	€ 7.12	€ 6.41	€ 5.71	€ 5.01	€ 4.31	€ 3.61	€ 2.91	€ 2.21	€ 1.51	0.14
21 CDC-RES21 Large scheme (200 units) 30 dph	200	€ 15.91	€ 14.89	€ 13.88	€ 12.89	€ 11.91	€ 10.94	€ 9.98	€ 9.03	€ 8.09	€ 7.17	€ 6.25	€ 5.32	€ 4.40	€ 3.48	€ 2.56	€ 1.64	0.12
22 CDC-RES22 Large scheme (200 units) 35 dph	200	€ 16.63	€ 15.59	€ 14.56	€ 13.54	€ 12.53	€ 11.53	€ 10.55	€ 9.58	€ 8.62	€ 7.67	€ 6.73	€ 5.79	€ 4.85	€ 3.92	€ 2.99	€ 2.06	0.12
23 CDC-RES23 Large scheme (300 units) 30 dph	300	€ 23.64	€ 22.12	€ 20.62	€ 19.13	€ 17.66	€ 16.21	€ 14.78	€ 13.36	€ 11.97	€ 10.58	€ 9.22	€ 7.86	€ 6.50	€ 5.14	€ 3.78	€ 2.42	0.08
24 CDC-RES24 Large scheme (300 units) 35 dph	300	€ 24.11	€ 22.58	€ 21.09	€ 19.63	€ 18.13	€ 16.68	€ 15.25	€ 13.83	€ 12.44	€ 11.05	€ 9.68	€ 8.32	€ 6.95	€ 5.58	€ 4.21	€ 2.84	0.08
25 CDC-RES25 Large scheme (400 units) 30 dph	400	€ 29.81	€ 27.89	€ 25.97	€ 24.08	€ 22.22	€ 20.37	€ 18.55	€ 16.75	€ 14.97	€ 13.22	€ 11.48	€ 9.75	€ 8.01	€ 6.27	€ 4.53	€ 2.79	0.06
26 CDC-RES26 Large scheme (400 units) 35 dph	400	€ 30.43	€ 28.50	€ 26.59	€ 24.71	€ 22.84	€ 21.00	€ 19.18	€ 17.38	€ 15.60	€ 13.85	€ 12.11	€ 10.36	€ 8.62	€ 6.88	€ 5.14	€ 3.40	0.06
27 CDC-RES27 Large scheme (500 units) 30 dph	500	€ 36.87	€ 34.45	€ 32.07	€ 29.71	€ 27.38	€ 25.07	€ 22.80	€ 20.55	€ 18.33	€ 16.15	€ 14.01	€ 11.89	€ 9.77	€ 7.65	€ 5.53	€ 3.41	0.04
28 CDC-RES28 Large scheme (500 units) 35 dph	500	€ 37.71	€ 35.26	€ 32.91	€ 30.55	€ 28.22	€ 25.91	€ 23.64	€ 21.39	€ 19.17	€ 16.97	€ 14.80	€ 12.67	€ 10.54	€ 8.42	€ 6.30	€ 4.18	0.04
29 CDC-RES29 Large scheme (750 units) 30 dph	750	€ 57.49	€ 54.49	€ 51.49	€ 48.49	€ 45.49	€ 42.49	€ 39.49	€ 36.49	€ 33.49	€ 30.49	€ 27.49	€ 24.49	€ 21.49	€ 18.49	€ 15.49	€ 12.49	0.02
30 CDC-RES30 Large scheme (750 units) 35 dph	750	€ 58.74	€ 57.41	€ 56.08	€ 54.75	€ 53.42	€ 52.09	€ 50.76	€ 49.43	€ 48.10	€ 46.77	€ 45.44	€ 44.11	€ 42.78	€ 41.45	€ 40.12	€ 38.79	0.02
31 CDC-RES31 Strategic site (1 000 units) 30 dph	1,000	€ 52.57	€ 48.81	€ 45.10	€ 41.44	€ 37.81	€ 34.23	€ 30.69	€ 27.19	€ 23.73	€ 20.32	€ 16.94	€ 13.56	€ 10.18	€ 6.79	€ 3.40	€ 0.01	7.60
32 CDC-RES32 Strategic site (1 000 units) 35 dph	1,000	€ 54.53	€ 50.77	€ 47.06	€ 43.40	€ 39.77	€ 36.19	€ 32.65	€ 29.15	€ 25.69	€ 22.28	€ 18.86	€ 15.44	€ 12.02	€ 8.60	€ 5.18	€ 1.76	7.60
33 CDC-RES33 Strategic site (1 300 units) 30 dph	1,300	€ 61.20	€ 56.73	€ 52.30	€ 47.92	€ 43.59	€ 39.32	€ 35.09	€ 30.92	€ 26.79	€ 22.72	€ 18.70	€ 14.78	€ 10.86	€ 6.94	€ 3.02	€ 0.00	9.88
34 CDC-RES34 Strategic site (1 300 units) 35 dph	1,300	€ 63.76	€ 59.27	€ 54.83	€ 50.43	€ 46.04	€ 41.64	€ 37.24	€ 32.84	€ 28.44	€ 24.04	€ 19.64	€ 15.24	€ 10.84	€ 6.44	€ 2.04	€ 0.00	9.88
35 CDC-RES35 Strategic site (2 000 units) 35 dph	2,000	€ 87.12	€ 80.85	€ 74.65	€ 68.52	€ 62.45	€ 56.46	€ 50.55	€ 44.70	€ 38.92	€ 33.21	€ 27.58	€ 21.95	€ 16.32	€ 10.69	€ 5.06	€ 0.00	15.00
36 CDC-RES36 Strategic site (2 500 units) 35 dph	2,500	€ 86.94	€ 80.33	€ 73.80	€ 67.34	€ 60.96	€ 54.65	€ 48.41	€ 42.26	€ 36.17	€ 30.16	€ 24.23	€ 18.30	€ 12.37	€ 6.44	€ 0.51	€ 0.00	19.00
37 CDC-RES37 Strategic site (3 000 units) 35 dph	3,500	€ 95.74	€ 87.95	€ 80.25	€ 72.64	€ 65.12	€ 57.69	€ 50.34	€ 43.08	€ 35.91	€ 28.83	€ 21.85	€ 14.87	€ 8.94	€ 3.01	€ 0.08	€ 0.00	26.00
38 CDC-RES38 Strategic site (4 000 units) 30 dph	4,000	€ 55.32	€ 49.22	€ 43.00	€ 36.84	€ 30.76	€ 24.75	€ 18.80	€ 12.93	€ 7.13	€ 1.39	€ -	€ -	€ -	€ -	€ -	€ -	30.40
39 CDC-RES39 Strategic site (4 000 units) 35 dph	4,000	€ 63.56	€ 57.06	€ 50.84	€ 44.69	€ 38.60	€ 32.59	€ 26.64	€ 20.77	€ 14.93	€ 9.23	€ 3.56	€ 0.00	€ -	€ -	€ -	€ -	30.40
40 CDC-RES40 Older person's housing scheme (C3) 35 dph	50	€ 1.75	€ 1.31	€ 1.31	€ 1.31	€ 1.09	€ 0.88	€ 0.67	€ 0.47	€ 0.26	€ 0.05	€ -	€ -	€ -	€ -	€ -	€ -	0.38
41 CDC-CARE1 Care home scheme (C2) - 70 units	-	€ 0.38	€ 0.19	€ 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	€ 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	€ 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	€ 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	€ 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	€ 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	€ 22.52	€ 22.52	€ 22.52	€ 22.52	-