



# **Community Infrastructure Levy: Viability Study**

Prepared for  
Waveney District Council

March 2012

## Contents

1	Executive Summary	3
2	Introduction	5
3	Methodology	9
4	The Appraisal Exercise	13
5	Appraisal outputs	24
6	Assessment of the results	28
7	Strategic sites results	43
8	Conclusions and recommendations	50

## Appendices

Appendix 1 Map of housing market areas  
Appendix 2 Residential appraisal results  
Appendix 3 Filtered residential appraisal results  
Appendix 4 Commercial appraisal results  
Appendix 5 Strategic sites appraisals

### Contact details:

Anthony Lee, Director – Development Consulting  
BNP Paribas Real Estate  
5 Aldermanbury Square  
London EC2V 7BP

Tel: 020 7338 4061  
Fax: 020 7404 2028  
Email: [anthony.lee@bnpparibas.com](mailto:anthony.lee@bnpparibas.com)

# 1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the District of Waveney to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's Local Development Framework requirements, including contributions towards the provision of affordable housing on residential schemes as set out in the Development Management policies.

## Methodology

- 1.2 The study methodology compares the residual land values of a range of generic developments to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 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 and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak. We have allowed for this by running a sensitivity analysis which inflates sales values by 10% and build costs by 5%. This analysis will enable the Council to determine levels of CIL that are viable in today's terms but also the levels that might become viable following an improvement in market conditions over the life of the Charging Schedule. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term.

## Key findings

- 1.5 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
  - A majority of **residential schemes** across the District should be able to absorb a CIL rate of between £42 to £160 per square metre, leaving a margin for site-specific factors that might affect viability. While differential rates of CIL are more complex, it is likely that the Council would lose a significant amount of potential income from higher value areas if it were to adopt a single rate. We recommend that following rates of CIL for each area:
    - Inner Lowestoft: £42 - £48 per square metre;
    - Suburban Lowestoft (including Carlton Colville, Oulton, Kessingland, Corton and surrounding rural areas): £56 - £64 per square metre;
    - Beccles: £56 - £64 per square metre;

- Bungay: £84 - £96 per square metre; and
- Halesworth, Southwold and Reydon: £140 - £160 per square metre.
- **Hotel developments** are unlikely to be viable at the current time, given the level of capital values and construction costs. We would therefore suggest a zero rate at the current time.
- **Office development** is unlikely to come forward in the short to medium term as demand and thus rent levels are insufficient to cover development costs. We therefore recommend that the Council sets a zero rate for offices.
- Residual values generated by **Retail developments** vary significantly between non-food town centre retail (which is on the margins of viability) and retail warehousing and supermarkets (which generate sufficient residual values to enable the payment of CIL). Our appraisals indicate that the Council could levy a CIL of up to £200 per square metre on retail warehousing and retail supermarkets<sup>1</sup>. Given the sensitivity of residual values to changes in rent levels, we recommend that the Council might wish to consider a CIL of around £100 - £130 per square metre on retail warehousing and supermarket development and a zero rate on high street retail and local centre retailing.
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.
- D1 uses (e.g. health care facilities, schools etc) often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a zero rate of CIL be set for D1 uses.

---

<sup>1</sup> <sup>1</sup> The Sunday Trading Laws provide an appropriate threshold to distinguish between types of retail. Stores of 280 square metres or more are not permitted to open on Sundays due to improved commercial viability. This threshold was supported by the Examiner at Portsmouth Council's CIL Charging Schedule Examination.

## 2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform Waveney District Council's ('the Council') CIL Preliminary Draft Charging Schedule ('PDCS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended in 2011). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
  - for residential schemes, to test CIL alongside the Council's requirements for affordable housing and other Local Development Framework requirements;
  - to test the viability of three strategic sites identified in the Lake Lothing and Outer Harbour Area Action Plan; and
  - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

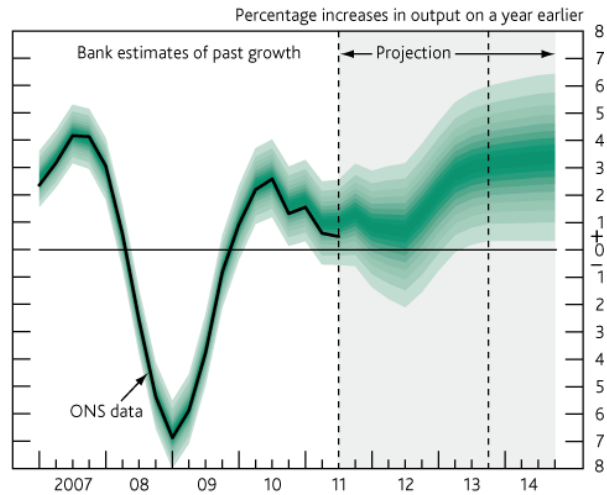
### Policy Context

- 2.3 The CIL regulations state that in setting a charge, local authorities must aim to strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.4 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL. Following consultation, a charging schedule must be submitted for independent examination.
- 2.5 The regulations allow a number of exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief would not constitute state aid.
- 2.6 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.

- 2.7 The 2010 regulations set out clear timescales for payment of CIL, which 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 allow local authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council will 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).
- 2.8 Several local authorities have undertaken viability assessments and have drafted a CIL charging schedule, which they have submitted for independent examination. To date, three charging authorities (Newark and Sherwood Council, Shropshire Council and Redbridge Borough Council) have been through the examination process and are at various stages of adoption and implementation.

### **Economic and housing market context**

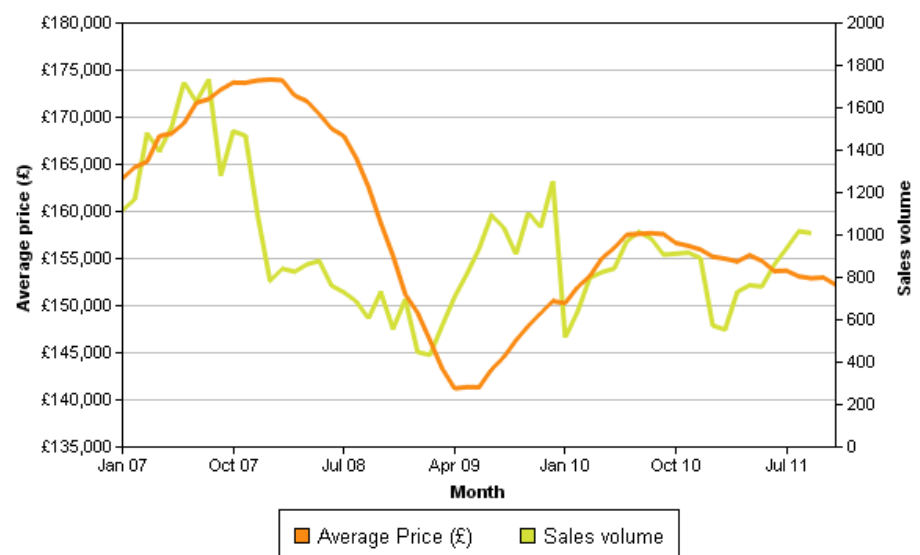
- 2.9 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.10 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see November 2011 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2014) has meant that consumer confidence has started to improve to some extent.



Source: Bank of England

- 2.11 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Halifax House Price Indices showing a fall of 1.3% in the year to December 2011.
- 2.12 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossession and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages.

**Figure 2.7.1: House prices and sales volumes in Suffolk**



Source: Land Registry

- 2.13 According to Land Registry data, residential sales values in Suffolk have recovered since the lowest point in the cycle in April 2009. Prices increased by 11.6% between April 2009 and August 2010 but have since fallen back in 2011 and remain 12.5% below their January 2008 level.
- 2.14 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in regional mainstream markets (i.e. non-prime) will return to growth in 2013<sup>2</sup>. Savills predict that values in the east of England will fall by 1% in 2012, but increase by 1% in 2013, 3.5% in 2014, 4.5% in 2015 and 5.5% in 2016. This equates to cumulative growth of 14.1% between 2012-2016 inclusive, compared to a UK average of 6% cumulative growth over the same period.

### Local Policy context

- 2.15 The Council has reviewed its Infrastructure Delivery Plan, as set out in policies CS04 and CS15 of adopted Core Strategy. An Infrastructure Study is currently being prepared, with project and funding updates obtained from infrastructure providers. An initial assessment, for the purposes of preparing the PDCCS, indicates that the cost of the required or proposed infrastructure amounts to £21.98 million to £25.70 million, exceeding the known available funds and that other sources of finance may need to be identified.
- 2.16 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. The Council has adopted a variable approach to affordable housing, as follows:
- Developments of between 5 and 14 units to provide 20% affordable until the end of 2014 and 35% from 2015 onwards;
  - Developments of 15 or more units to provide 35% affordable housing;
  - Developments of 5 units or more within the Lake Lothing Area Action Plan area to provide 20% affordable housing up to the end of 2014 and 35% thereafter.
- 2.17 The Council operates the policy flexibly and its requirements can be reduced *"where it can be demonstrated that lower percentages of affordable housing are required to ensure the site remains financially viable when taking into account other development costs and where grant funding is not available"*.

### Development context

- 2.18 Developments in the District are diverse, reflecting its part urban, part suburban and part rural characteristics. Sites in the District range from major regeneration sites in Lowestoft town centres; small in-fill sites in residential areas; and commercial and residential development on greenfield sites. Demand for some types of commercial floorspace and high street retail in some areas is relatively weak. There are significant variations in residential sales values between different parts of the District, with Southwold and Reydon attracting the highest values, and Inner Lowestoft the lowest values.

<sup>2</sup> Savills Research: Residential Property Focus, November 2011

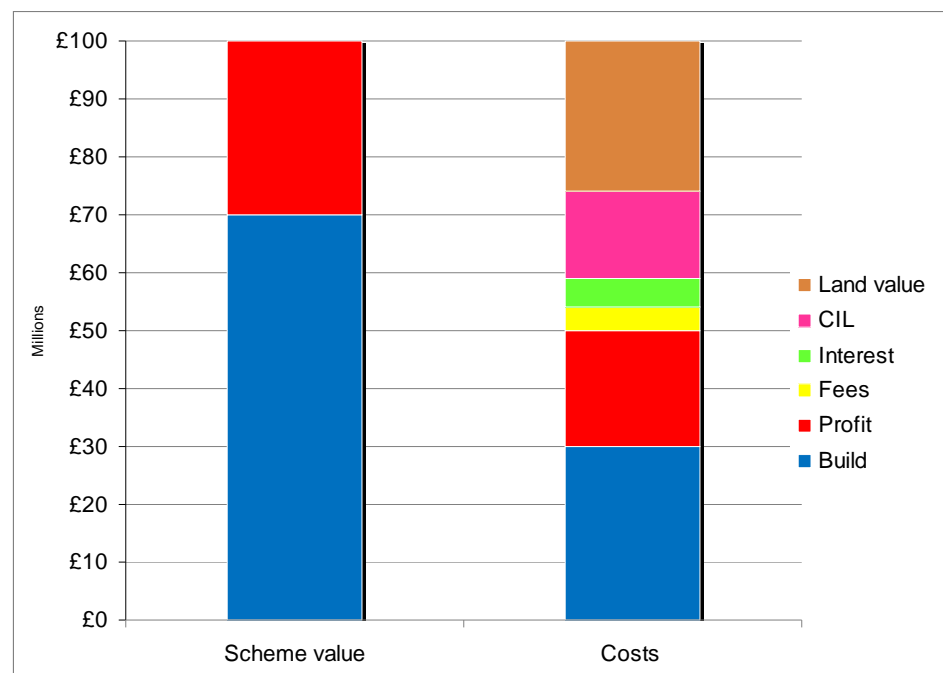


### 3 Methodology

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Waveney District and reflects the policy requirements set out in the adopted Core Strategy; the Development Management Policies (January 2011); and the Lake Lothing and Outer Harbour Area Action Plan (January 2012).

#### 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 and the payment from a Registered Social Landlord ('RSL') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) 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.



- 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), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 When running a development appraisal, it is necessary to identify the key variables – sales values, costs etc – with some degree of accuracy in advance of implementation of a scheme. Even on the basis of the standard convention that current values and costs are adopted (not values and costs on completion), this can be very difficult. Problems with key appraisal variables can be summarised as follows:
- development costs are nationally and locally monitored and can be

reasonably accurately assessed in 'normal' circumstances. In districts like Waveney, some sites will be previously developed and can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and any residual Section 106 obligations. In addition, on major projects, assumptions about development phasing; and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less 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. While profit levels were typically up to around 15% of private housing value at the peak of the market in 2007, banks now require schemes to show a higher profit to reflect the current risk (around 20% of development costs). We do not know when and if profit levels may begin to fall back, although this is unlikely to happen during the life of the Council's Charging Schedule, which will probably be 3 years.
- 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' or another appropriate benchmark to make development worthwhile. The margin above EUV 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 Developers will seek to mitigate the impact of 'unknown' development issues through the following strategies:
- When negotiating with the landowner, the developer will either attempt to reflect planning requirements in the offer for the land, or seek to negotiate an option, or complete a deal 'subject to planning' which will enable any additional unknown costs to be passed on to the landowner. It should be noted that such arrangements are not always possible. Ultimately, the landowner meets the cost through reduced land value, providing the basic condition for Residual Land Value to exceed existing use value (plus landowners' margin) or other appropriate benchmark is met; and/or,
  - The developer will seek to build in sufficient tolerance into the development appraisal to offset risks including, for example, design development where costs might be incurred to satisfy planning and design requirements etc. It would also be common for a developer to include a contingency allowance which would generally equate to 2% to 5% of build costs.
  - The extent to which developers can successfully mitigate against all risks depends largely on the degree to which they have to compete to purchase sites. In a competitive land market, the developer who is prepared to build in less contingency to mitigate against planning and development risks is likely to offer the winning bid.
- 3.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. CIL will be a cost to the

scheme and will impact on the residual land value. Ultimately, if landowners' 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. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

### Viability benchmark

- 3.8 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.9 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: *"a viable development will support a residual land value at level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner"*.
- 3.10 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

**Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF**

*"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"*

**Bath Road, Bristol: APP/P0119/A/08/2069226**

*"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."*

**Beckenham: APP/G5180/A/08/2084559**

*"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."*

**Oxford Street, Woodstock: APP/D3125/A/09/2104658**

*"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."*

- 3.11 It is clear from the planning appeal decisions above and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in

---

which sites are brought forward.

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve.

## 4 The Appraisal Exercise

### Residential development

- 4.1 We have appraised a series of generic developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the District. This is similar to the approach adopted in the *Waveney Viability Assessment* by Levell which was examined and found sound as part of the Development Management Policies examination during 2010.

### Overview of key residential appraisal variables

- 4.2 The key variables in any residential development appraisal are as follows:
- 4.3 **Sales values:** Sales values will vary between local authority areas (and within local authority areas) and are constantly changing. Developers will try to complete schemes in a rising or stable market, but movements in sales values are a development 'risk'. During times of falling house prices, local authorities may need to apply their policy requirements flexibly, or developers may cease bringing sites forward. As noted previously, Waveney's Core Strategy policy on affordable housing has built in flexibility to address site specific or market related viability issues<sup>3</sup>.
- 4.4 **Density:** Density is an important determinant of development value. Higher density development results in a higher quantum of units than a lower density development on the same site, resulting in an increase in gross development value. However, high density development often results in higher development costs, as a result of the need to develop taller buildings, which are more expensive to build than lower rise buildings and the need to often provide basements for car parking and plant. It should therefore not *automatically* be assumed that a higher density development results in a higher residual land value. Whilst the gross development value of such a scheme may be higher, this can be partially offset by increased build costs.
- 4.5 **Gross to net floor space:** The gross to net ratio measures the ratio of saleable space (ie the area inside residential units) compared to the total area of the building (ie including the communal spaces, such as entrance lobbies and stair and lift cores). The higher the density, the lower the gross to net floor space ratio; in taller flatted schemes, more floor space is taken up by common areas and stair and lift cores, and thus less space is available for renting or sale.
- 4.6 **Base construction costs:** While base construction costs will be affected by density and may be affected by other factors, such as flood risk, ground conditions etc., they are well documented and can be reasonably accurately determined in advance by the developer.
- 4.7 **Exceptional costs:** Exceptional costs can cause viability issues on previously developed land. Exceptional 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, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, as

---

<sup>3</sup> This policy does not allow reductions in affordable housing requirements where a developer has paid too much for the land, except in exceptional circumstances where the early delivery on the site is preferential.

they will differ significantly from site to site. We therefore exclude exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for decontamination, flood risk mitigation and 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.

- 4.8 **Developer's Profit:** Following standard practice, developer profits are based on an assumed percentage of gross development value. While developer profit ranged from 15% to 17% of development costs in 2007 (and 6% on the affordable housing), banks currently require a scheme to show higher profits. Higher profits reflect levels of perceived and actual risk. The higher the potential risk, the higher the profit margin in order to offset those risks. At the current time, development risk is high. This is unlikely to change over the life of the Charging Schedule but should be kept under review thereafter. If conditions improve, it is possible (but by no means guaranteed) that banks may relax their lending criteria and reduce the amount of profit they require schemes to achieve.

### Commercial development

- 4.9 We have appraised a series of generic commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is half the size of the new development, with a lower rent reflecting the secondary nature of the building.

### Benchmark land values

- 4.10 Benchmark land values, based on the current use value or alternative use value of sites are key considerations 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 current use value. Current 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. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.11 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.12 In considering the value of sites in existing commercial use, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type which is rented, including both commercial and residential uses. Yields are used to

calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).

- 4.13 Over the past four years, yields for commercial property have 'moved out' (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in increased capital values. Consequently, current use values might increase, increasing the base value of sites that might come forward, which may have implications for landowners' decisions on releasing sites for alternative uses.
- 4.14 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.15 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development.
- 4.16 We have included a risk-adjusted Valuation Office Agency ('VOA') 'residential land value' for Norwich as one of our benchmarks. (The VOA does not produce any data specific to Waveney and the Norwich land values are the closest data available to Waveney). This data reflects *the value of land with planning consent for residential use with appropriate servicing* and thus a very generous benchmark against which to test developments which do not have planning. Valuers would typically deduct an allowance for risk from the value of sites without consent. We have therefore adjusted the Norwich residential land value of £1.6 million per hectare to £1.28 million per hectare to account for planning risk. Recognising that the VOA undertook its most recent study when Social Housing Grant was available for most sites, we have adjusted the land value to account for the reduction in grant availability resulting from the October 2010 *Comprehensive Spending Review*<sup>4</sup>. This results in a further reduction of £0.48 million per hectare, with a net land value benchmark of **£800,000 per hectare**.
- 4.17 There is very little recent transactional data available, but we would caution against reliance on deals, in light of the comments on this data in Examiner's

---

<sup>4</sup> It should also be noted that the Homes and Communities Agency's *Affordable Homes Programme 2011-2015 – Framework* document also explicitly states that affordable housing delivered through Section 106 obligations will not receive grant.



report on the Mayor of London's CIL<sup>5</sup>. However, as an illustration, there is a 0.42 hectare site currently on the market at St Margaret's Road<sup>6</sup>, Lowestoft. This site has full planning permission for 15 houses and 6 flats (a density of 50 units per hectare). The asking price is £0.45 million, or £1.07 million per hectare. To provide a comparable land value to sites without consent, we would discount the land value by 20% to £0.86 million per hectare, which we would expect to be negotiated downwards.

- 4.18 The second benchmark land value takes the adjusted VOA figure above and makes a further adjustment to provide an indicative residential land value benchmark for lower value areas. This benchmark equates to **£679,250 per hectare** and is intended to illustrate the inevitable variation in land values across the District. The Council's discussions with developers indicates that sites will trade at lower levels than those indicated here. In light of this advice, the Council may wish to place a reduced weight on the results using these benchmarks.
- 4.19 The third and fourth benchmark land values are based on low value uses – industrial land at **£350,000 per hectare** (as evidenced by current transactions and marketing activities of local agents) and **£200,000 per hectare** for other uses, including vacant land within settlements and greenfield sites.

### Specific Modelling Variables

- 4.20 This section summarises the individual assumptions used in the appraisals and the rationale for the selection of each variable.

#### Residential sales values

- 4.21 Residential values in the District reflect national trends in recent years but do of course vary across the District. We considered both comparable evidence of transacted properties in the District and also canvassed the professional opinion of twelve agents operating in each of the sub-markets. This exercise indicates that developments will attract sales values ranging between £1,600 to £4,660 per square metre.
- 4.22 Sales values vary between different areas across the District, with higher values in Southwold and Reydon; and the lowest values in Inner Lowestoft. The average values we have assumed in our appraisals are shown in Table 4.21.1. These values incorporate the rural areas immediately surrounding these settlements, as shown on the map at Appendix 1.

<sup>5</sup> Para 32: "Finally the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

<sup>6</sup> Developers advise that this site has been on the market and unsold for some time and conclude that it is overpriced.



**Table 4.21.1: Sales values**

Areas	Value per sq m	Value per sq ft
Inner Lowestoft	£1,615	£150
Lowestoft Suburbs (including Carlton Colville, Oulton, Kessingland, Corton and surrounding rural areas)	£1,964	£182
Beccles	£1,916	£178
Bungay	£2,088	£194
Halesworth	£2,325	£216
Southwold	£4,660	£433
Reydon	£3,495	£325

- 4.23 As noted earlier in the report, Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs). We have also modelled a fall in prices of 5%, to provide the Council with an indication of the impact a reverse in values would have on viability.

#### Commercial rents and yields

- 4.24 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.23.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. There does not appear to have been substantial development activity in the office sector over the past decade. While new build office developments are likely to attract a premium rent above second hand rents, we would expect this to be relatively modest.

**Table 4.23.1: Commercial rents and yields**

Commercial use	Rent (£s per sqm)	Rent (£s per sq ft)	Yield
Office	145.31	13.50	6.5%
Light industrial, warehousing and industrial	64.58	6.00	7.5%
Non-food town centre retail <sup>7</sup>	172.22	16.00	7%
Local centre non-food <sup>8</sup>	150.70	14.00	6%
Retail warehouse	172.22	16.00	6.5%
Retail supermarket	172.22	16.00	5%
Car Show Room	91.49	8.50	7.5%

- 4.25 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates the same use class and the development

<sup>7</sup> Floorspace of less than 280 square metres. This reflects the thresholds in the Sunday Trading laws and the Institute of Grocery Distributors retail classifications. The threshold was accepted by the Examiner at Portsmouth's CIL Charging Schedule Examination.

<sup>8</sup> Ditto

involves intensification of that use. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development.

- 4.26 Hotel capital values are assumed to equate to circa £40,000 per room, reflecting rates paid by budget hotel operators and residential care home values are assumed to equate to £3,121 per square metre (£290 per sq ft), reflecting local market values.

#### **Residential development types, density and mix**

- 4.27 We have run appraisals using the range of densities that are typically encountered in the District, based on advice from the Council. Densities are assumed to range from 30 units per hectare to 75 units per hectare on central sites. A consistent unit mix has been adopted for both private and affordable tenures, as shown in Table 4.26.1. The mix varies between density of development. Table 4.26.2 summarises the different development types selected for testing purposes.

**Table 4.26.1: Unit Mix**

Site type	Density (units per ha)	1 Bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
1	30	-	-	-	-	100%	-
2	30	-	-	-	-	-	100%
3	30	-	-	-	62.5%	37.5%	-
4	45	-	-	-	35%	35%	30%
5	75	35%	35%	30%	-	-	-
6	45	-	-	-	75%	25%	-
7	30	-	-	-	75%	25%	-

**Table 4.26.2: Housing Mix**

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	1	House	30	0.03
2	4	Houses	30	0.13
3	8	Houses	30	0.27
4	15	Houses	45	0.33
5	35	Flats	75	0.47
6	40	Houses	45	0.89
7	40	Houses	30	1.33

## Gross to Net Floor space

- 4.28 The higher the density, the greater the loss of net lettable/ saleable space. This is because flatted schemes require common areas and stair cores, whereas houses provide 100% 'saleable space'. In our model, as a greater quantum of flats is incorporated into a hypothetical development, the build costs increase, to reflect the cost of building the communal space in the blocks of flats.
- 4.29 In our model, we have adopted a gross to net ratio for flats of 85%. This reflects a high volume of schemes that BNP Paribas Real Estate has valued or appraised on behalf of developers, banks and local authorities. The gross to net ratio is reflected in the build cost when measured on the total saleable area (i.e. the area that excludes common areas). For example, if a building comprises 10 flats each with a net internal area (i.e. the floorspace inside the flat itself) of 100 square metres, the total net area of the building is 1,000 square metres. However, when the entrance lobbies, corridors and stair cores are taken into account, the total floor area (what is known as the gross internal area) is 1,200 square metres. The net area is 83% of the gross area. If the build cost is £1,500 per gross square metre, this equates to £1,800 per square metre per net square metre. This is an important distinction when considering whether a build cost is reasonable – the unit of measurement (i.e. gross or net) needs to be consistent.

## Base Construction Costs

### Residential build costs

- 4.30 The modelling exercise plots a range of base construction costs reflecting built form, ranging from £915 per gross square metre for houses to £1,300 per square metre (gross) for flats, both inclusive of external works. These costs are drawn from the RICS Building Cost Information Service (BCIS).
- 4.31 The costs could increase further should 'exceptional costs' arise, that is the variety of above average costs which include contamination and remediation. As a result, costs need to be treated with caution and where exceeded, will inevitably affect the capacity of schemes to carry obligations and affordable housing. However, our appraisals include a 5% build cost contingency which would help to mitigate such costs. Furthermore, as set out later in the report, our recommended rates of CIL are set below the maximum viable levels, providing a buffer to address exceptional costs where they arise.
- 4.32 Our base construction costs assume that housing is provided to Code for Sustainable Homes level 3. The Council plans to seek a higher level of CSH (level 4) over the anticipated life of the Charging Schedule, so we have also run our appraisal with a 6% uplift in base costs, which is reflective of the findings of work undertaken by Cyrill Sweett on behalf of CLG. The Council's Lake Lothing and Outer Harbour Area Action Plan also includes a requirement for CSH level 5 on strategic sites where viable. We have not modelled CSH level 5 on strategic sites on the basis that this is unlikely to be viable in the current market.
- 4.33 It is important to note that build costs could increase further should additional 'exceptional costs' arise. As a result, costs need to be treated with caution and where normal levels are exceeded, the capacity of the site concerned to meet the Council's requirements for CIL and affordable housing will be affected. However, with many sites coming forward on previously developed sites, the build costs (which are based on BCIS tender price data) includes an

'average' cost for decontamination and site clearance, with some sites in the sample including such costs.

### **Commercial build costs**

4.34 We have had regard to BCIS data for commercial build costs, which provide a range of costs for different types of development. Our appraisals incorporate the following cost assumptions, which are guided by the BCIS range, and are exclusive of external costs (included elsewhere in the appraisal at 10% of base costs):

- Offices: £969 per sqm;
- Industrial: £496 per sqm;
- Non food town centre retail: £883 per sqm;
- Local centre non-food retail: ££657 per sqm;
- Retail warehouse: £549 per sqm;
- Retail supermarket: £657 per sqm;
- Car Show Room: £549 per sqm;
- Hotel: ££1,292 per sqm;
- Care Home: £1,453 per sqm.

4.35 The Council's Development Management policies require that commercial buildings should meet BREEAM 'very good' standard are incorporated into our appraisals. The costs of moving from 'good' to 'very good' are de minimis and the benefits of cost savings to the occupier are often reflected in slightly higher rents.

### **Professional fees**

4.36 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways and so on. Our appraisals incorporate a 12% allowance for these fees, which is at the higher end of the range for most schemes.

### **Residual Section 106 and S278 costs**

4.37 Our appraisals incorporate an allowance of £1,000 per unit to address any residual Section 106 and Section 278 costs.

### **Development and sales periods**

4.38 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 6 units per month might be achieved. The build and sales periods for each scheme type are summarised in Table 4.38.1 below. We assume that sites will be purchased on a conditional basis, with the acquisition completing after planning permission has been secured. This is reflective of current market practice, with developers seeking to reduce risk by purchasing sites with consent wherever possible. Furthermore, some developers are purchasing land on the basis of a deferred payment, with payment becoming due when some of the units have been built and sold. In these situations, the landowner effectively becomes a joint venture partner, taking a priority return from the scheme, rather than receiving a guaranteed land value. These arrangements improve viability, but we have not included them in our assessment.

**Table 4.38.1: Build and sales periods**

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7
Pre-construction period	1	1	1	1	1	1	1
Construction period	3	4	9	12	24	24	24
Sales start (month no from commencement)	5	4	9	9	20	13	13
Sales End (month no from commencement)	5	6	12	14	31	26	26

### Developer's profit

- 4.39 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. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. 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).
- 4.40 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.41 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level, if at all.
- 4.42 The minimum generally acceptable profit level is currently around 20% of development costs. 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 RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

### Affordable housing tenure and values

- 4.43 The Council's policy position is 90% rent to 10% shared ownership. The Council has advised that RSLs operating locally have already started to plan for Affordable Rent in place of social rented housing. Local RSLs are currently offering £1,100 per square metre for completed units of Affordable Rent. This amount reflects the capital value of the the net rents, having regard to

management and maintenance costs, and financing arrangements of the RSLs.

- 4.44 As shared ownership housing is linked to market values, the values will be determined in part by varying market values. The values adopted for this tenure are based on the assumption that 40% of the equity is sold to the occupier and the RSL charges a rent of 2% on the retained equity.
- 4.45 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule after 2015.

### Phasing of CIL payments

- 4.46 The Council is yet to formulate its instalment policy. For testing purposes, we have assumed that any CIL due will be payable at the following points in the development:
- 33% on commencement;
  - 33% 12 months after commencement; and
  - 34% 18 months after commencement.

### Other Influential Factors

- 4.47 Variability of landowner attitudes: Land markets need time to adapt to changing policy circumstances and landowners may have the choice to hold sites back and hope that policies change. Up until the recent housing market recession, a more common circumstance in areas of sharp price inflation has been fierce competition between developers. This resulted in some developers buying sites without consent on the expectation that rising capital values would offset risk. When the market turns, these developers find that they are unable to implement their schemes and cannot afford their infrastructure and affordable housing obligations.
- 4.48 Site specific circumstances may arise where the authority is obliged to weigh up perhaps conflicting policy requirements. On sites with an extensive requirement for decontamination (ie above average levels), not all the Council's planning requirements may be affordable. For example, an employment protection policy may require commercial space to be provided in a predominantly residential scheme. The commercial space is likely to have a negative or low value, which requires a cross subsidy from the private housing. This is likely to reduce the amount of subsidy available to provide CIL and affordable housing.

### Strategic sites

- 4.49 The Lowestoft Lake Lothing & Outer Harbour Area Action Plan (January 2012) identifies key strategic sites that the Council aims to bring forward with a coordinated and comprehensive approach. We have tested three of the sites identified in the Area Action Plan, as follows:

- 
- SSP2 – Peto Square (a 13,000 – 17,000 square metre retail and leisure scheme);
  - SSP3 – Kirkley Waterfront and Sustainable Urban Neighbourhood (a 1,380 dwelling mixed use development with 12 hectares of employment land); and
  - SSP7 – Oswald's Boatyard (high density development of 50 waterfront apartments).
- 4.50 Our appraisals of these sites reflect the assumptions set out in the preceding sections. Our additional assumptions and the results of our appraisals are provided in Section 7.

## 5 Appraisal outputs

### Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 2. We have modelled seven generic site types, reflecting different densities and types of development, which are tested in each area in the District and against four land value benchmarks. These types are summarised in table 5.1.1 below.

**Table 5.1.1: Development types**

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	1	House	30	0.03
2	4	Houses	30	0.13
3	8	Houses	30	0.27
4	15	Houses	45	0.33
5	35	Flats	75	0.47
6	40	Houses	45	0.89
7	40	Houses	30	1.33

- 5.2 For schemes of between 5 and 14 units, we have tested both 20% and 35% affordable housing, reflecting the differential target up to the end of 2014.
- 5.3 We have tested Code for Sustainable Homes level 3 and 4 on all schemes. Level 4 is reflected through a 6% adjustment to our base build costs.
- 5.4 For all types of site, we have run two sensitivity analyses; firstly, with sales values increasing by 10% and build costs also increasing by 5%; and secondly, with sales values falling by 5%. This is provided for illustrative purposes and may assist the Council in understanding how viability might be affected by movements in sales values over time. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.5 The residual land values from each of the scenarios above in each of the eight housing market areas are then compared to four benchmark land values ('BLVs') based on the assumptions set out in paragraphs 4.15 to 4.18. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation  $RLV - BLV$  results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the  $RLV$  is greater than  $BLV$  and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.



## Commercial appraisals

- 5.6 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model the lower end of the range of rents and capital values to test the impact on viability and the ability of commercial schemes to contribute towards CIL. For each use class tested (B1, B2/B8, retail etc), we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

## Presentation of data

### Residential appraisals results

- 5.7 For development types with no affordable housing (i.e. site types 1 and 2), there are four spreadsheets, as follows:
- Base sales values, CSH level 3;
  - Sales values + 10%, build costs + 5%, CSH level 3;
  - Sales values -5%, CSH level 3; and
  - Base sales values, CSH 4.
- 5.8 For development types which are caught by the differential affordable housing target (site type 3), there is an additional spreadsheet to those shown above, as follows:
- Analyses as per sites type 1 and 2, with 20% affordable housing; and
  - Sales values + 10%, build costs + 5%, CSH level 4 and 35% affordable housing.
- 5.9 On all other types of development, the Council seeks 35% affordable housing. We run all the iterations shown at paragraph 5.7 on these site types.
- 5.10 A sample of the format of the results is provided below. This sample relates to site type 1.

CIL Viability Waveney District

SITE TYPE 1  
1 UNITS  
HOUSE  
30 UPH

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

CSH level:	3
Aff Hsg:	0%

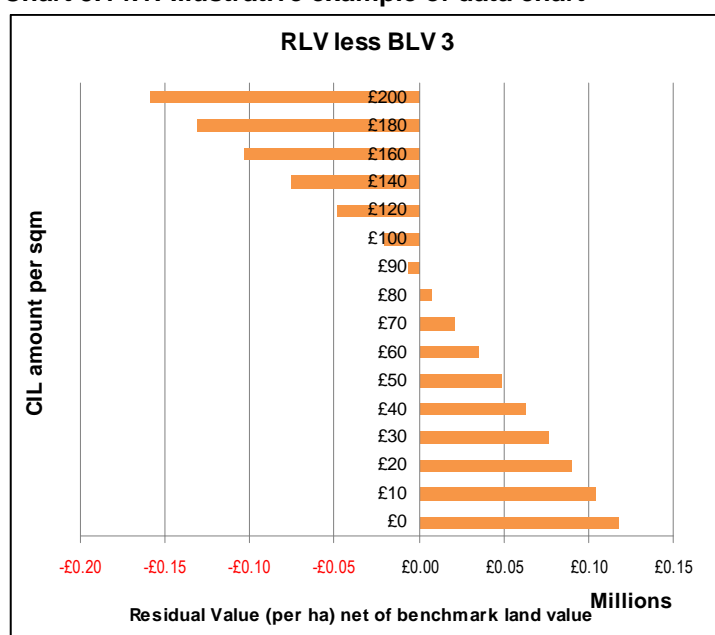
	Sales value inflation
	Build cost inflation
	Profit

Site type 1	Description: Area 1 £1615 psm Inner Lowestoft	Site area: 0.03 ha
-------------	---	--------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,291	518,726	- 281,274	- 160,524	168,726	318,726
10	16,408	492,246	- 307,754	- 187,004	142,246	292,246
20	15,526	465,767	- 334,233	- 213,483	115,767	265,767
30	14,643	439,287	- 360,713	- 239,963	89,287	239,287
40	13,760	412,808	- 387,192	- 266,442	62,808	212,808
50	12,878	386,329	- 413,671	- 292,921	36,329	186,329

- 5.11 Each spreadsheet provides residual values at varying amounts of CIL, starting at £0 and increasing to £200 per square metre. CIL is applied to an assumed net additional floor area, discounting for existing space of circa 30%. On site type 6, a higher percentage of existing floorspace is assumed, with a discount of 40%. Site type 7 is assumed to be a greenfield site, so there is no deduction for existing space.
- 5.12 Separate data tables are provided in each spreadsheet for each of the housing market areas:
- Area 1: Inner Lowestoft;
  - Area 2: Suburban Lowestoft (including Carlton Colville, Oulton, Kessingland, Corton and surrounding rural areas);
  - Area 3: Beccles;
  - Area 4: Bungay;
  - Area 5: Halesworth;
  - Area 6: Southwold; and
  - Area 7: Reydon
- 5.13 The RLV is converted to a per hectare rate and compared to the four benchmark land values (adjusted VOA residential land, adjusted VOA residential land with reduction; former industrial; and other low value sites. This is shown in the columns headed 'RLV less BLV1, BLV2' etc. A positive number indicates that the development is viable, as the developer will receive a normal level of development profit and the land value will be sufficient for the site to come forward.
- 5.14 The numerical data is then displayed in four graphs, one for each threshold land value. The graphs show the amount by which the RLV exceeds BLV (or is less than BLV) for each level of CIL. In the illustrative example below (Chart 5.14.1), the graph shows that the maximum viable level of CIL would be £120 per square metre, but that above this level, higher levels of CIL would render the scheme unviable. It is important to note that the charts do not have the same scale and the reader needs to bear this in mind if comparing one chart to another.

**Chart 5.14.1: Illustrative example of data chart**



---

### **Commercial appraisal results**

- 5.15 The commercial appraisal results are more straightforward, due to the narrower range of variables that need to be considered in comparison to residential development. The appraisal results are presented in a similar way to the residential results, using the same charts to show the 'surplus' or negative scheme value after CIL is deducted.

## 6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 2 (residential appraisal results), Appendix 3 (filtered residential appraisal results), Appendix 4 (commercial appraisal results) and Appendix 5 (strategic site results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to benchmark land values. The graphs in the sections below show the outputs of our appraisals using the variables set out in Section 4.
- 6.2 Charging authorities are required to strike “*an appropriate balance*” between the need to raise funding to provide infrastructure to ensure development is sustainable and the potential impact of CIL on the economic viability of development. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
  - Secondly, they should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
  - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
  - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
  - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.

### Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to minimise the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated

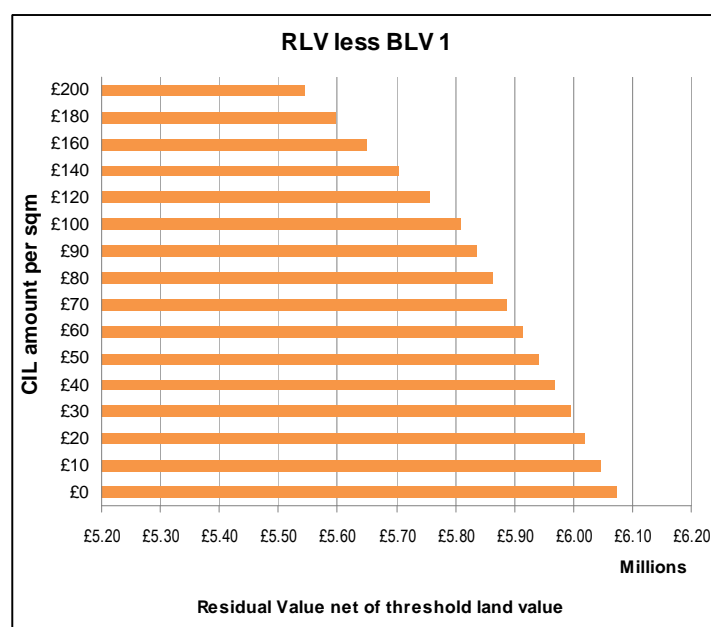
financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.

- 6.5 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. Appendix 3 provides a 'filtered' set of results, removing the unviable development scenarios to provide a clearer picture of the impact of CIL on developments that could proceed in current market conditions. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing in the short term. The impact of a reduction in affordable housing is considered later in relation to the strategic sites.

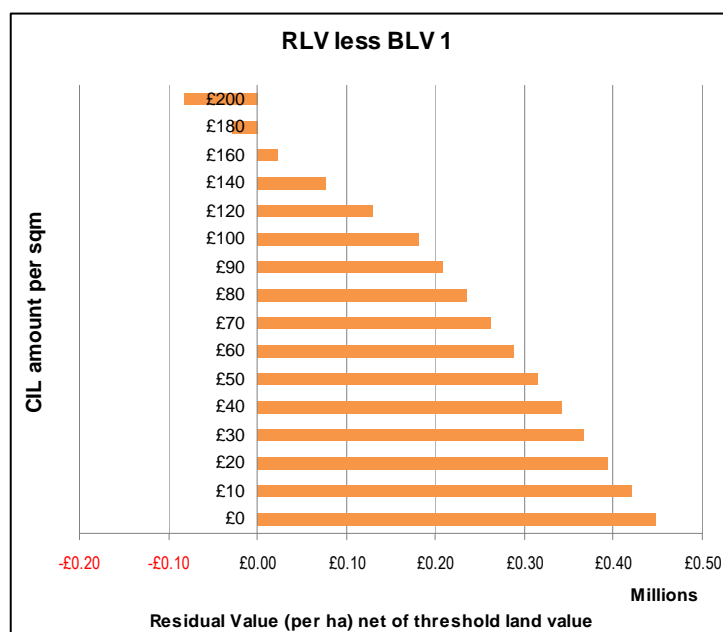
#### **Small sites below the 5 unit affordable housing threshold**

- 6.6 Site type 1 provides 1 unit at an assumed density of 30 units per developable hectare and site type 2 provides 4 units, again at a density of 30 units per developable hectare. The charts at Appendix 2 show the residual values generated by each site in each of the housing market areas. Examples from the appendix are provided below at Chart 6.6.1 - showing the results for Southwold (the highest value area); Chart 6.6.2 - showing the results for Suburban Lowestoft; and Chart 6.6.3 showing the results for Inner Lowestoft (the lowest value area).

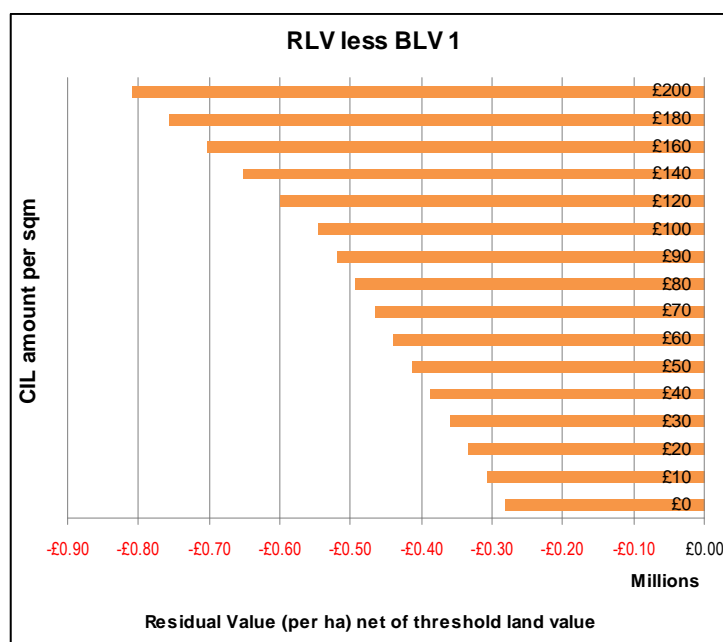
**Chart 6.6.1: Site type 1 (1 unit) compared to 'residential land' BLV – Southwold**



**Chart 6.6.2: Site type 1 (1 unit) compared to higher 'residential land' BLV – Suburban Lowestoft**



**Chart 6.6.3: Site type 1 (1 unit) compared to 'residential land' BLV – Inner Lowestoft**

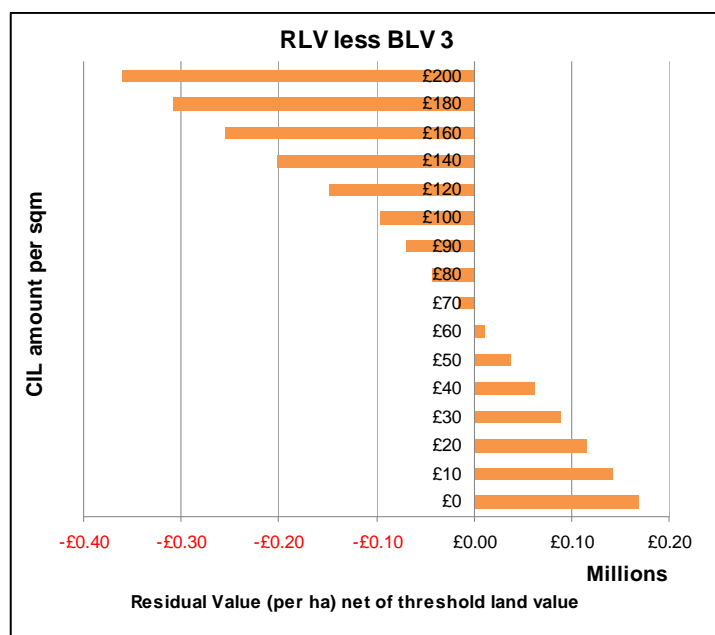


6.7 These charts show that residential schemes of this type could viably yield CIL contributions of up to £200 per square metre in Bungay, Halesworth, Southwold and Reydon, leaving a viability 'buffer'. However, developments of this type would not come forward in Inner Lowestoft on the basis of the higher 'residential land' benchmark land value. Developments in Suburban Lowestoft could viably support a CIL of up to £160 per square metre and developments

in Beccles could support a CIL of up to £120 per square metre.

- 6.8 Viability of developments in the three lower value areas (Inner Lowestoft, Suburban Lowestoft and Beccles) improves when the residual values are compared to the other three benchmark land values. For example, in Inner Lowestoft, a CIL of £60 per square metre would be viable on sites in former industrial use (see Chart 6.8.1). In Suburban Lowestoft and Beccles, a CIL of £200 per square metre would be viable on former industrial sites.

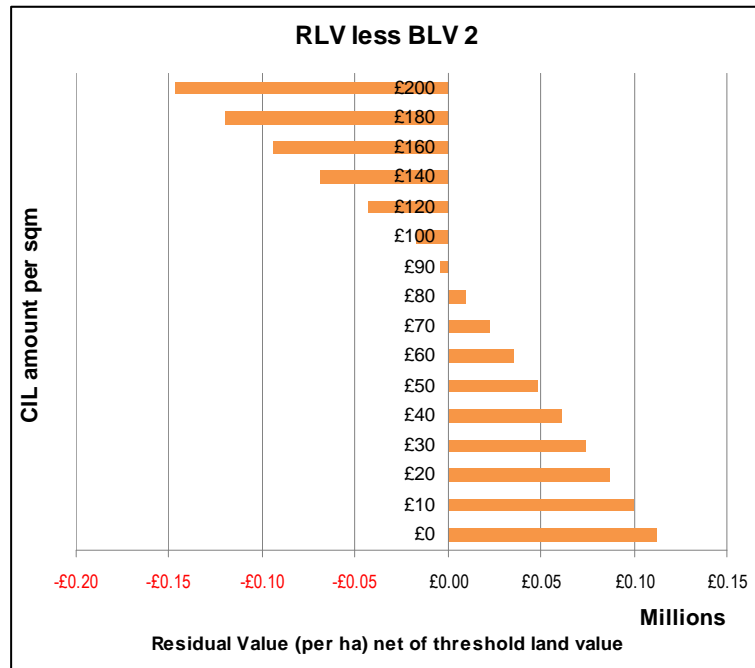
**Chart 6.8.1: Site type 1 (1 unit) compared to 'former industrial land' BLV – Inner Lowestoft**



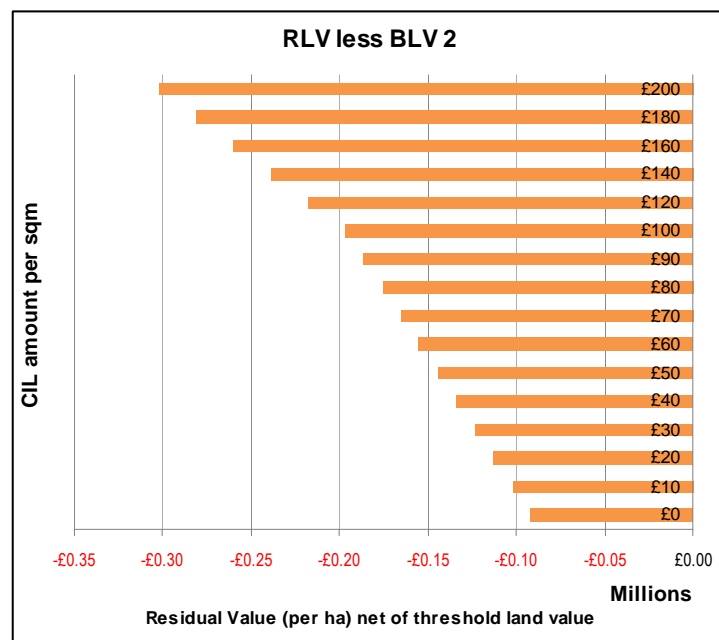
**Sites above the 5 unit threshold qualifying for the Council's affordable housing requirements (20% up to end of 2014; 35% thereafter)**

- 6.9 Site types 3 to 7 provide between 8 and 40 units at an assumed density of between 30 to 75 units per developable hectare. All the charts assume that the developments are constructed to meet Code for Sustainable Homes level 3. Chart 6.9.1 shows the results for site type 3 in Suburban Lowestoft, with lower 'residential land' benchmark, where a CIL of £80 per square metre would be viable.
- 6.10 As noted earlier in the report, the Council sets a policy for affordable housing that requires 20% affordable housing on sites of less than 15 units up to the end of 2014 and 35% thereafter. We have therefore run an additional appraisal of the same site with 35% affordable housing, CSH level 4 and a 10% increase in sales values. Chart 6.10.1 shows the results for Suburban Lowestoft.

**Chart 6.9.1 Site type 3 (8 units at 30 units per hectare, houses) compared to lower 'residential land' BLV, Suburban Lowestoft, 20% affordable housing and CSH level 3**



**Chart 6.10.1 Site type 3 (8 units at 30 units per hectare, houses) compared to lower 'residential land' BLV, Suburban Lowestoft, 35% affordable housing and CSH level 4**



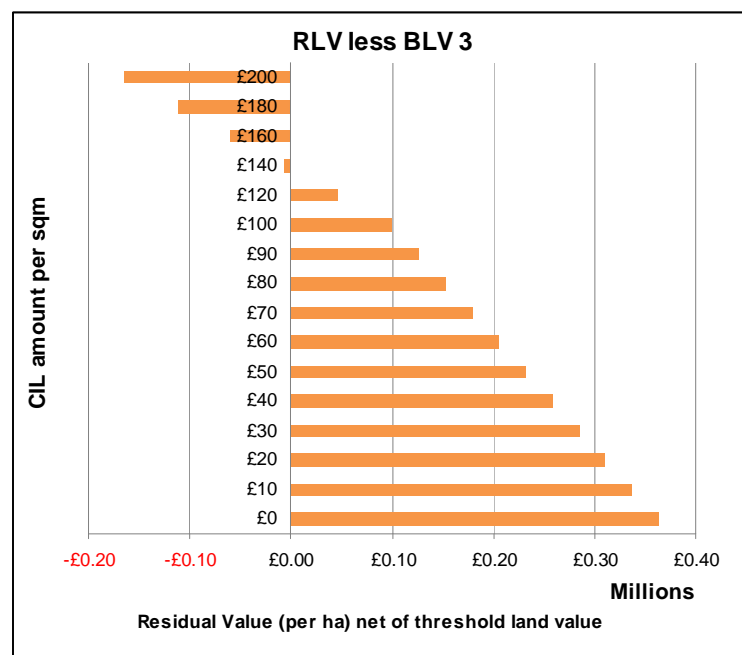


- 6.11 These charts indicate that the increase in affordable housing, in combination with the increase in CSH level from 3 to 4 could only be accommodated if sales values grow faster than the 10% built into the appraisal. However, 35% affordable and CSH level 4 (in combination with CIL at £200 per square metre) would be viable when compared to the former industrial land benchmark.
- 6.12 Similar patterns emerge on the other site types, with Bungay, Halesworth, Southwold and Reydon able to absorb CIL of between £100 to £200 per square metre. However, the viability of site type 5 (a flatted scheme of 35 units at a density of 75 units per developable hectare) is more challenging. This is due to the higher build costs associated with developing flats in comparison to houses. At this density, our appraisals indicate that a CIL could only be levied for this type of development in Southwold and Reydon, where a rate of up to £200 per square metre would be viable.

### Impact of real house price growth

- 6.13 Our appraisals include a sensitivity analysis which considers the impact upon viability of a real terms increase in sales values, resulting from a 10% nominal increase in sales values and a 5% increase in build costs. Increasing real house prices will improve the viability of schemes, enabling them to come forward and improving their ability to make CIL contributions.
- 6.14 Chart 6.14.1 illustrates the impact of the 10% increase in sales values and 5% increase in build costs. This is the same development type and area as Chart 6.81, showing an improvement in the maximum viable level of CIL from £60 per square metre at current values to £120 per square metre following an increase in sales values. (This assumes all other variables remain unchanged).

**Chart 6.14.1: Site type 1 (1 unit) compared to 'former industrial land' BLV – Inner Lowestoft – with increased sales values increased by 10% and build costs increased by 5%**



### Determining a maximum viable rate of CIL for residential development

- 6.15 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at any level (including zero) will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. These scenarios are shown in the filtered results at Appendix 3. All the results assume that current affordable housing requirements are met in accordance with Development Management Document policy DM18.
- 6.16 In the main, Site type 1 generates residual values that are higher than the benchmark land values, even at the highest level of CIL in the testing range of up to £200 per square metre. There are a few exceptions to this; in Inner Lowestoft, the maximum rate of CIL would be £60 per square metre on sites in former industrial use. In suburban Lowestoft, CIL would be limited to £160 per square metre (see Table 6.16.1).

**Table 6.16.1: Site type 1 - maximum viable rates of CIL (£s per square metre)**

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A	N/A	£60	£120
Suburban Lowestoft	£160	£200	£200	£200
Beccles	£120	£160	£200	£200
Bungay	£200	£200	£200	£200
Halesworth	£200	£200	£200	£200
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

- 6.17 In all areas except for Inner Lowestoft, the viable scenarios for Site type 2 indicate that the viable level of CIL is greater than the range of £0 to £200 per square metre that we tested. In Inner Lowestoft, a CIL of up to £10 per square metre could be levied (see Table 6.17.1).

**Table 6.17.1: Site type 2 - maximum viable rates of CIL (£s per square metre)**

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A	£10	£120	£180
Suburban Lowestoft	£200	£200	£200	£200
Beccles	£200	£200	£200	£200
Bungay	£200	£200	£200	£200
Halesworth	£200	£200	£200	£200
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

- 6.18 Site type 3 falls above the affordable housing threshold, with a requirement for 20% up to the end of 2014. Due to this competing call on scheme value, the maximum levels of CIL fall in the lower value areas when the schemes are compared to the two residential land benchmark land values (see Table 6.18.1). A similar pattern of results emerges for Site type 4 (see Table 6.18.2).

**Table 6.18.1: Site type 3 - maximum viable rates of CIL (£s per square metre)**

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A <sup>9</sup>	N/A	N/A	£70
Suburban Lowestoft	N/A	£80	£200	£200
Beccles	N/A	£30	£200	£200
Bungay	£120	£200	£200	£200
Halesworth	£200	£200	£200	£200
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

**Table 6.18.2: Site type 4: Maximum viable rates of CIL (£s per square metre)**

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A	N/A	N/A	£60
Suburban Lowestoft	£120	£200	£200	£200
Beccles	£80	£140	£200	£200
Bungay	£120	£200	£200	£200
Halesworth	£200	£200	£200	£200
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

- 6.19 Site type 5 is a flatted scheme, which attracts higher build costs and has a less attractive cashflow profile in comparison to schemes of houses (this is because sales cannot be completed until the entire block has been completed, whereas a house in a development can be sold as soon as it is constructed). With the exception of Southwold and Reydon, our appraisals indicate that the viability of flatted developments is difficult in current market conditions. Real increases in value will be required to make these schemes viable. This finding reflects a shift by developers away from flats towards houses.

<sup>9</sup> N/A = scheme is not viable, regardless of level of CIL (including zero). These schemes will only become viable if there is a change in one of the major scheme factors, e.g. real sales value inflation or a reduction in finance costs, profit etc.

### Site type 5: Maximum viable rates of CIL (£s per square metre)

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A	N/A	N/A	N/A
Suburban Lowestoft	N/A	N/A	N/A	N/A
Beccles	N/A	N/A	N/A	N/A
Bungay	N/A	N/A	N/A	N/A
Halesworth	N/A	N/A	N/A	N/A
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

- 6.20 Site types 6 and 7 are both 40 unit schemes of houses, although developed at different densities. Table 6.20.1 shows the maximum viable levels of CIL if the scheme is developed at a density of 45 units per developable hectare, with higher levels of CIL in comparison to a scheme developed at 30 units per hectare (Table 6.20.2). This finding suggests that the Council might be able to achieve higher levels of CIL income if it promotes higher density development, subject to the range in the Development Management policies and Area Action Plan.

**Table 6.20.1: Site type 6 - Maximum viable rates of CIL (£s per square metre)**

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A	N/A	N/A	£70
Suburban Lowestoft	£50	£140	£200	£200
Beccles	NA	£80	£200	£200
Bungay	£200	£200	£200	£200
Halesworth	£200	£200	£200	£200
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

**Table 6.20.2: Site type 7 - Maximum viable rates of CIL (£s per square metre)**

Area	Resi land value (higher)	Resi land value (lower)	Former Industrial land	Other low value land
Inner Lowestoft	N/A	N/A	N/A	N/A
Suburban Lowestoft	N/A	N/A	£160	£200
Beccles	N/A	N/A	£120	£200
Bungay	N/A	£20	£200	£200
Halesworth	£120	£200	£200	£200
Southwold	£200	£200	£200	£200
Reydon	£200	£200	£200	£200

- 6.21 These viable scenarios and maximum levels of CIL are summarised in Table 6.21.1. This table includes the lowest viable rates of CIL across all benchmarks and specifically excludes non-viable scenarios, as these schemes would not come forward regardless of the level of CIL (including zero).

**Table 6.21.1: Maximum levels of CIL in viable development scenarios (£s per square metre)**

Site type	Inner Lowestoft	Suburban Lowestoft	Beccles	Bungay	Halesworth	Southwold	Reydon
1	£60	£160	£120	£200	£200	£200	£200
2	£10	£200	£200	£200	£200	£200	£200
3	£70	£80	£30	£120	£200	£200	£200
4	£60	£120	£80	£200	£200	£200	£200
5	N/A	N/A	N/A	N/A	N/A	£200	£200
6	£70	£50	£80	£200	£200	£200	£200
7	NA	£160	£120	£20	£120	£200	£200

- 6.22 Given the range of maximum rates in the table above, it is unlikely that the Council could maximise CIL income by adopting a single rate for all residential development. In **Halesworth, Southwold and Reydon**, the maximum viable level of CIL is at the top of the testing range (i.e. **£200 per square metre**), whereas lower rates might be required in the Lowestoft, Beccles and Bungay areas to avoid impacting on development in those areas. We consider these areas separately in the following paragraphs.
- 6.23 **Inner Lowestoft** – although the maximum rate indicated in the table above is £10 per square metre for site type 2, we would apply a low weight to this finding, as it assumes developments need to exceed a residential land benchmark value. With the bulk of development in this area likely to come forward on former industrial land, less weight could be given to this result. However, the next best result is a **maximum rate of CIL of £60 per square metre**, which appears in two site types.
- 6.24 **Suburban Lowestoft** – in general terms, the maximum CIL rates in Suburban Lowestoft are higher than in Inner Lowestoft. However, Site type 6 shows a maximum CIL of £50 per square metre when the scheme is compared to the ‘higher residential land’ benchmark. As this benchmark is not likely to exist on the ground in Lowestoft, limited weight should be accorded to this result (the maximum CIL rate increases to £140 per sqm when the scheme value is compared to the ‘lower residential land’ benchmark). However, Site type 3 also generates another relatively low level of CIL at £80 per square metre. We therefore suggest that **£80 per square metre is considered the maximum viable level** in this area.
- 6.25 **Beccles** – although the appraisals for Beccles indicate that a maximum rate of £30 per square metre should be set, the Council may wish to consider the variance in maximum potential levels. The £30 per square metre rate relates to appraisals compared to the ‘residential land’ benchmark, whereas much higher rates of £200 per square metre are shown to be viable when comparing to other benchmarks. Two other site types show maximum rates of **£80 per square metre**, which we suggest would be an appropriate maximum level

having regard to the impact of development as a whole in this area.

- 6.26 **Bungay** – In general terms, developments in Bungay are more viable than in Beccles and developments could absorb higher levels of CIL. There is something of an anomaly in Site type 7, which shows a maximum viable rate of £20 per square metre, while other sites indicate that higher levels should be viable. This anomaly could be addressed by a modest increase in density (referring again to paragraph 6.20). We would therefore suggest that the maximum viable rate in this area would be **£120 per square metre**, as indicated by the maximum rate of Site type 3.
- 6.27 Having established a set of recommended maximum rates, the Council will need to formulate a view on an appropriate 'buffer' or contingency allowance below the maximum rates. We would recommend a buffer of between 20% to 30%, which would suggest CIL rates as follows:
- Inner Lowestoft: £42 - £48 per square metre;
  - Suburban Lowestoft: £56 – £64 per square metre;
  - Beccles: £56 - £64 per square metre;
  - Bungay: £84 - £96 per square metre; and
  - Halesworth, Southwold and Reydon: £140 - £160 per square metre.
- 6.28 In determining the maximum levels of CIL and the recommended rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs. These appraisals indicate a significant improvement in viability that would assist in enhancing the existing viability 'buffer' between CIL rates and the maximums identified above. However, given that the future trajectory of the housing market is uncertain, the Council should use these predictions with caution when setting its CIL rates.

### **Residential care homes**

- 6.29 The viability of residential care homes is largely similar to that of general residential as sales values reflect local market levels. However, residential care schemes include a significantly higher level of communal space to accommodate social areas and other facilities. This has an adverse impact on viability. Our appraisal assumes a gross to net ratio of 70%, compared to 85% for a standard residential scheme. BCIS indicates that build costs for these facilities will average £1,290 per square metre, which we have reflected in our appraisals, together with an additional allowance for external works of 10%.
- 6.30 Our appraisal (attached at Appendix 4) assumes a capital value of £3907 per square metre of completed development. This reflects the higher value areas within the District, adjacent to the coast around Southwold and Reydon. This is likely to be the prime area for developments of this type.
- 6.31 Our appraisal indicates that residential care homes are likely to be able to absorb CIL of up to £100 per square metre. We would recommend that the Council allows a significant buffer below the maximum rate, to allow for variations between different developments. A 35% buffer should be adequate in a majority of circumstances.

### **Hotel development**

- 6.32 We have separately assessed the ability of hotel developments to make contributions through CIL (appraisal results attached at Appendix 4).

Assuming a capital value of £40,000 per room (based on the typical rate paid by budget hotel operators outside main urban areas), our appraisals indicate that hotel development is unlikely to be viable at the current time. Considerable increases in capital values or a fall in build costs below average BCIS levels for hotels would be required to make hotel schemes viable. We therefore recommend a zero CIL at the current time.

We note that there is a Hotel extension to the Foxborough Hotel currently on-site and that there has been a budget hotel developed in the District in the past five years. It is likely that the more recent development is viable due to its ability to benefit from the existing hotel operation, with very limited marginal costs. It is likely that this extension will have absorbed slack in the market.

### **Holiday lets**

- 6.33 We understand that the Council receives applications for holiday lets, which are rented out rather than used as second homes for sole occupation. Holiday lets will typically be restricted to prevent long-term holidaymakers, with occupancy of no more than 28 consecutive days or no more than 6 months in any 12 month period. The consequences of this restriction are that, firstly, owners cannot live permanently in the property; and secondly, the availability of mortgages may be more restricted than would be the case for a residential unit.
- 6.34 Beyond the issues identified above, the viability of holiday lets will be similar to residential units designed for owner occupation. The build costs will be similar, although the value of the unit will depend upon the level of occupancy that can be achieved. To an extent, the level of charges to guests would be higher than the rent for a permanent residential unit, which compensates for void periods.
- 6.35 We would suggest that the Council has regard to the maximum rates set out for residential development in paragraph 6.27, but apply a buffer at the 30% end of the range to allow for the specific factors outlined in paragraph 6.34.

### **Assessment – commercial development**

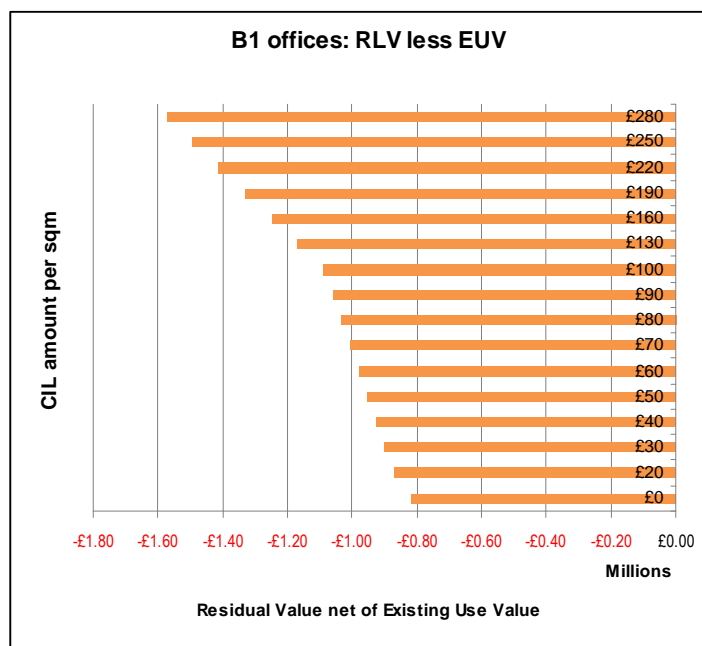
- 6.36 Our appraisals indicate that the ability of commercial schemes to viably make contributions through CIL will vary according to use class. Retail warehousing and supermarket developments generate positive RLVs in excess of existing use value benchmarks, resulting in a surplus that could be used to make CIL contributions. However, town centre retailing, local centre retailing, office developments, industrial developments and car show rooms are only marginally viable or unviable in the current market.
- 6.37 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals reflect this range to show the likely contributions that can be secured in the 'least viable' scenario where rents are lowest. For uses where even the higher levels of rent result in unviable development scenarios, we have not tested with the lower rent levels.

### **Office development**

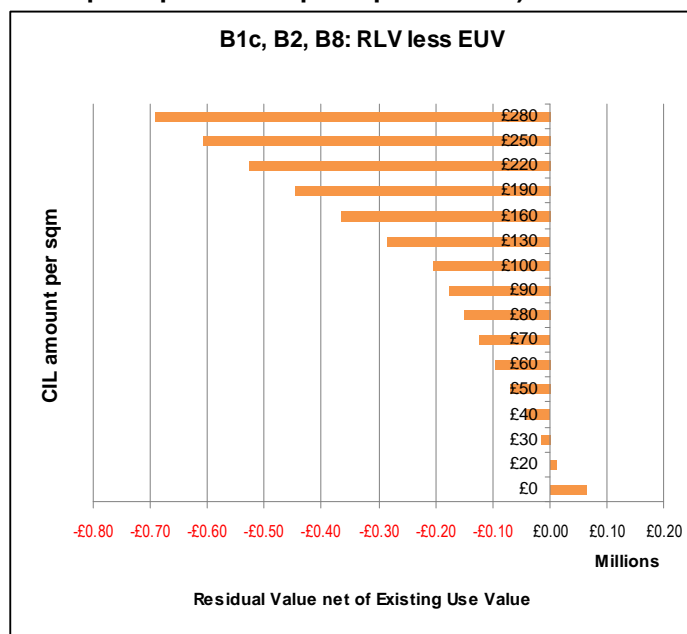
- 6.38 The results of our office appraisals indicate that the rent levels that could be secured on new developments in the District are unlikely to be sufficiently high to generate positive residual land values. Comparable evidence and recent

marketing activity indicates that new build office rents are not likely to exceed £13.50 at the current time. It is therefore very unlikely that office development will come forward in the short term. The results of our appraisal, with varying rates of CIL, are shown in Chart 6.38.1 below). Chart 6.38.2 shows the results of the appraisal with rents adjusted upwards to £17 per sq ft. This appraisal indicates that office developments are likely to generate positive residual land values at this level of rent, but are still unlikely to be able to yield CIL contributions until rents increase further in real terms.

**Chart 6.38.1: Residual land values generated by office developments (rent of £13.50 per square ft or £145 per square metre)**



**Chart 6.38.2: residual land values generated by office developments (rent of £17 per sq ft or £183 per square metre)**

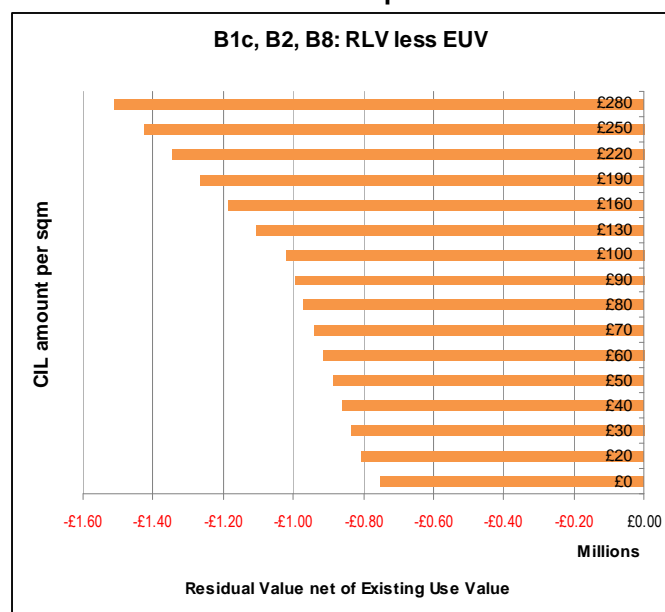




### Industrial/warehouse development

- 6.39 Industrial and warehousing uses in Waveney attract rents averaging £65 per square metre (£6 per sq ft). Industrial yields are currently around 7.5%. As a result of relatively low rents, industrial floorspace does not currently generate positive residual land values, as shown in Chart 6.39.1. As a consequence, it is unlikely that a significant quantum of industrial development will come forward in the short term.
- 6.40 As a sensitivity analysis, we have considered the levels of rents that would be required to achieve a positive residual land value from industrial development. Our analysis indicates that rents would need to increase to £109 per square metre.

**Chart 6.39.1: Industrial development**

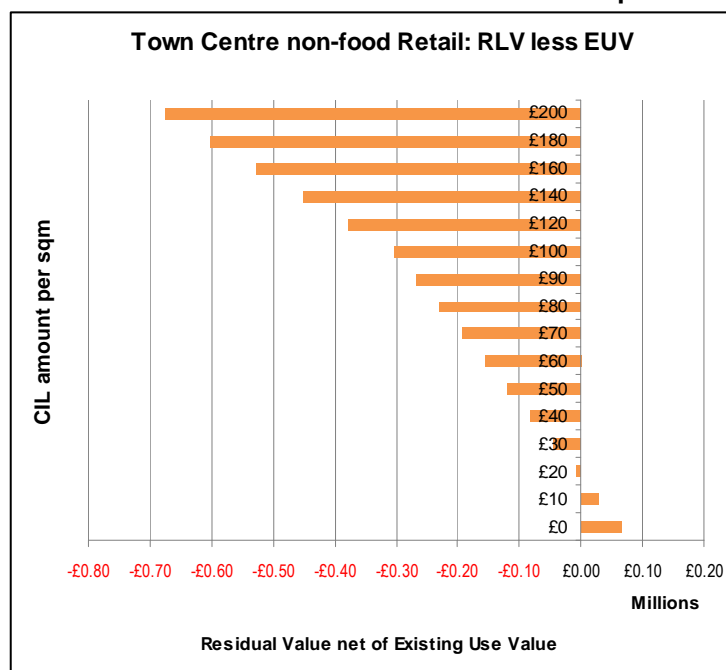


### Retail development

- 6.41 The retail markets in the District are healthier than other commercial markets, although there are differences in viability between high street retail, retail warehousing/other forms of out of town retailing; and supermarkets.
- 6.42 We have appraised four types of retail, as follows:
- Non-food town centre retail falling below 280 square metres;
  - Local centre retail falling below 280 square metres;
  - Retail warehouse; and
  - Retail supermarket.
- 6.43 While rent levels do not vary hugely between the different types of retail, there are variations in yield, reflecting the relative strength of covenant offered by each type of occupier. Yields for supermarket operators are typically much lower than for independent retailers, resulting in higher capital values for supermarkets. We also assume higher build costs for town centre retailing, reflecting the additional design and quality requirements in comparison to retail warehouses and supermarkets that are designed in a more functional manner.
- 6.44 Our appraisals indicate that retail warehouses and retail supermarkets with gross areas of 280 square metres or more generate high capital values and would be able to absorb a CIL of up to £200 per square metre. Non-food town

centre retail is marginally viable in most circumstances, before a requirement for CIL, as shown in Chart 6.44.1 (the charts for other retail uses can be found at Appendix 4). Given the need for a buffer for individual site differences, it is unlikely that any level of CIL could be raised on this type of retail. Finally, local centre retailing is unlikely to be viable unless rent levels improve.

**Chart 6.44.1: Town Centre non-food retail development**



### D1 and D2 floorspace development

- 6.45 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL.

### Sui Generis (car showrooms)

- 6.46 The Council has requested that we test the viability of car show rooms, although there appears to be a high level of vacancy for this type of use and low rentals. Our appraisals (attached as Appendix 4) indicate that the rent levels likely to be achieved on a car show room development are unlikely to sufficiently exceed scheme costs to come forward in the short term.
- 6.47 In light of these results, Ssection 8 of this report sets out our recommendations to the Council on how it might approach setting appropriate levels of CIL to strike an appropriate balance between revenue maximisation and viability.

## 7 Strategic sites results

- 7.1 This section sets out the results of our appraisals of three of the Council's strategic sites (Peto Square; Kirkley Waterfront and Sustainable Urban Neighbourhood; and Oswald's Boatyard). This section sets out the assumed content of each scheme; specific assumptions for the appraisals (where these are different from those in Section 4); and the appraisal results with a range of affordable housing levels and CIL rates.

### **Peto Square (SSP2)**

- 7.2 In 2010, the Council commissioned AECOM and DTZ to test options for this strategic site. DTZ appraised option 3 and our appraisals mirror this appraisal, making adjustments where necessary to update the assumptions. The scheme incorporates a range of commercial uses, summarised as follows:

- Hotel – 3,140 sq m or 33,798 sq ft;
- Retail – 7,034 sq m or 75,716 sq ft
- Car parking – 18,800 sq m or 202,361 sqft

- 7.3 The detailed assumptions are provided in our appraisals (attached as Appendix 5). The key issues for viability are as follows:

- Decontamination costs of 0.35 million; and
- Flood defence work costs of £3.23 million.

### **Kirkley Waterfront and Sustainable Urban Neighbourhood (SSP3)**

- 7.4 The Kirkley Waterfront development occupies a site with an area of 59.8 hectares, of which 28 hectares will be developed for housing. Our appraisal for this development assumes 1,380 residential dwellings. Four scenarios have been tested, namely 0%, 10% 20% and 35% affordable housing (the latter two scenarios reflecting the requirements set out in DM18) with the following revenues attributable to the different unit types:

- Private units blended average sales value £1,964 per square metre (£182 per square foot). This value is reflective of values found in suburban Lowestoft, reflecting the likely premium that can be achieved due to the waterfront location of the development.
- Affordable rent average sales value £1,098 per square metre (£102 per square foot); and
- Shared Ownership average sales value £1,178 per square metre (£109.48 per square foot).

- 7.5 The values and costs for the residential element have been entered as a blended average across both unit types (houses and apartments). Of the 1,380 units, we have assumed 1,030 units will be constructed as houses and 350 units as apartments. The affordable housing is provided with the same pro-rata split between houses and flats as the private housing. The total floor areas for each tenure are shown in table 7.5.1.

**Table 7.5.1: Unit mix and floor areas**

Waterfront flats			Flats		
Beds	One	Two	Three	One	Two
No of units	85	75	45	20	125
Floor area sqm per unit	46	65	80	46	65
Total floor area sqm	3,910	4,875	3,600	920	8,125

Houses					
Beds	Two	Three	Four	Five	Total
No of units	240	380	325	85	1,380
Floor area sqm per unit	75	95	135	170	
Total floor area sqm	18,000	36,100	43,875	14,450	133,855

- 7.6 The affordable housing is provided as 90% affordable rent and 10% shared ownership.
- 7.7 Construction costs assumptions are as follows:
- Demolition of existing buildings at £50 per sqm (£5 per sq ft);
  - Site decontamination costs ranging from £175,000 to £525,000 per hectare;
  - Residential Build costs of £850 per square metre (£79 per sq ft) for houses and £1,250 per square metre (£116 per sq ft) for flats assuming a blend of houses and flats with a degree of economies of scale achieved reflecting the size of the development;
  - Extra-over costs associated with piling for 390 houses estimated at £7,500 per unit (a total cost of £2.93 million);
  - Signalised junction works costing £0.5 million; and
  - Flood mitigation works (7.5 ha requiring 1.4 metre land raising; 1.4 ha requiring 2 metre land raising; and 8.3 ha requiring 1.3 metre land raising, all at £20 per cubic metre. Total costs equating to £4.82 million.

- 7.8 In addition to the costs above, the Council requires the scheme to provide a primary school, with an indicative cost of £9.5 million and open space with an indicative cost of £265,800. We have tested the scheme both including and excluding this cost.
- 7.9 We have also included an allowance for residual Section 106 items of £1,000 per unit (totalling £1.38 million).

### **Oswald's Boatyard**

- 7.10 The site was previously a boatyard, which has fallen into disuse. Other uses on site include two cottages and a library, which the Council wishes to be reprovided as part of any redevelopment scheme. It is likely that 0.5 hectares of the site will require decontamination, due to its previous use as a boatyard. We have incorporated an allowance of £150,000<sup>10</sup> before professional fees.
- 7.11 Our appraisals assume private sales values of £2,160 per square metre (£201 per sq ft), reflecting the site's waterside location.
- 7.12 The Council has advised that a 0.18 hectare area within the site is subject to flood risk and will require mitigation prior to development. The most cost effective flood mitigation measure is understood to be raising the land by an average of 2 metres at a cost of £20 per cubic metre. The total cost (before fees) would be £72,000. We have incorporated this allowance in our appraisal.
- 7.13 We have also included an allowance for residual Section 106 items of £1,000 per unit (totalling £50,000).
- 7.14 The Council considers the site to be a key location, which will require a building of high architectural quality. This presents a challenge in terms of viability and the Council's other aim of securing contributions towards community infrastructure.

### **Appraisal results**

- 7.15 This section sets out the results of our appraisals and sensitivity analyses, dealing with each site separately. We then consider the implications of the results for levels of CIL that can be secured without adversely impacting on the viability of the developments.

### **Peto Square (SSP2)**

- 7.16 At current costs and rent levels, the scheme would generate a negative value of -£5.7 million, on the assumption that the Developer will require a 20% profit on cost. It is unlikely that the scheme would attract funding if it showed a profit of any lower percentage. The site is likely to have a relatively low value in its current use and we would suggest an appropriate benchmark land value would be in the region of £0.2 million per hectare (£1.8 million for the entire 9 hectare site).
- 7.17 Given the scale of the Peto Square scheme, it is possible that the new retail

<sup>10</sup> Based on the £0.3m - £0.73 million per hectare range in English Partnerships Best Practice Guidance Note 27: *Contamination and Dereliction Remediation Costs* (2008)

floorspace will attract new operators to the area at higher rents. We have run a sensitivity analysis to test the impact of increasing the rents from £16 per sq ft to £20 per sq ft (£172 to £215 per sq m). While this change improves the gross development value, the scheme would still generate a negative value, albeit significantly reduced from -£5.7 million to -£2.6 million.

- 7.18 On the basis of these appraisals, it is unlikely that the scheme will proceed in the short term and therefore will not make any contribution towards community infrastructure.

### **Kirkley Waterfront and Sustainable Urban Neighbourhood (SSP3)**

- 7.19 We have appraised the scheme with 0%, 10%, 20% and 35% affordable housing. The appraisal results are summarised in the tables below.
- 7.20 The Sanyo Factory complex (which is part of the wider SSP3 site) is currently on the market, with an asking price of £3 million (or £0.38 million per hectare). This asking price is likely to incorporate an element of hope value for change of use of the existing factory to residential use. Given the risks associated with the site, we would suggest that bidders would seek to discount the asking price by at least 20%, resulting in a benchmark land value of £0.30 million per hectare. This equates to a benchmark land value of £8.4 million for the 28 hectares of land allocated for residential development.
- 7.21 In addition to varying the level of affordable housing, we also vary two other key appraisal inputs. The first is the inclusion (or exclusion) of the primary school and open space; and the second is to increase private sales values by 10% and 20% above the base levels. Table 7.20.1 summarises the appraisal results assuming base sales values; Table 7.20.2 with a 10% increase in sales values; and Table 7.20.3 with a 20% increase in sales values.
- 7.22 The scheme comprises a total residential floorspace of 133,855 square metres. By dividing the surpluses against the benchmark shown in Table 7.20.1, 7.20.2 and 7.20.3 by the net additional floorspace<sup>11</sup>, it is possible to determine the levels of CIL that the scheme might be able to accommodate. These rates are shown in the tables.

**Table 7.20.1: SSP3 residual land values - base sales values**

Affordable housing quantum	Residual land values (£m)	Surplus/(deficit) against benchmark land value (£8.4m)	Potential maximum CIL rate £s per sqm
Open space and primary school included			
0%	1.73	(6.67)	NA
10%	(0.30)	(8.70)	NA
20%	(2.50)	(10.90)	NA
35%	(5.83)	(14.23)	NA
Open space and primary school excluded			
0%	9.84	1.44	12
10%	7.84	(0.56)	NA
20%	5.83	(2.57)	NA
35%	2.83	(5.58)	NA

<sup>11</sup> Private floorspace net of existing occupied floorspace on site (16,000 sqm)

**Table 7.20.2: SSP3 residual land values – sales values + 10%**

Affordable housing quantum	Residual land values (£m)	Surplus/(deficit) against benchmark land value (£8.4m)	Potential maximum CIL rate £s per sqm
Open space and primary school included			
0%	12.19	3.79	42
10%	9.14	0.74	8
20%	6.09	(2.13)	NA
35%	1.51	(6.89)	NA
Open space and primary school excluded			
0%	20.30	11.90	131
10%	17.25	8.85	97
20%	14.20	5.80	64
35%	9.63	1.23	13

**Table 7.20.3: SSP3 residual land values – sales values + 20%**

Affordable housing quantum	Residual land values (£m)	Surplus/(deficit) against benchmark land value (£8.4m)	Potential maximum CIL rate £s per sqm
Open space and primary school included			
0%	22.66	14.26	201
10%	18.56	10.16	143
20%	14.46	6.06	85
35%	8.31	(0.09)	NA
Open space and primary school excluded			
0%	30.77	22.37	315
10%	26.67	18.27	257
20%	22.57	14.17	200
35%	16.43	8.03	113

### Oswald's Boatyard

- 7.23 The Oswalds Boatyard scheme is a flatted scheme with higher build costs than would otherwise be incurred for a scheme comprised of houses. The site also requires an element of land raising at a cost of £72,000. Both these factors will impact on viability, unless the scheme attracts substantially higher values than those being achieved in Lowestoft.
- 7.24 The site is likely to have a low value in its current use and we have assumed £0.2 million per hectare (or £0.1 million for the 0.5 hectare site).
- 7.25 With 100% of the units provided as private housing (at current market values which reflect suburban, rather than Inner Lowestoft), the scheme generates a negative residual land value of -£0.22 million. When the appraisal is re-tested incorporating affordable housing (up to the Council's 35% requirement), the residual value becomes more negative.
- 7.26 The Council requires the development to include a replacement library, which we have assumed to have a floor area of 500 square metres. The BCIS mean

average cost for public libraries is £1,682 per square metre (£156 per sq ft). Applying this cost to the 500 square metre floor area results in a cost of £0.84 million. The Council has advised that this facility will be funded through CIL or other sources of public funding on land owned by Suffolk County Council. No costs are included in the appraisal for this facility.

- 7.27 We have run a series of sensitivity analyses, incorporating increases in private sales values and an element of affordable housing. The results are summarised in Table 7.23.1 below.

**Table 7.23.1: SSP7 residual land values**

Affordable housing quantum	Residual land values (£m)	Surplus/(deficit) against benchmark land value (£0.1m)	Residual land values - Private sales values + 20% (£m)	Surplus/(deficit) against benchmark land value (£0.1m)
0%	(0.89)	(0.99)	(0.12)	(0.22)
10%	(0.94)	(1.04)	(0.24)	(0.34)
20%	(1.00)	(1.10)	(0.38)	(0.48)
35%	(1.07)	(1.17)	(0.56)	(0.66)

- 7.28 At current values, the scheme would be unviable, which is largely due to the relationship between scheme costs (including abnormal costs for land raising) and values. Consequently, even a 100% private housing scheme would not generate a positive residual value.

- 7.29 Our sensitivity analysis which incorporates sales value growth of 20% shows that additional growth would be required before the scheme could generate a positive residual land value.

## Conclusions

- 7.30 The viability of the three strategic sites we have tested is challenging, due to the extensive abnormal costs associated with flood mitigation, as well as requirements for a new school and open space. It is unlikely that CIL contributions could be secured from Peto Square and Oswalds Boatyard, as both these schemes require significant increases in sales values and commercial capital values to become viable.
- 7.31 Kirkley Waterfront achieves positive residual land values that exceed the site's current use value and should be able to make a CIL contribution, although the level will depend on the Council's on-site requirements. If the requirement for a primary school and open space is excluded from the appraisal, a scheme with no affordable housing would be able to absorb a maximum CIL of £12 per sqm, based on current sales values. If sales values were 10% higher than our base sales values (and assuming no changes to other variables, including build costs), the maximum CIL under the same circumstances would be £131 per sqm.
- 7.32 Given the viability challenges associated with the strategic sites, the Council might wish to consider setting separate charging zones for the Area Action



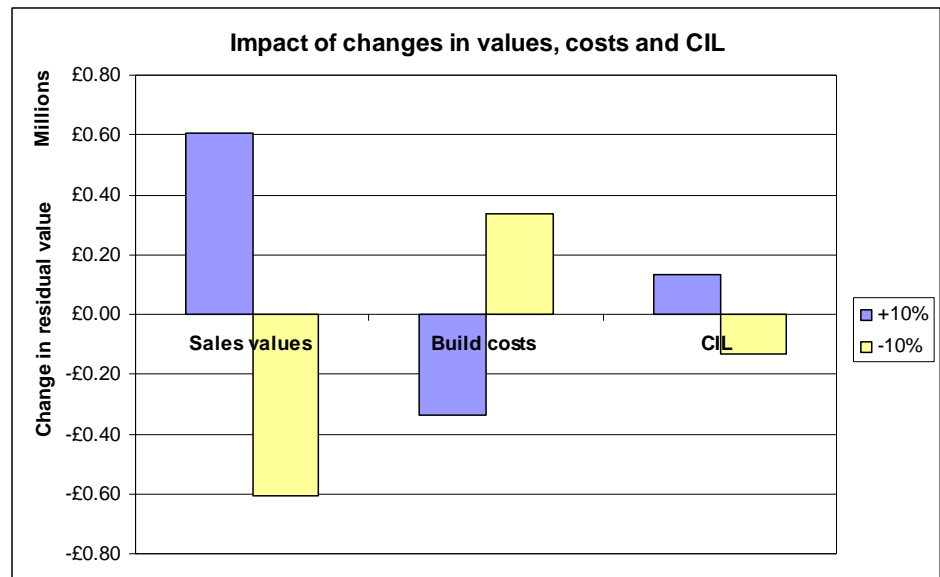
---

Plan area. This would enable the Council to set rates that would reflect the particular abnormal costs associated with flood mitigation.

## 8 Conclusions and recommendations

- 8.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the District, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the 'lowest common denominator', with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different use classes and different areas. The results of our study point firmly towards the second option as our recommended route, particularly for residential development.
- 8.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is *not* a critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the 'pre' and 'post' CIL residential appraisals shown in the charts in Section 6. This point is also illustrated in Chart 8.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

**Chart 8.2.1: Impact of changing levels of CIL in context of other factors**



- 8.3 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to 'flex' other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable

schemes. However, this approach runs the risk of frustrating one of the Council's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

#### 8.4 Our core recommendations on levels of CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
- The ability of **residential schemes** to make CIL contributions varies significantly depending on size and type of scheme, area and the current use of the site. Having regard to these variations, a majority of residential schemes across the District should be able to absorb a CIL rate of between £42 to £140 per square metre, leaving a margin for site-specific factors that might affect viability. While differential rates of CIL are more complex, it is likely that the Council would lose a significant amount of potential income from higher value areas. We recommend the following rates of CIL for each area:
  - Inner Lowestoft: £42 - £48 per square metre;
  - Suburban Lowestoft: £56 - £64 per square metre;
  - Beccles: £56 - £64 per square metre;
  - Bungay: £84 - £96 per square metre; and
  - Halesworth, Southwold and Reydon: £140 - £160 per square metre.
- In some circumstances, developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where these sites are required to provide lower proportions of affordable housing, the prospects for securing a viable scheme that can make CIL contributions might improve.
- **Hotel developments** are unlikely to be viable at the current time, given the level of capital values and construction costs. We would therefore suggest a zero rate at the current time.
- At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a nil rate for offices.
- Residual values generated by **Retail developments** vary significantly between local centre retail and high street retail<sup>12</sup> (which is just marginally viable) on the one hand, and retail warehousing and supermarkets<sup>13</sup> (which generate sufficient residual values to enable the payment of CIL). Our appraisals indicate that the Council could levy a CIL of up to £130 per sq metre on retail warehousing and supermarkets. This rate allows a substantial buffer below the maximum potential rate of £200 per square metre. We recommend a nil rate of CIL for town-centre non food retailing and local centre retail developments.
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.

<sup>12</sup> With a floor area of less than 280 square metres

<sup>13</sup> Floor area of 280 square metres or more

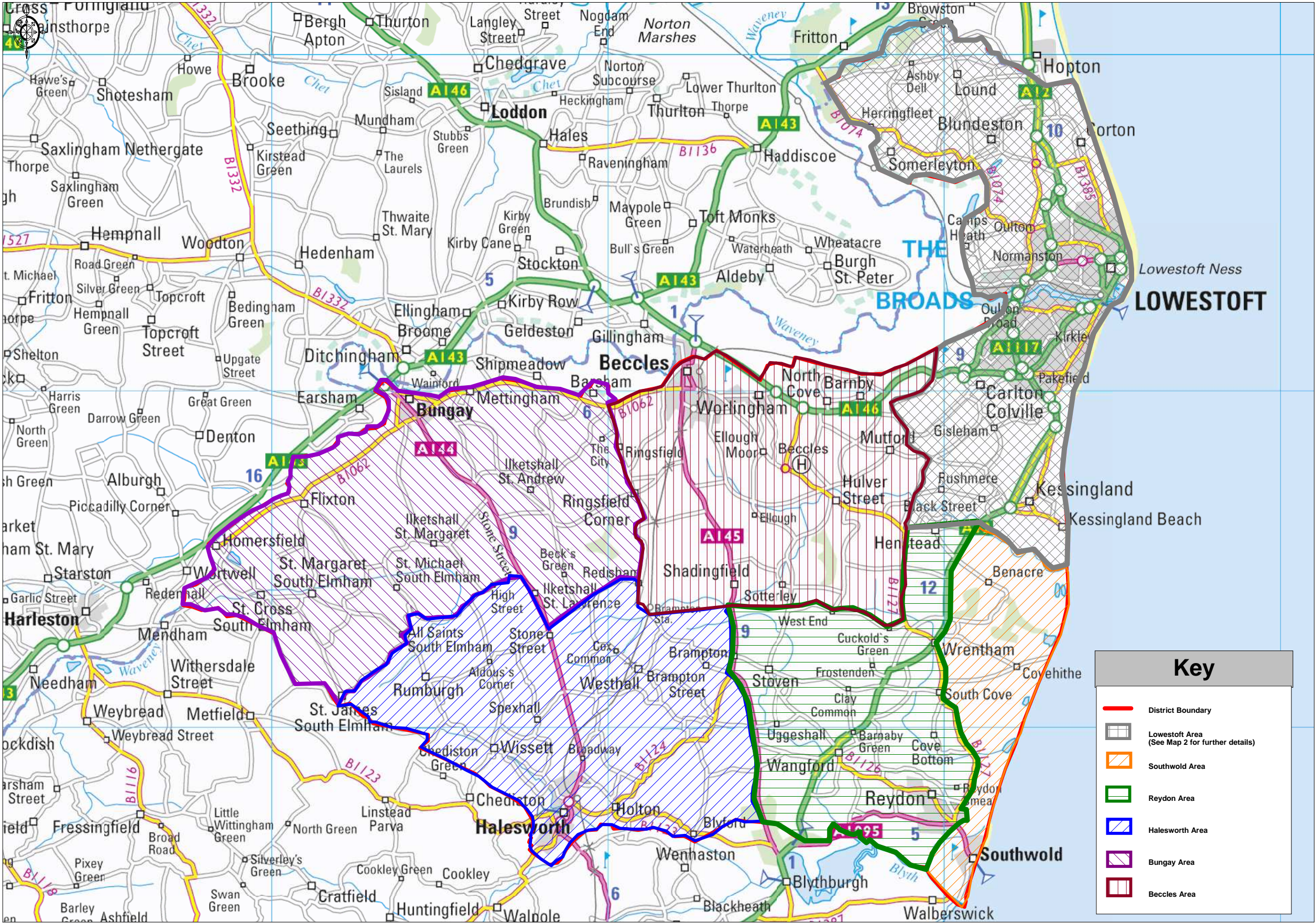
- D1 and D2 uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.
- Sui generis car show rooms are not in significant demand and consequently rent levels are low and capital values are insufficient to cover the development cost of new facilities. We therefore recommend a zero rate on this type of development.

8.5 For residential schemes, the application of CIL of £42 to £140 per square metre is unlikely to be a critical factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, a CIL of £42 to £140 per square metre is a very modest amount, accounting for less than 3% of total development costs (i.e. less than a developer's contingency which is typically around 5%). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these sites. In striking a balance between CIL rates and viability, the Council should also consider the potential CIL that could be secured from the more viable sites when determining an appropriate balance between revenue maximisation and viability.

---

## Appendix 1 Map of housing market areas







WAVENEY DISTRICT COUNCIL CIL CHARGING ZONES  
MAP 2 - LOWESTOFT



Ordnance Survey © Crown Copyright 2012. All rights reserved.  
Licence number 100020449. Plotted Scale - 1:35000

---

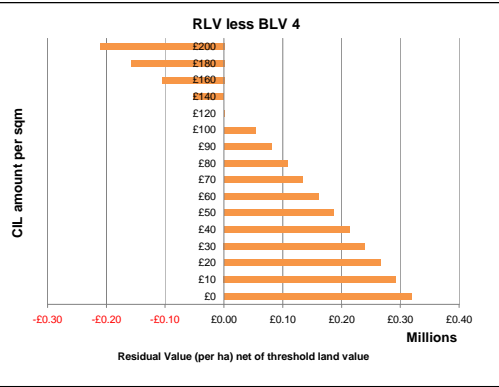
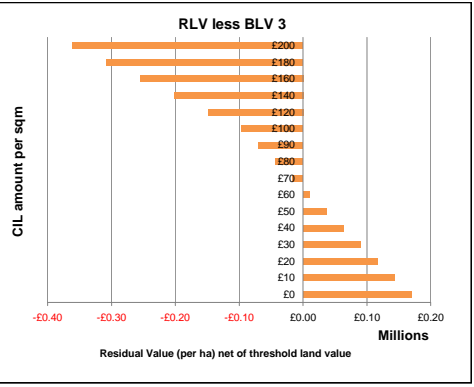
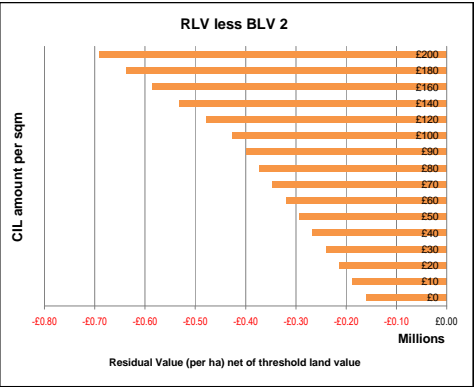
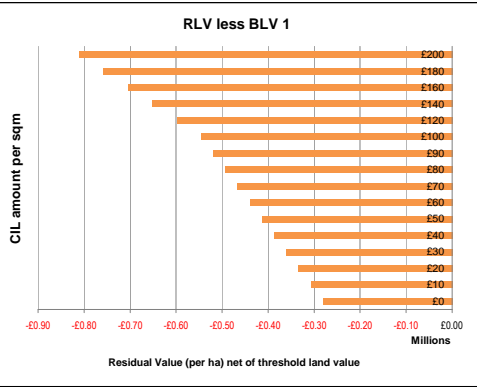
## Appendix 2 Residential appraisal results



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   1	BLV1	BLV2	BLV3	BLV4
1 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSE	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:   3				
Aff Hsg:   0%				
			Sales value inflation	
			Build cost inflation	
			Profit	

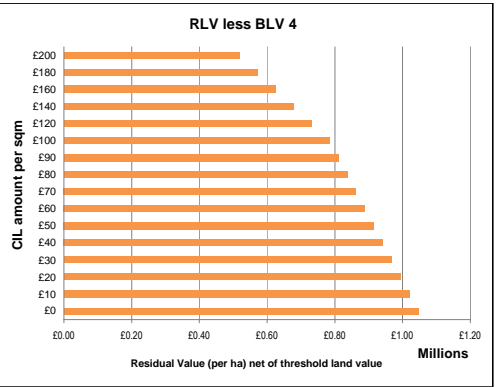
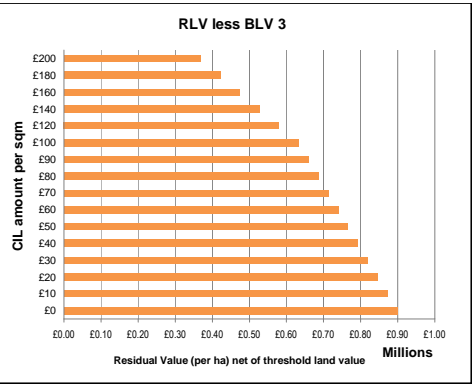
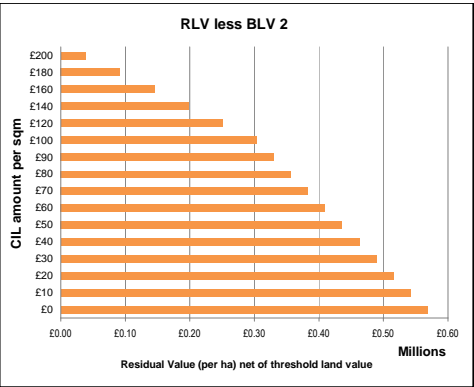
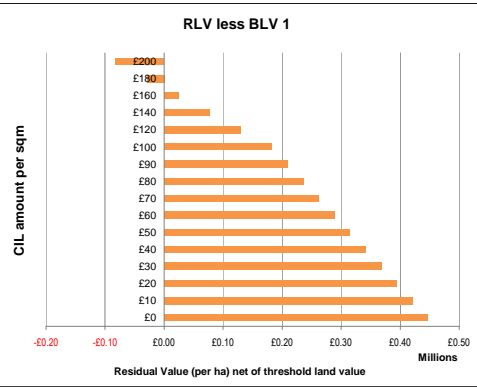
Site type 1 Description: **Area 1   £1615 psm   Inner Lowestoft** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,291	518,726	- 281,274	- 160,524	- 168,726	- 318,726
10	16,408	492,246	- 307,754	- 187,004	- 142,246	- 292,246
20	15,526	465,767	- 334,233	- 213,483	- 115,767	- 265,767
30	14,643	439,287	- 360,713	- 239,963	- 89,287	- 239,287
40	13,760	412,808	- 387,192	- 266,442	- 62,808	- 212,808
50	12,878	386,329	- 413,671	- 292,921	- 36,329	- 186,329
60	11,995	359,849	- 440,151	- 319,401	- 9,849	- 159,849
70	11,112	333,370	- 466,630	- 345,880	- 16,630	- 133,370
80	10,230	306,890	- 493,110	- 372,360	- 43,110	- 106,890
90	9,347	280,411	- 519,589	- 398,839	- 69,589	- 80,411
100	8,464	253,931	- 546,069	- 425,319	- 96,069	- 53,931
120	6,699	200,973	- 599,027	- 478,277	- 149,027	- 973
140	4,934	148,014	- 651,986	- 531,236	- 201,986	- 51,986
160	3,168	95,055	- 704,945	- 584,195	- 254,945	- 104,945
180	1,403	42,096	- 757,904	- 637,154	- 307,904	- 157,904
200	-362	10,863	- 810,863	- 690,113	- 360,863	- 210,863



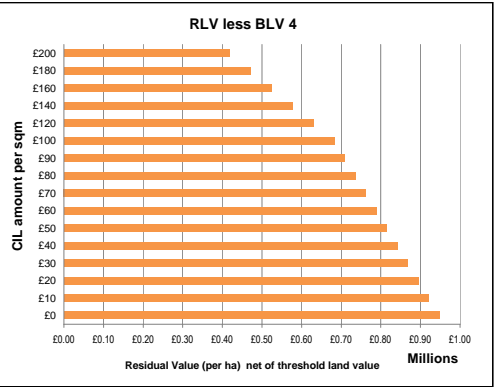
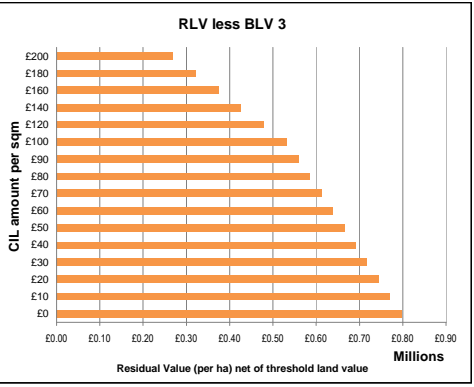
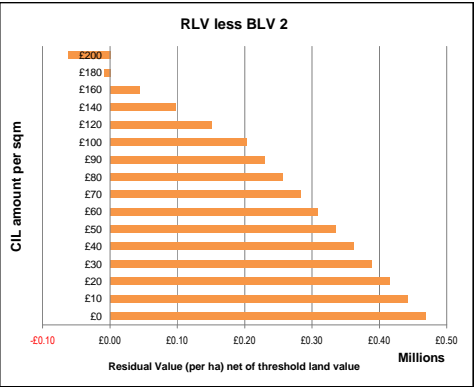
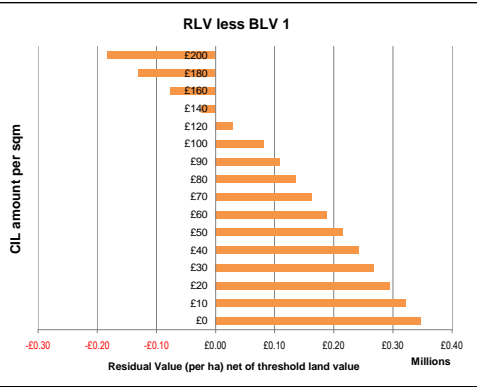
Site type 1 Description: **Area 2   £1964 psm   Lowestoft Burbs** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	41,570	1,247,089	447,089	567,839	897,089	1,047,089
10	40,687	1,220,609	420,609	541,359	870,609	1,020,609
20	39,804	1,194,130	394,130	514,880	844,130	994,130
30	38,922	1,167,651	367,651	488,401	817,651	967,651
40	38,039	1,141,171	341,171	461,921	791,171	941,171
50	37,156	1,114,692	314,692	435,442	764,692	914,692
60	36,274	1,088,212	288,212	408,962	738,212	888,212
70	35,391	1,061,733	261,733	382,483	711,733	861,733
80	34,508	1,035,254	235,254	356,004	685,254	835,254
90	33,626	1,008,774	208,774	329,524	658,774	808,774
100	32,743	982,295	182,295	303,045	632,295	782,295
120	30,978	929,336	129,336	250,086	579,336	729,336
140	29,213	876,377	76,377	197,127	526,377	676,377
160	27,447	823,418	23,418	144,168	473,418	623,418
180	25,682	770,459	- 29,541	91,209	420,459	570,459
200	23,917	717,500	- 82,500	38,250	367,500	517,500



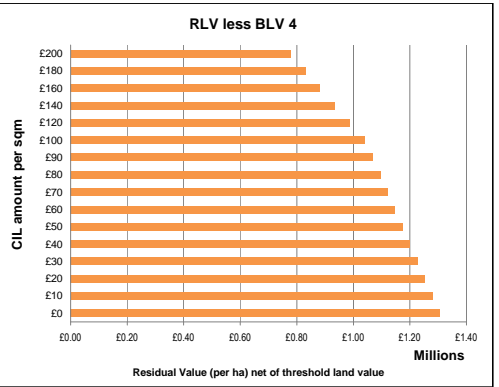
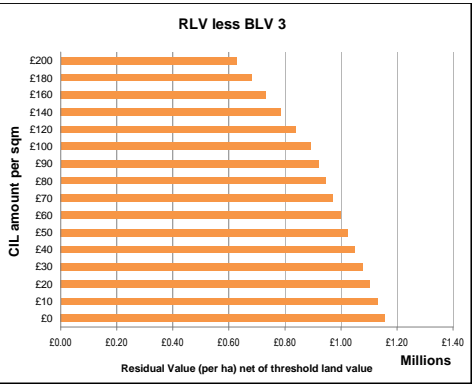
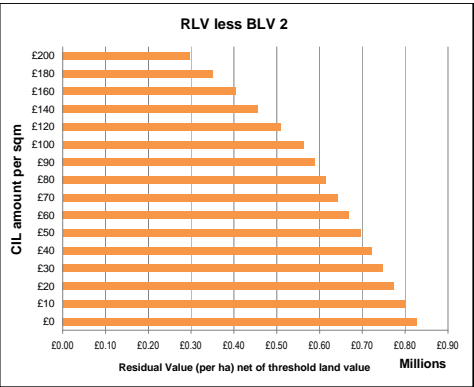
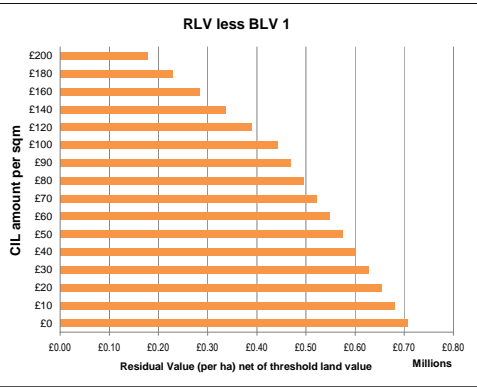
Site type 1 Description: **Area 3   £1916 psm   Beccles** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,230	1,146,913	346,913	467,663	796,913	946,913
10	37,348	1,120,433	320,433	441,183	770,433	920,433
20	36,465	1,093,954	293,954	414,704	743,954	893,954
30	35,582	1,067,475	267,475	388,225	717,475	867,475
40	34,700	1,040,995	240,995	361,745	690,995	840,995
50	33,817	1,014,516	214,516	335,266	664,516	814,516
60	32,935	988,036	188,036	308,786	638,036	788,036
70	32,052	961,557	161,557	282,307	611,557	761,557
80	31,169	935,077	135,077	255,827	585,077	735,077
90	30,287	908,598	108,598	229,348	558,598	708,598
100	29,404	882,119	82,119	202,869	532,119	682,119
120	27,639	829,160	29,160	149,910	479,160	629,160
140	25,873	776,201	- 23,799	96,951	426,201	576,201
160	24,108	723,242	- 76,758	43,992	373,242	523,242
180	22,343	670,283	- 129,717	- 8,967	320,283	470,283
200	20,577	617,324	- 182,676	- 61,926	267,324	417,324

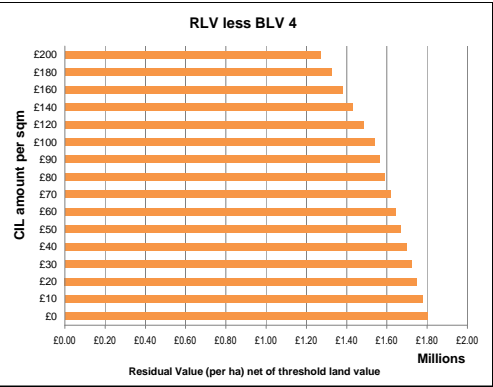
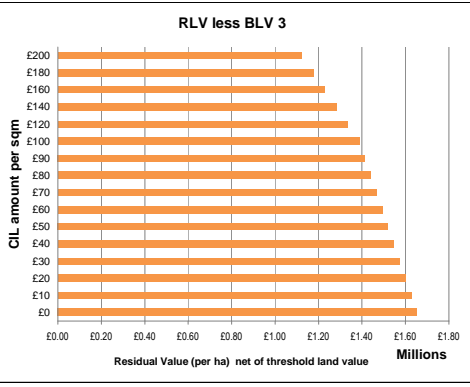
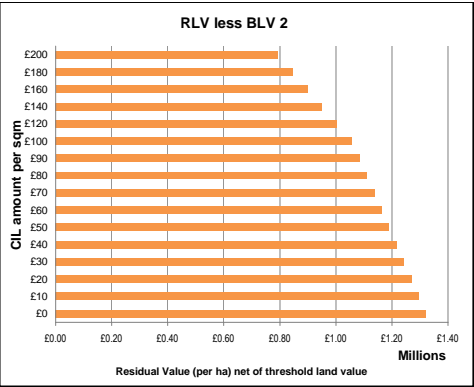
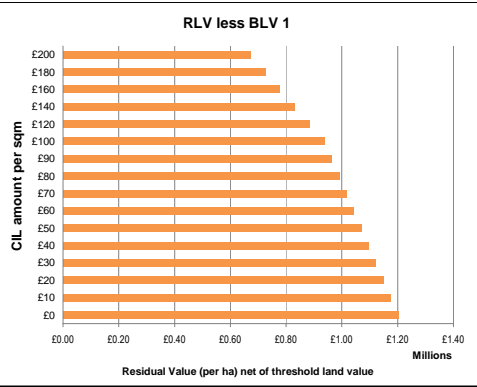


Site type 1 Description: **Area 4   £2088 psm   Bungay** Site area: 0.03 ha

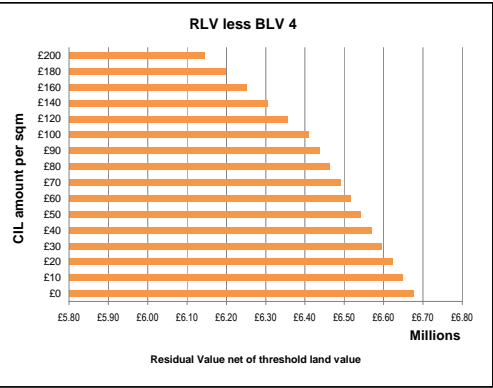
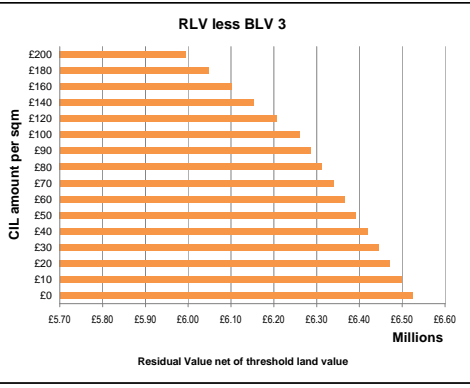
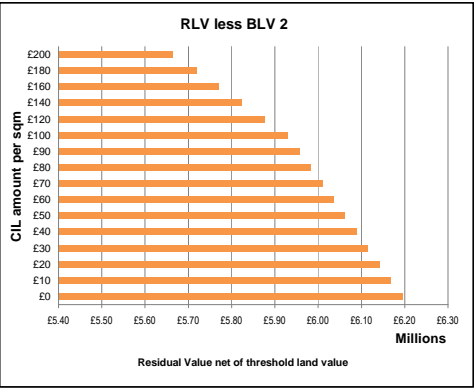
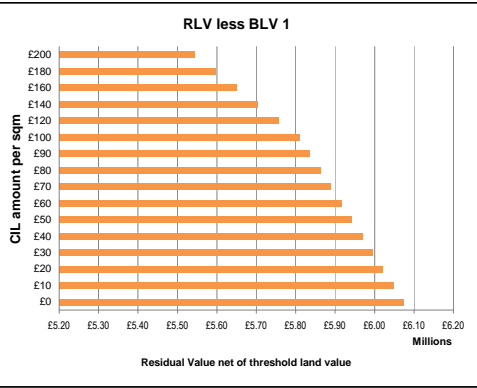
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,196	1,505,877	705,877	826,627	1,155,877	1,305,877
10	49,313	1,479,398	679,398	800,148	1,129,398	1,279,398
20	48,431	1,452,918	652,918	773,668	1,102,918	1,252,918
30	47,548	1,426,439	626,439	747,189	1,076,439	1,226,439
40	46,665	1,399,959	599,959	720,709	1,049,959	1,199,959
50	45,783	1,373,480	573,480	694,230	1,023,480	1,173,480
60	44,900	1,347,000	547,000	667,750	997,000	1,147,000
70	44,017	1,320,521	520,521	641,271	970,521	1,120,521
80	43,135	1,294,042	494,042	614,792	944,042	1,094,042
90	42,252	1,267,562	467,562	588,312	917,562	1,067,562
100	41,369	1,241,083	441,083	561,833	891,083	1,041,083
120	39,604	1,188,124	388,124	508,874	838,124	988,124
140	37,839	1,135,165	335,165	455,915	785,165	935,165
160	36,074	1,082,206	282,206	402,956	732,206	882,206
180	34,308	1,029,247	229,247	349,997	679,247	829,247
200	32,543	976,289	176,289	297,039	626,289	776,289



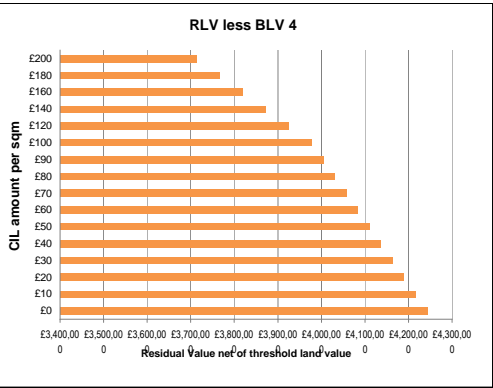
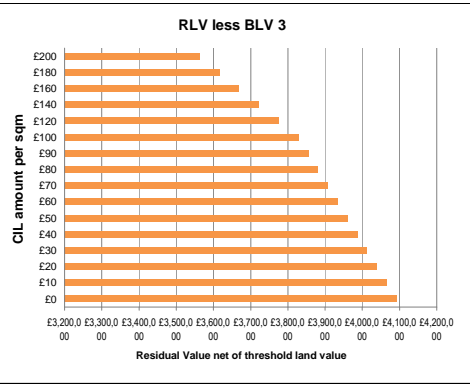
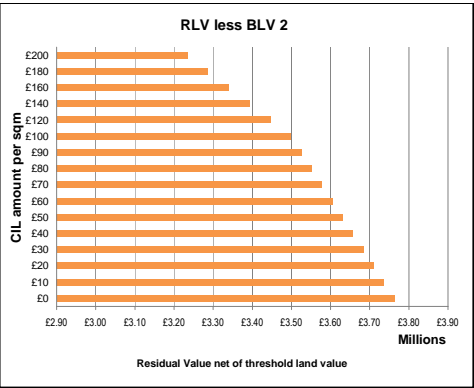
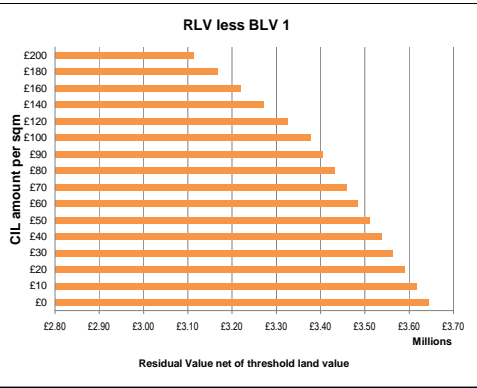
Site type 1	Description:	Area 5	£2325 psm	Halesworth	Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	66,683	2,000,496	1,200,496	1,321,246	1,650,496	1,800,496
10	65,801	1,974,017	1,174,017	1,294,767	1,624,017	1,774,017
20	64,918	1,947,537	1,147,537	1,268,287	1,597,537	1,747,537
30	64,035	1,921,058	1,121,058	1,241,808	1,571,058	1,721,058
40	63,153	1,894,579	1,094,579	1,215,329	1,544,579	1,694,579
50	62,270	1,868,099	1,068,099	1,188,849	1,518,099	1,668,099
60	61,387	1,841,620	1,041,620	1,162,370	1,491,620	1,641,620
70	60,505	1,815,140	1,015,140	1,135,890	1,465,140	1,615,140
80	59,622	1,788,661	988,661	1,109,411	1,438,661	1,588,661
90	58,739	1,762,181	962,181	1,082,931	1,412,181	1,562,181
100	57,857	1,735,702	935,702	1,056,452	1,385,702	1,535,702
120	56,091	1,682,743	882,743	1,003,493	1,332,743	1,462,743
140	54,326	1,629,784	829,784	950,534	1,279,784	1,429,784
160	52,561	1,576,825	776,825	897,575	1,226,825	1,376,825
180	50,796	1,523,867	723,867	844,617	1,173,867	1,323,867
200	49,030	1,470,908	670,908	791,658	1,120,908	1,270,908



Site type 1	Description:	Area 6	£4660 psm	Southwold	Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	229,121	6,873,643	6,073,643	6,194,393	6,523,643	6,673,643
10	228,239	6,847,164	6,047,164	6,167,914	6,497,164	6,647,164
20	227,356	6,820,684	6,020,684	6,141,434	6,470,684	6,620,684
30	226,473	6,794,205	5,994,205	6,114,955	6,444,205	6,594,205
40	225,591	6,767,725	5,967,725	6,088,475	6,417,725	6,567,725
50	224,708	6,741,246	5,941,246	6,061,996	6,391,246	6,541,246
60	223,826	6,714,767	5,914,767	6,035,517	6,364,767	6,514,767
70	222,943	6,688,287	5,888,287	6,009,037	6,338,287	6,488,287
80	222,060	6,661,808	5,861,808	5,982,558	6,311,808	6,461,808
90	221,178	6,635,328	5,835,328	5,956,078	6,285,328	6,435,328
100	220,295	6,608,849	5,808,849	5,929,599	6,258,849	6,408,849
120	218,530	6,555,890	5,755,890	5,876,640	6,205,890	6,355,890
140	216,764	6,502,931	5,702,931	5,823,681	6,152,931	6,302,931
160	214,999	6,449,972	5,649,972	5,770,722	6,099,972	6,249,972
180	213,234	6,397,013	5,597,013	5,717,763	6,047,013	6,197,013
200	211,468	6,344,055	5,544,055	5,664,805	5,994,055	6,144,055



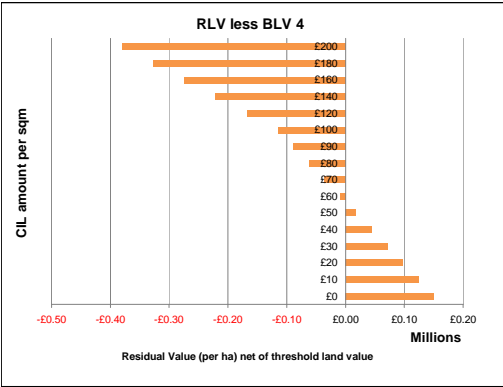
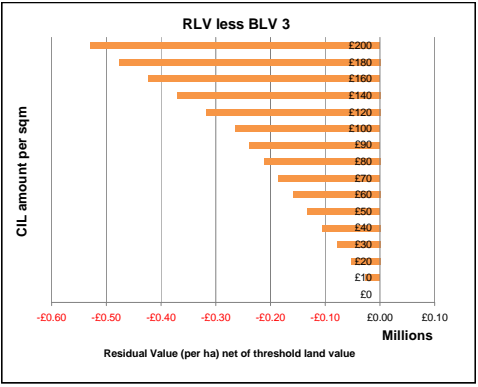
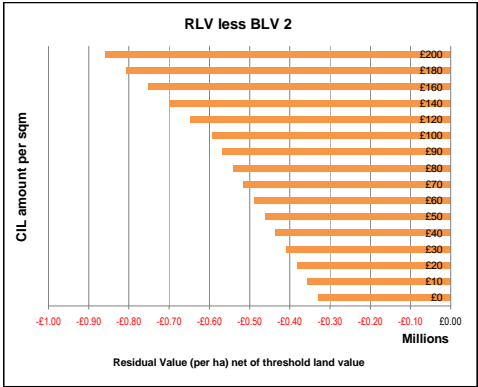
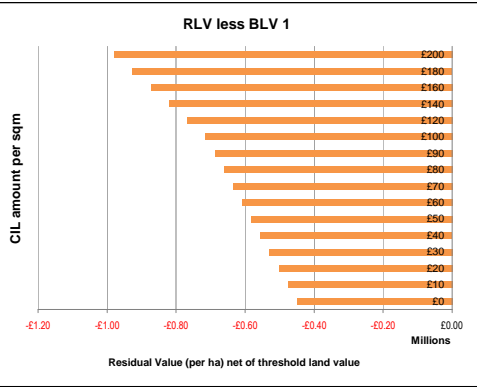
Site type 1	Description:	Area 7	£3495 psm	Reydon	Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,076	4,442,287	3,642,287	3,763,037	4,092,287	4,242,287
10	147,194	4,415,808	3,615,808	3,736,558	4,065,808	4,215,808
20	146,311	4,389,328	3,589,328	3,710,078	4,039,328	4,189,328
30	145,428	4,362,849	3,562,849	3,683,599	4,012,849	4,162,849
40	144,546	4,336,369	3,536,369	3,657,119	3,986,369	4,136,369
50	143,663	4,309,890	3,509,890	3,630,640	3,959,890	4,109,890
60	142,780	4,283,411	3,483,411	3,604,161	3,933,411	4,083,411
70	141,898	4,256,931	3,456,931	3,577,681	3,906,931	4,056,931
80	141,015	4,230,452	3,430,452	3,551,202	3,880,452	4,030,452
90	140,132	4,203,972	3,403,972	3,524,722	3,853,972	4,003,972
100	139,250	4,177,493	3,377,493	3,498,243	3,827,493	3,977,493
120	137,484	4,124,534	3,324,534	3,445,284	3,774,534	3,924,534
140	135,719	4,071,575	3,271,575	3,392,325	3,721,575	3,871,575
160	133,954	4,018,616	3,218,616	3,339,366	3,668,616	3,818,616
180	132,189	3,965,658	3,165,658	3,286,408	3,615,658	3,765,658
200	130,423	3,912,699	3,112,699	3,233,449	3,562,699	3,712,699



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
1 UNITS					
HOUSE					
30 UPH					
CSH level:	3	-5% Sales value inflation			
Aff Hsg:	0%	Build cost inflation			
		Profit			

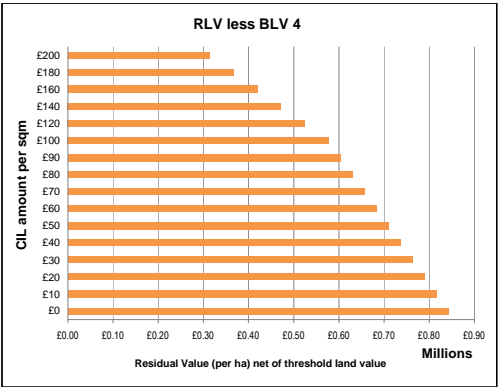
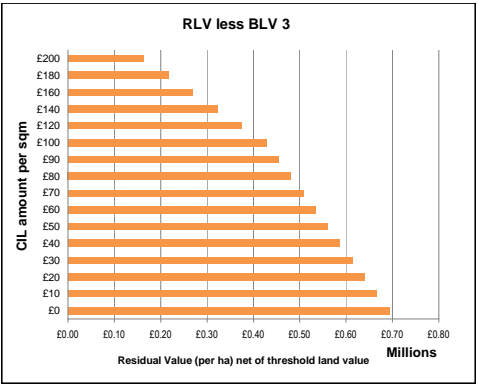
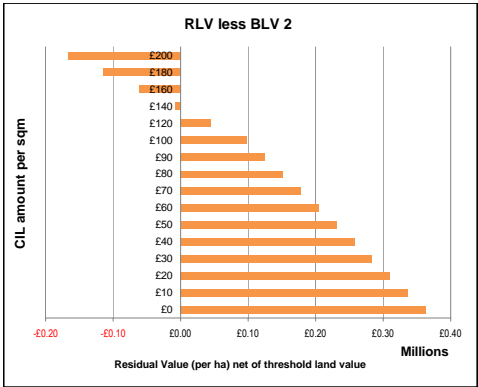
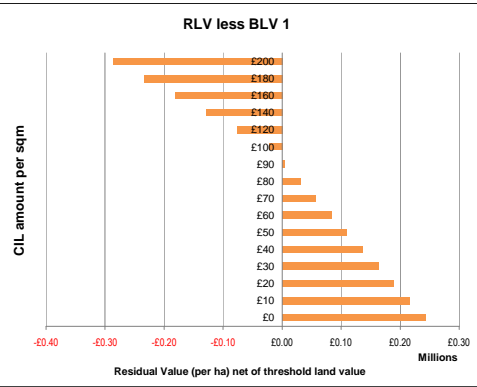
Site type 1	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.03 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,673	350,200	- 449,800	- 329,050	- 200	150,200
10	10,791	323,721	- 476,279	- 355,529	- 26,279	123,721
20	9,908	297,241	- 502,759	- 382,009	- 52,759	97,241
30	9,025	270,762	- 529,238	- 408,488	- 79,238	70,762
40	8,143	244,283	- 555,717	- 434,967	- 105,717	44,283
50	7,260	217,803	- 582,197	- 461,447	- 132,197	17,803
60	6,377	191,324	- 608,676	- 487,926	- 158,676	- 8,676
70	5,495	164,844	- 635,156	- 514,406	- 185,156	- 35,156
80	4,612	138,365	- 661,635	- 540,885	- 211,635	- 61,635
90	3,730	111,886	- 688,114	- 567,364	- 238,114	- 88,114
100	2,847	85,406	- 714,594	- 593,844	- 264,594	- 114,594
120	1,082	32,447	- 767,553	- 646,803	- 317,553	- 167,553
140	-684	20,512	- 820,512	- 699,762	- 370,512	- 220,512
160	-2,449	73,470	- 873,470	- 752,720	- 423,470	- 273,470
180	-4,214	126,429	- 926,429	- 805,679	- 476,429	- 326,429
200	-5,980	179,388	- 979,388	- 858,638	- 529,388	- 379,388



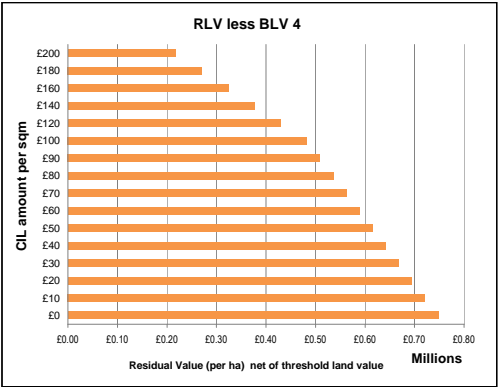
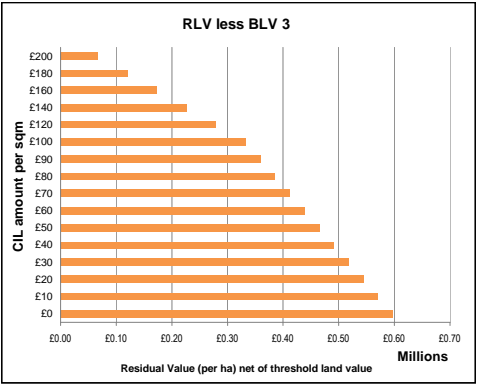
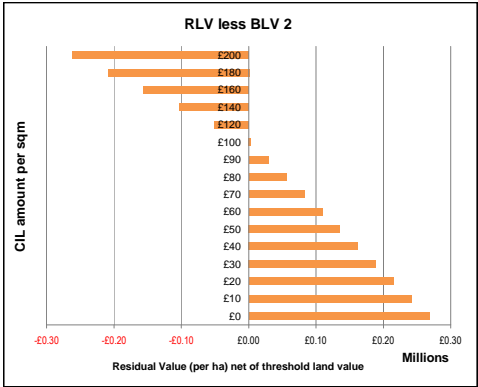
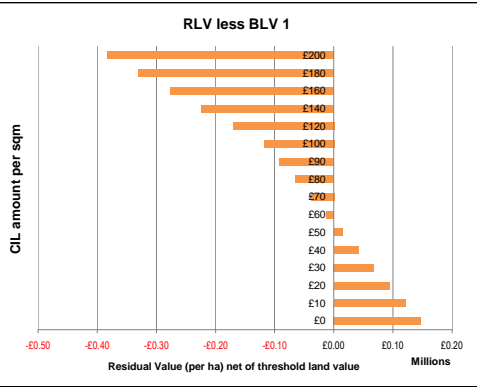
Site type 1	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.03 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,738	1,042,145	242,145	362,895	692,145	842,145
10	33,856	1,015,666	215,666	336,416	665,666	815,666
20	32,973	989,187	189,187	309,937	639,187	789,187
30	32,090	962,707	162,707	283,457	612,707	762,707
40	31,208	936,228	136,228	256,978	586,228	736,228
50	30,325	909,748	109,748	230,498	559,748	709,748
60	29,442	883,269	83,269	204,019	533,269	683,269
70	28,560	856,789	56,789	177,539	506,789	656,789
80	27,677	830,310	30,310	151,060	480,310	630,310
90	26,794	803,831	3,831	124,581	453,831	603,831
100	25,912	777,351	-22,649	98,101	427,351	577,351
120	24,146	724,392	-75,608	45,142	374,392	524,392
140	22,381	671,434	-128,566	-7,816	321,434	471,434
160	20,616	618,475	-181,525	-60,775	268,475	418,475
180	18,851	565,516	-234,484	-113,734	215,516	365,516
200	17,085	512,557	-287,443	-166,693	162,557	312,557



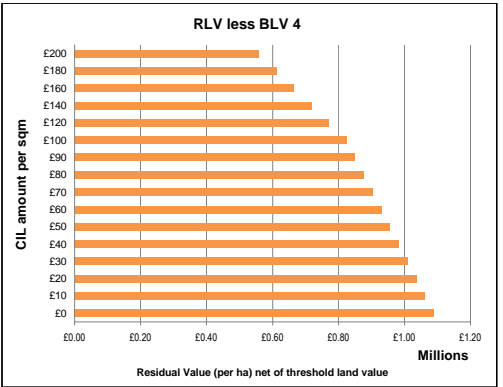
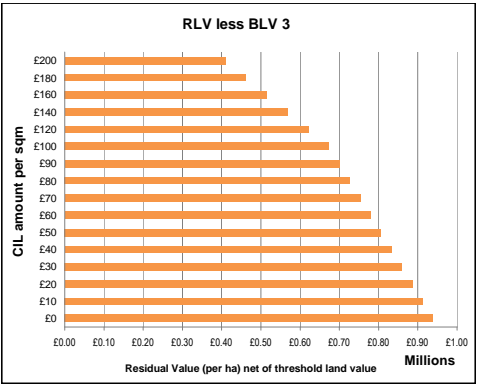
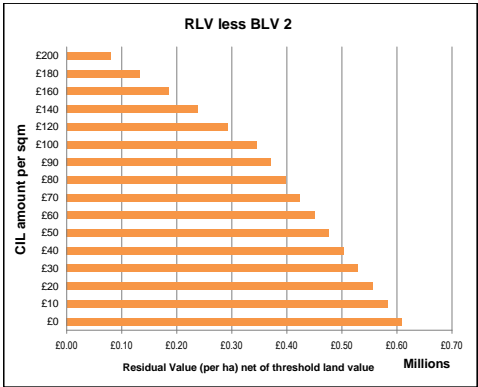
Site type 1	Description:	Area 3	£1916 psm	Beccles	Site area:	0.03 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,566	946,978	146,978	267,728	596,978	746,978
10	30,683	920,499	120,499	241,249	570,499	720,499
20	29,801	894,019	94,019	214,769	544,019	694,019
30	28,918	867,540	67,540	188,290	517,540	667,540
40	28,035	841,061	41,061	161,811	491,061	641,061
50	27,153	814,581	14,581	135,331	464,581	614,581
60	26,270	788,102	-11,898	108,852	438,102	588,102
70	25,387	761,622	-38,378	82,372	411,622	561,622
80	24,505	735,143	-64,857	55,893	385,143	535,143
90	23,622	708,663	-91,337	29,413	358,663	508,663
100	22,739	682,184	-117,816	2,934	332,184	482,184
120	20,974	629,225	-170,775	-50,025	279,225	429,225
140	19,209	576,266	-223,734	-102,984	226,266	376,266
160	17,444	523,307	-276,693	-155,943	173,307	323,307
180	15,678	470,349	-329,651	-208,901	120,349	270,349
200	13,913	417,390	-382,610	-261,860	67,390	217,390



Site type 1	Description:	Area 4	£2088 psm	Bungay	Site area:	0.03 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,933	1,287,994	487,994	608,744	937,994	1,087,994
10	42,050	1,261,515	461,515	582,265	911,515	1,061,515
20	41,168	1,235,035	435,035	555,785	885,035	1,035,035
30	40,285	1,208,556	408,556	529,306	858,556	1,008,556
40	39,403	1,182,076	382,076	502,826	832,076	982,076
50	38,520	1,155,597	355,597	476,347	805,597	955,597
60	37,637	1,129,118	329,118	449,868	779,118	929,118
70	36,755	1,102,638	302,638	423,388	752,638	902,638
80	35,872	1,076,159	276,159	396,909	726,159	876,159
90	34,989	1,049,679	249,679	370,429	699,679	849,679
100	34,107	1,023,200	223,200	343,950	673,200	823,200
120	32,341	970,241	170,241	290,991	620,241	770,241
140	30,576	917,282	117,282	238,032	567,282	717,282
160	28,811	864,323	64,323	185,073	514,323	664,323
180	27,045	811,365	11,365	132,115	461,365	611,365
200	25,280	758,406	-41,594	79,156	408,406	558,406

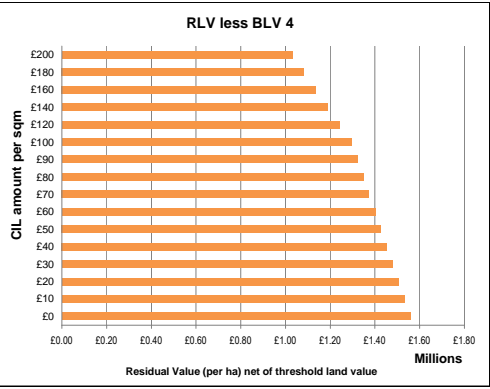
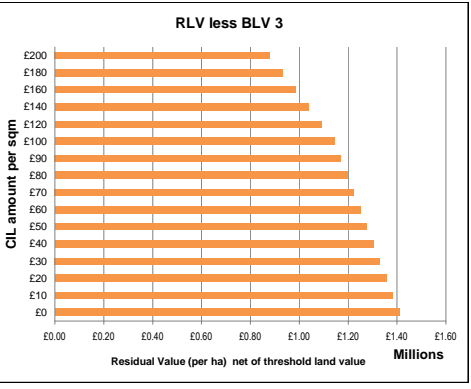
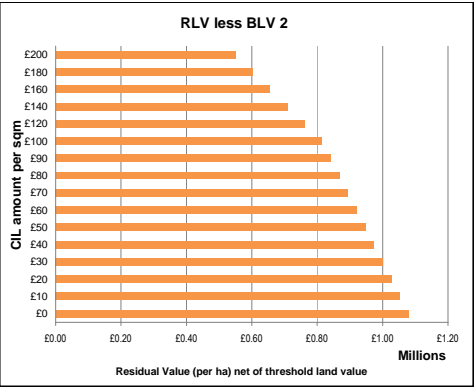
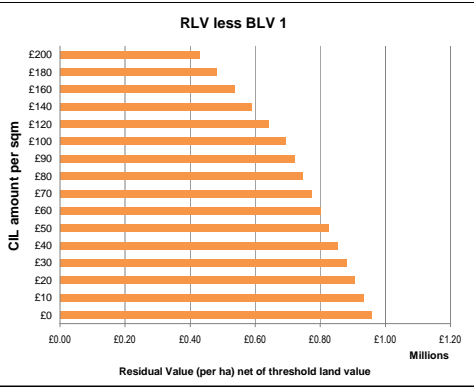


Site type 1

Description: **Area 5** **E2325 psm Halesworth**

Site area: 0.03 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,596	1,757,882	957,882	1,078,632	1,407,882	1,557,882
10	57,713	1,731,403	931,403	1,052,153	1,381,403	1,531,403
20	56,831	1,704,924	904,924	1,025,674	1,354,924	1,504,924
30	55,948	1,678,444	878,444	999,194	1,328,444	1,478,444
40	55,065	1,651,965	851,965	972,715	1,301,965	1,451,965
50	54,183	1,625,485	825,485	946,235	1,275,485	1,425,485
60	53,300	1,599,006	799,006	919,756	1,249,006	1,399,006
70	52,418	1,572,526	772,526	893,276	1,222,526	1,372,526
80	51,535	1,546,047	746,047	866,797	1,196,047	1,346,047
90	50,652	1,519,568	719,568	840,318	1,169,568	1,319,568
100	49,770	1,493,088	693,088	813,838	1,143,088	1,293,088
120	48,004	1,440,129	640,129	760,879	1,090,129	1,240,129
140	46,239	1,387,170	587,170	707,920	1,037,170	1,187,170
160	44,474	1,334,212	534,212	654,962	984,212	1,134,212
180	42,708	1,281,253	481,253	602,003	931,253	1,081,253
200	40,943	1,228,294	428,294	549,044	878,294	1,028,294

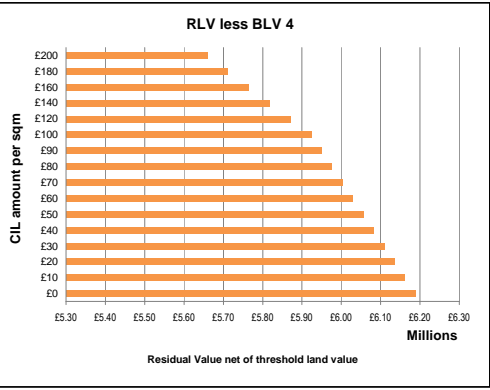
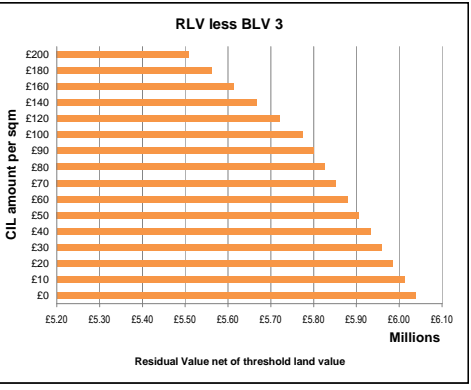
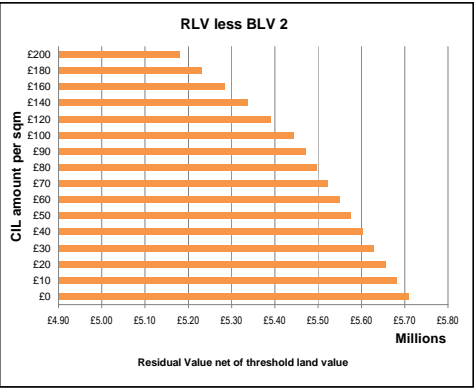
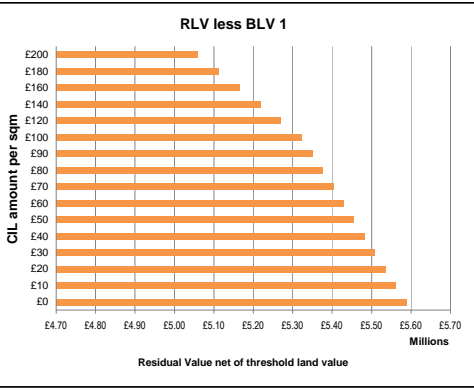


Site type 1

Description: **Area 6** **E4660 psm Southwold**

Site area: 0.03 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	212,912	6,387,372	5,587,372	5,708,122	6,037,372	6,187,372
10	212,030	6,360,892	5,560,892	5,681,642	6,010,892	6,160,892
20	211,147	6,334,413	5,534,413	5,655,163	5,984,413	6,134,413
30	210,264	6,307,934	5,507,934	5,628,684	5,957,934	6,107,934
40	209,382	6,281,454	5,481,454	5,602,204	5,931,454	6,081,454
50	208,499	6,254,975	5,454,975	5,575,725	5,904,975	6,054,975
60	207,617	6,228,495	5,428,495	5,549,245	5,878,495	6,028,495
70	206,734	6,202,016	5,402,016	5,522,766	5,852,016	6,002,016
80	205,851	6,175,536	5,375,536	5,496,286	5,825,536	5,975,536
90	204,969	6,149,057	5,349,057	5,469,807	5,799,057	5,949,057
100	204,086	6,122,578	5,322,578	5,443,328	5,772,578	5,922,578
120	202,321	6,069,619	5,269,619	5,390,369	5,719,619	5,869,619
140	200,555	6,016,660	5,216,660	5,337,410	5,666,660	5,816,660
160	198,790	5,963,701	5,163,701	5,284,451	5,613,701	5,763,701
180	197,025	5,910,742	5,110,742	5,231,492	5,560,742	5,710,742
200	195,259	5,857,783	5,057,783	5,178,533	5,507,783	5,657,783

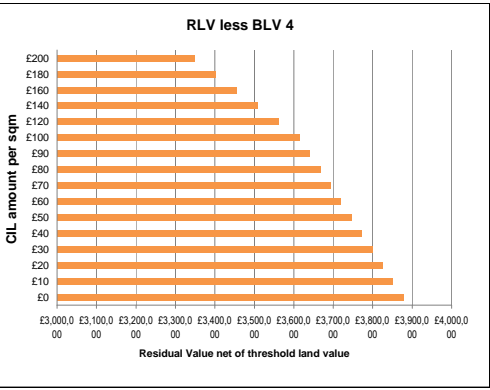
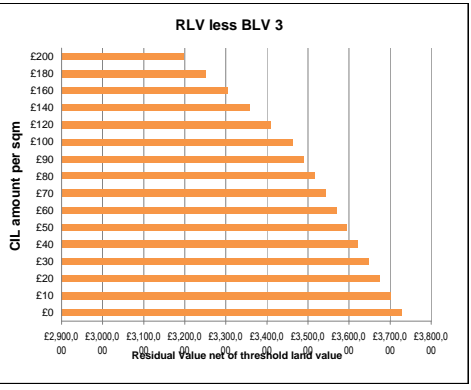
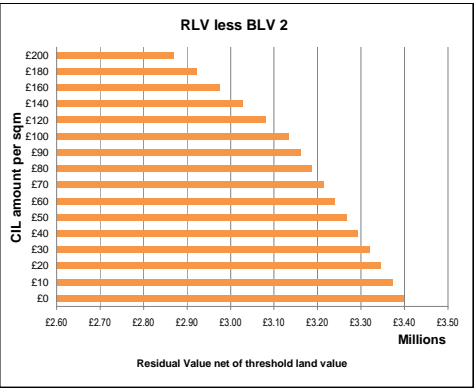
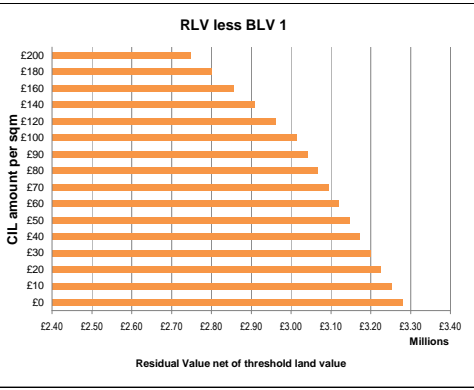


Site type 1

Description: **Area 7** **E3495 psm Reydon**

Site area: 0.03 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	135,919	4,077,584	3,277,584	3,398,334	3,727,584	3,877,584
10	135,037	4,051,104	3,251,104	3,371,854	3,701,104	3,851,104
20	134,154	4,024,625	3,224,625	3,345,375	3,674,625	3,824,625
30	133,272	3,998,145	3,198,145	3,318,895	3,648,145	3,798,145
40	132,389	3,971,666	3,171,666	3,292,416	3,621,666	3,771,666
50	131,506	3,945,187	3,145,187	3,265,937	3,595,187	3,745,187
60	130,624	3,918,707	3,118,707	3,239,457	3,568,707	3,718,707
70	129,741	3,892,228	3,092,228	3,212,978	3,542,228	3,692,228
80	128,858	3,865,748	3,065,748	3,186,498	3,515,748	3,665,748
90	127,976	3,839,269	3,039,269	3,160,019	3,489,269	3,639,269
100	127,093	3,812,790	3,012,790	3,133,540	3,462,790	3,612,790
120	125,328	3,759,831	2,959,831	3,080,581	3,409,831	3,559,831
140	123,562	3,706,872	2,906,872	3,027,622	3,356,872	3,506,872
160	121,797	3,653,913	2,853,913	2,974,663	3,303,913	3,453,913
180	120,032	3,600,954	2,800,954	2,921,704	3,250,954	3,400,954
200	118,267	3,547,995	2,747,995	2,868,745	3,197,995	3,347,995



CIL Viability   Waveney District

SITE TYPE   1

1 UNITS

HOUSE

30 UPH

CSH level:   3

Aff Hsg:   0%

10% Sales value inflation

5% Build cost inflation

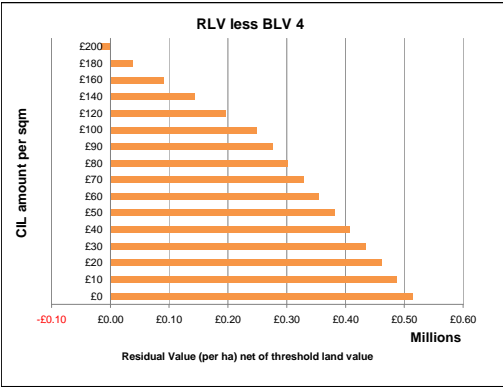
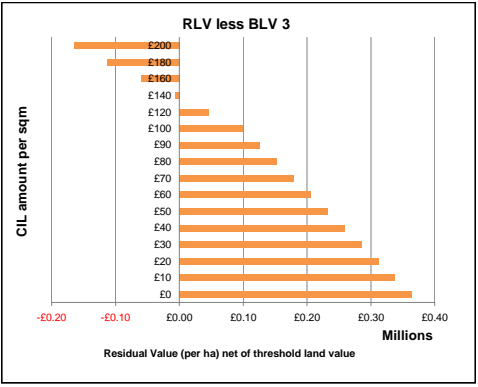
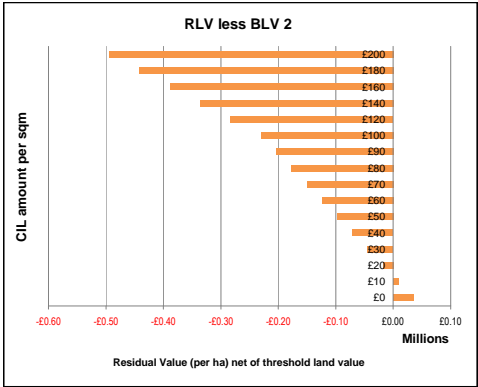
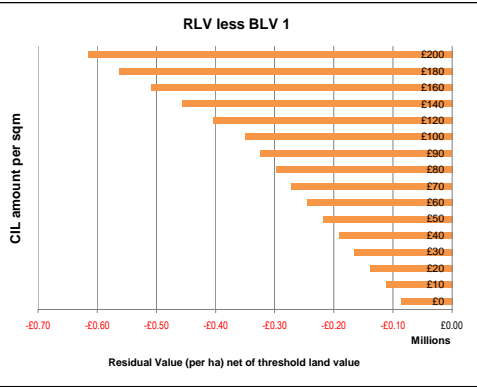
Profit

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

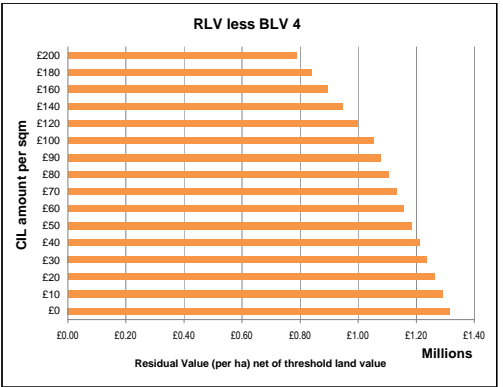
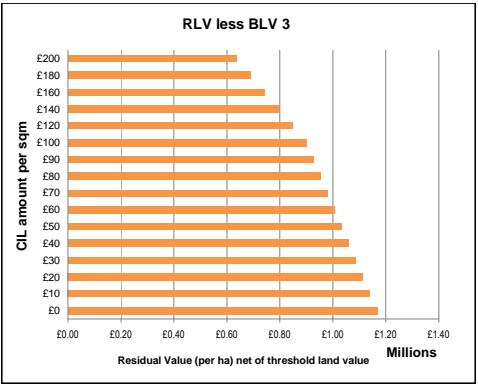
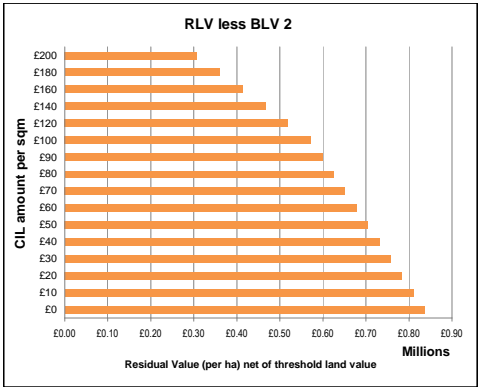
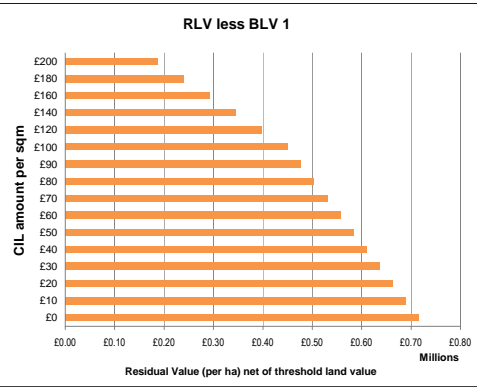
Site type 1 Description:   Area 1   £1615 psm Inner Lowestoft   Site area:   0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,800	714,011	- 85,989	34,761	364,011	514,011
10	22,918	687,532	- 112,468	8,282	337,532	487,532
20	22,035	661,052	- 138,948	18,198	311,052	461,052
30	21,152	634,573	- 165,427	44,677	284,573	434,573
40	20,270	608,093	- 191,907	71,157	258,093	408,093
50	19,387	581,614	- 218,386	97,636	231,614	381,614
60	18,504	555,135	- 244,865	124,115	205,135	355,135
70	17,622	528,655	- 271,345	150,595	178,655	328,655
80	16,739	502,176	- 297,824	177,074	152,176	302,176
90	15,857	475,696	- 324,304	203,554	125,696	275,696
100	14,974	449,217	- 350,783	230,033	99,217	249,217
120	13,209	396,258	- 403,742	282,992	46,258	196,258
140	11,443	343,299	- 456,701	335,951	6,701	143,299
160	9,678	290,340	- 509,660	388,910	59,660	90,340
180	7,913	237,381	- 562,619	441,869	112,619	37,381
200	6,147	184,423	- 615,577	494,827	165,577	15,577



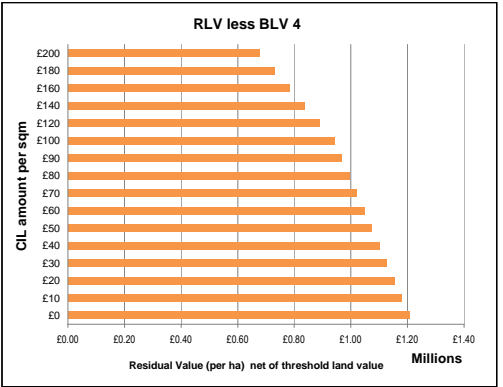
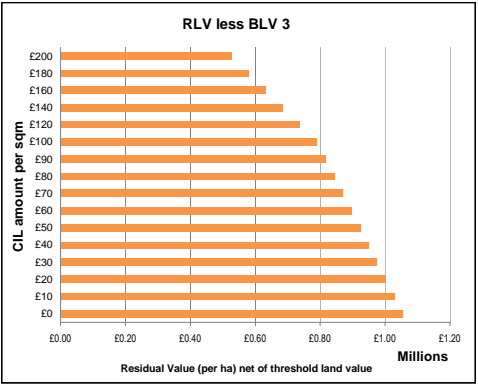
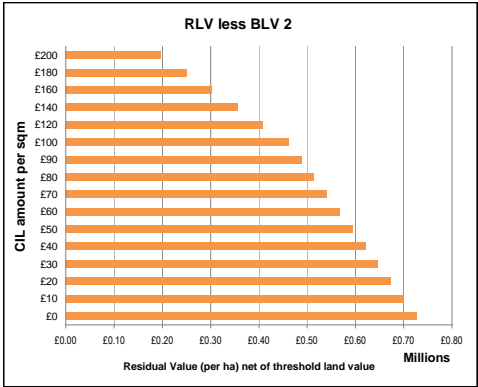
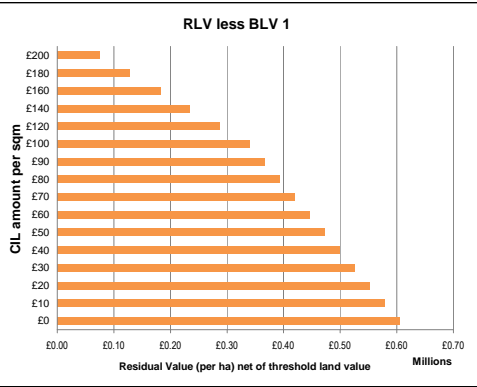
Site type 1 Description:   Area 2   £1964 psm Lowestoft Burbs   Site area:   0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,507	1,515,211	715,211	835,961	1,165,211	1,315,211
10	49,624	1,488,731	688,731	809,481	1,138,731	1,288,731
20	48,742	1,462,252	662,252	783,002	1,112,252	1,262,252
30	47,859	1,435,772	635,772	756,522	1,085,772	1,235,772
40	46,976	1,409,293	609,293	730,043	1,059,293	1,209,293
50	46,094	1,382,814	582,814	703,564	1,032,814	1,182,814
60	45,211	1,356,334	556,334	677,084	1,006,334	1,156,334
70	44,328	1,329,855	529,855	650,605	979,855	1,129,855
80	43,446	1,303,375	503,375	624,125	953,375	1,103,375
90	42,563	1,276,896	476,896	597,646	926,896	1,076,896
100	41,681	1,250,416	450,416	571,166	900,416	1,050,416
120	39,915	1,197,458	397,458	518,208	847,458	997,458
140	38,150	1,144,499	344,499	465,249	794,499	944,499
160	36,385	1,091,540	291,540	412,290	741,540	891,540
180	34,619	1,038,581	238,581	359,331	688,581	838,581
200	32,854	985,622	185,622	306,372	635,622	785,622



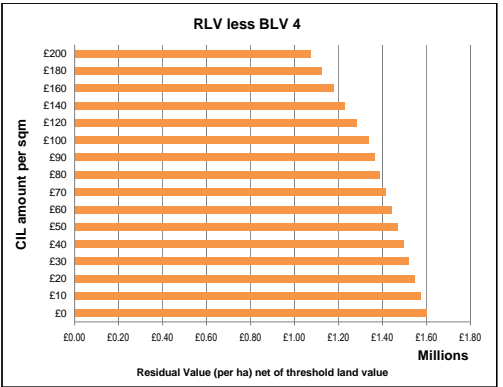
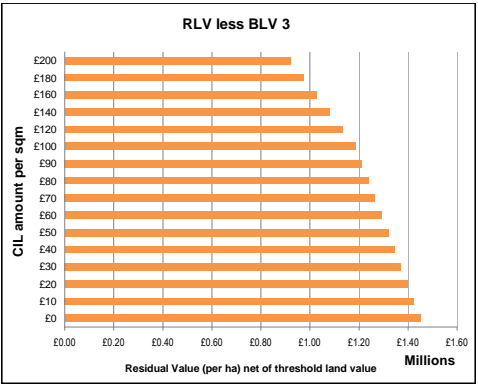
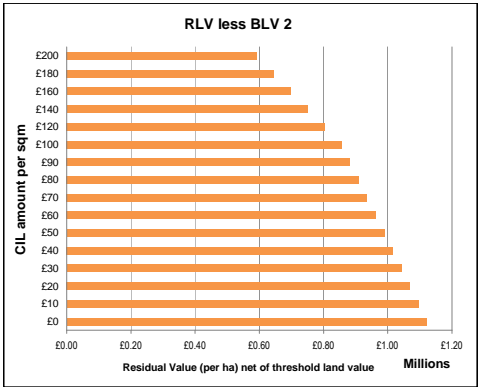
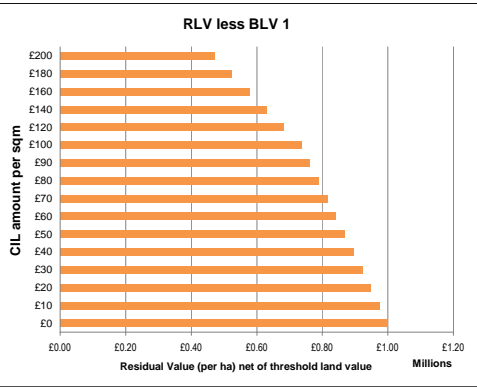
Site type 1 Description:   Area 3   £1916 psm Beccles   Site area:   0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	46,834	1,405,017	605,017	725,767	1,055,017	1,205,017
10	45,951	1,378,538	578,538	699,288	1,028,538	1,178,538
20	45,069	1,352,058	552,058	672,808	1,002,058	1,152,058
30	44,186	1,325,579	525,579	646,329	975,579	1,125,579
40	43,303	1,299,099	499,099	619,849	949,099	1,099,099
50	42,421	1,272,620	472,620	593,370	922,620	1,072,620
60	41,538	1,246,140	446,140	566,890	896,140	1,046,140
70	40,655	1,219,661	419,661	540,411	869,661	1,019,661
80	39,773	1,193,182	393,182	513,932	843,182	993,182
90	38,890	1,166,702	366,702	487,452	816,702	966,702
100	38,007	1,140,223	340,223	460,973	790,223	940,223
120	36,242	1,087,264	287,264	408,014	737,264	887,264
140	34,477	1,034,305	234,305	355,055	684,305	834,305
160	32,712	981,346	181,346	302,096	631,346	781,346
180	30,946	928,387	128,387	249,137	578,387	728,387
200	29,181	875,429	75,429	196,179	525,429	675,429

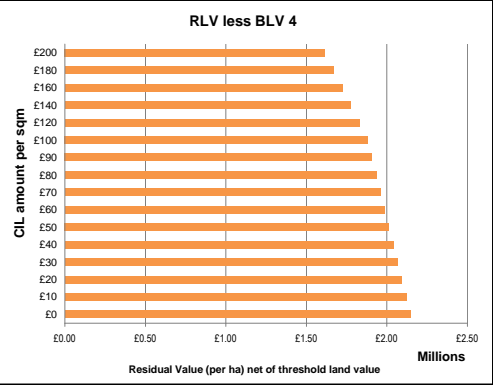
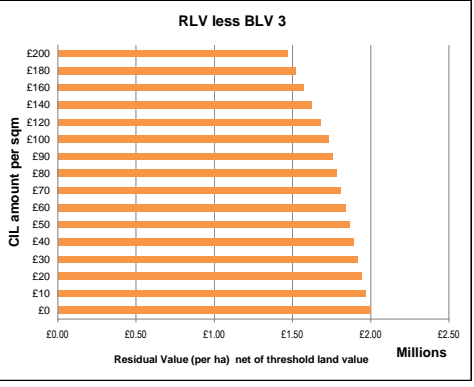
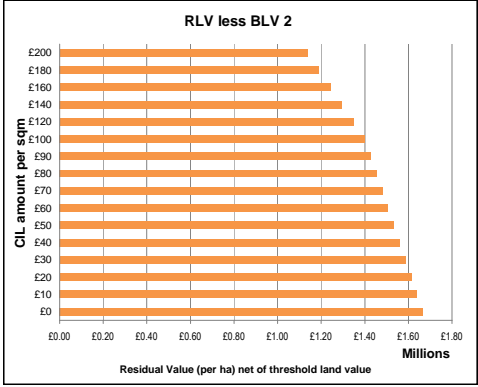
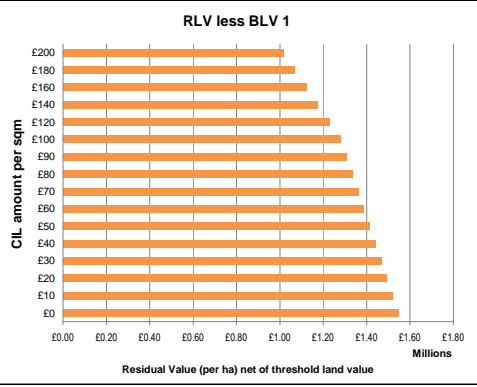


Site type 1 Description:   Area 4   £2088 psm Bungay   Site area:   0.03 ha

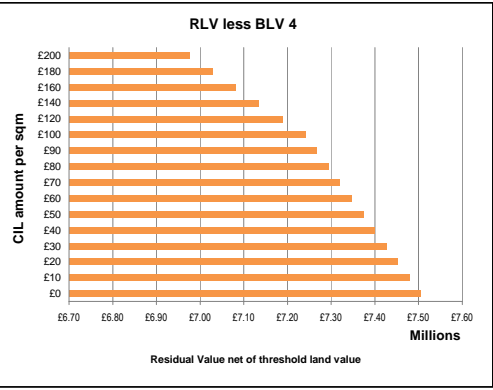
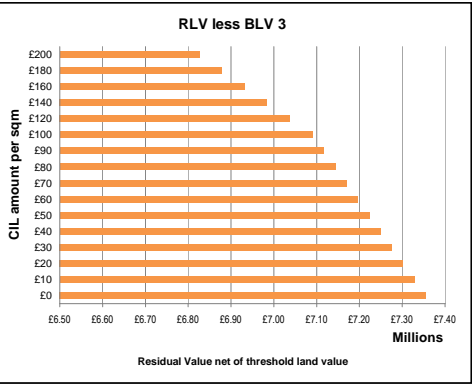
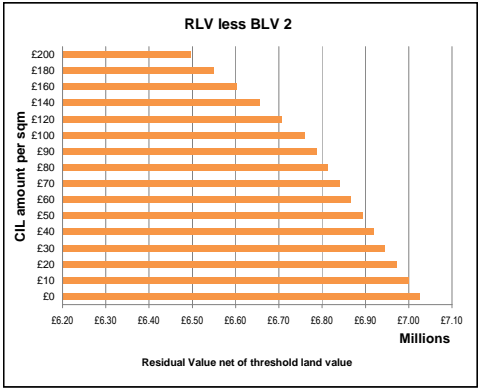
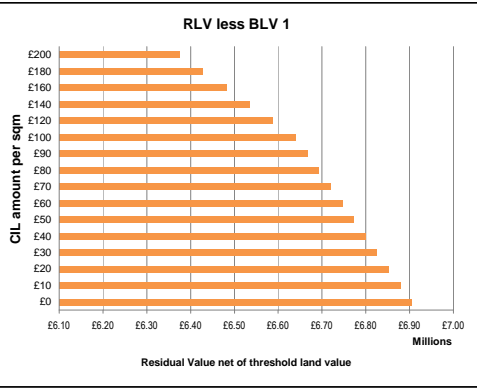
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,996	1,799,878	999,878	1,120,628	1,449,878	1,599,878
10	59,113	1,773,398	973,398	1,094,148	1,423,398	1,573,398
20	58,231	1,746,919	946,919	1,067,669	1,396,919	1,546,919
30	57,348	1,720,439	920,439	1,041,189	1,370,439	1,520,439
40	56,465	1,693,960	893,960	1,014,710	1,343,960	1,493,960
50	55,583	1,667,480	867,480	988,230	1,317,480	1,467,480
60	54,700	1,641,001	841,001	961,751	1,291,001	1,441,001
70	53,817	1,614,522	814,522	935,272	1,264,522	1,414,522
80	52,935	1,588,042	788,042	908,792	1,238,042	1,388,042
90	52,052	1,561,563	761,563	882,313	1,211,563	1,361,563
100	51,169	1,535,083	735,083	855,833	1,185,083	1,335,083
120	49,404	1,482,125	682,125	802,875	1,132,125	1,282,125
140	47,639	1,429,166	629,166	749,916	1,079,166	1,229,166
160	45,874	1,376,207	576,207	696,957	1,026,207	1,176,207
180	44,108	1,323,248	523,248	643,998	973,248	1,123,248
200	42,343	1,270,289	470,289	591,039	920,289	1,070,289



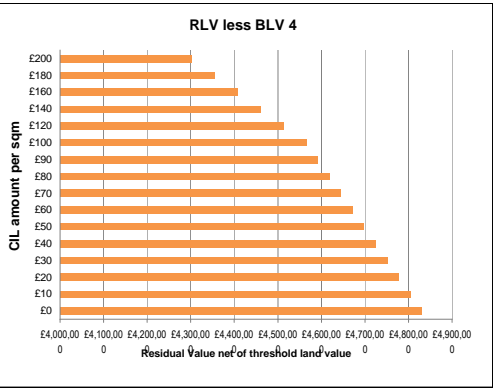
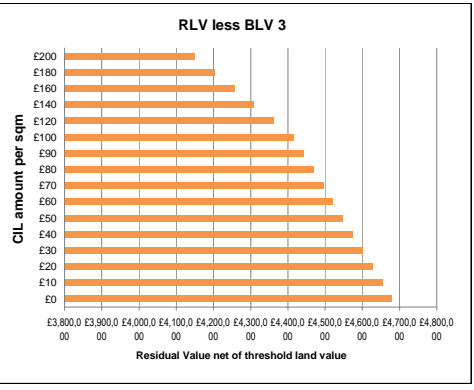
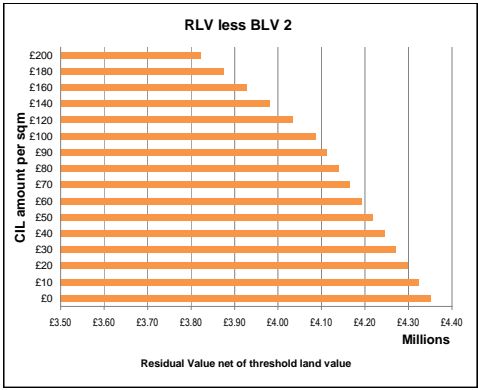
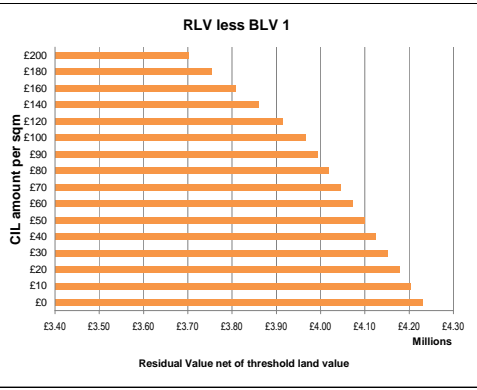
Site type 1	Description:	Area 5	£2325 psm Halesworth	Site area:	0.03 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,132	2,343,959	1,543,959	1,664,709	1,993,959	2,143,959
10	77,249	2,317,479	1,517,479	1,638,229	1,967,479	2,117,479
20	76,367	2,291,000	1,491,000	1,611,750	1,941,000	2,091,000
30	75,484	2,264,520	1,464,520	1,585,270	1,914,520	2,064,520
40	74,601	2,238,041	1,438,041	1,558,791	1,888,041	2,038,041
50	73,719	2,211,562	1,411,562	1,532,312	1,861,562	2,011,562
60	72,836	2,185,082	1,385,082	1,505,832	1,835,082	1,985,082
70	71,953	2,158,603	1,358,603	1,479,353	1,808,603	1,958,603
80	71,071	2,132,123	1,332,123	1,452,873	1,782,123	1,932,123
90	70,188	2,105,644	1,305,644	1,426,394	1,755,644	1,905,644
100	69,305	2,079,164	1,279,164	1,399,914	1,729,164	1,879,164
120	67,540	2,026,206	1,226,206	1,346,956	1,676,206	1,826,206
140	65,775	1,973,247	1,173,247	1,293,997	1,623,247	1,773,247
160	64,010	1,920,288	1,120,288	1,241,038	1,570,288	1,720,288
180	62,244	1,867,329	1,067,329	1,188,079	1,517,329	1,667,329
200	60,479	1,814,370	1,014,370	1,135,120	1,464,370	1,614,370



Site type 1	Description:	Area 6	£4660 psm Southwold	Site area:	0.03 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	256,814	7,704,420	6,904,420	7,025,170	7,354,420	7,504,420
10	255,931	7,677,941	6,877,941	6,998,691	7,327,941	7,477,941
20	255,049	7,651,461	6,851,461	6,972,211	7,301,461	7,451,461
30	254,166	7,624,982	6,824,982	6,945,732	7,274,982	7,424,982
40	253,283	7,598,503	6,798,503	6,919,253	7,248,503	7,398,503
50	252,401	7,572,023	6,772,023	6,892,773	7,222,023	7,372,023
60	251,518	7,545,544	6,745,544	6,866,294	7,195,544	7,345,544
70	250,635	7,519,064	6,719,064	6,839,814	7,169,064	7,319,064
80	249,753	7,492,585	6,692,585	6,813,335	7,142,585	7,292,585
90	248,870	7,466,105	6,666,105	6,786,855	7,116,105	7,266,105
100	247,988	7,439,626	6,639,626	6,760,376	7,089,626	7,239,626
120	246,222	7,386,667	6,586,667	6,707,417	7,036,667	7,186,667
140	244,457	7,333,708	6,533,708	6,654,458	6,983,708	7,133,708
160	242,692	7,280,749	6,480,749	6,601,499	6,930,749	7,080,749
180	240,926	7,227,791	6,427,791	6,548,541	6,877,791	7,027,791
200	239,161	7,174,832	6,374,832	6,495,582	6,824,832	6,974,832



Site type 1	Description:	Area 7	£3495 psm Reydon		Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	167,664	5,029,929	4,229,929	4,350,679	4,679,929	4,829,929
10	166,782	5,003,449	4,203,449	4,324,199	4,653,449	4,803,449
20	165,899	4,976,970	4,176,970	4,297,720	4,626,970	4,776,970
30	165,016	4,950,490	4,150,490	4,271,240	4,600,490	4,750,490
40	164,134	4,924,011	4,124,011	4,244,761	4,574,011	4,724,011
50	163,251	4,897,532	4,097,532	4,218,282	4,547,532	4,697,532
60	162,368	4,871,052	4,071,052	4,191,802	4,521,052	4,671,052
70	161,486	4,844,573	4,044,573	4,165,323	4,494,573	4,644,573
80	160,603	4,818,093	4,018,093	4,138,843	4,468,093	4,618,093
90	159,720	4,791,614	3,991,614	4,112,364	4,441,614	4,591,614
100	158,838	4,765,134	3,965,134	4,085,884	4,415,134	4,565,134
120	157,073	4,712,176	3,912,176	4,032,926	4,362,176	4,512,176
140	155,307	4,659,217	3,859,217	3,979,967	4,309,217	4,459,217
160	153,542	4,606,258	3,806,258	3,927,008	4,256,258	4,406,258
180	151,777	4,553,299	3,753,299	3,874,049	4,203,299	4,353,299
200	150,011	4,500,340	3,700,340	3,821,090	4,150,340	4,300,340





CIL Viability    Waveney District

SITE TYPE    1

1 UNITS

HOUSE

30 UPH

CSH level:    4

Aff Hsg:    0%

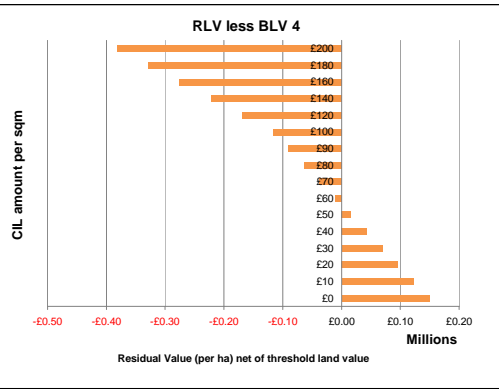
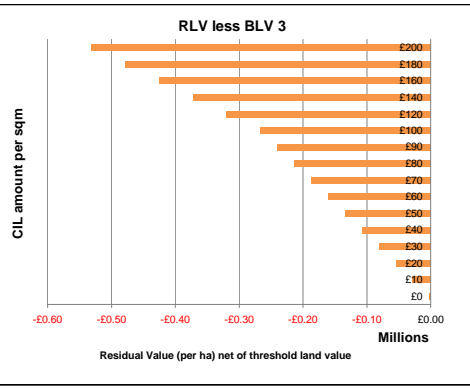
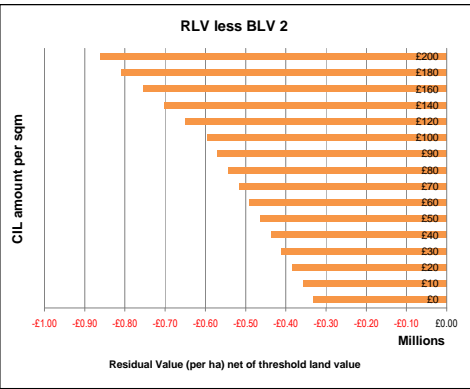
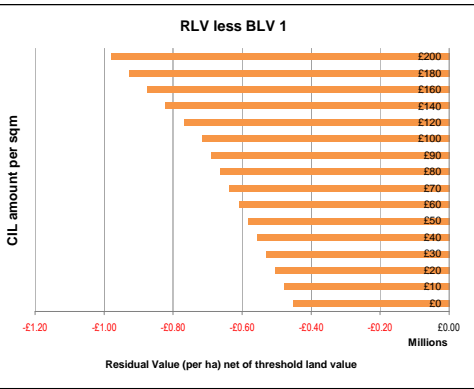
	Sales value inflation
	Build cost inflation
	Profit

Benchmark Land Values (per net developable ha)

BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

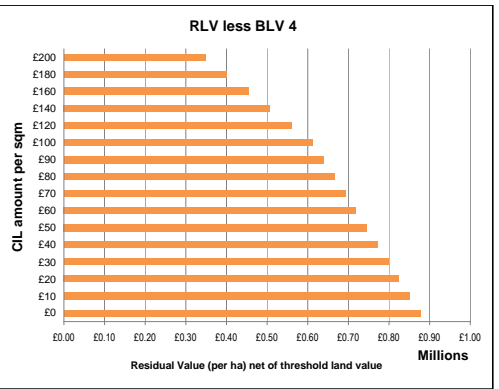
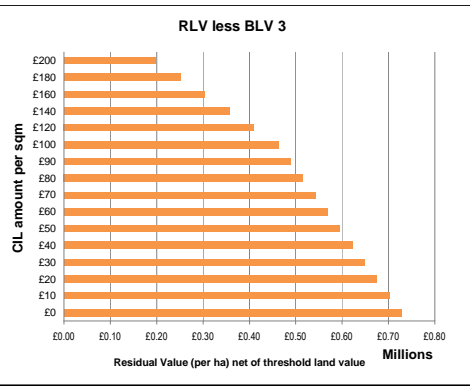
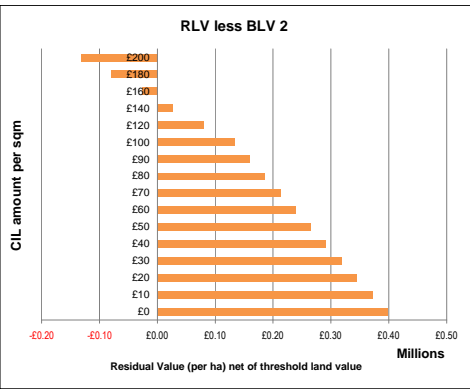
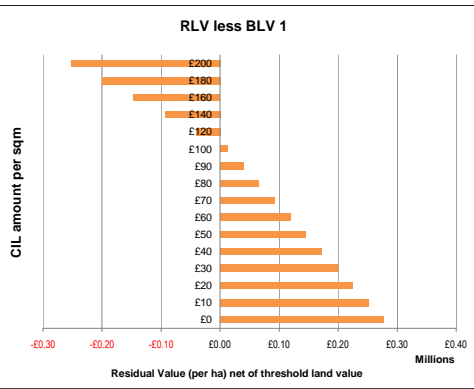
Site type 1	Description: <b>Area 1    £1615 psm    Inner Lowestoft</b>	Site area:    0.03 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,620	348,607	- 451,393	- 330,643	- 1,393	148,607
10	10,738	322,128	- 477,872	- 357,122	- 27,872	122,128
20	9,855	295,649	- 504,351	- 383,601	- 54,351	95,649
30	8,972	269,169	- 530,831	- 410,081	- 80,831	69,169
40	8,090	242,690	- 557,310	- 436,560	- 107,310	42,690
50	7,207	216,210	- 583,790	- 463,040	- 133,790	16,210
60	6,324	189,731	- 610,269	- 489,519	- 160,269	- 10,269
70	5,442	163,251	- 636,749	- 515,999	- 186,749	- 36,749
80	4,559	136,772	- 663,228	- 542,478	- 213,228	- 63,228
90	3,676	110,293	- 689,707	- 568,957	- 239,707	- 89,707
100	2,794	83,813	- 716,187	- 595,437	- 266,187	- 116,187
120	1,028	30,854	- 769,146	- 648,396	- 319,146	- 169,146
140	-737	22,105	- 822,105	- 701,355	- 372,105	- 222,105
160	-2,502	75,063	- 875,063	- 754,313	- 425,063	- 275,063
180	-4,267	128,022	- 928,022	- 807,272	- 478,022	- 328,022
200	-6,033	180,981	- 980,981	- 860,231	- 530,981	- 380,981



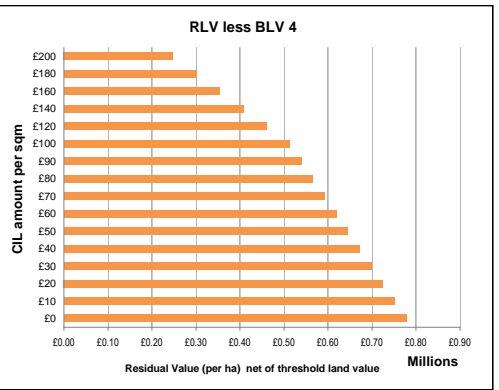
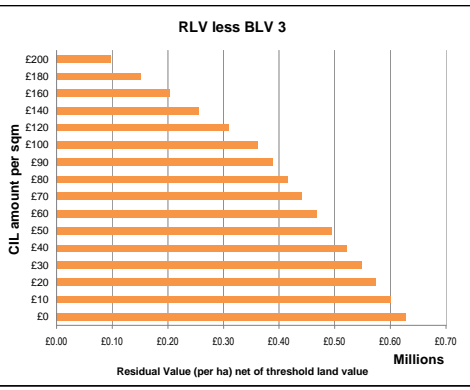
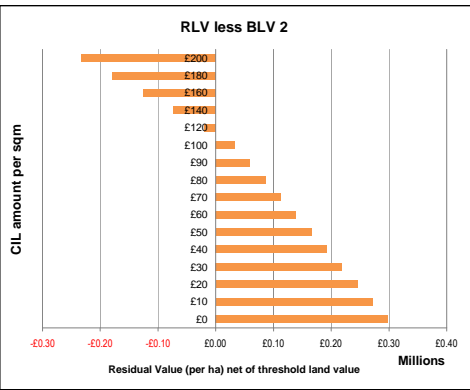
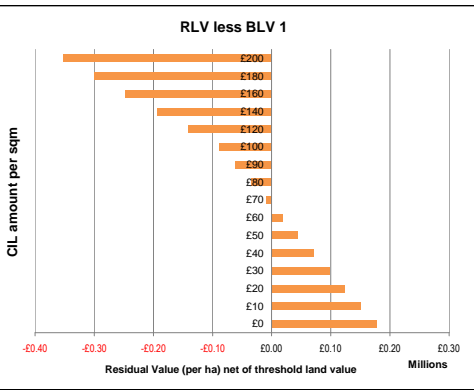
Site type 1	Description: <b>Area 2    £1964 psm    Lowestoft Burbs</b>	Site area:    0.03 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,899	1,076,971	276,971	397,721	726,971	876,971
10	35,016	1,050,491	250,491	371,241	700,491	850,491
20	34,134	1,024,012	224,012	344,762	674,012	824,012
30	33,251	997,532	197,532	318,282	647,532	797,532
40	32,368	971,053	171,053	291,803	621,053	771,053
50	31,486	944,574	144,574	265,324	594,574	744,574
60	30,603	918,094	118,094	238,844	568,094	718,094
70	29,720	891,615	91,615	212,365	541,615	691,615
80	28,838	865,135	65,135	185,885	515,135	665,135
90	27,955	838,656	38,656	159,406	488,656	638,656
100	27,073	812,176	12,176	132,926	462,176	612,176
120	25,307	759,218	- 40,782	79,968	409,218	559,218
140	23,542	706,259	- 93,741	27,009	356,259	506,259
160	21,777	653,300	- 146,700	- 25,950	303,300	453,300
180	20,011	600,341	- 199,659	- 78,909	250,341	400,341
200	18,246	547,382	- 252,618	- 131,868	197,382	347,382



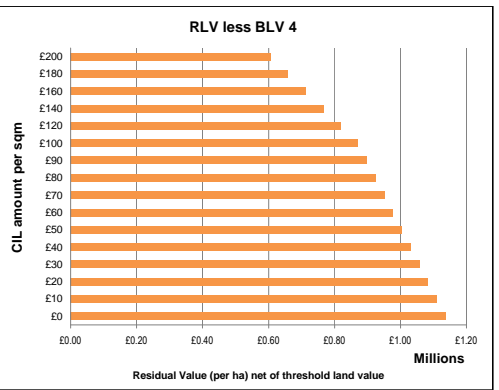
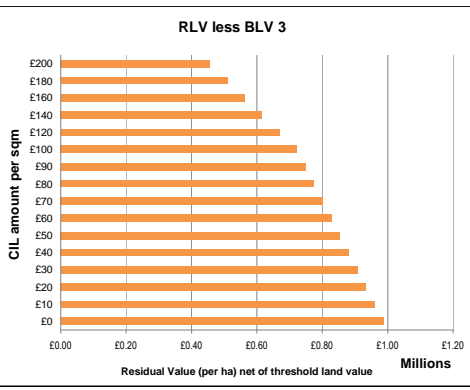
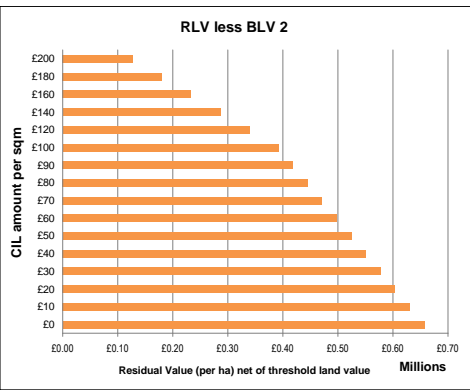
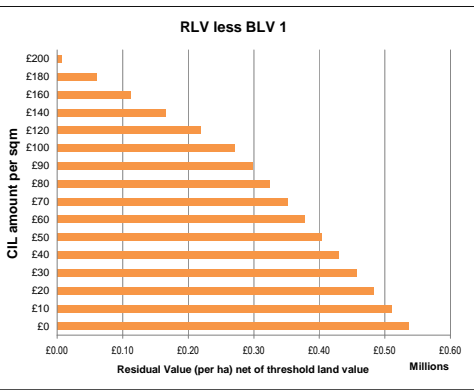
Site type 1	Description: <b>Area 3    £1916 psm    Beccles</b>	Site area:    0.03 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,560	976,795	176,795	297,545	626,795	776,795
10	31,677	950,315	150,315	271,065	600,315	750,315
20	30,795	923,836	123,836	244,586	573,836	723,836
30	29,912	897,356	97,356	218,106	547,356	697,356
40	29,029	870,877	70,877	191,627	520,877	670,877
50	28,147	844,398	44,398	165,148	494,398	644,398
60	27,264	817,918	17,918	138,668	467,918	617,918
70	26,381	791,439	- 8,561	112,189	441,439	591,439
80	25,499	764,959	- 35,041	85,709	414,959	564,959
90	24,616	738,480	- 61,520	59,230	388,480	538,480
100	23,733	712,000	- 88,000	32,750	362,000	512,000
120	21,968	659,042	- 140,958	- 20,208	309,042	459,042
140	20,203	606,083	- 193,917	- 73,167	256,083	406,083
160	18,437	553,124	- 246,876	- 126,126	203,124	353,124
180	16,672	500,165	- 299,835	- 179,085	150,165	300,165
200	14,907	447,206	- 352,794	- 232,044	97,206	247,206

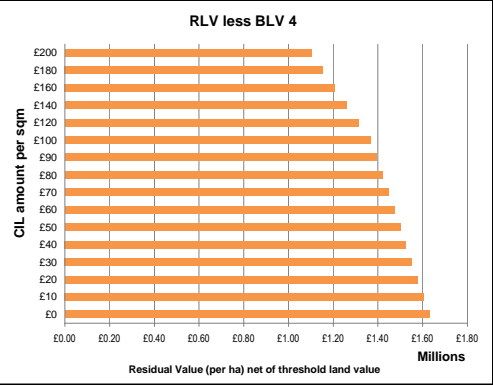
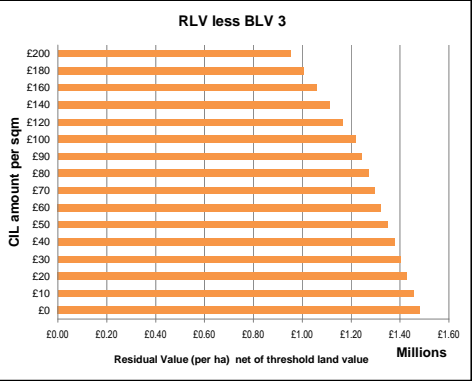
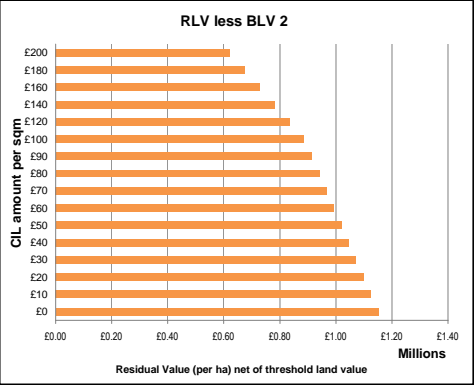
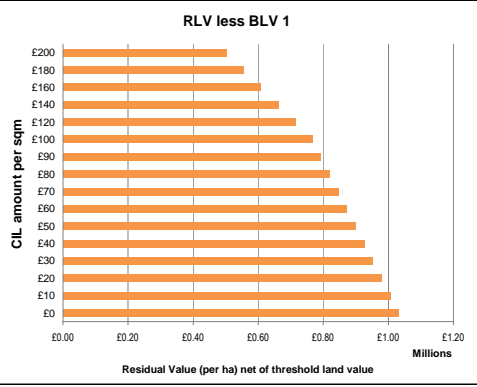


Site type 1	Description: <b>Area 4    £2088 psm    Bungay</b>	Site area:    0.03 ha
-------------	---	-----------------------

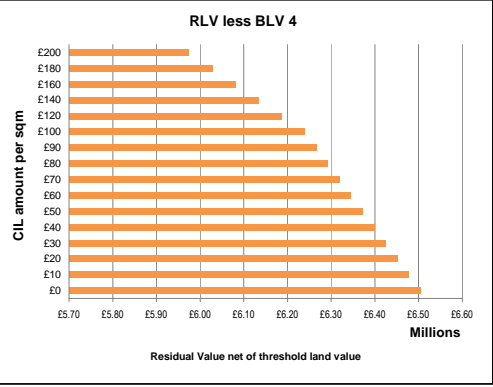
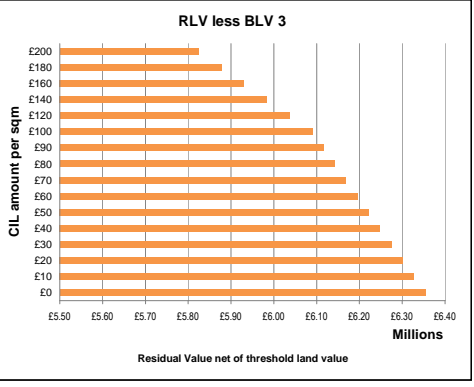
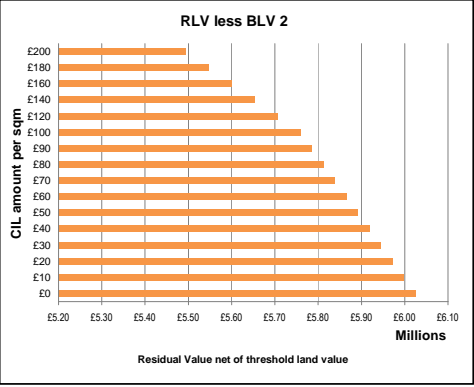
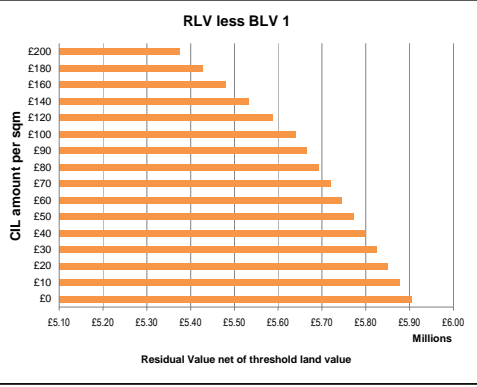
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	44,525	1,335,759	535,759	656,509	985,759	1,135,759
10	43,643	1,309,279	509,279	630,029	959,279	1,109,279
20	42,760	1,282,800	482,800	603,550	932,800	1,082,800
30	41,877	1,256,320	456,320	577,070	906,320	1,056,320
40	40,995	1,229,841	429,841	550,591	879,841	1,029,841
50	40,112	1,203,362	403,362	524,112	853,362	1,003,362
60	39,229	1,176,882	376,882	497,632	826,882	976,882
70	38,347	1,150,403	350,403	471,153	800,403	950,403
80	37,464	1,123,923	323,923	444,673	773,923	923,923
90	36,581	1,097,444	297,444	418,194	747,444	897,444
100	35,699	1,070,965	270,965	391,715	720,965	870,965
120	33,934	1,018,006	218,006	338,756	668,006	818,006
140	32,168	965,047	165,047	285,797	615,047	765,047
160	30,403	912,088	112,088	232,838	562,088	712,088
180	28,638	859,129	59,129	179,879	509,129	659,129
200	26,872	806,170	6,170	126,920	456,170	606,170



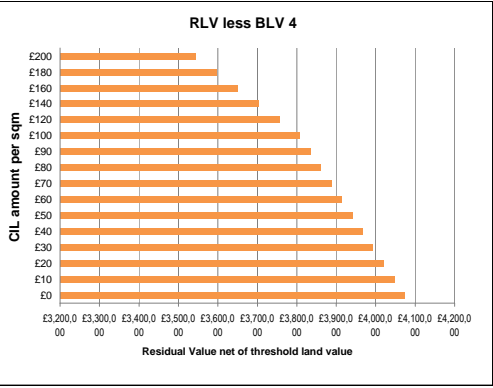
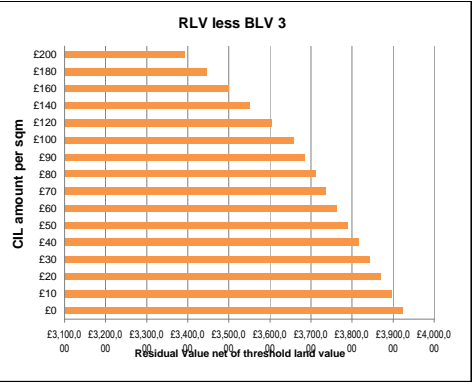
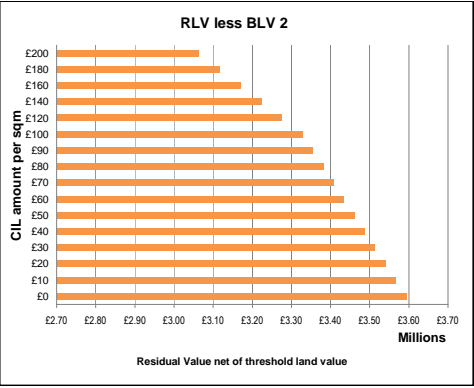
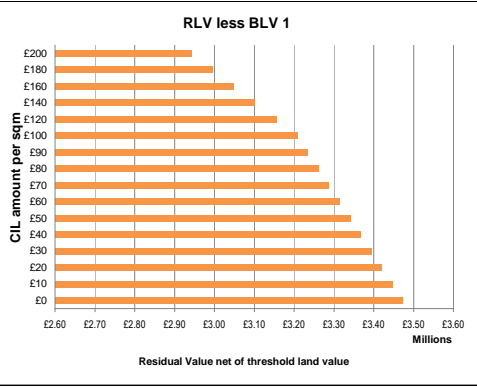
Site type 1	Description:	Area 5 £2325 psm Halesworth			Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	61,013	1,830,378	1,030,378	1,151,128	1,480,378	1,630,378
10	60,130	1,803,899	1,003,899	1,124,649	1,453,899	1,603,899
20	59,247	1,777,419	977,419	1,098,169	1,427,419	1,577,419
30	58,365	1,750,940	950,940	1,071,690	1,400,940	1,550,940
40	57,482	1,724,460	924,460	1,045,210	1,374,460	1,524,460
50	56,599	1,697,981	897,981	1,018,731	1,347,981	1,497,981
60	55,717	1,671,501	871,501	992,251	1,321,501	1,471,501
70	54,834	1,645,022	845,022	965,772	1,295,022	1,445,022
80	53,951	1,618,543	818,543	939,293	1,268,543	1,418,543
90	53,069	1,592,063	792,063	912,813	1,242,063	1,392,063
100	52,186	1,565,584	765,584	886,334	1,215,584	1,365,584
120	50,421	1,512,625	712,625	833,375	1,162,625	1,312,625
140	48,656	1,459,666	659,666	780,416	1,109,666	1,259,666
160	46,890	1,406,707	606,707	727,457	1,056,707	1,206,707
180	45,125	1,353,748	553,748	674,498	1,003,748	1,153,748
200	43,360	1,300,790	500,790	621,540	950,790	1,100,790



Site type 1	Description:	Area 6 £4660 psm Southwold			Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	223,451	6,703,525	5,903,525	6,024,275	6,353,525	6,503,525
10	222,568	6,677,045	5,877,045	5,997,795	6,327,045	6,477,045
20	221,686	6,650,566	5,850,566	5,971,316	6,300,566	6,450,566
30	220,803	6,624,087	5,824,087	5,944,837	6,274,087	6,424,087
40	219,920	6,597,607	5,797,607	5,918,357	6,247,607	6,397,607
50	219,038	6,571,128	5,771,128	5,891,878	6,221,128	6,371,128
60	218,155	6,544,648	5,744,648	5,865,398	6,194,648	6,344,648
70	217,272	6,518,169	5,718,169	5,838,919	6,168,169	6,318,169
80	216,390	6,491,689	5,691,689	5,812,439	6,141,689	6,291,689
90	215,507	6,465,210	5,665,210	5,785,960	6,115,210	6,265,210
100	214,624	6,438,731	5,638,731	5,759,481	6,088,731	6,238,731
120	212,859	6,385,772	5,585,772	5,706,522	6,035,772	6,185,772
140	211,094	6,332,813	5,532,813	5,653,563	5,982,813	6,132,813
160	209,328	6,279,854	5,479,854	5,600,604	5,929,854	6,079,854
180	207,563	6,226,895	5,426,895	5,547,645	5,876,895	6,026,895
200	205,798	6,173,936	5,373,936	5,494,686	5,823,936	5,973,936



Site type 1	Description:	Area 7 £3495 psm Reydon			Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	142,406	4,272,169	3,472,169	3,592,919	3,922,169	4,072,169
10	141,523	4,245,689	3,445,689	3,566,439	3,895,689	4,045,689
20	140,640	4,219,210	3,419,210	3,539,960	3,869,210	4,019,210
30	139,758	4,192,731	3,392,731	3,513,481	3,842,731	3,992,731
40	138,875	4,166,251	3,366,251	3,487,001	3,816,251	3,966,251
50	137,992	4,139,772	3,339,772	3,460,522	3,789,772	3,939,772
60	137,110	4,113,292	3,313,292	3,434,042	3,763,292	3,913,292
70	136,227	4,086,813	3,286,813	3,407,563	3,736,813	3,886,813
80	135,344	4,060,333	3,260,333	3,381,083	3,710,333	3,860,333
90	134,462	4,033,854	3,233,854	3,354,604	3,683,854	3,833,854
100	133,579	4,007,375	3,207,375	3,328,125	3,657,375	3,807,375
120	131,814	3,954,416	3,154,416	3,275,166	3,604,416	3,754,416
140	130,049	3,901,457	3,101,457	3,222,207	3,551,457	3,701,457
160	128,283	3,848,498	3,048,498	3,169,248	3,498,498	3,648,498
180	126,518	3,795,539	2,995,539	3,116,289	3,445,539	3,595,539
200	124,753	3,742,580	2,942,580	3,063,330	3,392,580	3,542,580

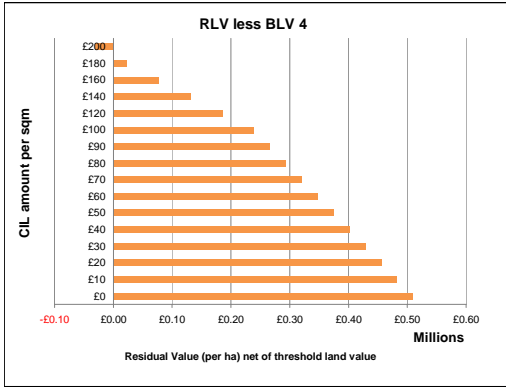
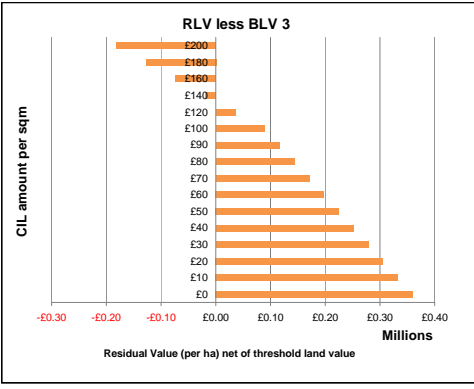
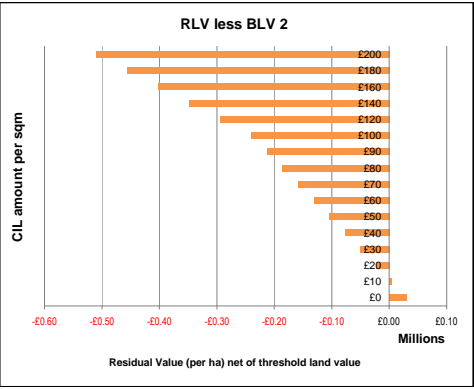
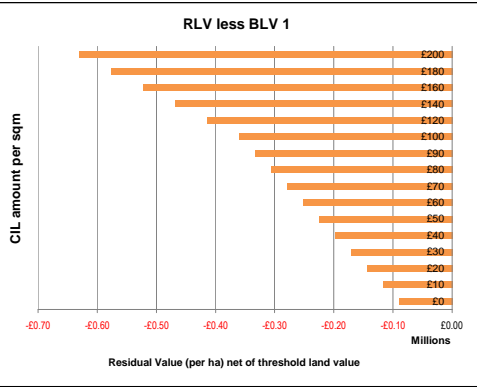




CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
4 UNITS				
HOUSE				
30 UPH				
CSH level:   3				
Aff Hsg:   0%				
		Sales value inflation		
		Build cost inflation		
		Profit		

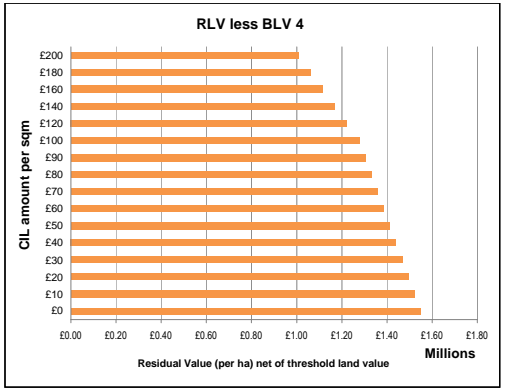
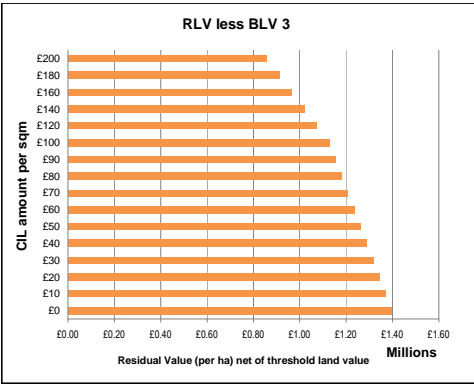
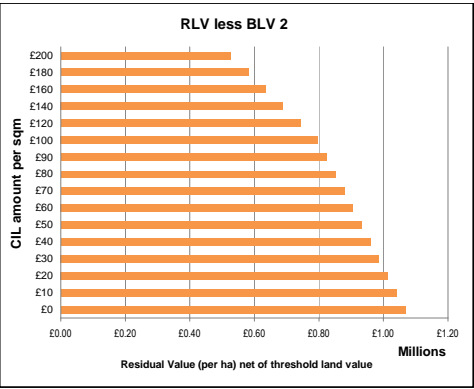
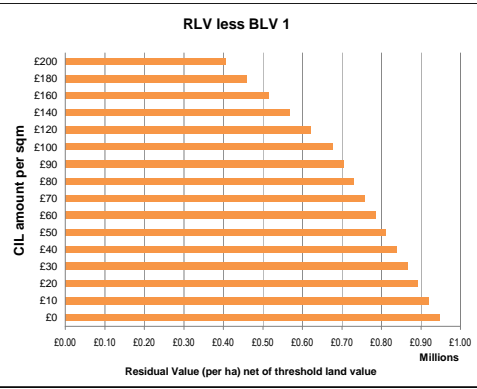
Site type 2 Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	94,623	709,674	-	90,326	30,424	359,674
10	91,015	682,614	-	117,386	3,364	332,614
20	87,407	655,554	-	144,446	23,696	305,554
30	83,799	628,494	-	171,506	50,756	278,494
40	80,191	601,435	-	198,565	77,815	251,435
50	76,583	574,375	-	225,625	104,875	224,375
60	72,975	547,315	-	252,685	131,935	197,315
70	69,367	520,255	-	279,745	158,995	170,255
80	65,759	493,196	-	306,804	186,054	143,196
90	62,151	466,136	-	333,864	213,114	116,136
100	58,543	439,076	-	360,924	240,174	89,076
120	51,328	384,957	-	415,043	294,293	34,957
140	44,112	330,837	-	469,163	348,413	19,163
160	36,896	276,717	-	523,283	402,533	73,283
180	29,680	222,598	-	577,402	456,652	127,402
200	22,464	168,478	-	631,522	510,772	181,522



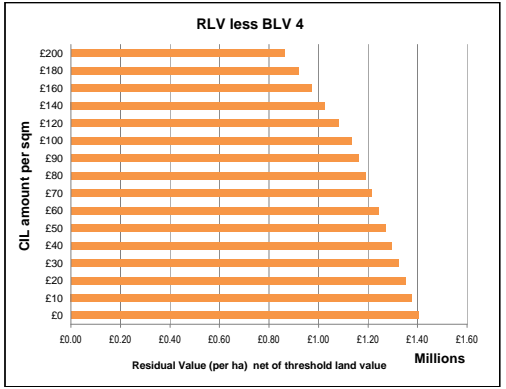
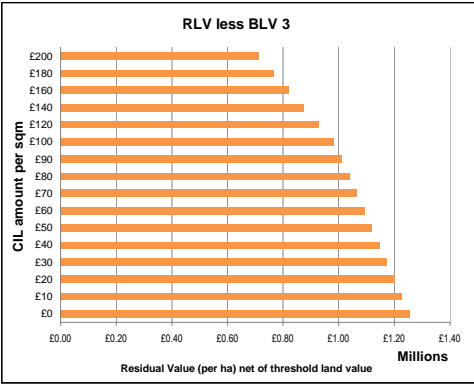
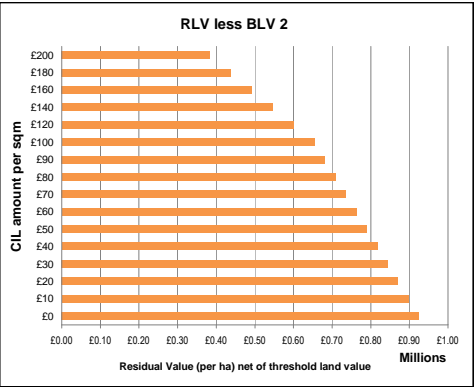
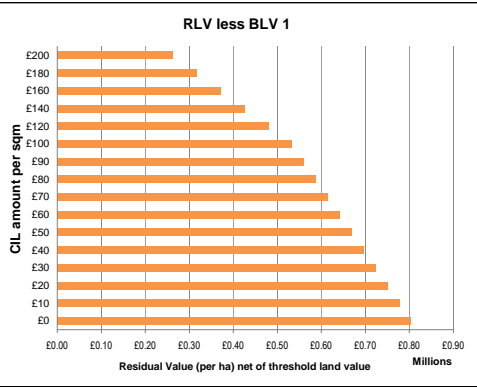
Site type 2 Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,819	1,746,140	946,140	1,066,890	1,396,140	1,546,140
10	229,211	1,719,080	919,080	1,039,830	1,369,080	1,519,080
20	225,603	1,692,020	892,020	1,012,770	1,342,020	1,492,020
30	221,995	1,664,960	864,960	985,710	1,314,960	1,464,960
40	218,387	1,637,901	837,901	958,651	1,287,901	1,437,901
50	214,779	1,610,841	810,841	931,591	1,260,841	1,410,841
60	211,171	1,583,781	783,781	904,531	1,233,781	1,383,781
70	207,563	1,556,721	756,721	877,471	1,206,721	1,356,721
80	203,955	1,529,661	729,661	850,411	1,179,661	1,329,661
90	200,347	1,502,602	702,602	823,352	1,152,602	1,302,602
100	196,739	1,475,542	675,542	796,292	1,125,542	1,275,542
120	189,523	1,421,422	621,422	742,172	1,071,422	1,221,422
140	182,307	1,367,303	567,303	688,053	1,017,303	1,167,303
160	175,091	1,313,183	513,183	633,933	963,183	1,113,183
180	167,875	1,259,064	459,064	579,814	909,064	1,059,064
200	160,659	1,204,944	404,944	525,694	854,944	1,004,944



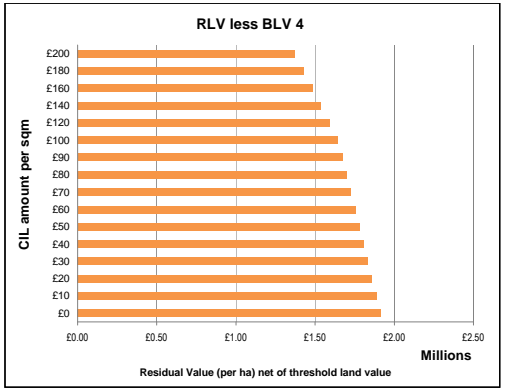
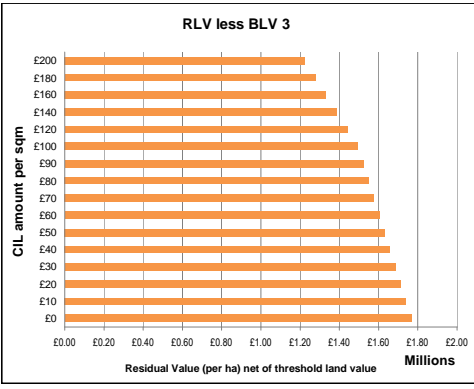
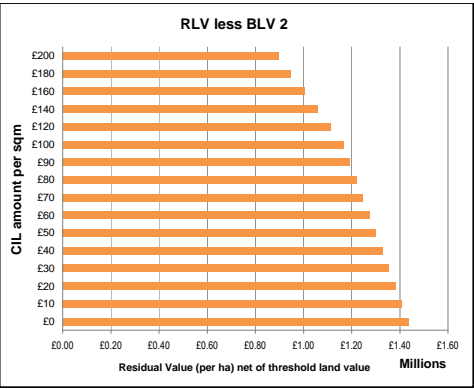
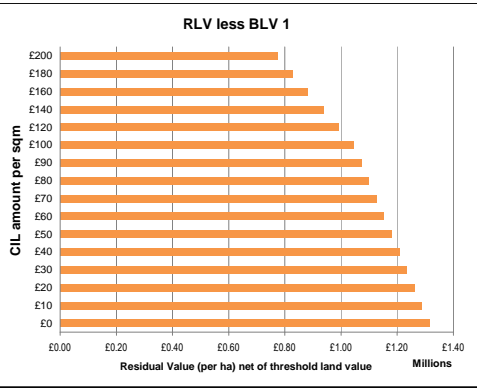
Site type 2 Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	213,812	1,603,588	803,588	924,338	1,253,588	1,403,588
10	210,204	1,576,529	776,529	897,279	1,226,529	1,376,529
20	206,596	1,549,469	749,469	870,219	1,199,469	1,349,469
30	202,988	1,522,409	722,409	843,159	1,172,409	1,322,409
40	199,380	1,495,349	695,349	816,099	1,145,349	1,295,349
50	195,772	1,468,290	668,290	789,040	1,118,290	1,268,290
60	192,164	1,441,230	641,230	761,980	1,091,230	1,241,230
70	188,556	1,414,170	614,170	734,920	1,064,170	1,214,170
80	184,948	1,387,110	587,110	707,860	1,037,110	1,187,110
90	181,340	1,360,051	560,051	680,801	1,010,051	1,160,051
100	177,732	1,332,991	532,991	653,741	982,991	1,132,991
120	170,516	1,278,871	478,871	599,621	928,871	1,078,871
140	163,300	1,224,752	424,752	545,502	874,752	1,024,752
160	156,084	1,170,632	370,632	491,382	820,632	970,632
180	148,868	1,116,513	316,513	437,263	766,513	916,513
200	141,652	1,062,393	262,393	383,143	712,393	862,393



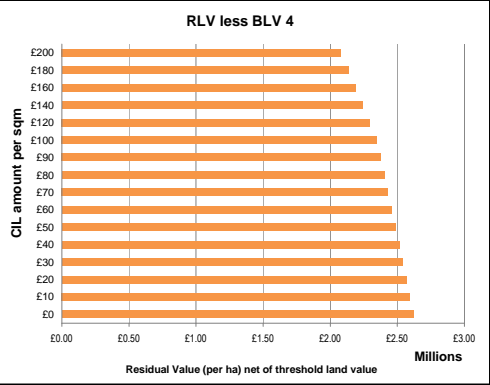
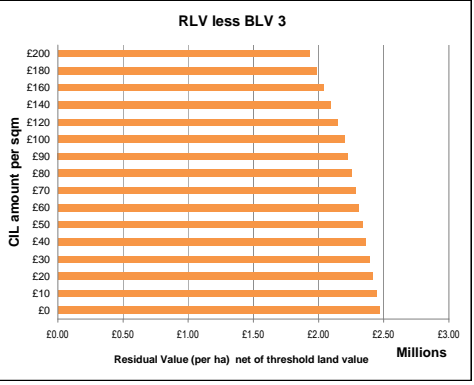
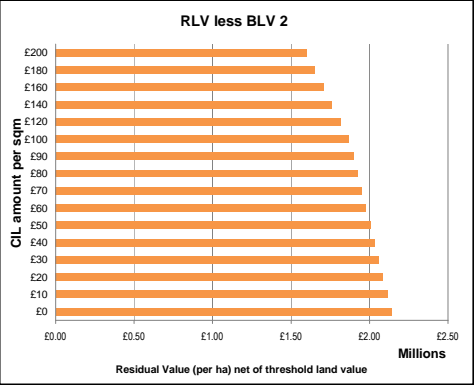
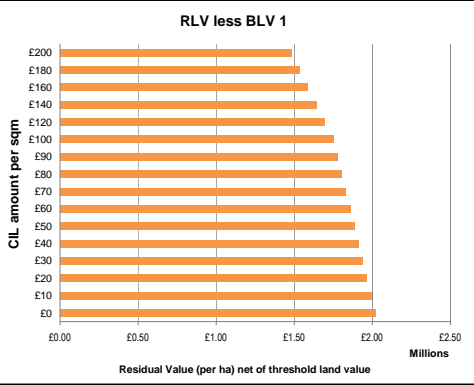
Site type 2 Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	281,920	2,114,397	1,314,397	1,435,147	1,764,397	1,914,397
10	278,312	2,087,337	1,287,337	1,408,087	1,737,337	1,887,337
20	274,704	2,060,277	1,260,277	1,381,027	1,710,277	1,860,277
30	271,096	2,033,218	1,233,218	1,353,968	1,683,218	1,833,218
40	267,488	2,006,158	1,206,158	1,326,908	1,656,158	1,806,158
50	263,880	1,979,098	1,179,098	1,299,848	1,629,098	1,779,098
60	260,272	1,952,038	1,152,038	1,272,788	1,602,038	1,752,038
70	256,664	1,924,978	1,124,978	1,245,728	1,574,978	1,724,978
80	253,056	1,897,919	1,097,919	1,218,669	1,547,919	1,697,919
90	249,448	1,870,859	1,070,859	1,191,609	1,520,859	1,670,859
100	245,840	1,843,799	1,043,799	1,164,549	1,493,799	1,643,799
120	238,624	1,789,680	989,680	1,110,430	1,439,680	1,589,680
140	231,408	1,735,560	935,560	1,056,310	1,385,560	1,535,560
160	224,192	1,681,440	881,440	1,002,190	1,331,440	1,481,440
180	216,976	1,627,321	827,321	948,071	1,277,321	1,427,321
200	209,760	1,573,201	773,201	893,951	1,223,201	1,373,201



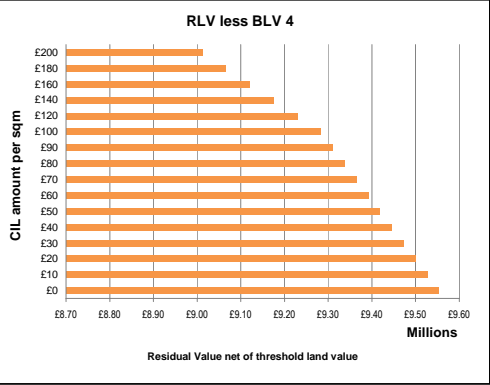
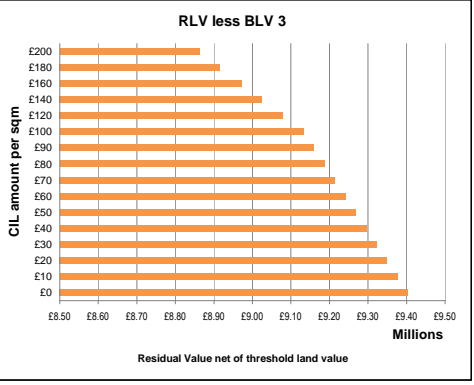
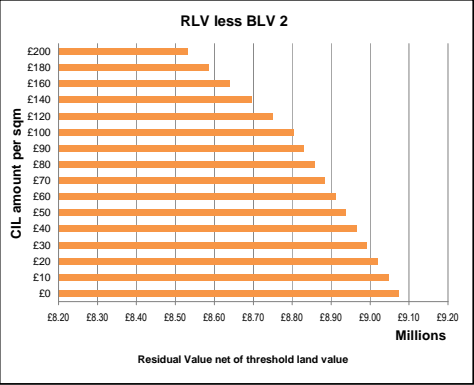
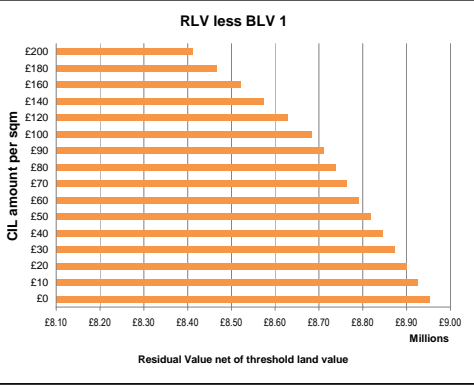
Site type 2 Description: **Area 5 £2325 psm Halesworth** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	375,766	2,818,243	2,018,243	2,138,993	2,468,243	2,618,243
10	372,158	2,791,184	1,991,184	2,111,934	2,441,184	2,591,184
20	368,550	2,764,124	1,964,124	2,084,874	2,414,124	2,564,124
30	364,942	2,737,064	1,937,064	2,057,814	2,387,064	2,537,064
40	361,334	2,710,004	1,910,004	2,030,754	2,360,004	2,510,004
50	357,726	2,682,944	1,882,944	2,003,694	2,332,944	2,482,944
60	354,118	2,655,885	1,855,885	1,976,635	2,305,885	2,455,885
70	350,510	2,628,825	1,828,825	1,949,575	2,278,825	2,428,825
80	346,902	2,601,765	1,801,765	1,922,515	2,251,765	2,401,765
90	343,294	2,574,705	1,774,705	1,895,455	2,224,705	2,374,705
100	339,686	2,547,646	1,747,646	1,868,396	2,197,646	2,347,646
120	332,470	2,493,526	1,693,526	1,814,276	2,143,526	2,293,526
140	325,254	2,439,406	1,639,406	1,760,156	2,089,406	2,239,406
160	318,038	2,385,287	1,585,287	1,706,037	2,035,287	2,185,287
180	310,822	2,331,167	1,531,167	1,651,917	1,981,167	2,131,167
200	303,606	2,277,048	1,477,048	1,597,798	1,927,048	2,077,048



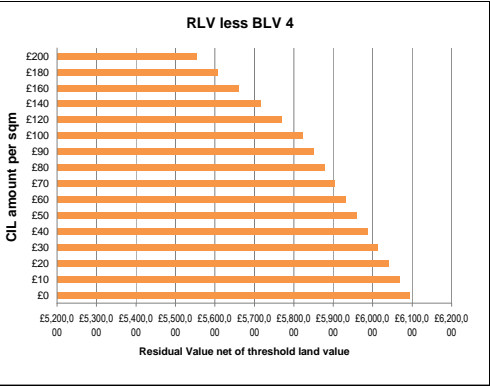
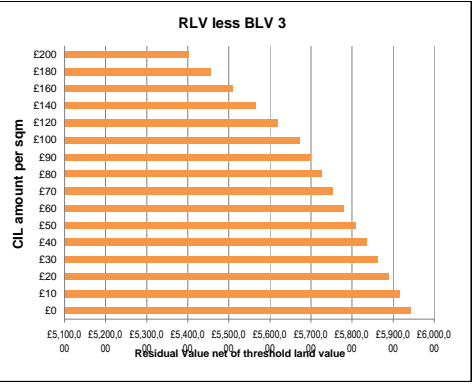
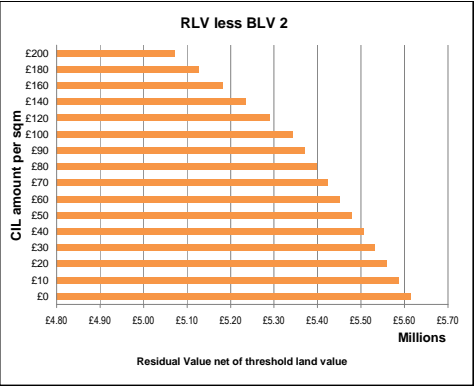
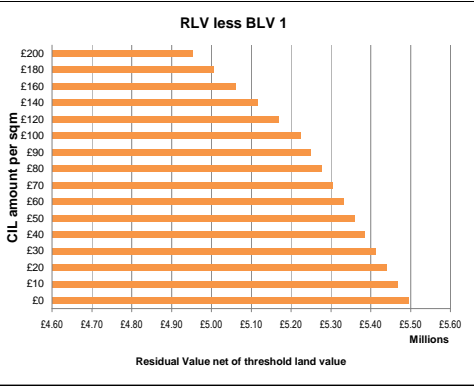
Site type 2 Description: **Area 6 £4660 psm Southwold** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,300,369	9,752,764	8,952,764	9,073,514	9,402,764	9,552,764
10	1,296,761	9,725,704	8,925,704	9,046,454	9,375,704	9,525,704
20	1,293,153	9,698,645	8,898,645	9,019,395	9,348,645	9,498,645
30	1,289,545	9,671,585	8,871,585	8,992,335	9,321,585	9,471,585
40	1,285,937	9,644,525	8,844,525	8,965,275	9,294,525	9,444,525
50	1,282,329	9,617,465	8,817,465	8,938,215	9,267,465	9,417,465
60	1,278,721	9,590,406	8,790,406	8,911,156	9,240,406	9,390,406
70	1,275,113	9,563,346	8,763,346	8,884,096	9,213,346	9,363,346
80	1,271,505	9,536,286	8,736,286	8,857,036	9,186,286	9,336,286
90	1,267,897	9,509,226	8,709,226	8,829,976	9,159,226	9,309,226
100	1,264,289	9,482,166	8,682,166	8,802,916	9,132,166	9,282,166
120	1,257,073	9,428,047	8,628,047	8,748,797	9,078,047	9,228,047
140	1,249,857	9,373,927	8,573,927	8,694,677	9,023,927	9,173,927
160	1,242,641	9,319,808	8,519,808	8,640,558	8,969,808	9,119,808
180	1,235,425	9,265,688	8,465,688	8,586,438	8,915,688	9,065,688
200	1,228,209	9,211,569	8,411,569	8,532,319	8,861,569	9,011,569



Site type 2 Description: **Area 7 £3495 psm Reydon** Site area: 0.13 ha

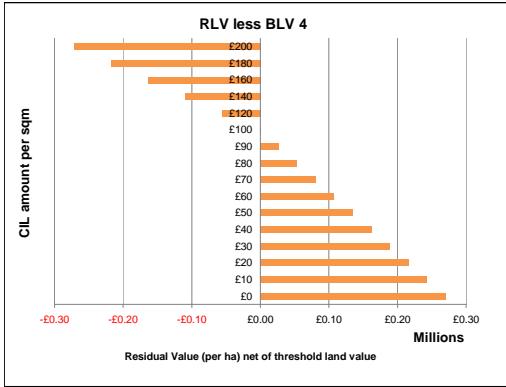
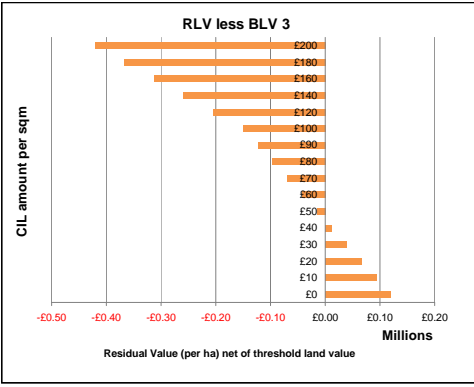
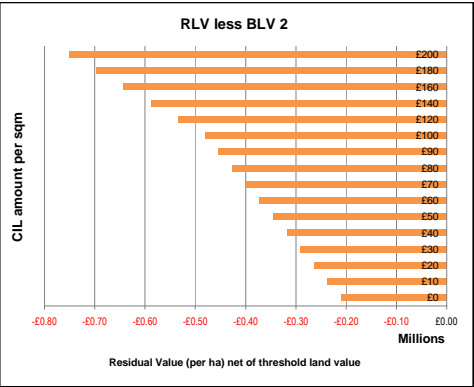
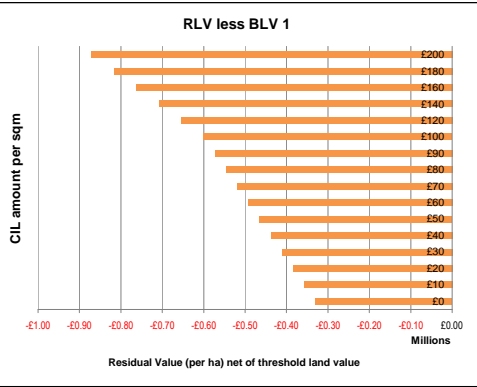
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	839,057	6,292,928	5,492,928	5,613,678	5,942,928	6,092,928
10	835,449	6,265,868	5,465,868	5,586,618	5,915,868	6,065,868
20	831,841	6,238,809	5,438,809	5,559,559	5,888,809	6,038,809
30	828,233	6,211,749	5,411,749	5,532,499	5,861,749	6,011,749
40	824,625	6,184,689	5,384,689	5,505,439	5,834,689	5,984,689
50	821,017	6,157,629	5,357,629	5,478,379	5,807,629	5,957,629
60	817,409	6,130,570	5,330,570	5,451,320	5,780,570	5,930,570
70	813,801	6,103,510	5,303,510	5,424,260	5,753,510	5,903,510
80	810,193	6,076,450	5,276,450	5,397,200	5,726,450	5,876,450
90	806,585	6,049,390	5,249,390	5,370,140	5,699,390	5,849,390
100	802,977	6,022,331	5,222,331	5,343,081	5,672,331	5,822,331
120	795,761	5,968,211	5,168,211	5,288,961	5,618,211	5,768,211
140	788,546	5,914,091	5,114,091	5,234,841	5,564,091	5,714,091
160	781,330	5,859,972	5,059,972	5,180,722	5,509,972	5,659,972
180	774,114	5,805,852	5,005,852	5,126,602	5,455,852	5,605,852
200	766,898	5,751,733	4,951,733	5,072,483	5,401,733	5,551,733



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
4 UNITS				
HOUSE				
30 UPH				
CSH level:   3	-5% Sales value inflation			
Aff Hsg:   0%	Build cost inflation			
	Profit			

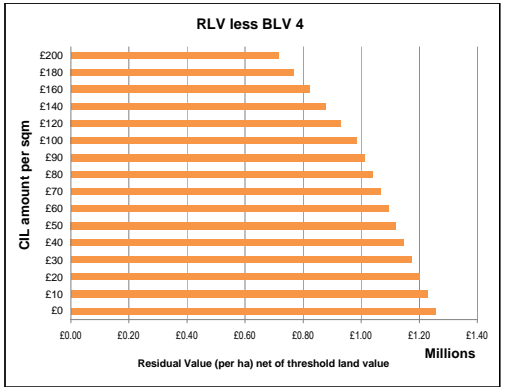
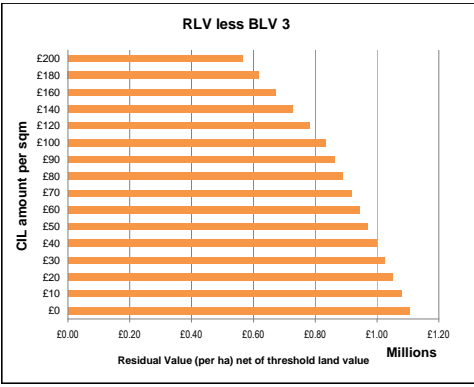
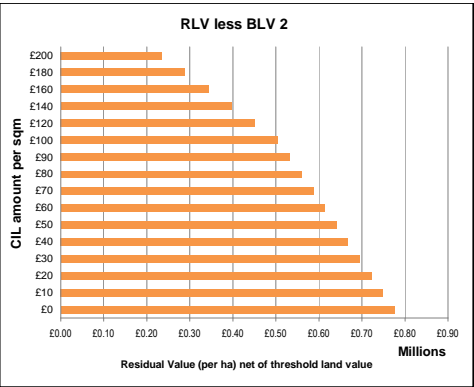
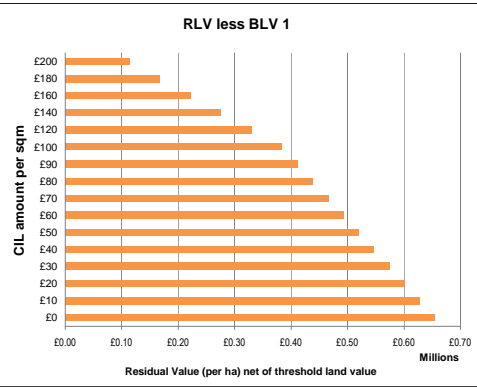
Site type 2 Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,648	469,861	- 330,139	- 209,389	- 119,861	- 269,861
10	59,040	442,801	- 357,199	- 236,449	- 92,801	- 242,801
20	55,432	415,742	- 384,258	- 263,508	- 65,742	- 215,742
30	51,824	388,682	- 411,318	- 290,568	- 38,682	- 188,682
40	48,216	361,622	- 438,378	- 317,628	- 11,622	- 161,622
50	44,608	334,562	- 465,438	- 344,688	- 15,438	- 134,562
60	41,000	307,503	- 492,497	- 371,747	- 42,497	- 107,503
70	37,392	280,443	- 519,557	- 398,807	- 69,557	- 80,443
80	33,784	253,383	- 546,617	- 425,867	- 96,617	- 53,383
90	30,176	226,323	- 573,677	- 452,927	- 123,677	- 26,323
100	26,568	199,263	- 600,737	- 479,987	- 150,737	- 737
120	19,353	145,144	- 654,856	- 534,106	- 204,856	- 54,856
140	12,137	91,024	- 708,976	- 588,226	- 258,976	- 108,976
160	4,921	36,905	- 763,095	- 642,345	- 313,095	- 163,095
180	-2,295	17,215	- 817,215	- 696,465	- 367,215	- 217,215
200	-9,511	71,334	- 871,334	- 750,584	- 421,334	- 271,334



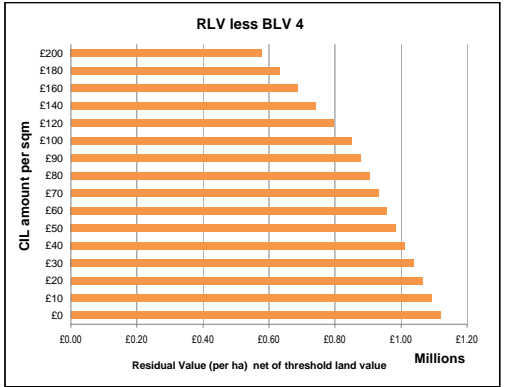
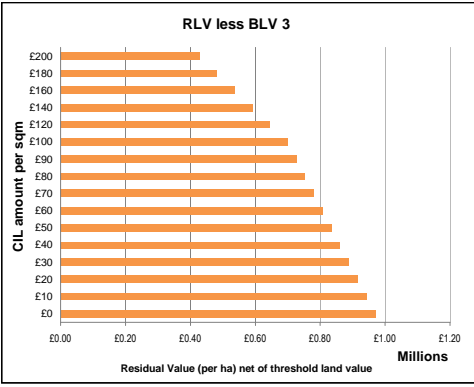
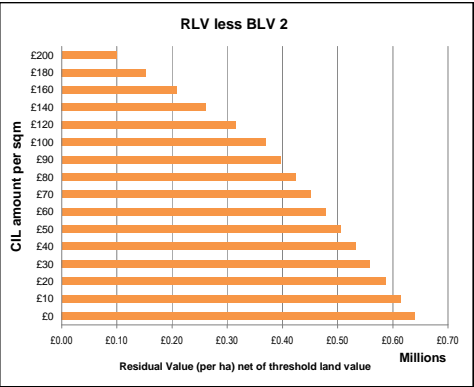
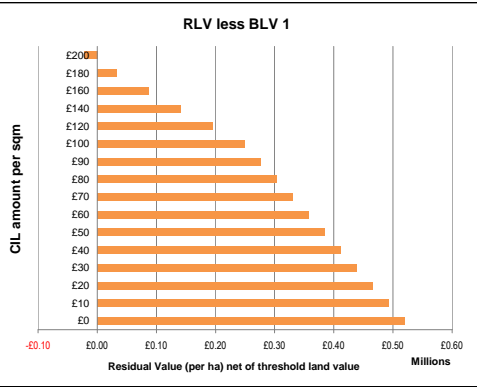
Site type 2 Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	193,934	1,454,504	- 654,504	- 775,254	- 1,104,504	- 1,254,504
10	190,326	1,427,444	- 627,444	- 748,194	- 1,077,444	- 1,227,444
20	186,718	1,400,384	- 600,384	- 721,134	- 1,050,384	- 1,200,384
30	183,110	1,373,324	- 573,324	- 694,074	- 1,023,324	- 1,173,324
40	179,502	1,346,265	- 546,265	- 667,015	- 996,265	- 1,146,265
50	175,894	1,319,205	- 519,205	- 639,955	- 969,205	- 1,119,205
60	172,286	1,292,145	- 492,145	- 612,895	- 942,145	- 1,092,145
70	168,678	1,265,085	- 465,085	- 585,835	- 915,085	- 1,065,085
80	165,070	1,238,026	- 438,026	- 558,776	- 888,026	- 1,038,026
90	161,462	1,210,966	- 410,966	- 531,716	- 860,966	- 1,010,966
100	157,854	1,183,906	- 383,906	- 504,656	- 833,906	- 983,906
120	150,638	1,129,786	- 329,786	- 450,536	- 779,786	- 929,786
140	143,422	1,075,667	- 275,667	- 396,417	- 725,667	- 875,667
160	136,206	1,021,547	- 221,547	- 342,297	- 671,547	- 821,547
180	128,990	967,428	- 167,428	- 288,178	- 617,428	- 767,428
200	121,774	913,308	- 113,308	- 234,058	- 563,308	- 713,308



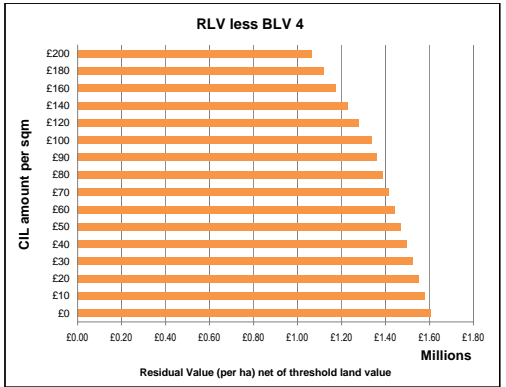
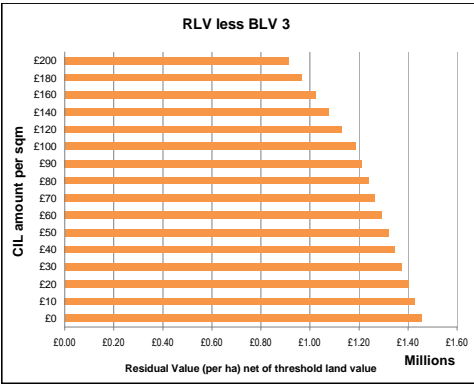
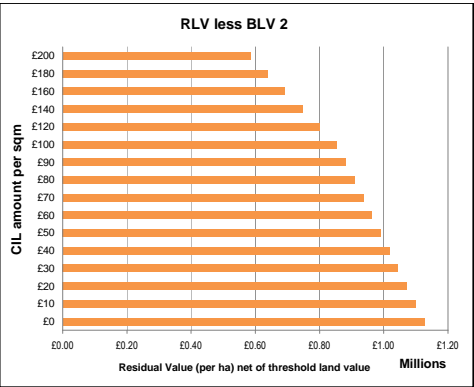
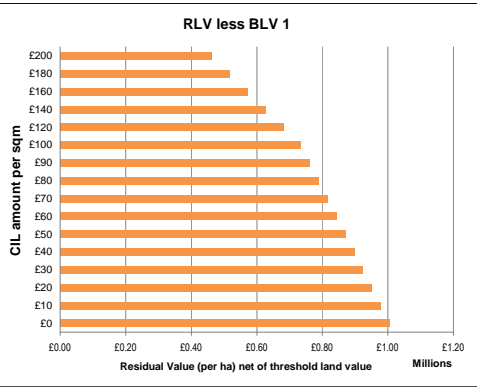
Site type 2 Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	175,877	1,319,080	- 519,080	- 639,830	- 969,080	- 1,119,080
10	172,269	1,292,020	- 492,020	- 612,770	- 942,020	- 1,092,020
20	168,661	1,264,961	- 464,961	- 585,711	- 914,961	- 1,064,961
30	165,053	1,237,901	- 437,901	- 558,651	- 887,901	- 1,037,901
40	161,445	1,210,841	- 410,841	- 531,591	- 860,841	- 1,010,841
50	157,837	1,183,781	- 383,781	- 504,531	- 833,781	- 983,781
60	154,230	1,156,721	- 356,721	- 477,471	- 806,721	- 956,721
70	150,622	1,129,662	- 329,662	- 450,412	- 779,662	- 929,662
80	147,014	1,102,602	- 302,602	- 423,352	- 752,602	- 902,602
90	143,406	1,075,542	- 275,542	- 396,292	- 725,542	- 875,542
100	139,798	1,048,482	- 248,482	- 369,232	- 698,482	- 848,482
120	132,582	994,363	- 194,363	- 315,113	- 644,363	- 794,363
140	125,366	940,243	- 140,243	- 260,993	- 590,243	- 740,243
160	118,150	886,124	- 86,124	- 206,874	- 536,124	- 686,124
180	110,934	832,004	- 32,004	- 152,754	- 482,004	- 632,004
200	103,718	777,885	- 22,115	- 98,635	- 427,885	- 577,885



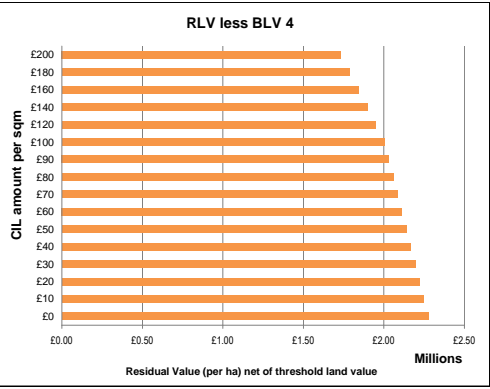
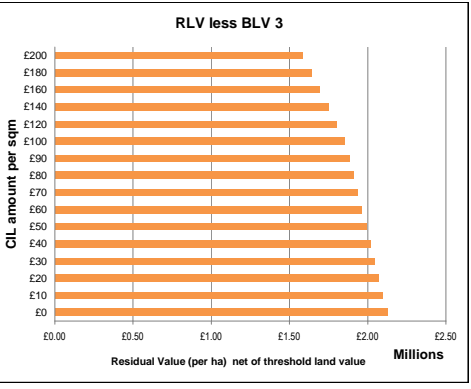
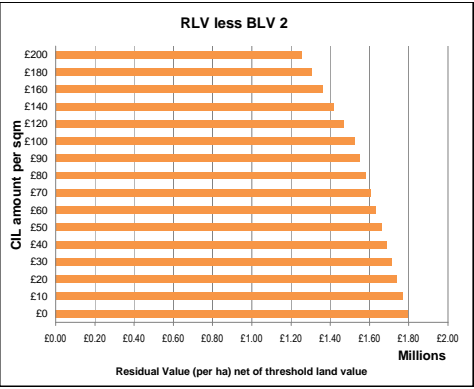
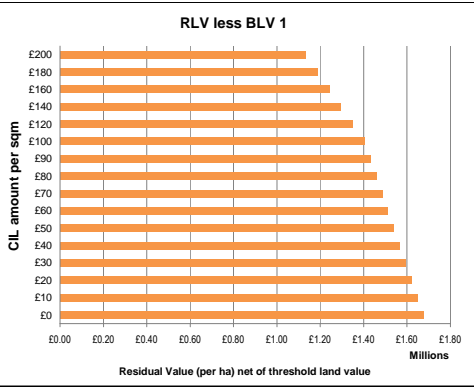
Site type 2 Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	240,580	1,804,348	- 1,004,348	- 1,125,098	- 1,454,348	- 1,604,348
10	236,972	1,777,288	- 977,288	- 1,098,038	- 1,427,288	- 1,577,288
20	233,364	1,750,229	- 950,229	- 1,070,979	- 1,400,229	- 1,550,229
30	229,756	1,723,169	- 923,169	- 1,043,919	- 1,373,169	- 1,523,169
40	226,148	1,696,109	- 896,109	- 1,016,859	- 1,346,109	- 1,496,109
50	222,540	1,669,049	- 869,049	- 989,799	- 1,319,049	- 1,469,049
60	218,932	1,641,989	- 841,989	- 962,739	- 1,291,989	- 1,441,989
70	215,324	1,614,930	- 814,930	- 935,680	- 1,264,930	- 1,414,930
80	211,716	1,587,870	- 787,870	- 908,620	- 1,237,870	- 1,387,870
90	208,108	1,560,810	- 760,810	- 881,560	- 1,210,810	- 1,360,810
100	204,500	1,533,750	- 733,750	- 854,500	- 1,183,750	- 1,333,750
120	197,284	1,479,631	- 679,631	- 800,381	- 1,129,631	- 1,279,631
140	190,068	1,425,511	- 625,511	- 746,261	- 1,075,511	- 1,225,511
160	182,852	1,371,392	- 571,392	- 692,142	- 1,021,392	- 1,171,392
180	175,636	1,317,272	- 517,272	- 638,022	- 967,272	- 1,117,272
200	168,420	1,263,153	- 463,153	- 583,903	- 913,153	- 1,063,153



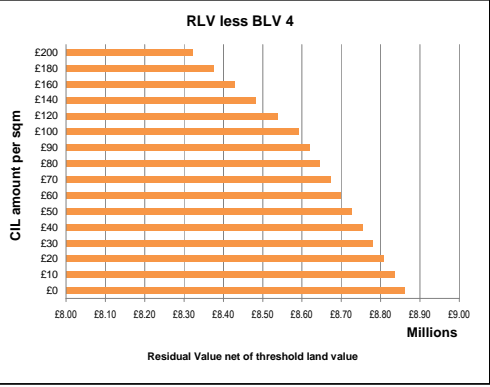
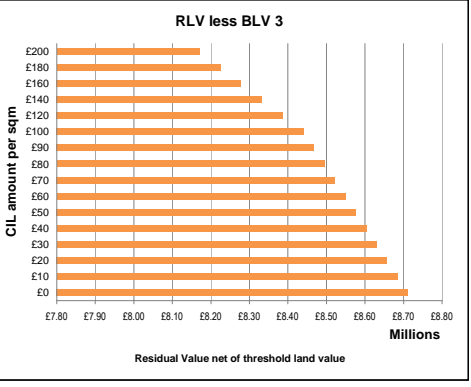
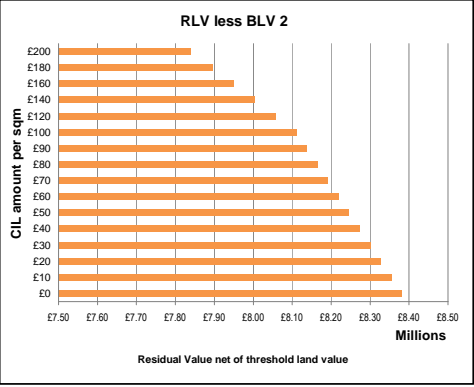
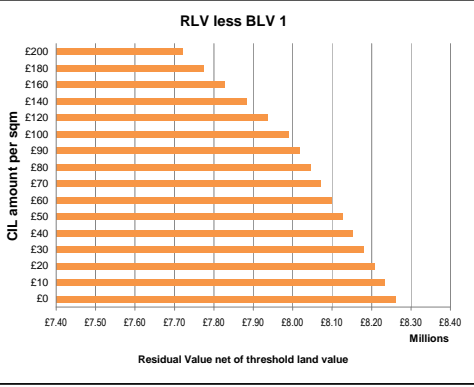
Site type 2 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	329,734	2,473,002	1,673,002	1,793,752	2,123,002	2,273,002
10	326,126	2,445,942	1,645,942	1,766,692	2,095,942	2,245,942
20	322,518	2,418,883	1,618,883	1,739,633	2,068,883	2,218,883
30	318,910	2,391,823	1,591,823	1,712,573	2,041,823	2,191,823
40	315,302	2,364,763	1,564,763	1,685,513	2,014,763	2,164,763
50	311,694	2,337,703	1,537,703	1,658,453	1,987,703	2,137,703
60	308,086	2,310,644	1,510,644	1,631,394	1,960,644	2,110,644
70	304,478	2,283,584	1,483,584	1,604,334	1,933,584	2,083,584
80	300,870	2,256,524	1,456,524	1,577,274	1,906,524	2,056,524
90	297,262	2,229,464	1,429,464	1,550,214	1,879,464	2,029,464
100	293,654	2,202,404	1,402,404	1,523,154	1,852,404	2,002,404
120	286,438	2,148,285	1,348,285	1,469,035	1,798,285	1,948,285
140	279,222	2,094,165	1,294,165	1,414,915	1,744,165	1,894,165
160	272,006	2,040,046	1,240,046	1,360,796	1,690,046	1,840,046
180	264,790	1,985,926	1,185,926	1,306,676	1,635,926	1,785,926
200	257,574	1,931,807	1,131,807	1,252,557	1,581,807	1,731,807



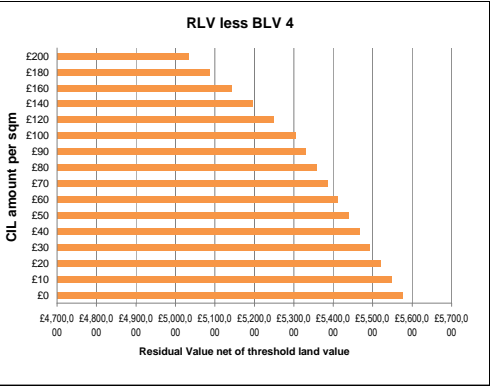
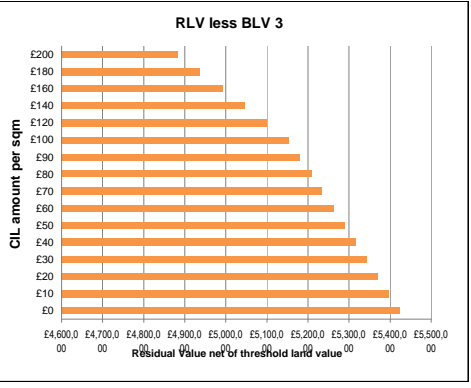
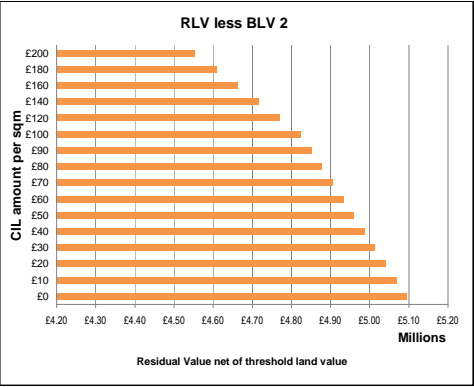
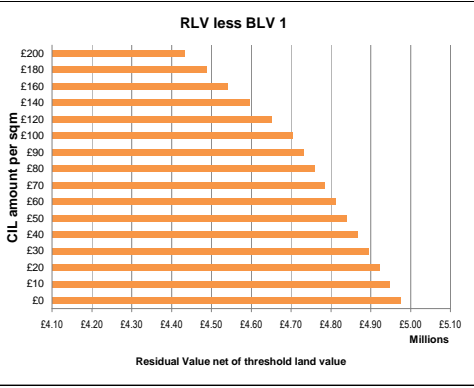
Site type 2 Description: **Area 6** **E4660 psm Southwold** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,208,106	9,060,797	8,260,797	8,381,547	8,710,797	8,860,797
10	1,204,498	9,033,737	8,233,737	8,354,487	8,683,737	8,833,737
20	1,200,890	9,006,677	8,206,677	8,327,427	8,656,677	8,806,677
30	1,197,282	8,979,618	8,179,618	8,300,368	8,629,618	8,779,618
40	1,193,674	8,952,558	8,152,558	8,273,308	8,602,558	8,752,558
50	1,190,066	8,925,498	8,125,498	8,246,248	8,575,498	8,725,498
60	1,186,458	8,898,438	8,098,438	8,219,188	8,548,438	8,698,438
70	1,182,850	8,871,379	8,071,379	8,192,129	8,521,379	8,671,379
80	1,179,243	8,844,319	8,044,319	8,165,069	8,494,319	8,644,319
90	1,175,635	8,817,259	8,017,259	8,138,009	8,467,259	8,617,259
100	1,172,027	8,790,199	7,990,199	8,110,949	8,440,199	8,590,199
120	1,164,811	8,736,080	7,936,080	8,056,830	8,386,080	8,536,080
140	1,157,595	8,681,960	7,881,960	8,002,710	8,331,960	8,481,960
160	1,150,379	8,627,841	7,827,841	7,948,591	8,277,841	8,427,841
180	1,143,163	8,573,721	7,773,721	7,894,471	8,223,721	8,373,721
200	1,135,947	8,519,602	7,719,602	7,840,352	8,169,602	8,319,602



Site type 2 Description: **Area 7** **E3495 psm Reydon** Site area: 0.13 ha

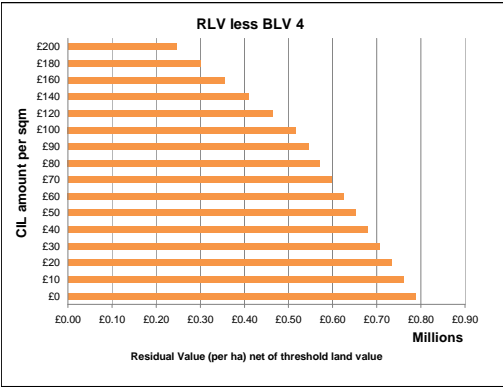
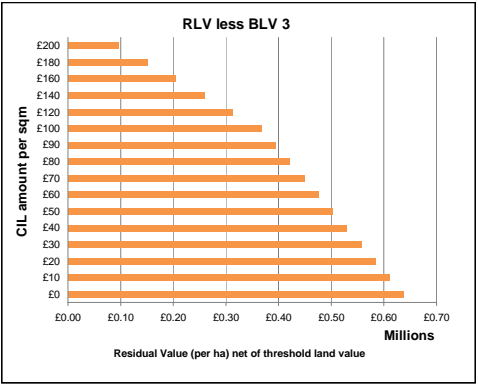
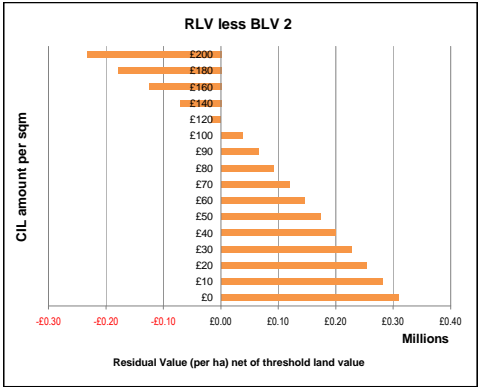
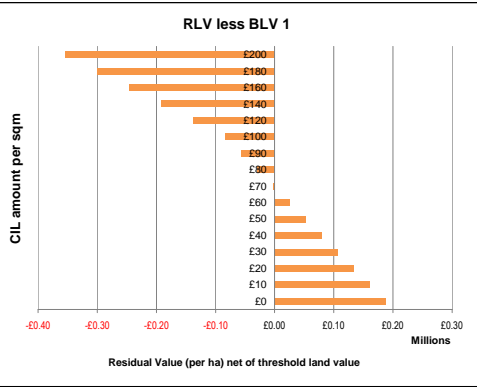
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	769,860	5,773,953	4,973,953	5,094,703	5,423,953	5,573,953
10	766,252	5,746,893	4,946,893	5,067,643	5,396,893	5,546,893
20	762,644	5,719,833	4,919,833	5,040,583	5,369,833	5,519,833
30	759,036	5,692,774	4,892,774	5,013,524	5,342,774	5,492,774
40	755,429	5,665,714	4,865,714	4,986,464	5,315,714	5,465,714
50	751,821	5,638,654	4,838,654	4,959,404	5,288,654	5,438,654
60	748,213	5,611,594	4,811,594	4,932,344	5,261,594	5,411,594
70	744,605	5,584,534	4,784,534	4,905,284	5,234,534	5,384,534
80	740,997	5,557,475	4,757,475	4,878,225	5,207,475	5,357,475
90	737,389	5,530,415	4,730,415	4,851,165	5,180,415	5,330,415
100	733,781	5,503,355	4,703,355	4,824,105	5,153,355	5,303,355
120	726,565	5,449,236	4,649,236	4,769,986	5,099,236	5,249,236
140	719,349	5,395,116	4,595,116	4,715,866	5,045,116	5,195,116
160	712,133	5,340,997	4,540,997	4,661,747	4,990,997	5,140,997
180	704,917	5,286,877	4,486,877	4,607,627	4,936,877	5,086,877
200	697,701	5,232,757	4,432,757	4,553,507	4,882,757	5,032,757



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
4 UNITS HOUSE 30 UPH				
CSH level:   3	10% Sales value inflation			
Aff Hsg:   0%	5% Build cost inflation			
	Profit			

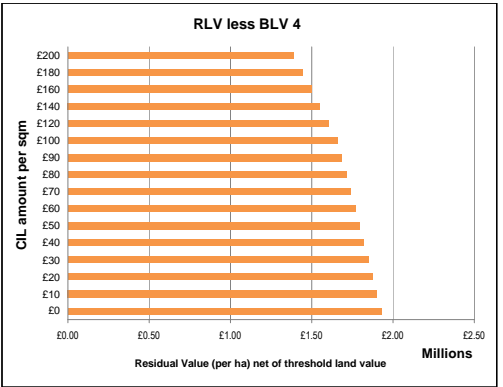
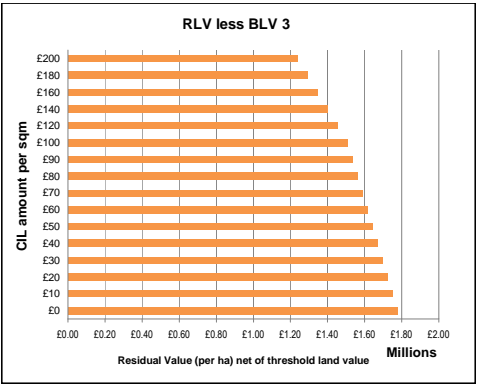
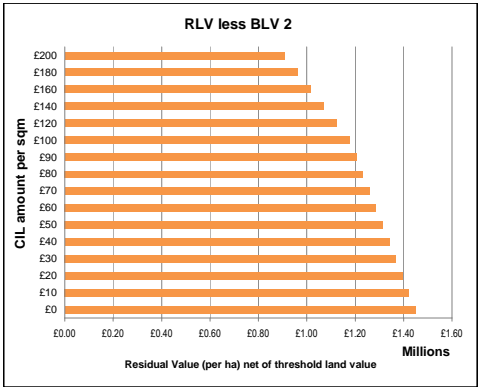
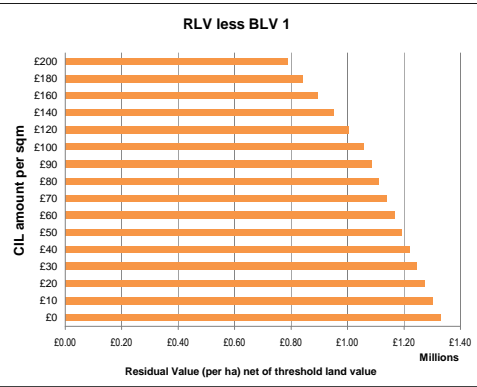
Site type 2 Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	131,621	987,158	187,158	307,908	637,158	787,158
10	128,013	960,098	160,098	280,848	610,098	760,098
20	124,405	933,039	133,039	253,789	583,039	733,039
30	120,797	905,979	105,979	226,729	555,979	705,979
40	117,189	878,919	78,919	199,669	528,919	678,919
50	113,581	851,859	51,859	172,609	501,859	651,859
60	109,973	824,800	24,800	145,550	474,800	624,800
70	106,365	797,740	- 2,260	118,490	447,740	597,740
80	102,757	770,680	- 29,320	91,430	420,680	570,680
90	99,149	743,620	- 56,380	64,370	393,620	543,620
100	95,541	716,561	- 83,439	37,311	366,561	516,561
120	88,325	662,441	- 137,559	- 16,809	312,441	462,441
140	81,110	608,321	- 191,679	- 70,929	258,321	408,321
160	73,894	554,202	- 245,798	- 125,048	204,202	354,202
180	66,678	500,082	- 299,918	- 179,168	150,082	300,082
200	59,462	445,963	- 354,037	- 233,287	95,963	245,963



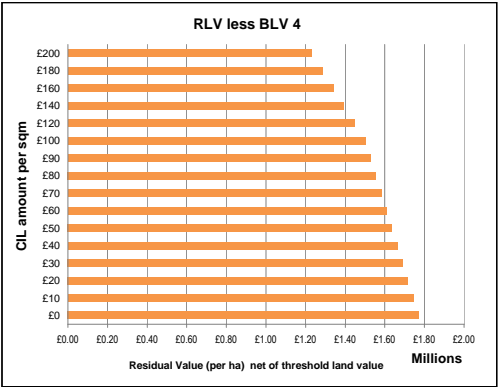
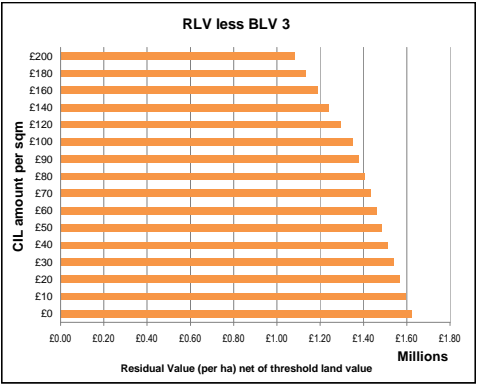
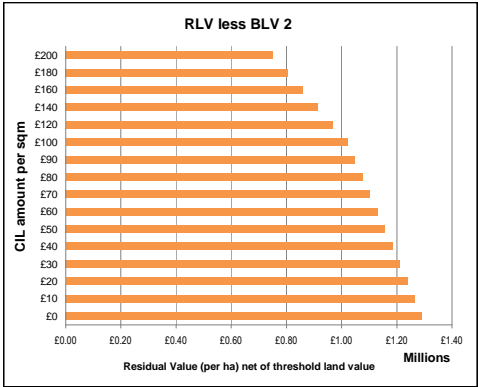
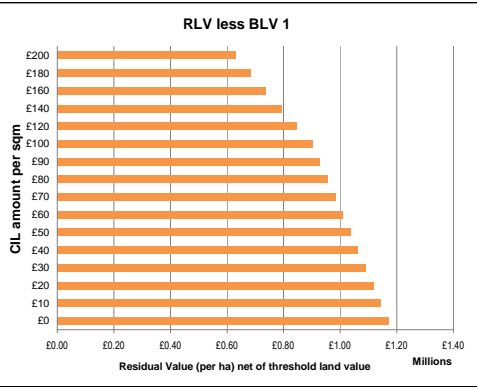
Site type 2 Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	283,636	2,127,271	1,327,271	1,448,021	1,777,271	1,927,271
10	280,028	2,100,211	1,300,211	1,420,961	1,750,211	1,900,211
20	276,420	2,073,151	1,273,151	1,393,901	1,723,151	1,873,151
30	272,812	2,046,091	1,246,091	1,366,841	1,696,091	1,846,091
40	269,204	2,019,032	1,219,032	1,339,782	1,669,032	1,819,032
50	265,596	1,991,972	1,191,972	1,312,722	1,641,972	1,791,972
60	261,988	1,964,912	1,164,912	1,285,662	1,614,912	1,764,912
70	258,380	1,937,852	1,137,852	1,258,602	1,587,852	1,737,852
80	254,772	1,910,792	1,110,792	1,231,542	1,560,792	1,710,792
90	251,164	1,883,733	1,083,733	1,204,483	1,533,733	1,683,733
100	247,556	1,856,673	1,056,673	1,177,423	1,506,673	1,656,673
120	240,340	1,802,553	1,002,553	1,123,303	1,452,553	1,602,553
140	233,125	1,748,434	948,434	1,069,184	1,398,434	1,548,434
160	225,909	1,694,314	894,314	1,015,064	1,344,314	1,494,314
180	218,693	1,640,195	840,195	960,945	1,290,195	1,440,195
200	211,477	1,586,075	786,075	906,825	1,236,075	1,386,075



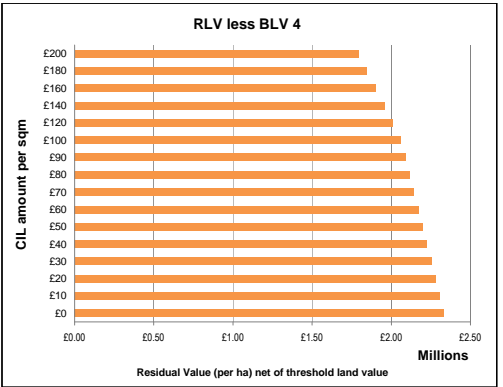
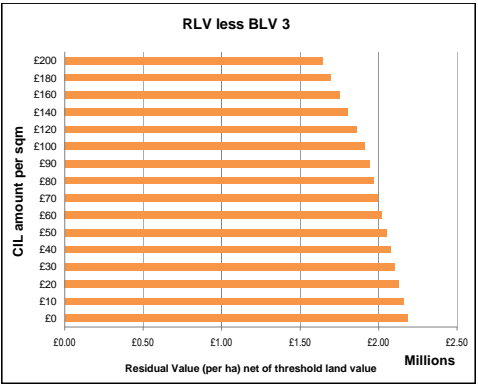
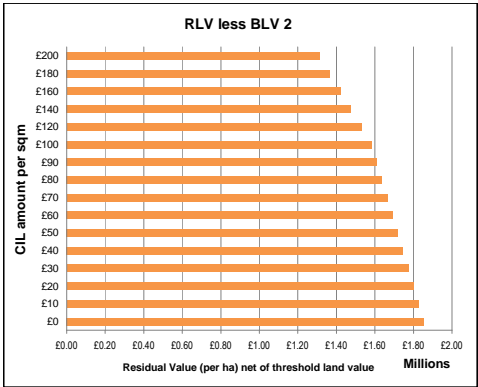
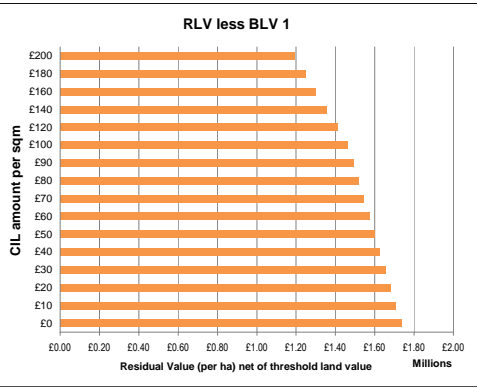
Site type 2 Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	262,729	1,970,464	1,170,464	1,291,214	1,620,464	1,770,464
10	259,121	1,943,405	1,143,405	1,264,155	1,593,405	1,743,405
20	255,513	1,916,345	1,116,345	1,237,095	1,566,345	1,716,345
30	251,905	1,889,285	1,089,285	1,210,035	1,539,285	1,689,285
40	248,297	1,862,225	1,062,225	1,182,975	1,512,225	1,662,225
50	244,689	1,835,166	1,035,166	1,155,916	1,485,166	1,635,166
60	241,081	1,808,106	1,008,106	1,128,856	1,458,106	1,608,106
70	237,473	1,781,046	981,046	1,101,796	1,431,046	1,581,046
80	233,865	1,753,986	953,986	1,074,736	1,403,986	1,553,986
90	230,257	1,726,926	926,926	1,047,676	1,376,926	1,526,926
100	226,649	1,699,867	899,867	1,020,617	1,349,867	1,499,867
120	219,433	1,645,747	845,747	966,497	1,295,747	1,445,747
140	212,217	1,591,628	791,628	912,378	1,241,628	1,391,628
160	205,001	1,537,508	737,508	858,258	1,187,508	1,337,508
180	197,785	1,483,388	683,388	804,138	1,133,388	1,283,388
200	190,569	1,429,269	629,269	750,019	1,079,269	1,229,269



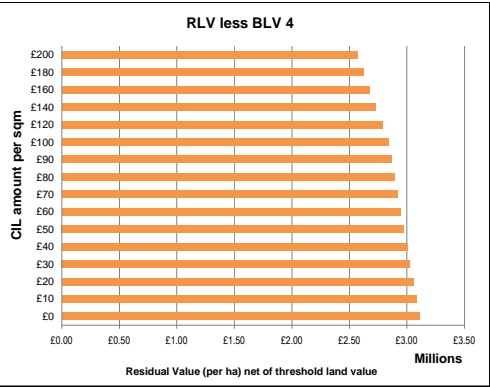
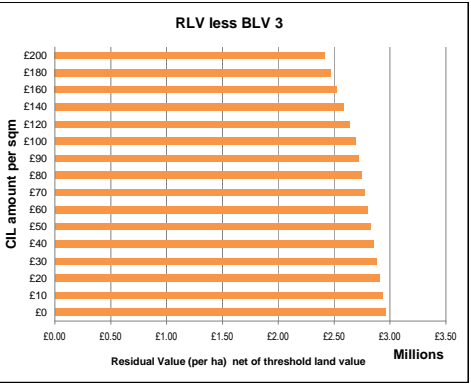
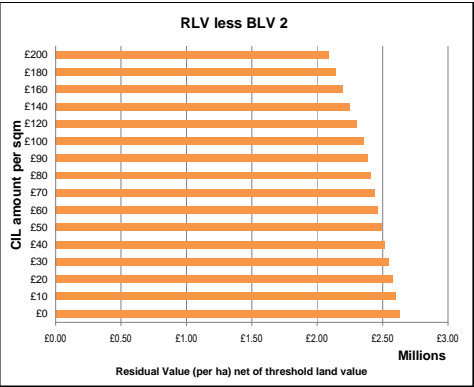
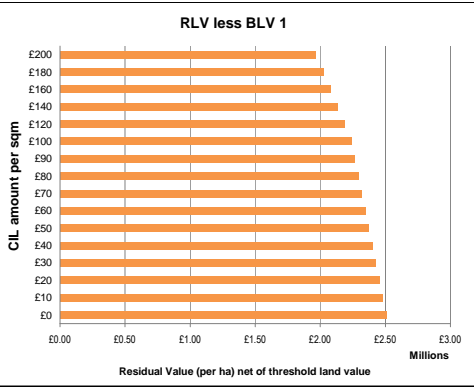
Site type 2 Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	337,647	2,532,354	1,732,354	1,853,104	2,182,354	2,332,354
10	334,039	2,505,294	1,705,294	1,826,044	2,155,294	2,305,294
20	330,431	2,478,234	1,678,234	1,798,984	2,128,234	2,278,234
30	326,823	2,451,174	1,651,174	1,771,924	2,101,174	2,251,174
40	323,215	2,424,115	1,624,115	1,744,865	2,074,115	2,224,115
50	319,607	2,397,055	1,597,055	1,717,805	2,047,055	2,197,055
60	315,999	2,369,995	1,569,995	1,690,745	2,019,995	2,169,995
70	312,391	2,342,935	1,542,935	1,663,685	1,992,935	2,142,935
80	308,783	2,315,875	1,515,875	1,636,625	1,965,875	2,115,875
90	305,175	2,288,816	1,488,816	1,609,566	1,938,816	2,088,816
100	301,567	2,261,756	1,461,756	1,582,506	1,911,756	2,061,756
120	294,352	2,207,636	1,407,636	1,528,386	1,857,636	2,007,636
140	287,136	2,153,517	1,353,517	1,474,267	1,803,517	1,953,517
160	279,920	2,099,397	1,299,397	1,420,147	1,749,397	1,899,397
180	272,704	2,045,278	1,245,278	1,366,028	1,695,278	1,845,278
200	265,488	1,991,158	1,191,158	1,311,908	1,641,158	1,791,158



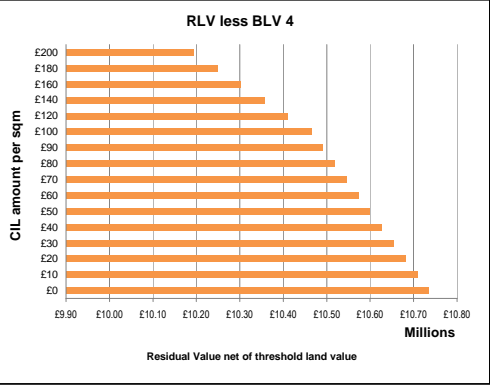
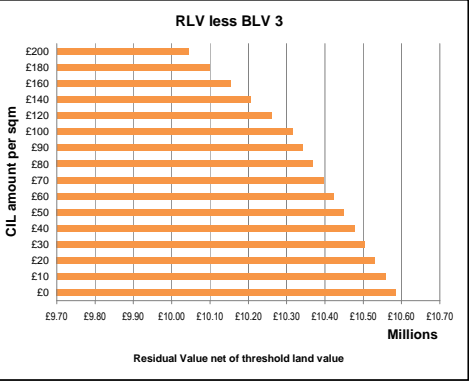
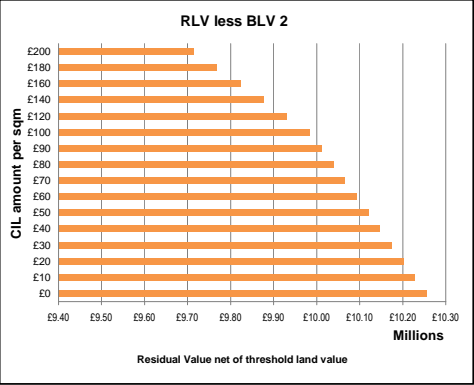
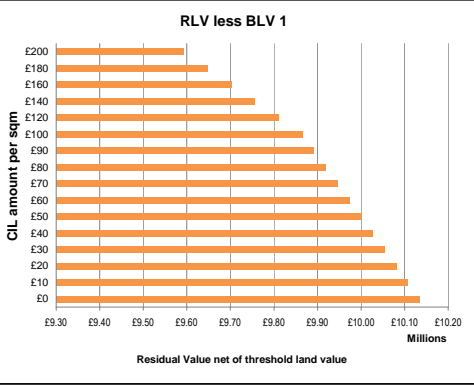
Site type 2 Description: **Area 5 £2325 psm Halesworth** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,878	3,306,585	2,506,585	2,627,335	2,956,585	3,106,585
10	437,270	3,279,525	2,479,525	2,600,275	2,929,525	3,079,525
20	433,662	3,252,465	2,452,465	2,573,215	2,902,465	3,052,465
30	430,054	3,225,405	2,425,405	2,546,155	2,875,405	3,025,405
40	426,446	3,198,346	2,398,346	2,519,096	2,848,346	2,998,346
50	422,838	3,171,286	2,371,286	2,492,036	2,821,286	2,971,286
60	419,230	3,144,226	2,344,226	2,464,976	2,794,226	2,944,226
70	415,622	3,117,166	2,317,166	2,437,916	2,767,166	2,917,166
80	412,014	3,090,107	2,290,107	2,410,857	2,740,107	2,890,107
90	408,406	3,063,047	2,263,047	2,383,797	2,713,047	2,863,047
100	404,798	3,035,987	2,235,987	2,356,737	2,685,987	2,835,987
120	397,582	2,961,867	2,161,867	2,302,617	2,631,867	2,781,867
140	390,366	2,927,748	2,127,748	2,248,498	2,577,748	2,727,748
160	383,150	2,873,628	2,073,628	2,194,378	2,523,628	2,673,628
180	375,935	2,819,509	2,019,509	2,140,259	2,469,509	2,619,509
200	368,719	2,765,389	1,965,389	2,086,139	2,415,389	2,565,389



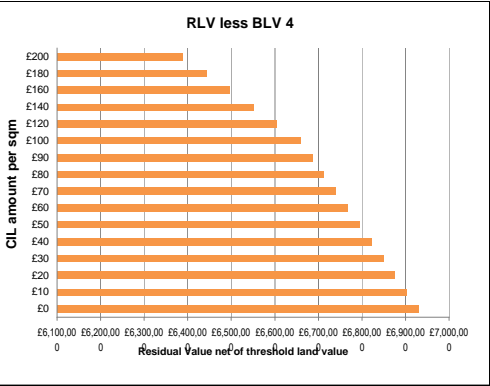
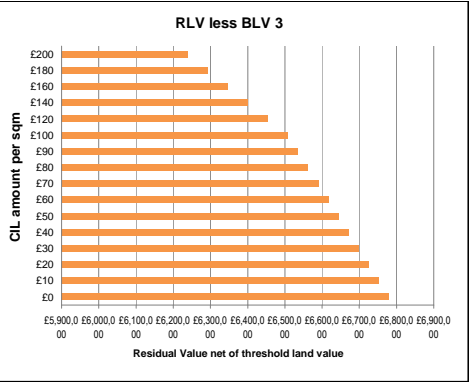
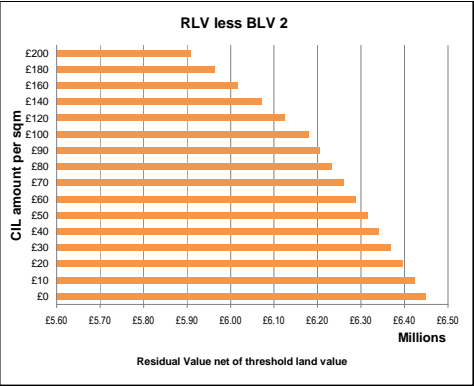
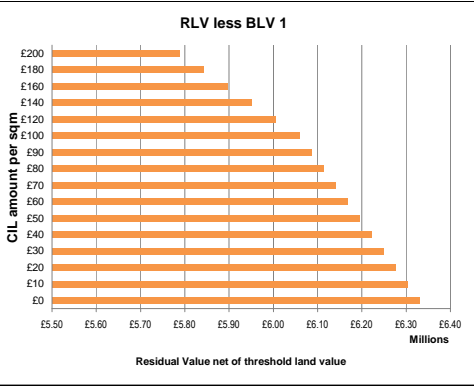
Site type 2 Description: **Area 6 £4660 psm Southwold** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,457,941	10,934,558	10,134,558	10,255,308	10,584,558	10,734,558
10	1,454,333	10,907,498	10,107,498	10,228,248	10,557,498	10,707,498
20	1,450,725	10,880,438	10,080,438	10,201,188	10,530,438	10,680,438
30	1,447,117	10,853,378	10,053,378	10,174,128	10,503,378	10,653,378
40	1,443,509	10,826,319	10,026,319	10,147,069	10,476,319	10,626,319
50	1,439,901	10,799,259	9,999,259	10,120,009	10,449,259	10,599,259
60	1,436,293	10,772,199	9,972,199	10,092,949	10,422,199	10,572,199
70	1,432,685	10,745,139	9,945,139	10,065,889	10,395,139	10,545,139
80	1,429,077	10,718,079	9,918,079	10,038,829	10,368,079	10,518,079
90	1,425,469	10,691,020	9,891,020	10,011,770	10,341,020	10,491,020
100	1,421,861	10,663,960	9,863,960	9,984,710	10,313,960	10,463,960
120	1,414,645	10,609,840	9,809,840	9,930,590	10,259,840	10,409,840
140	1,407,429	10,555,721	9,755,721	9,876,471	10,205,721	10,355,721
160	1,400,213	10,501,601	9,701,601	9,822,351	10,151,601	10,301,601
180	1,392,998	10,447,482	9,647,482	9,768,232	10,097,482	10,247,482
200	1,385,782	10,393,362	9,593,362	9,714,112	10,043,362	10,193,362



Site type 2 Description: **Area 7 £3495 psm Reydon** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	950,498	7,128,738	6,328,738	6,449,488	6,778,738	6,928,738
10	946,890	7,101,678	6,301,678	6,422,428	6,751,678	6,901,678
20	943,282	7,074,619	6,274,619	6,395,369	6,724,619	6,874,619
30	939,675	7,047,559	6,247,559	6,368,309	6,697,559	6,847,559
40	936,067	7,020,499	6,220,499	6,341,249	6,670,499	6,820,499
50	932,459	6,993,439	6,193,439	6,314,189	6,643,439	6,793,439
60	928,851	6,966,380	6,166,380	6,287,130	6,616,380	6,766,380
70	925,243	6,939,320	6,139,320	6,260,070	6,589,320	6,739,320
80	921,635	6,912,260	6,112,260	6,233,010	6,562,260	6,712,260
90	918,027	6,885,200	6,085,200	6,205,950	6,535,200	6,685,200
100	914,419	6,858,140	6,058,140	6,178,890	6,508,140	6,658,140
120	907,203	6,804,021	6,004,021	6,124,771	6,454,021	6,604,021
140	899,987	6,749,901	5,949,901	6,070,651	6,399,901	6,549,901
160	892,771	6,695,782	5,895,782	6,016,532	6,345,782	6,495,782
180	885,555	6,641,662	5,841,662	5,962,412	6,291,662	6,441,662
200	878,339	6,587,543	5,787,543	5,908,293	6,237,543	6,387,543

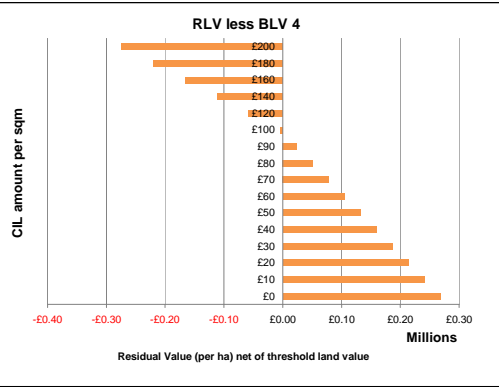
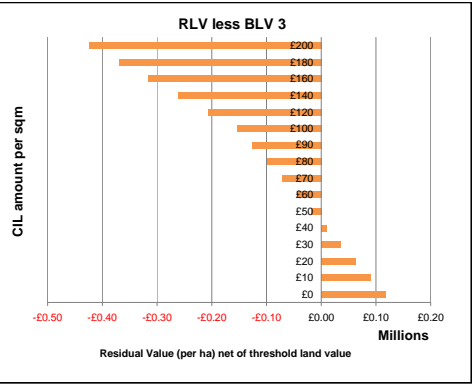
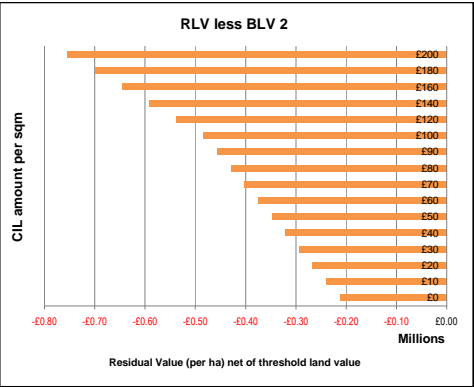
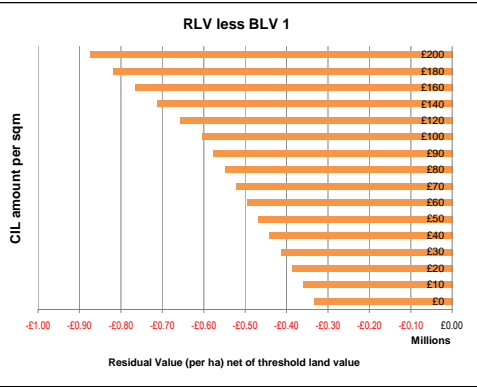




CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1	BLV2	BLV3	BLV4
4 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSE	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:   4		Sales value inflation		
Aff Hsg:   0%		Build cost inflation		
		Profit		

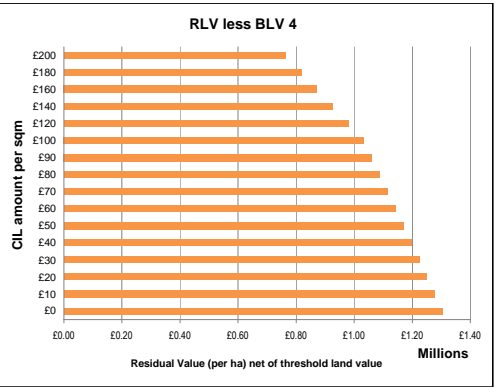
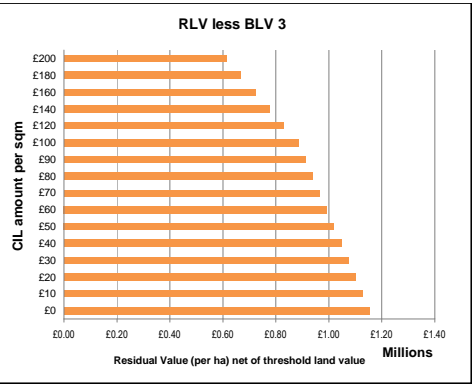
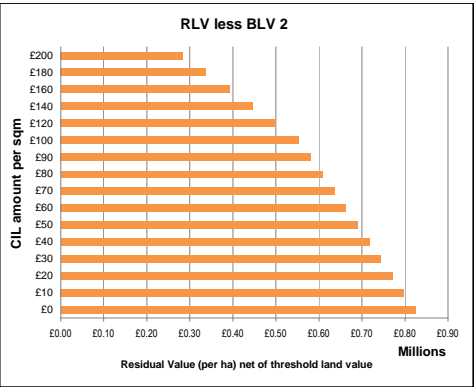
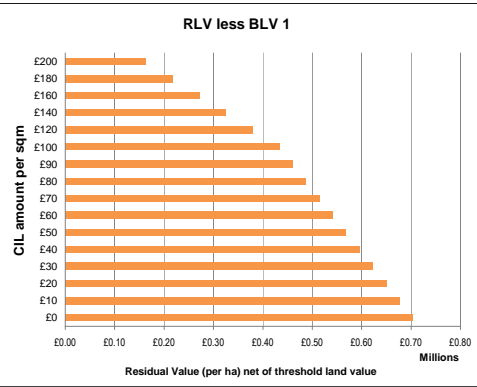
Site type 2>Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,281	467,105	-332,895	212,145	117,105	267,105
10	58,673	440,045	-359,955	238,205	90,045	240,045
20	55,065	412,985	-387,015	266,265	62,985	212,985
30	51,457	385,925	-414,075	293,325	35,925	185,925
40	47,849	358,866	-441,134	320,384	8,866	158,866
50	44,241	331,806	-468,194	347,444	-18,194	131,806
60	40,633	304,746	-495,254	374,504	-45,254	104,746
70	37,025	277,686	-522,314	401,564	-72,314	77,686
80	33,417	250,627	-549,373	428,623	-99,373	50,627
90	29,809	223,567	-576,433	455,683	-126,433	23,567
100	26,201	196,507	-603,493	482,743	-153,493	3,493
120	18,985	142,387	-657,613	536,863	-207,613	-57,613
140	11,769	88,268	-711,732	590,982	-261,732	-111,732
160	4,553	34,148	-765,852	645,102	-315,852	-165,852
180	-2,663	19,971	-819,971	699,221	-369,971	-219,971
200	-9,879	74,091	-874,091	753,341	-424,091	-274,091



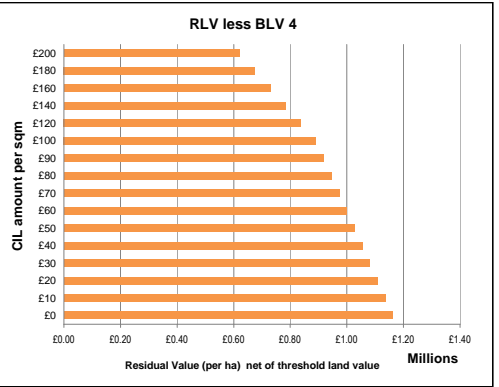
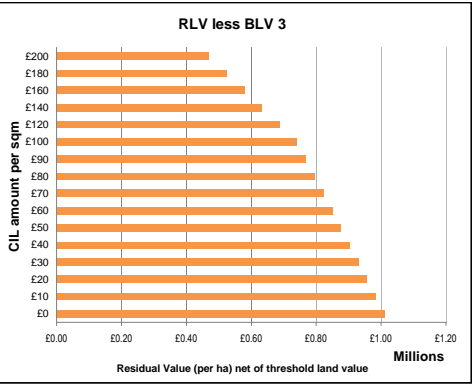
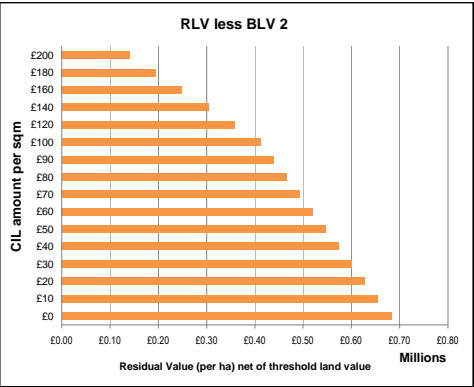
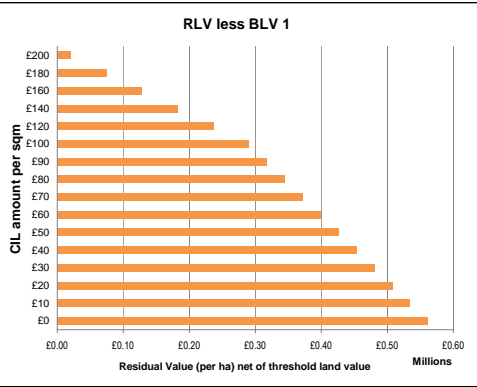
Site type 2>Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	200,476	1,503,571	703,571	824,321	1,153,571	1,303,571
10	196,868	1,476,511	676,511	797,261	1,126,511	1,276,511
20	193,260	1,449,451	649,451	770,201	1,099,451	1,249,451
30	189,652	1,422,391	622,391	743,141	1,072,391	1,222,391
40	186,044	1,395,332	595,332	716,082	1,045,332	1,195,332
50	182,436	1,368,272	568,272	689,022	1,018,272	1,168,272
60	178,828	1,341,212	541,212	661,962	991,212	1,141,212
70	175,220	1,314,152	514,152	634,902	964,152	1,114,152
80	171,612	1,287,092	487,092	607,842	937,092	1,087,092
90	168,004	1,260,033	460,033	580,783	910,033	1,060,033
100	164,396	1,232,973	432,973	553,723	882,973	1,032,973
120	157,180	1,178,853	378,853	499,603	828,853	978,853
140	149,965	1,124,734	324,734	445,484	774,734	924,734
160	142,749	1,070,614	270,614	391,364	720,614	870,614
180	135,533	1,016,495	216,495	337,245	666,495	816,495
200	128,317	962,375	162,375	283,125	612,375	762,375



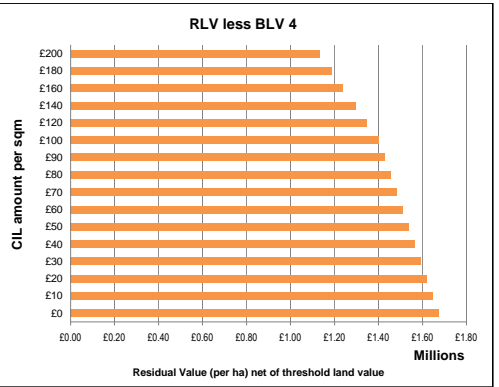
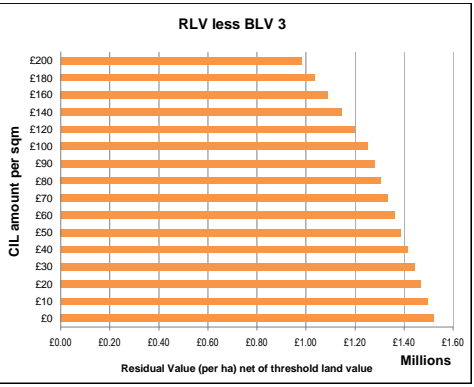
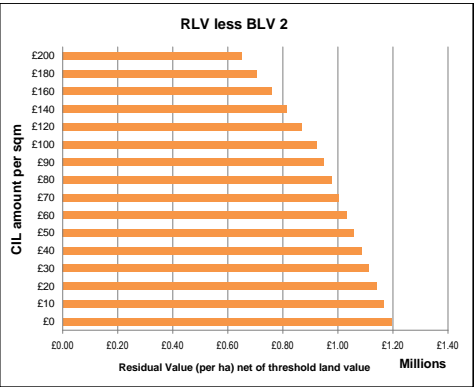
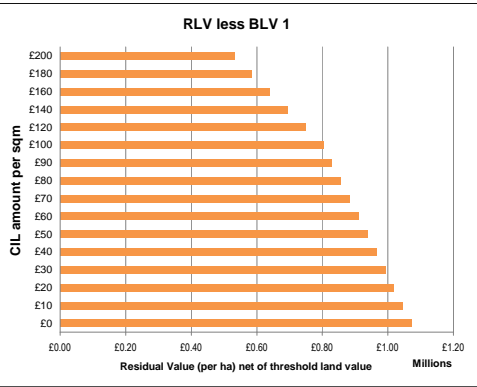
Site type 2>Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	181,469	1,361,019	561,019	681,769	1,011,019	1,161,019
10	177,861	1,333,960	533,960	654,710	983,960	1,133,960
20	174,253	1,306,900	506,900	627,650	956,900	1,106,900
30	170,645	1,279,840	479,840	600,590	929,840	1,079,840
40	167,037	1,252,780	452,780	573,530	902,780	1,052,780
50	163,429	1,225,721	425,721	546,471	875,721	1,025,721
60	159,821	1,198,661	398,661	519,411	848,661	998,661
70	156,213	1,171,601	371,601	492,351	821,601	971,601
80	152,605	1,144,541	344,541	465,291	794,541	944,541
90	148,998	1,117,481	317,481	438,231	767,481	917,481
100	145,390	1,090,422	290,422	411,172	740,422	890,422
120	138,174	1,036,302	236,302	357,052	686,302	836,302
140	130,958	982,183	182,183	302,933	632,183	782,183
160	123,742	928,063	128,063	248,813	578,063	728,063
180	116,526	873,943	73,943	194,693	523,943	673,943
200	109,310	819,824	19,824	140,574	469,824	619,824



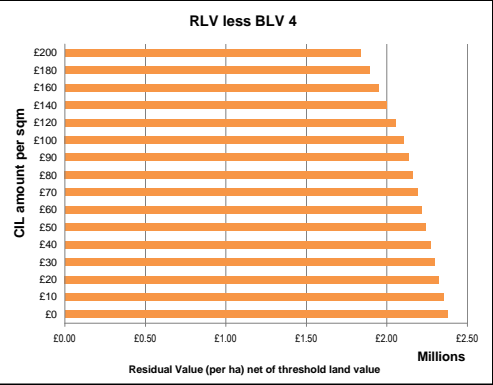
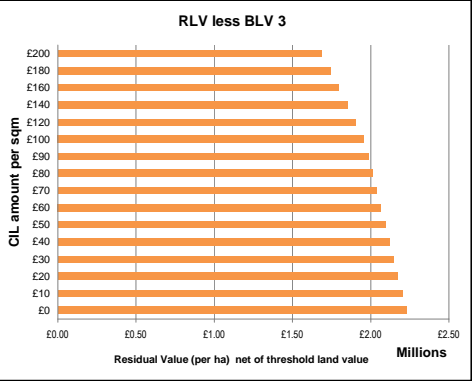
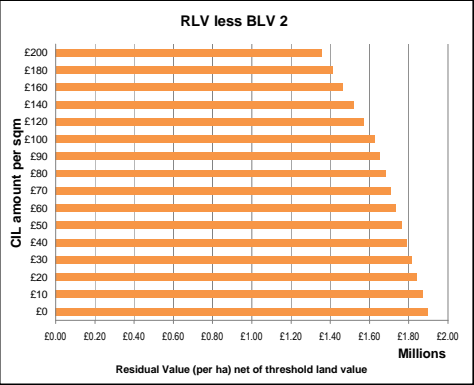
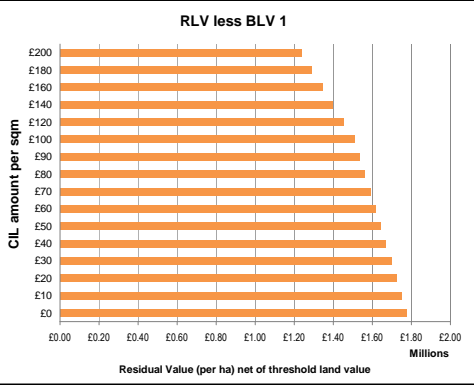
Site type 2>Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	249,577	1,871,828	1,071,828	1,192,578	1,521,828	1,671,828
10	245,969	1,844,768	1,044,768	1,165,518	1,494,768	1,644,768
20	242,361	1,817,708	1,017,708	1,138,458	1,467,708	1,617,708
30	238,753	1,790,648	990,648	1,111,398	1,440,648	1,590,648
40	235,145	1,763,589	963,589	1,084,339	1,413,589	1,563,589
50	231,537	1,736,529	936,529	1,057,279	1,386,529	1,536,529
60	227,929	1,709,469	909,469	1,030,219	1,359,469	1,509,469
70	224,321	1,682,409	882,409	1,003,159	1,332,409	1,482,409
80	220,713	1,655,350	855,350	976,100	1,305,350	1,455,350
90	217,105	1,628,290	828,290	949,040	1,278,290	1,428,290
100	213,497	1,601,230	801,230	921,980	1,251,230	1,401,230
120	206,281	1,547,111	747,111	867,861	1,197,111	1,347,111
140	199,065	1,492,991	692,991	813,741	1,142,991	1,292,991
160	191,850	1,438,871	638,871	759,621	1,088,871	1,238,871
180	184,634	1,384,752	584,752	705,502	1,034,752	1,184,752
200	177,418	1,330,632	530,632	651,382	980,632	1,130,632



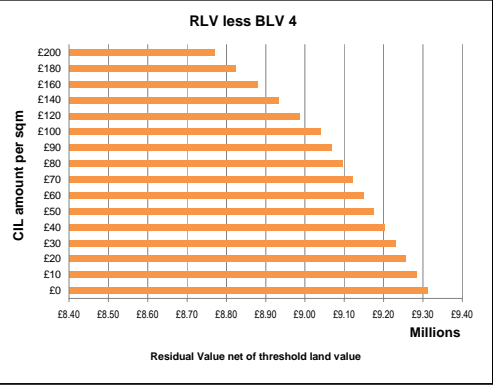
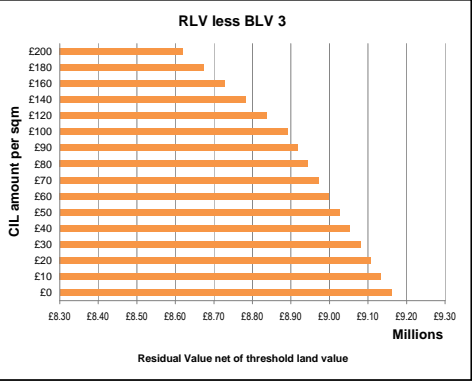
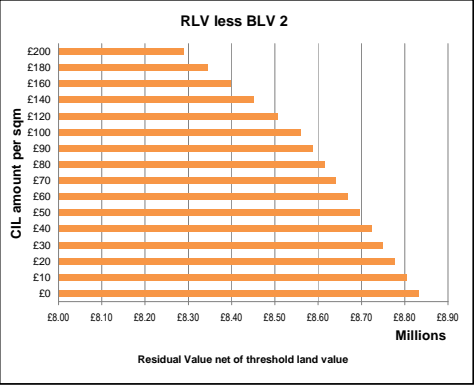
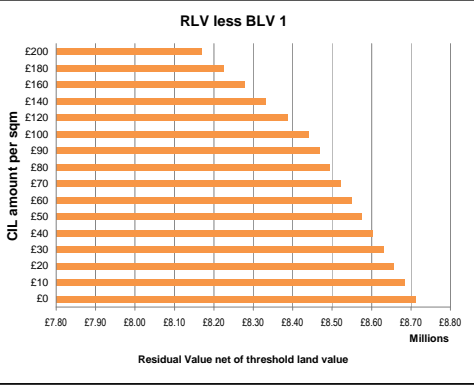
Site type 2 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	343,423	2,575,674	1,775,674	1,896,424	2,225,674	2,375,674
10	339,815	2,548,614	1,748,614	1,869,364	2,198,614	2,348,614
20	336,207	2,521,555	1,721,555	1,842,305	2,171,555	2,321,555
30	332,599	2,494,495	1,694,495	1,815,245	2,144,495	2,294,495
40	328,991	2,467,435	1,667,435	1,788,185	2,117,435	2,267,435
50	325,383	2,440,375	1,640,375	1,761,125	2,090,375	2,240,375
60	321,775	2,413,316	1,613,316	1,734,066	2,063,316	2,213,316
70	318,167	2,386,256	1,586,256	1,707,006	2,036,256	2,186,256
80	314,559	2,359,196	1,559,196	1,679,946	2,009,196	2,159,196
90	310,952	2,332,136	1,532,136	1,652,886	1,982,136	2,132,136
100	307,344	2,305,077	1,505,077	1,625,827	1,955,077	2,105,077
120	300,128	2,250,957	1,450,957	1,571,707	1,900,957	2,050,957
140	292,912	2,196,837	1,396,837	1,517,587	1,846,837	1,996,837
160	285,696	2,142,718	1,342,718	1,463,468	1,792,718	1,942,718
180	278,480	2,088,598	1,288,598	1,409,348	1,738,598	1,888,598
200	271,264	2,034,479	1,234,479	1,355,229	1,684,479	1,834,479



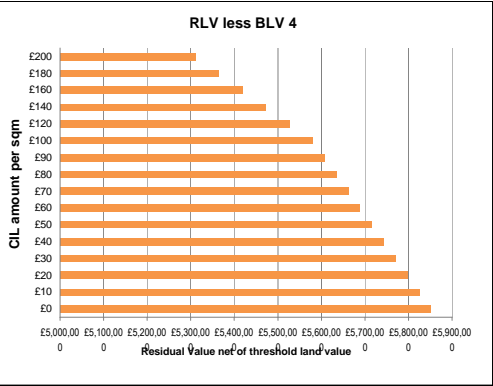
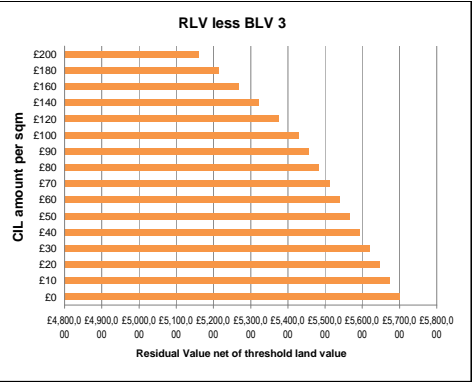
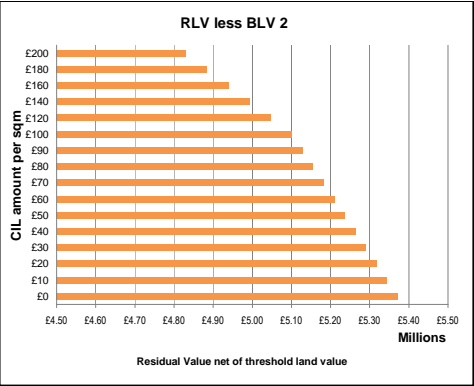
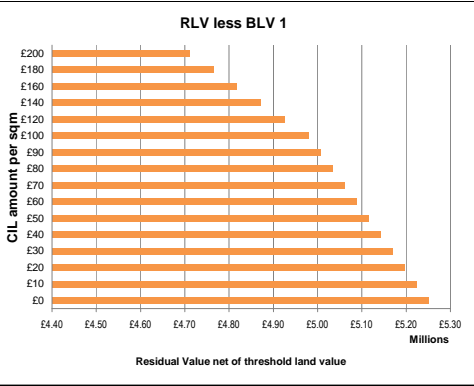
Site type 2 Description: **Area 6** **E4660 psm Southwold** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,268,026	9,510,195	8,710,195	8,830,945	9,160,195	9,310,195
10	1,264,418	9,483,135	8,683,135	8,803,885	9,133,135	9,283,135
20	1,260,810	9,456,076	8,656,076	8,776,826	9,106,076	9,256,076
30	1,257,202	9,429,016	8,629,016	8,749,766	9,079,016	9,229,016
40	1,253,594	9,401,956	8,601,956	8,722,706	9,051,956	9,201,956
50	1,249,986	9,374,896	8,574,896	8,695,646	9,024,896	9,174,896
60	1,246,378	9,347,836	8,547,836	8,668,586	8,997,836	9,147,836
70	1,242,770	9,320,777	8,520,777	8,641,527	8,970,777	9,120,777
80	1,239,162	9,293,717	8,493,717	8,614,467	8,943,717	9,093,717
90	1,235,554	9,266,657	8,466,657	8,587,407	8,916,657	9,066,657
100	1,231,946	9,239,597	8,439,597	8,560,347	8,889,597	9,039,597
120	1,224,730	9,185,478	8,385,478	8,506,228	8,835,478	8,985,478
140	1,217,514	9,131,358	8,331,358	8,452,108	8,781,358	8,931,358
160	1,210,298	9,077,239	8,277,239	8,397,989	8,727,239	8,877,239
180	1,203,083	9,023,119	8,223,119	8,343,869	8,673,119	8,823,119
200	1,195,867	8,969,000	8,169,000	8,289,750	8,619,000	8,769,000



Site type 2 Description: **Area 7** **E3495 psm Reydon** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	806,715	6,050,359	5,250,359	5,371,109	5,700,359	5,850,359
10	803,107	6,023,299	5,223,299	5,344,049	5,673,299	5,823,299
20	799,499	5,996,240	5,196,240	5,316,990	5,646,240	5,796,240
30	795,891	5,969,180	5,169,180	5,289,930	5,619,180	5,769,180
40	792,283	5,942,120	5,142,120	5,262,870	5,592,120	5,742,120
50	788,675	5,915,060	5,115,060	5,235,810	5,565,060	5,715,060
60	785,067	5,888,001	5,088,001	5,208,751	5,538,001	5,688,001
70	781,459	5,860,941	5,060,941	5,181,691	5,510,941	5,660,941
80	777,851	5,833,881	5,033,881	5,154,631	5,483,881	5,633,881
90	774,243	5,806,821	5,006,821	5,127,571	5,456,821	5,606,821
100	770,635	5,779,761	4,979,761	5,100,511	5,429,761	5,579,761
120	763,419	5,725,642	4,925,642	5,046,392	5,375,642	5,525,642
140	756,203	5,671,522	4,871,522	4,992,272	5,321,522	5,471,522
160	748,987	5,617,403	4,817,403	4,938,153	5,267,403	5,417,403
180	741,771	5,563,283	4,763,283	4,884,033	5,213,283	5,363,283
200	734,555	5,509,164	4,709,164	4,829,914	5,159,164	5,309,164

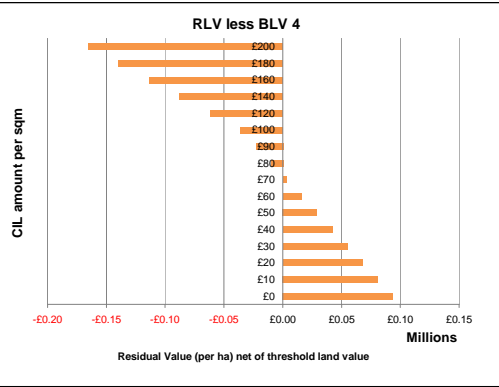
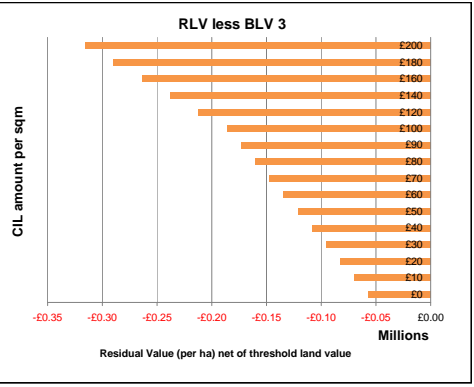
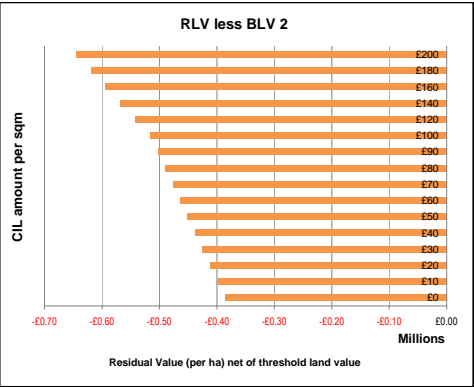
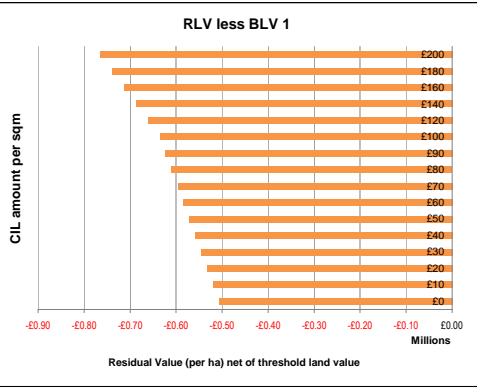




CIL Viability		Waveney District		Benchmark Land Values (per net developable ha)			
SITE TYPE 3	8 UNITS HOUSES 30 UPH	BLV1	BLV2	BLV3	BLV4		
		Resi land (high)	Resi land (low)	Fmr industrial	Other uses		
		£800,000	£679,250	£350,000	£200,000		
CSH level:		3					
Aff Hsg:		20%					
			Sales value inflation				
			Build cost inflation				
			Profit				

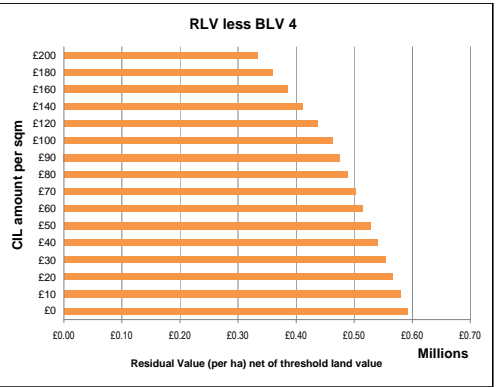
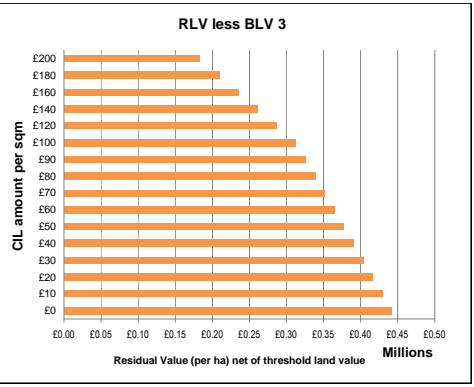
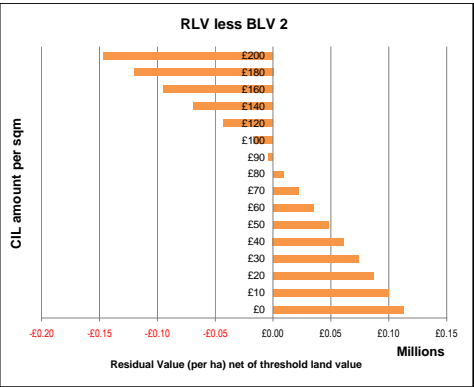
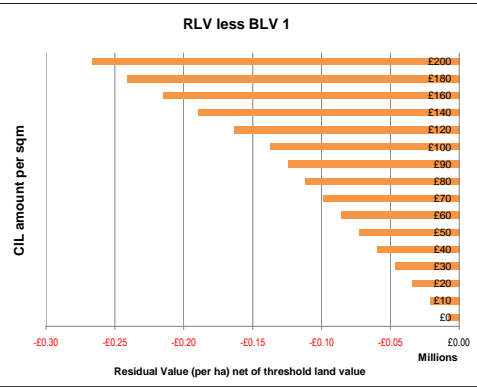
Site type 3 Description: **Area 1** £1615 psm Inner Lowestoft Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,298	293,618	-506,382	-385,632	-56,382	93,618
10	74,845	280,669	-519,331	-398,581	-69,331	80,669
20	71,392	267,720	-532,280	-411,530	-82,280	67,720
30	67,939	254,771	-545,229	-424,479	-95,229	54,771
40	64,486	241,822	-558,178	-437,428	-108,178	41,822
50	61,033	228,873	-571,127	-450,377	-121,127	28,873
60	57,580	215,925	-584,075	-463,325	-134,075	15,925
70	54,127	202,976	-597,024	-476,274	-147,024	2,976
80	50,674	190,027	-609,973	-489,223	-159,973	-9,973
90	47,221	177,078	-622,922	-502,172	-172,922	-22,922
100	43,768	164,129	-635,871	-515,121	-185,871	-35,871
120	36,862	138,231	-661,769	-541,019	-211,769	-61,769
140	29,956	112,333	-687,667	-566,917	-237,667	-87,667
160	23,049	86,436	-713,564	-592,814	-263,564	-113,564
180	16,143	60,538	-739,462	-618,712	-289,462	-139,462
200	9,237	34,640	-765,360	-644,610	-315,360	-165,360



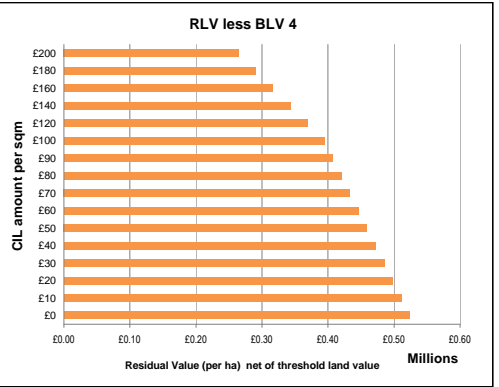
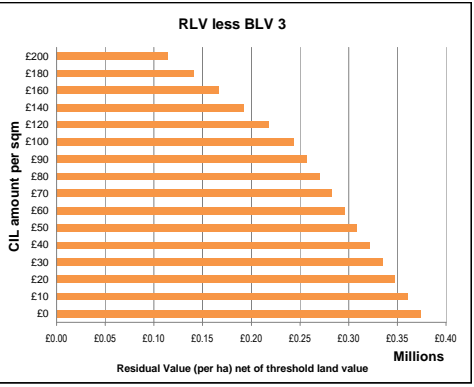
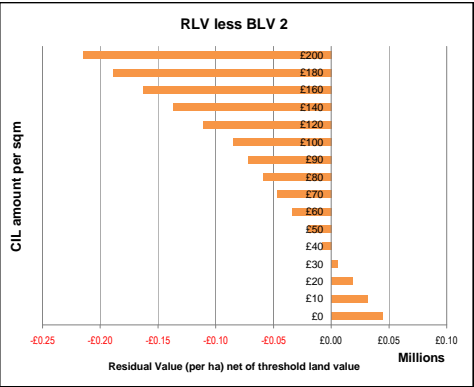
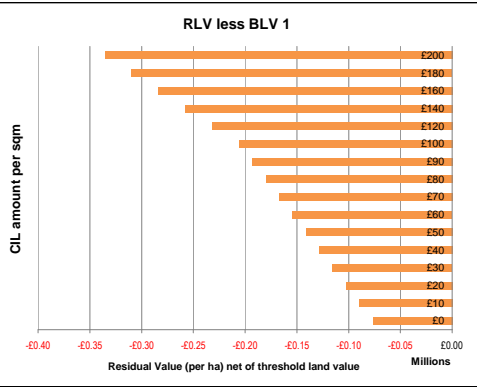
Site type 3 Description: **Area 2** £1964 psm Lowestoft Burbs Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	211,172	791,894	-8,106	-112,644	-441,894	591,894
10	207,719	778,945	-21,055	-99,695	-428,945	578,945
20	204,266	765,996	-34,004	-86,746	-415,996	565,996
30	200,812	753,047	-46,953	-73,797	-403,047	553,047
40	197,359	740,098	-59,902	-60,848	-390,098	540,098
50	193,906	727,149	-72,851	-47,899	-377,149	527,149
60	190,453	714,200	-85,800	-34,950	-364,200	514,200
70	187,000	701,251	-98,749	-22,001	-351,251	501,251
80	183,547	688,302	-111,698	-9,052	-338,302	488,302
90	180,094	675,353	-124,647	3,897	-325,353	475,353
100	176,641	662,404	-137,596	16,846	-312,404	462,404
120	169,735	636,507	-163,493	-42,743	-286,507	436,507
140	162,829	610,609	-189,391	-68,641	-260,609	410,609
160	155,923	584,711	-215,289	-94,539	-234,711	384,711
180	149,017	558,813	-241,187	-120,437	-208,813	358,813
200	142,111	532,915	-267,085	-146,335	-182,915	332,915



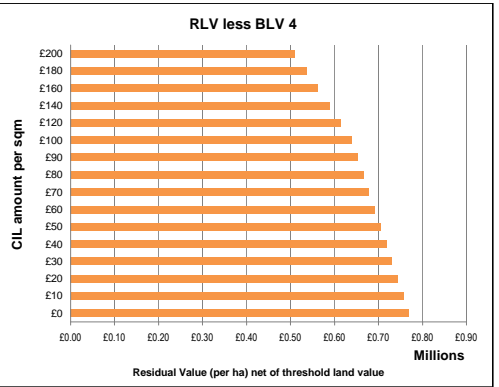
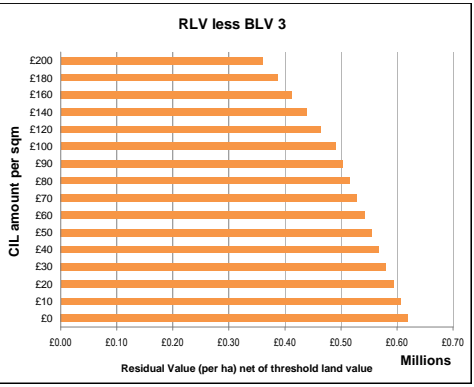
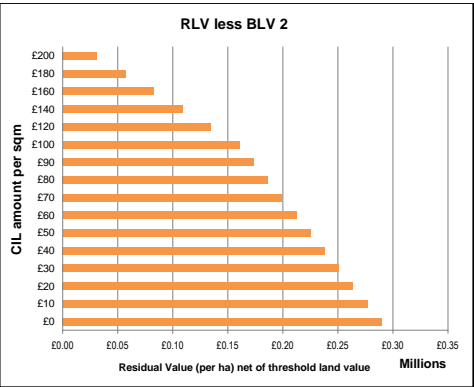
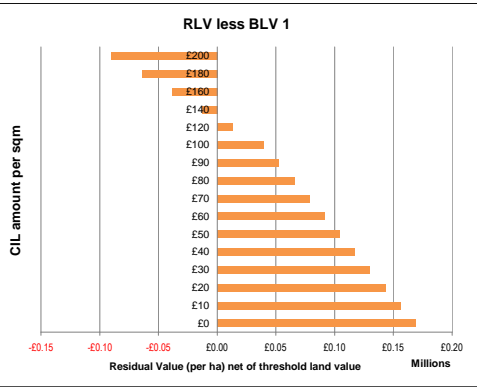
Site type 3 Description: **Area 3** £1916 psm Beccles Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,897	723,363	-76,637	-44,113	-373,363	523,363
10	189,444	710,414	-89,586	-31,164	-360,414	510,414
20	185,991	697,465	-102,535	-18,215	-347,465	497,465
30	182,538	684,516	-115,484	-5,266	-334,516	484,516
40	179,085	671,567	-128,433	7,683	-321,567	471,567
50	175,632	658,618	-141,382	20,632	-308,618	458,618
60	172,178	645,669	-154,331	33,581	-295,669	445,669
70	168,725	632,720	-167,280	46,530	-282,720	432,720
80	165,272	619,772	-180,228	59,478	-269,772	419,772
90	161,819	606,823	-193,177	72,427	-256,823	406,823
100	158,366	593,874	-206,126	85,376	-243,874	393,874
120	151,460	567,976	-232,024	111,274	-217,976	367,976
140	144,554	542,078	-257,922	137,172	-192,078	342,078
160	137,648	516,180	-283,820	163,070	-166,180	316,180
180	130,742	490,282	-309,718	188,968	-140,282	290,282
200	123,836	464,385	-335,615	214,865	-114,385	264,385



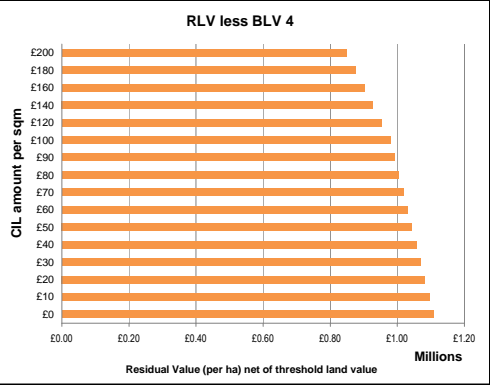
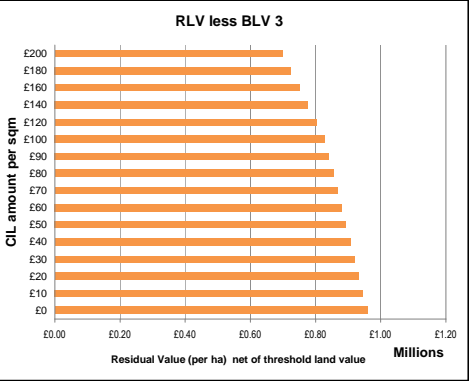
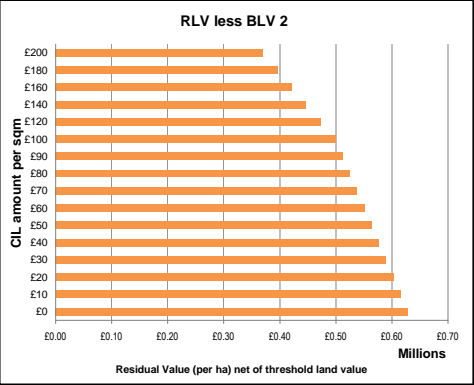
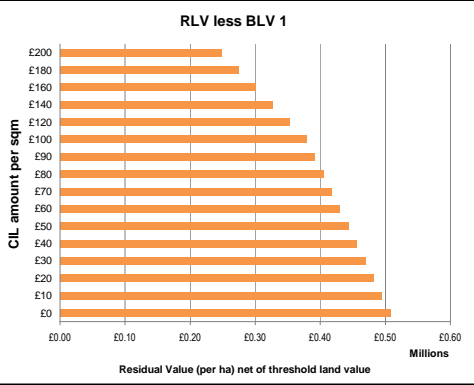
Site type 3 Description: **Area 4** £2088 psm Bungay Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,382	968,931	-168,931	-289,681	-618,931	768,931
10	254,929	955,982	-155,982	-276,732	-605,982	755,982
20	251,476	943,033	-143,033	-263,783	-593,033	743,033
30	248,023	930,085	-130,085	-250,835	-580,085	730,085
40	244,570	917,136	-117,136	-237,886	-567,136	717,136
50	241,116	904,187	-104,187	-224,937	-554,187	704,187
60	237,663	891,238	-91,238	-211,988	-541,238	691,238
70	234,210	878,289	-78,289	-199,039	-528,289	678,289
80	230,757	865,340	-65,340	-186,090	-515,340	665,340
90	227,304	852,391	-52,391	-173,141	-502,391	652,391
100	223,851	839,442	-39,442	-160,192	-489,442	639,442
120	216,945	813,544	13,544	-134,294	-463,544	613,544
140	210,039	787,647	12,353	-108,397	-437,647	587,647
160	203,133	761,749	-38,251	-82,499	-411,749	561,749
180	196,227	735,851	-64,149	-56,601	-385,851	535,851
200	189,321	709,953	-90,047	-30,703	-359,953	509,953



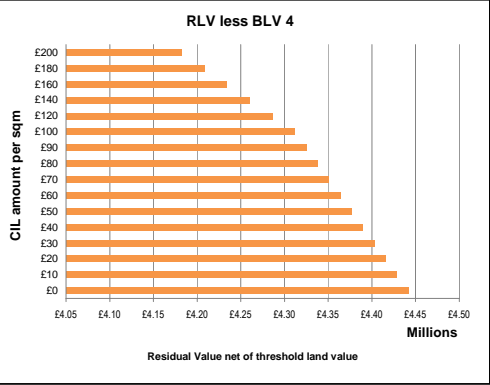
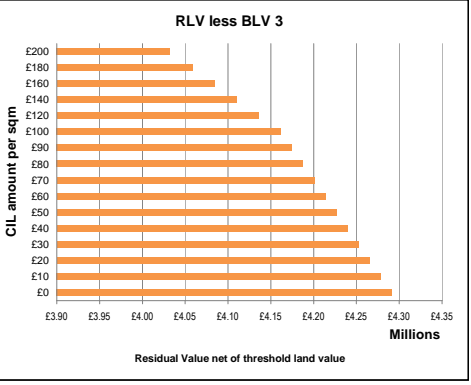
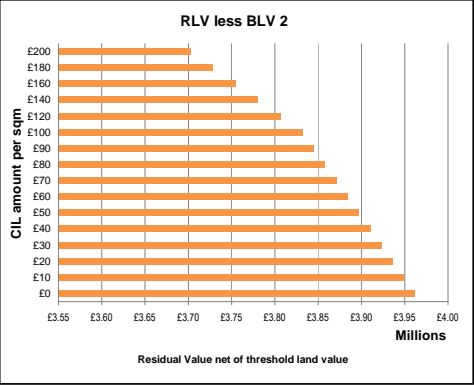
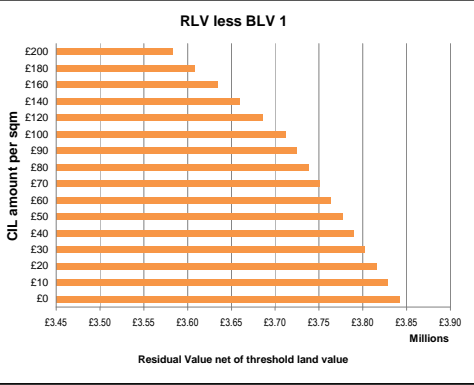
Site type 3 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,614	1,307,302	507,302	628,052	957,302	1,107,302
10	345,161	1,294,353	494,353	615,103	944,353	1,094,353
20	341,708	1,281,404	481,404	602,154	931,404	1,081,404
30	338,255	1,268,455	468,455	589,205	918,455	1,068,455
40	334,802	1,255,506	455,506	576,256	905,506	1,055,506
50	331,349	1,242,557	442,557	563,307	892,557	1,042,557
60	327,896	1,229,608	429,608	550,358	879,608	1,029,608
70	324,443	1,216,659	416,659	537,409	866,659	1,016,659
80	320,989	1,203,710	403,710	524,460	853,710	1,003,710
90	317,536	1,190,762	390,762	511,512	840,762	990,762
100	314,083	1,177,813	377,813	498,563	827,813	977,813
120	307,177	1,151,915	351,915	472,665	801,915	951,915
140	300,271	1,126,017	326,017	446,767	776,017	926,017
160	293,365	1,100,119	300,119	420,869	750,119	900,119
180	286,459	1,074,221	274,221	394,971	724,221	874,221
200	279,553	1,048,324	248,324	369,074	698,324	848,324



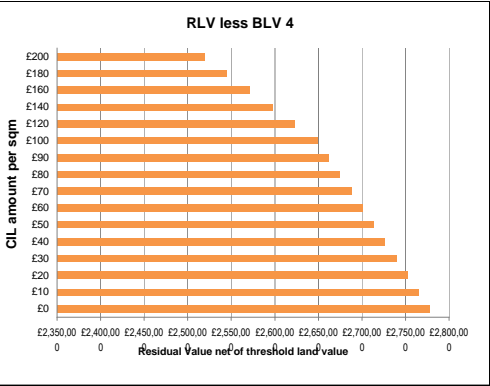
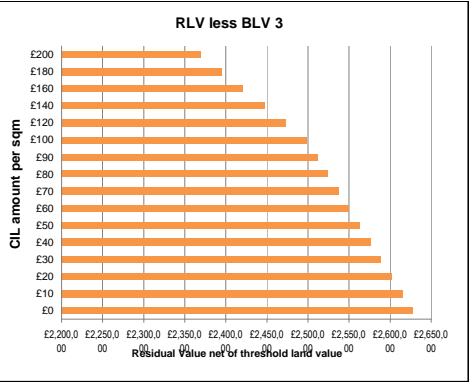
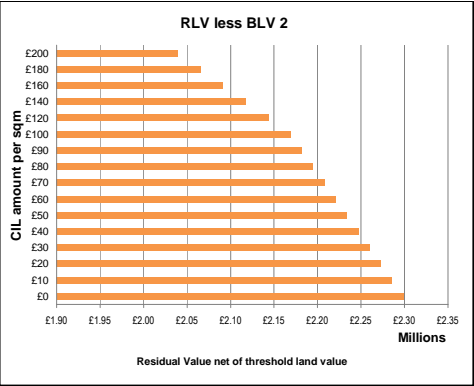
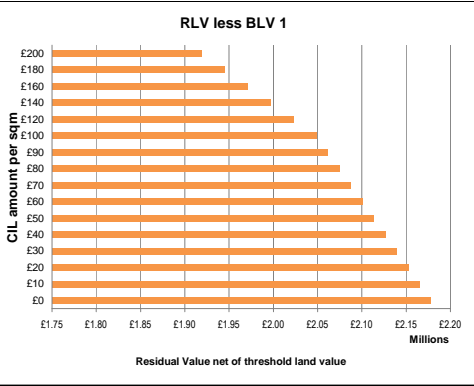
Site type 3 Description: **Area 6** **E4660 psm Southwold** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,237,610	4,641,036	3,841,036	3,961,786	4,291,036	4,441,036
10	1,234,157	4,628,087	3,828,087	3,948,837	4,278,087	4,428,087
20	1,230,704	4,615,138	3,815,138	3,935,888	4,265,138	4,415,138
30	1,227,251	4,602,189	3,802,189	3,922,939	4,252,189	4,402,189
40	1,223,797	4,589,241	3,789,241	3,909,991	4,239,241	4,389,241
50	1,220,344	4,576,292	3,776,292	3,897,042	4,226,292	4,376,292
60	1,216,891	4,563,343	3,763,343	3,884,093	4,213,343	4,363,343
70	1,213,438	4,550,394	3,750,394	3,871,144	4,200,394	4,350,394
80	1,209,985	4,537,445	3,737,445	3,858,195	4,187,445	4,337,445
90	1,206,532	4,524,496	3,724,496	3,845,246	4,174,496	4,324,496
100	1,203,079	4,511,547	3,711,547	3,832,297	4,161,547	4,311,547
120	1,196,173	4,485,649	3,685,649	3,806,399	4,135,649	4,285,649
140	1,189,267	4,459,752	3,659,752	3,780,502	4,109,752	4,259,752
160	1,182,361	4,433,854	3,633,854	3,754,604	4,083,854	4,233,854
180	1,175,455	4,407,956	3,607,956	3,728,706	4,057,956	4,207,956
200	1,168,549	4,382,058	3,582,058	3,702,808	4,032,058	4,182,058



Site type 3 Description: **Area 7** **E3495 psm Reydon** Site area: 0.27 ha

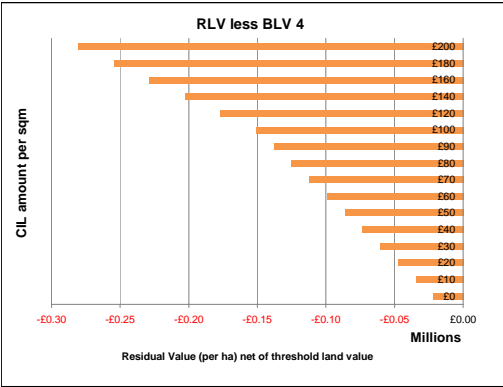
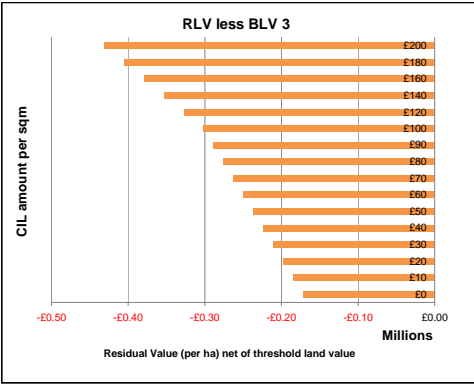
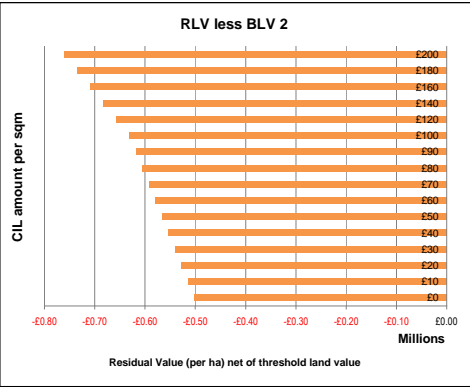
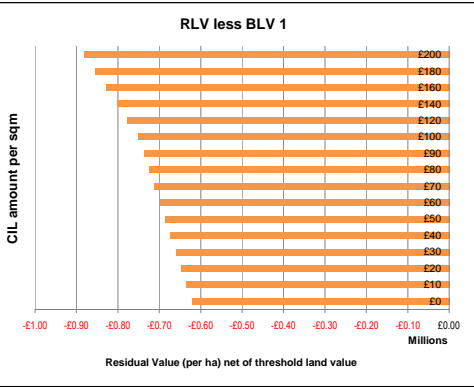
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,064	2,977,738	2,177,738	2,298,488	2,627,738	2,777,738
10	790,611	2,964,789	2,164,789	2,285,539	2,614,789	2,764,789
20	787,157	2,951,840	2,151,840	2,272,590	2,601,840	2,751,840
30	783,704	2,938,892	2,138,892	2,259,642	2,588,892	2,738,892
40	780,251	2,925,943	2,125,943	2,246,693	2,575,943	2,725,943
50	776,798	2,912,994	2,112,994	2,233,744	2,562,994	2,712,994
60	773,345	2,900,045	2,100,045	2,220,795	2,550,045	2,700,045
70	769,892	2,887,096	2,087,096	2,207,846	2,537,096	2,687,096
80	766,439	2,874,147	2,074,147	2,194,897	2,524,147	2,674,147
90	762,986	2,861,198	2,061,198	2,181,948	2,511,198	2,661,198
100	759,533	2,848,249	2,048,249	2,168,999	2,498,249	2,648,249
120	752,627	2,822,351	2,022,351	2,143,101	2,472,351	2,622,351
140	745,721	2,796,454	1,996,454	2,117,204	2,446,454	2,596,454
160	738,815	2,770,556	1,970,556	2,091,306	2,420,556	2,570,556
180	731,909	2,744,658	1,944,658	2,065,408	2,394,658	2,544,658
200	725,003	2,718,760	1,918,760	2,039,510	2,368,760	2,518,760



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
8 UNITS					
HOUSES					
30 UPH					
CSH level:	3	-5% Sales value inflation			
Aff Hsg:	20%	Build cost inflation			
		Profit			

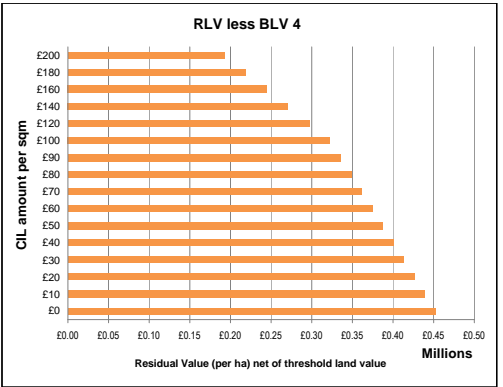
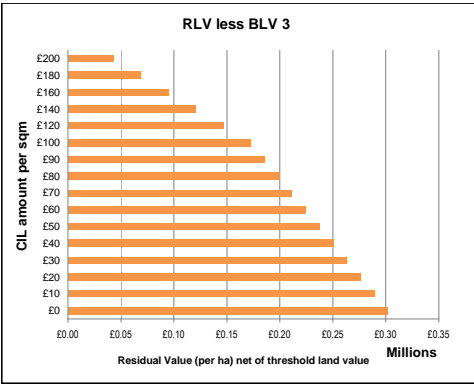
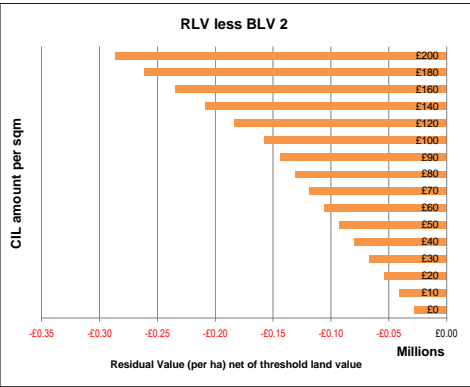
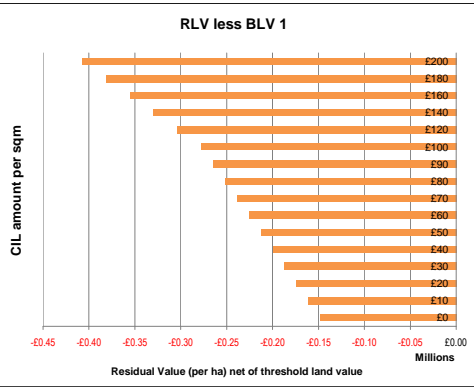
Site type 3	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.27 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,554	178,329	- 621,671	- 500,921	- 171,671	- 21,671
10	44,101	165,380	- 634,620	- 513,870	- 184,620	- 34,620
20	40,648	152,432	- 647,568	- 526,818	- 197,568	- 47,568
30	37,195	139,483	- 660,517	- 539,767	- 210,517	- 60,517
40	33,742	126,534	- 673,466	- 552,716	- 223,466	- 73,466
50	30,289	113,585	- 686,415	- 565,665	- 236,415	- 86,415
60	26,836	100,636	- 699,364	- 578,614	- 249,364	- 99,364
70	23,383	87,687	- 712,313	- 591,563	- 262,313	- 112,313
80	19,930	74,738	- 725,262	- 604,512	- 275,262	- 125,262
90	16,477	61,789	- 738,211	- 617,461	- 288,211	- 138,211
100	13,024	48,840	- 751,160	- 630,410	- 301,160	- 151,160
120	6,118	22,942	- 777,058	- 656,308	- 327,058	- 177,058
140	-788	2,955	- 802,955	- 682,205	- 352,955	- 202,955
160	-7,694	28,853	- 828,853	- 708,103	- 378,853	- 228,853
180	-14,600	54,751	- 854,751	- 734,001	- 404,751	- 254,751
200	-21,506	80,649	- 880,649	- 759,899	- 430,649	- 280,649



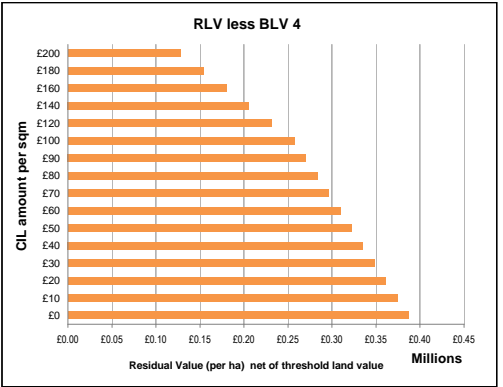
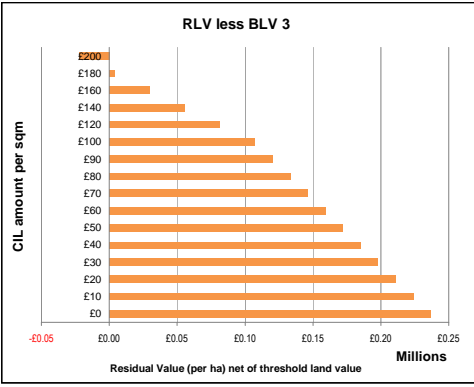
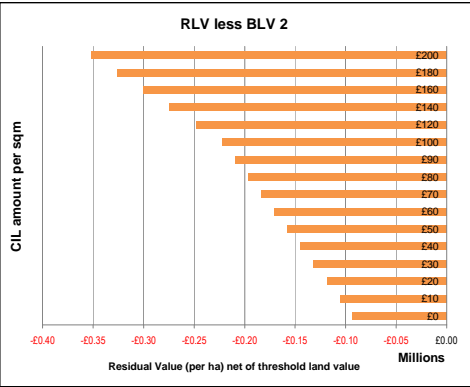
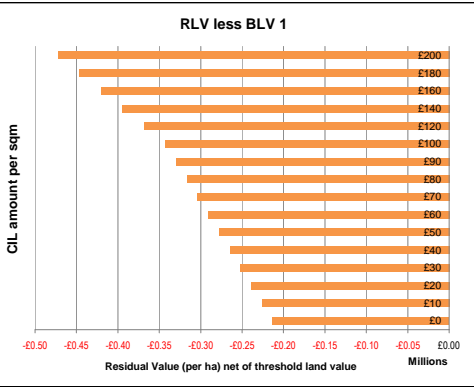
Site type 3	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.27 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,784	651,691	- 148,309	- 27,559	- 301,691	- 451,691
10	170,331	638,742	- 161,258	- 40,508	- 288,742	- 438,742
20	166,878	625,793	- 174,207	- 53,457	- 275,793	- 425,793
30	163,425	612,844	- 187,156	- 66,406	- 262,844	- 412,844
40	159,972	599,895	- 200,105	- 79,355	- 249,895	- 399,895
50	156,519	586,947	- 213,053	- 92,303	- 236,947	- 386,947
60	153,066	573,998	- 226,002	- 105,252	- 223,998	- 373,998
70	149,613	561,049	- 238,951	- 118,201	- 211,049	- 361,049
80	146,160	548,100	- 251,900	- 131,150	- 198,100	- 348,100
90	142,707	535,151	- 264,849	- 144,099	- 185,151	- 335,151
100	139,254	522,202	- 277,798	- 157,048	- 172,202	- 322,202
120	132,348	496,304	- 303,696	- 182,946	- 146,304	- 296,304
140	125,442	470,406	- 329,594	- 208,844	- 120,406	- 270,406
160	118,536	444,509	- 355,491	- 234,741	- 94,509	- 244,509
180	111,630	418,611	- 381,389	- 260,639	- 68,611	- 218,611
200	104,723	392,713	- 407,287	- 286,537	- 42,713	- 192,713



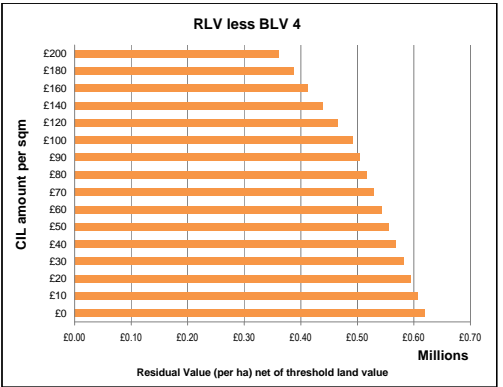
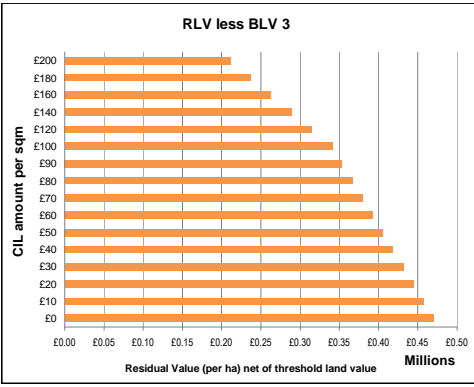
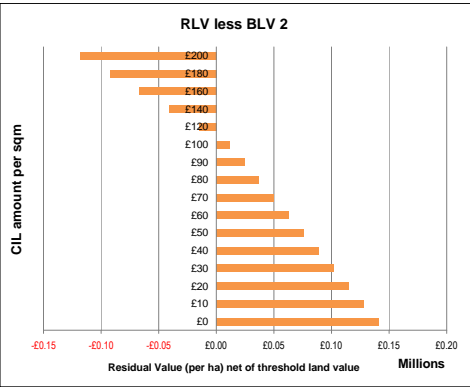
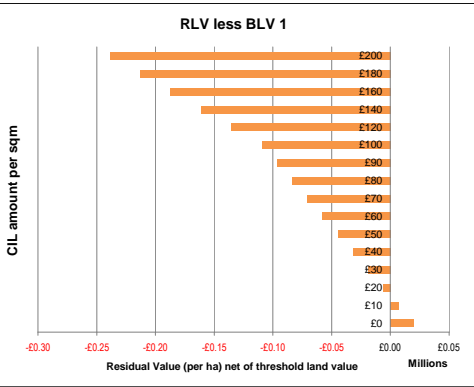
Site type 3	Description:	Area 3	£1916 psm	Beccles	Site area:	0.27 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,423	586,587	- 213,413	- 92,663	- 236,587	- 386,587
10	152,970	573,638	- 226,362	- 105,612	- 223,638	- 373,638
20	149,517	560,689	- 239,311	- 118,561	- 210,689	- 360,689
30	146,064	547,740	- 252,260	- 131,510	- 197,740	- 347,740
40	142,611	534,791	- 265,209	- 144,459	- 184,791	- 334,791
50	139,158	521,842	- 278,158	- 157,408	- 171,842	- 321,842
60	135,705	508,893	- 291,107	- 170,357	- 158,893	- 308,893
70	132,252	495,945	- 304,055	- 183,305	- 145,945	- 295,945
80	128,799	482,996	- 317,004	- 196,254	- 132,996	- 282,996
90	125,346	470,047	- 329,953	- 209,203	- 120,047	- 270,047
100	121,893	457,098	- 342,902	- 222,152	- 107,098	- 257,098
120	114,987	431,200	- 368,800	- 248,050	- 81,200	- 231,200
140	108,081	405,302	- 394,698	- 273,948	- 55,302	- 205,302
160	101,175	379,404	- 420,596	- 299,846	- 29,404	- 179,404
180	94,268	353,507	- 446,493	- 325,743	- 3,507	- 153,507
200	87,362	327,609	- 472,391	- 351,641	- 22,391	- 127,609

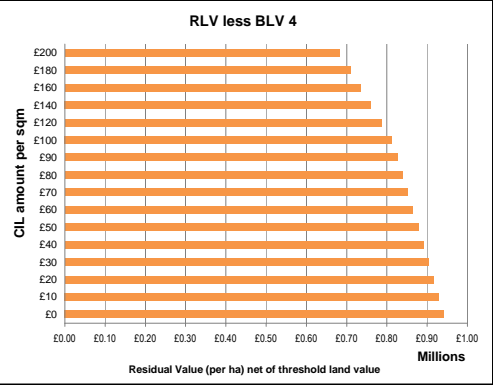
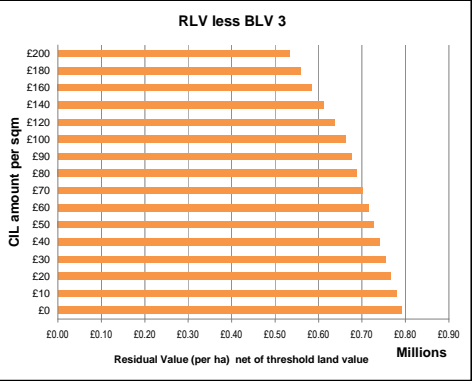
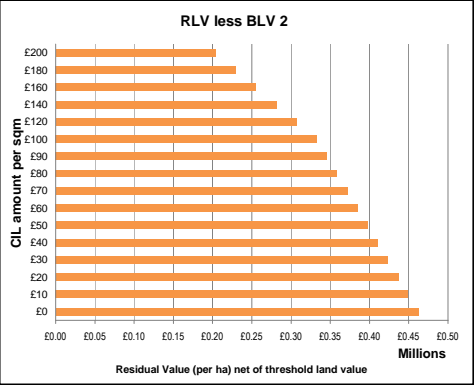
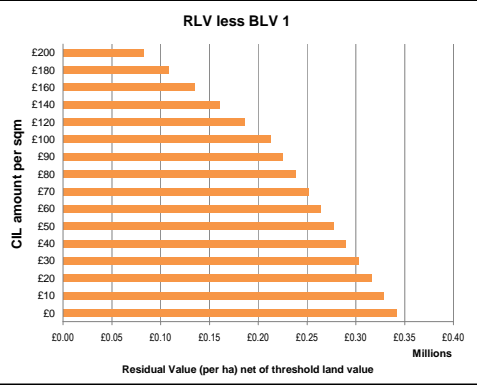


Site type 3	Description:	Area 4	£2088 psm	Bungay	Site area:	0.27 ha
-------------	--------------	--------	-----------	--------	------------	---------

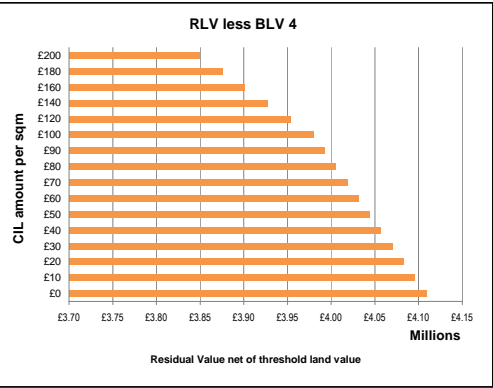
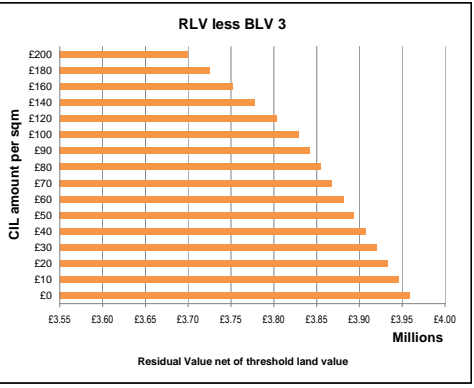
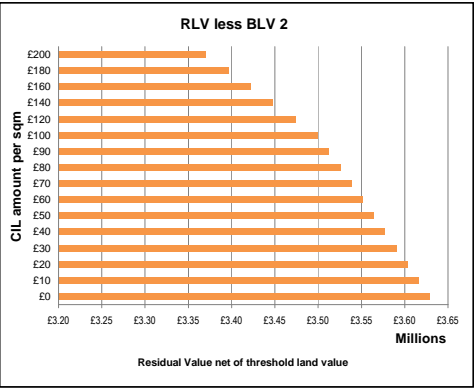
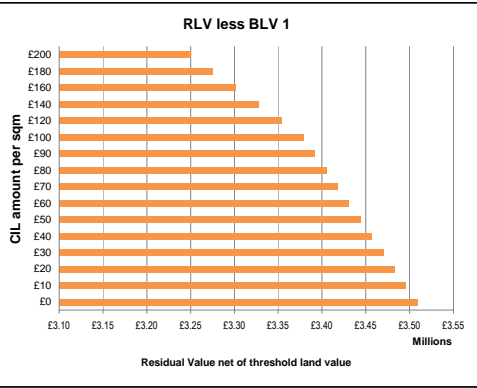
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	218,634	819,877	- 19,877	- 140,627	- 469,877	- 619,877
10	215,181	806,928	- 6,928	- 127,678	- 456,928	- 606,928
20	211,728	793,979	- 6,021	- 114,729	- 443,979	- 593,979
30	208,275	781,030	- 18,970	- 101,780	- 431,030	- 581,030
40	204,822	768,081	- 31,919	- 88,831	- 418,081	- 568,081
50	201,369	755,132	- 44,868	- 75,882	- 405,132	- 555,132
60	197,916	742,183	- 57,817	- 62,933	- 392,183	- 542,183
70	194,463	729,235	- 70,765	- 49,985	- 379,235	- 529,235
80	191,010	716,286	- 83,714	- 37,036	- 366,286	- 516,286
90	187,556	703,337	- 96,663	- 24,087	- 353,337	- 503,337
100	184,103	690,388	- 109,612	- 11,138	- 340,388	- 490,388
120	177,197	664,490	- 135,510	- 14,760	- 314,490	- 464,490
140	170,291	638,592	- 161,408	- 40,658	- 288,592	- 438,592
160	163,385	612,694	- 187,306	- 66,556	- 262,694	- 412,694
180	156,479	586,797	- 213,203	- 92,453	- 236,797	- 386,797
200	149,573	560,899	- 239,101	- 118,351	- 210,899	- 360,899



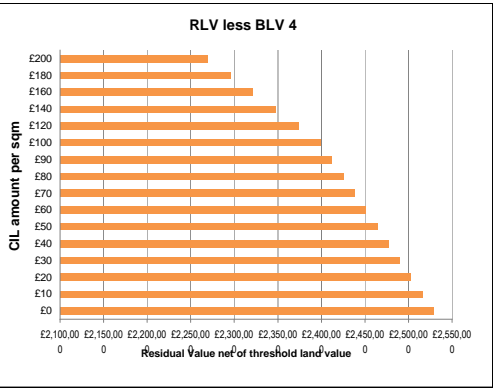
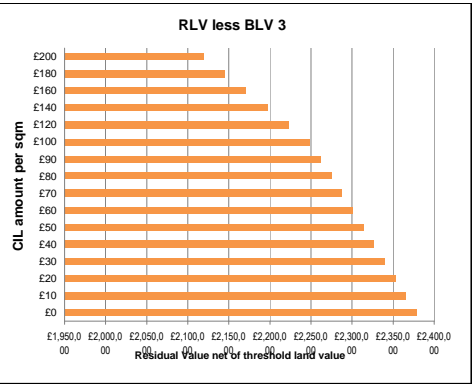
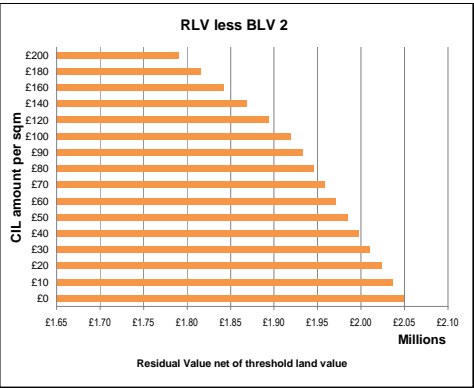
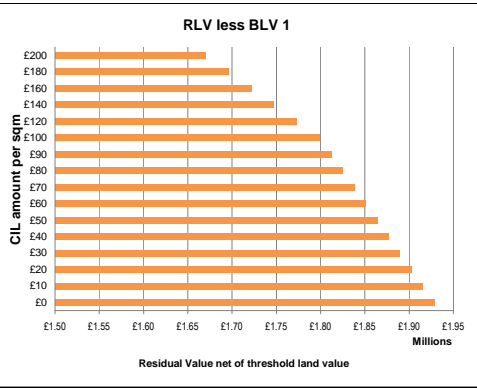
Site type 3	Description:	Area 5	E2325 psm Halesworth	Site area:	0.27 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	304,354	1,141,329	341,329	462,079	791,329	941,329
10	300,901	1,128,380	328,380	449,130	778,380	928,380
20	297,448	1,115,431	315,431	436,181	765,431	915,431
30	293,995	1,102,482	302,482	423,232	752,482	902,482
40	290,542	1,089,533	289,533	410,283	739,533	889,533
50	287,089	1,076,584	276,584	397,334	726,584	876,584
60	283,636	1,063,635	263,635	384,385	713,635	863,635
70	280,183	1,050,687	250,687	371,437	700,687	850,687
80	276,730	1,037,738	237,738	358,488	687,738	837,738
90	273,277	1,024,789	224,789	345,539	674,789	824,789
100	269,824	1,011,840	211,840	332,590	661,840	811,840
120	262,918	985,942	185,942	306,692	635,942	785,942
140	256,012	960,044	160,044	280,794	610,044	760,044
160	249,106	934,146	134,146	254,896	584,146	734,146
180	242,200	908,249	108,249	228,999	558,249	708,249
200	235,294	882,351	82,351	203,101	532,351	682,351



Site type 3	Description:	Area 6	E4660 psm Southwold	Site area:	0.27 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,148,900	4,308,377	3,508,377	3,629,127	3,958,377	4,108,377
10	1,145,447	4,295,428	3,495,428	3,616,178	3,945,428	4,095,428
20	1,141,994	4,282,479	3,482,479	3,603,229	3,932,479	4,082,479
30	1,138,541	4,269,530	3,469,530	3,590,280	3,919,530	4,069,530
40	1,135,088	4,256,581	3,456,581	3,577,331	3,906,581	4,056,581
50	1,131,635	4,243,632	3,443,632	3,564,382	3,893,632	4,043,632
60	1,128,182	4,230,683	3,430,683	3,551,433	3,880,683	4,030,683
70	1,124,729	4,217,734	3,417,734	3,538,484	3,867,734	4,017,734
80	1,121,276	4,204,785	3,404,785	3,525,535	3,854,785	4,004,785
90	1,117,823	4,191,836	3,391,836	3,512,586	3,841,836	3,991,836
100	1,114,370	4,178,888	3,378,888	3,499,638	3,828,888	3,978,888
120	1,107,464	4,152,990	3,352,990	3,473,740	3,802,990	3,952,990
140	1,100,558	4,127,092	3,327,092	3,447,842	3,777,092	3,927,092
160	1,093,652	4,101,194	3,301,194	3,421,944	3,751,194	3,901,194
180	1,086,746	4,075,296	3,275,296	3,396,046	3,725,296	3,875,296
200	1,079,840	4,049,398	3,249,398	3,370,148	3,699,398	3,849,398



Site type 3	Description:	Area 7	£3495 psm Reydon		Site area:	0.27 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	727,532	2,728,244	1,928,244	2,048,994	2,378,244	2,528,244
10	724,079	2,715,295	1,915,295	2,036,045	2,365,295	2,515,295
20	720,626	2,702,346	1,902,346	2,023,096	2,352,346	2,502,346
30	717,172	2,689,397	1,889,397	2,010,147	2,339,397	2,489,397
40	713,719	2,676,448	1,876,448	1,997,198	2,326,448	2,476,448
50	710,266	2,663,499	1,863,499	1,984,249	2,313,499	2,463,499
60	706,813	2,650,550	1,850,550	1,971,300	2,300,550	2,450,550
70	703,360	2,637,601	1,837,601	1,958,351	2,287,601	2,437,601
80	699,907	2,624,652	1,824,652	1,945,402	2,274,652	2,424,652
90	696,454	2,611,703	1,811,703	1,932,453	2,261,703	2,411,703
100	693,001	2,598,755	1,798,755	1,919,505	2,248,755	2,398,755
120	686,095	2,572,857	1,772,857	1,893,607	2,222,857	2,372,857
140	679,189	2,546,959	1,746,959	1,867,709	2,196,959	2,346,959
160	672,283	2,521,061	1,721,061	1,841,811	2,171,061	2,321,061
180	665,377	2,495,163	1,695,163	1,815,913	2,145,163	2,295,163
200	658,471	2,469,265	1,669,265	1,790,015	2,119,265	2,269,265



CIL Viability   Waveney District

SITE TYPE   3

8 UNITS

HOUSES

30 UPH

CSH level:   3

Aff Hsg:   20%

10% Sales value inflation

5% Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

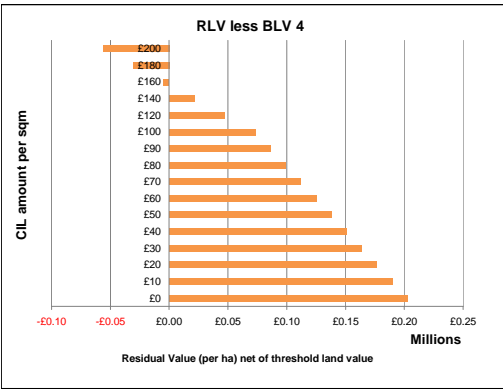
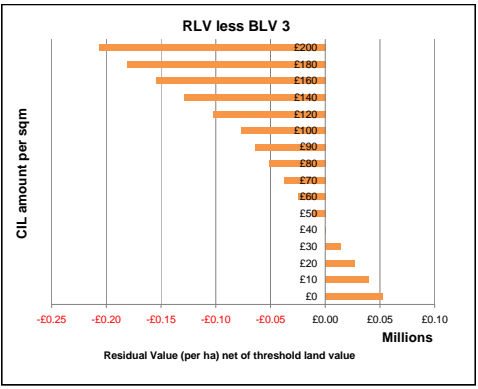
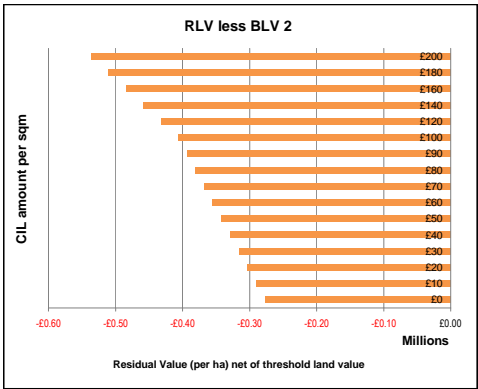
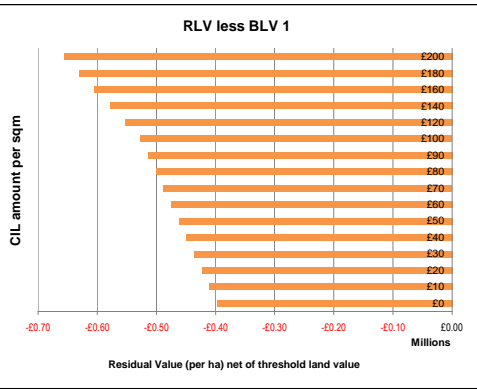
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

Site type 3

Description:   Area 1   £1615 psm   Inner Lowestoft

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,336	402,508	-397,492	-276,742	52,508	202,508
10	103,883	389,560	-410,440	-289,690	39,560	189,560
20	100,430	376,611	-423,389	-302,639	26,611	176,611
30	96,976	363,662	-436,338	-315,588	13,662	163,662
40	93,523	350,713	-449,287	-328,537	713	150,713
50	90,070	337,764	-462,236	-341,486	-12,236	137,764
60	86,617	324,815	-475,185	-354,435	-25,185	124,815
70	83,164	311,866	-488,134	-367,384	-38,134	111,866
80	79,711	298,917	-501,083	-380,333	-51,083	98,917
90	76,258	285,968	-514,032	-393,282	-64,032	85,968
100	72,805	273,019	-526,981	-406,231	-76,981	73,019
120	65,899	247,122	-552,878	-432,128	-102,878	47,122
140	58,993	221,224	-578,776	-458,026	-128,776	21,224
160	52,087	195,326	-604,674	-483,924	-154,674	-4,674
180	45,181	169,428	-630,572	-509,822	-180,572	-30,572
200	38,275	143,530	-656,470	-535,720	-206,470	-56,470

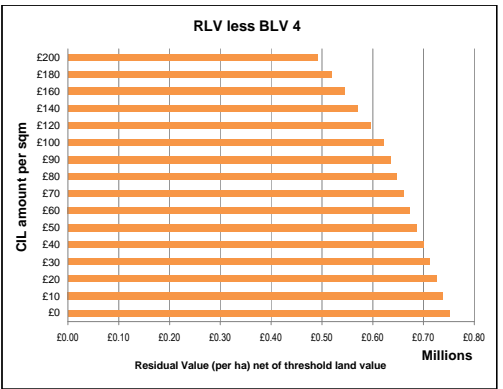
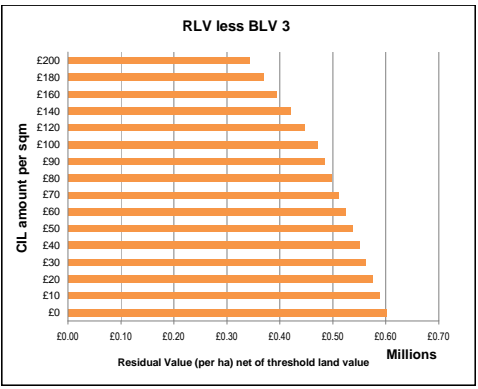
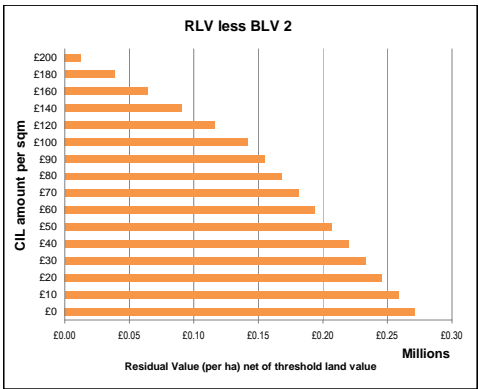
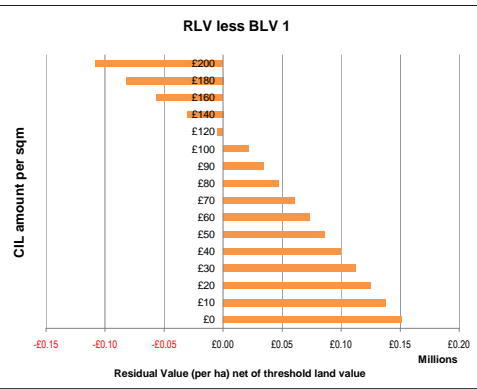


Site type 3

Description:   Area 2   £1964 psm   Lowestoft Burbs

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	253,496	950,612	150,612	271,362	600,612	750,612
10	250,043	937,663	137,663	258,413	587,663	737,663
20	246,590	924,714	124,714	245,464	574,714	724,714
30	243,137	911,765	111,765	232,515	561,765	711,765
40	239,684	898,816	98,816	219,566	548,816	698,816
50	236,231	885,867	85,867	206,617	535,867	685,867
60	232,778	872,918	72,918	193,668	522,918	672,918
70	229,325	859,969	59,969	180,719	509,969	659,969
80	225,872	847,020	47,020	167,770	497,020	647,020
90	222,419	834,071	34,071	154,821	484,071	634,071
100	218,966	821,122	21,122	141,872	471,122	621,122
120	212,060	795,225	-4,775	115,975	445,225	595,225
140	205,154	769,327	-30,673	90,077	419,327	569,327
160	198,248	743,429	-56,571	64,179	393,429	543,429
180	191,342	717,531	-82,469	38,281	367,531	517,531
200	184,436	691,633	-108,367	12,383	341,633	491,633

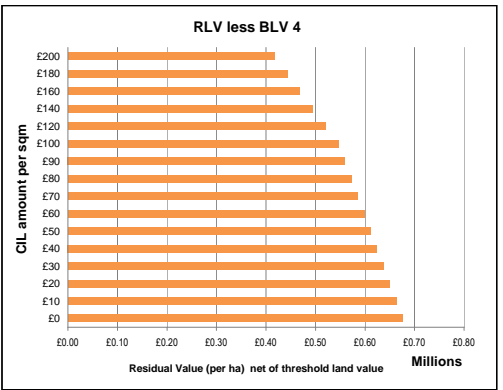
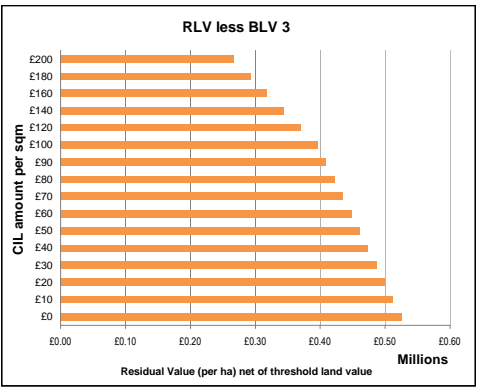
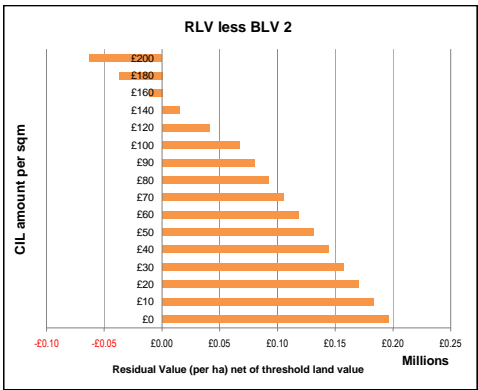
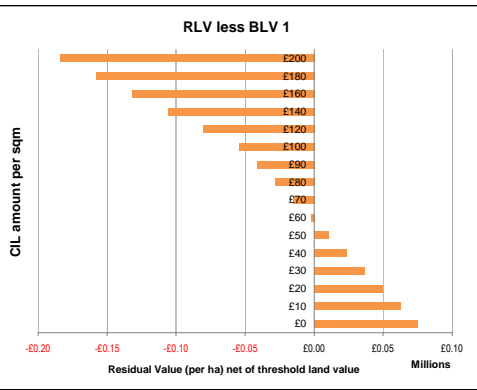


Site type 3

Description:   Area 3   £1916 psm   Beccles

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	233,394	875,228	75,228	195,978	525,228	675,228
10	229,941	862,279	62,279	183,029	512,279	662,279
20	226,488	849,330	49,330	170,080	499,330	649,330
30	223,035	836,381	36,381	157,131	486,381	636,381
40	219,582	823,432	23,432	144,182	473,432	623,432
50	216,129	810,483	10,483	131,233	460,483	610,483
60	212,676	797,534	-2,466	118,284	447,534	597,534
70	209,223	784,585	-15,415	105,335	434,585	584,585
80	205,770	771,636	-28,364	92,386	421,636	571,636
90	202,317	758,688	-41,312	79,438	408,688	558,688
100	198,864	745,739	-54,261	66,489	395,739	545,739
120	191,958	719,841	-80,159	40,591	369,841	519,841
140	185,051	693,943	-106,057	14,693	343,943	493,943
160	178,145	668,045	-131,955	-11,205	318,045	468,045
180	171,239	642,147	-157,853	-37,103	292,147	442,147
200	164,333	616,250	-183,750	-63,000	266,250	416,250

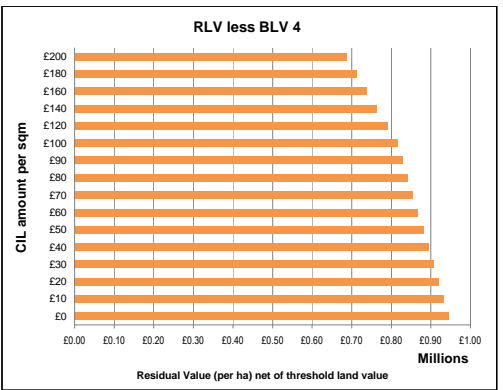
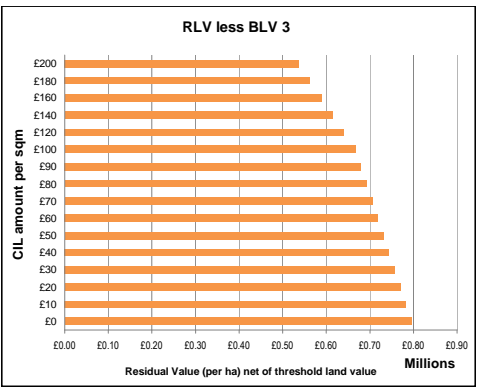
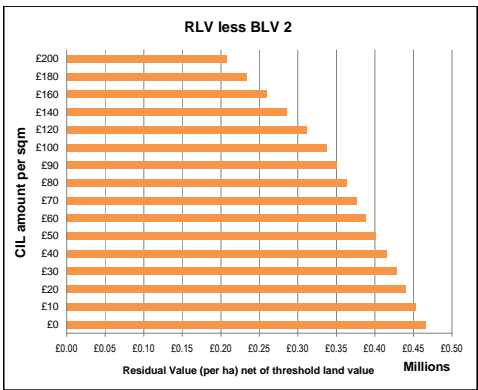
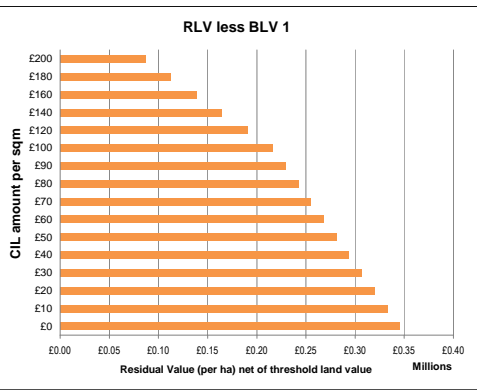


Site type 3

Description:   Area 4   £2088 psm   Bungay

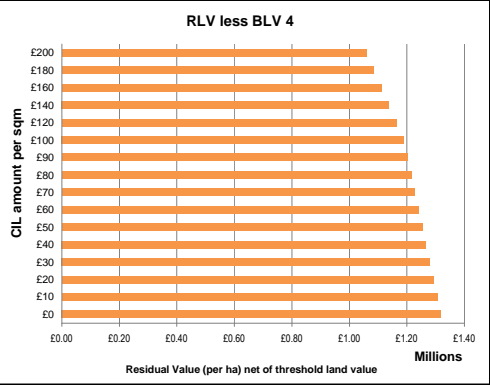
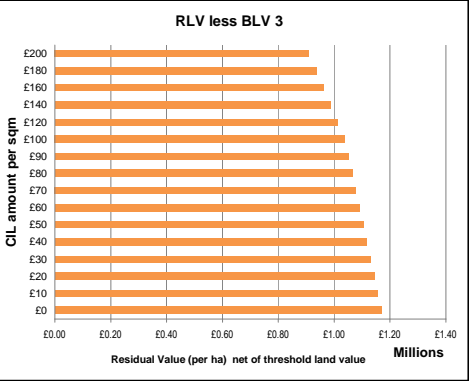
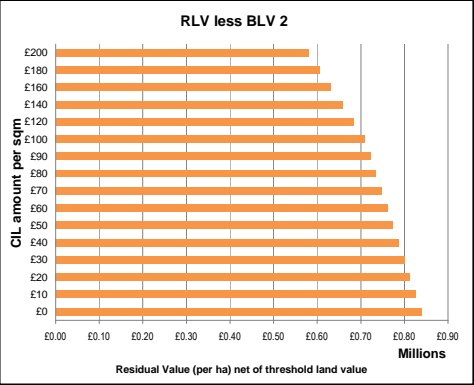
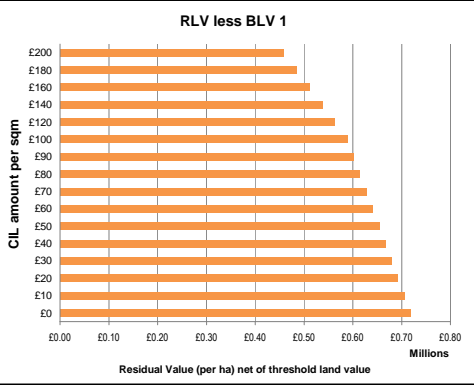
Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	305,427	1,145,353	345,353	466,103	795,353	945,353
10	301,974	1,132,404	332,404	453,154	782,404	932,404
20	298,521	1,119,455	319,455	440,205	769,455	919,455
30	295,068	1,106,506	306,506	427,256	756,506	906,506
40	291,615	1,093,557	293,557	414,307	743,557	893,557
50	288,162	1,080,608	280,608	401,358	730,608	880,608
60	284,709	1,067,660	267,660	388,410	717,660	867,660
70	281,256	1,054,711	254,711	375,461	704,711	854,711
80	277,803	1,041,762	241,762	362,512	691,762	841,762
90	274,350	1,028,813	228,813	349,563	678,813	828,813
100	270,897	1,015,864	215,864	336,614	665,864	815,864
120	263,991	989,966	189,966	310,716	639,966	789,966
140	257,085	964,068	164,068	284,818	614,068	764,068
160	250,179	938,170	138,170	258,920	588,170	738,170
180	243,273	912,273	112,273	233,023	562,273	712,273
200	236,367	886,375	86,375	207,125	536,375	686,375



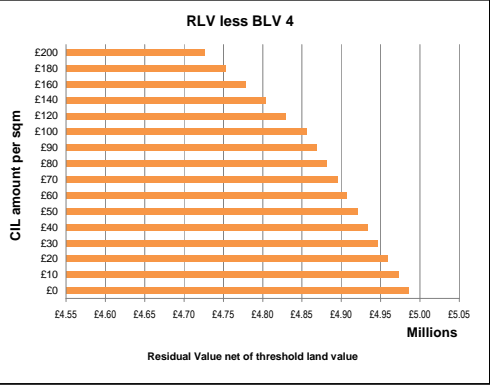
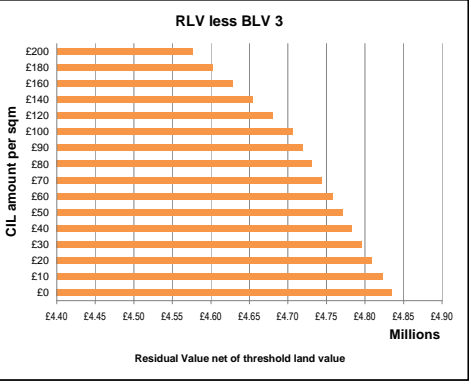
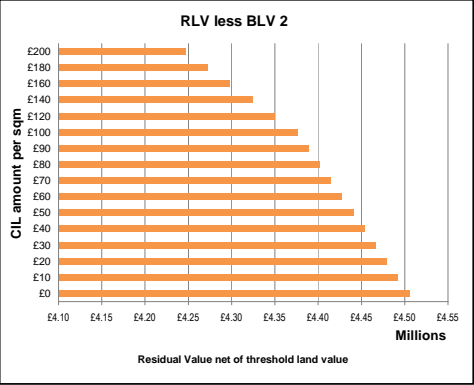
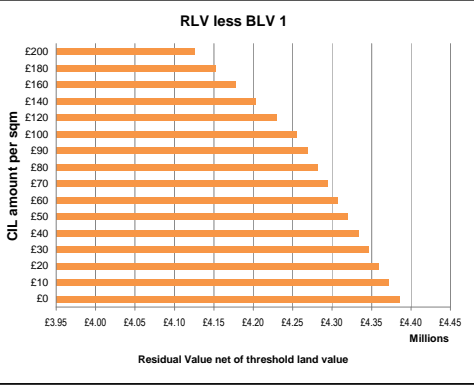
Site type 3 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,683	1,517,561	717,561	838,311	1,167,561	1,317,561
10	401,230	1,504,612	704,612	825,362	1,154,612	1,304,612
20	397,777	1,491,663	691,663	812,413	1,141,663	1,291,663
30	394,324	1,478,714	678,714	799,464	1,128,714	1,278,714
40	390,871	1,465,765	665,765	786,515	1,115,765	1,265,765
50	387,418	1,452,816	652,816	773,566	1,102,816	1,252,816
60	383,965	1,439,867	639,867	760,617	1,089,867	1,239,867
70	380,512	1,426,918	626,918	747,668	1,076,918	1,226,918
80	377,058	1,413,969	613,969	734,719	1,063,969	1,213,969
90	373,605	1,401,020	601,020	721,770	1,051,020	1,201,020
100	370,152	1,388,071	588,071	708,821	1,038,071	1,188,071
120	363,246	1,362,174	562,174	682,924	1,012,174	1,162,174
140	356,340	1,336,276	536,276	657,026	986,276	1,136,276
160	349,434	1,310,378	510,378	631,128	960,378	1,110,378
180	342,528	1,284,480	484,480	605,230	934,480	1,084,480
200	335,622	1,258,582	458,582	579,332	908,582	1,058,582



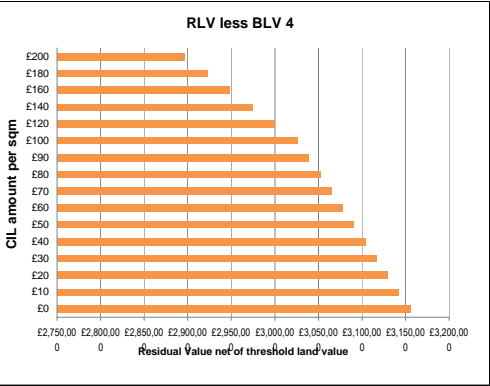
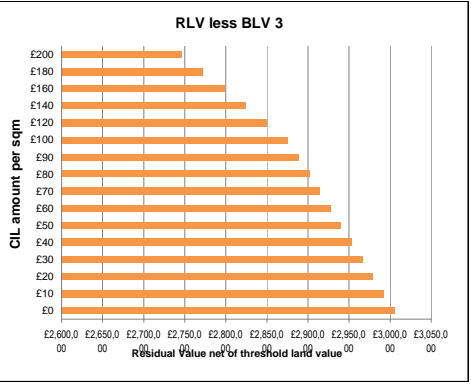
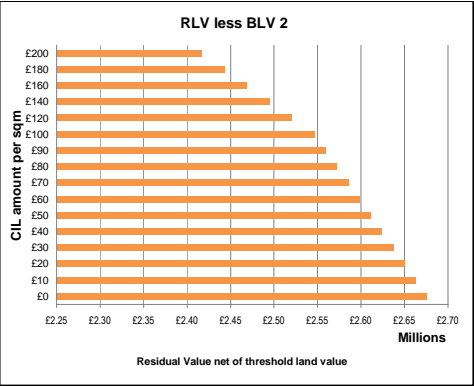
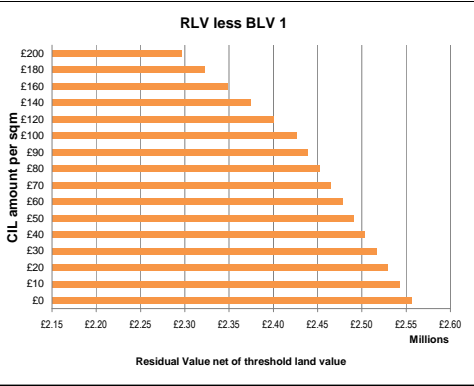
Site type 3 Description: **Area 6** **E4660 psm Southwold** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,382,578	5,184,668	4,384,668	4,505,418	4,834,668	4,984,668
10	1,379,125	5,171,720	4,371,720	4,492,470	4,821,720	4,971,720
20	1,375,672	5,158,771	4,358,771	4,479,521	4,808,771	4,958,771
30	1,372,219	5,145,822	4,345,822	4,466,572	4,795,822	4,945,822
40	1,368,766	5,132,873	4,332,873	4,453,623	4,782,873	4,932,873
50	1,365,313	5,119,924	4,319,924	4,440,674	4,769,924	4,919,924
60	1,361,860	5,106,975	4,306,975	4,427,725	4,756,975	4,906,975
70	1,358,407	5,094,026	4,294,026	4,414,776	4,744,026	4,894,026
80	1,354,954	5,081,077	4,281,077	4,401,827	4,731,077	4,881,077
90	1,351,501	5,068,128	4,268,128	4,388,878	4,718,128	4,868,128
100	1,348,048	5,055,179	4,255,179	4,375,929	4,705,179	4,855,179
120	1,341,142	5,029,282	4,229,282	4,350,032	4,679,282	4,829,282
140	1,334,236	5,003,384	4,203,384	4,324,134	4,653,384	4,803,384
160	1,327,330	4,977,486	4,177,486	4,298,236	4,627,486	4,777,486
180	1,320,424	4,951,588	4,151,588	4,272,338	4,601,588	4,751,588
200	1,313,517	4,925,690	4,125,690	4,246,440	4,575,690	4,725,690



Site type 3 Description: **Area 7** **E3495 psm Reydon** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	894,678	3,355,041	2,555,041	2,675,791	3,005,041	3,155,041
10	891,224	3,342,092	2,542,092	2,662,842	2,992,092	3,142,092
20	887,771	3,329,143	2,529,143	2,649,893	2,979,143	3,129,143
30	884,318	3,316,194	2,516,194	2,636,944	2,966,194	3,116,194
40	880,865	3,303,245	2,503,245	2,623,995	2,953,245	3,103,245
50	877,412	3,290,296	2,490,296	2,611,046	2,940,296	3,090,296
60	873,959	3,277,347	2,477,347	2,598,097	2,927,347	3,077,347
70	870,506	3,264,398	2,464,398	2,585,148	2,914,398	3,064,398
80	867,053	3,251,449	2,451,449	2,572,199	2,901,449	3,051,449
90	863,600	3,238,501	2,438,501	2,559,251	2,888,501	3,038,501
100	860,147	3,225,552	2,425,552	2,546,302	2,875,552	3,025,552
120	853,241	3,199,654	2,399,654	2,520,404	2,849,654	2,999,654
140	846,335	3,173,756	2,373,756	2,494,506	2,823,756	2,973,756
160	839,429	3,147,858	2,347,858	2,468,608	2,797,858	2,947,858
180	832,523	3,121,960	2,321,960	2,442,710	2,771,960	2,921,960
200	825,617	3,096,063	2,296,063	2,416,813	2,746,063	2,896,063





CIL Viability   Waveney District

SITE TYPE   3

8 UNITS

HOUSES

30 UPH

CSH level:   4

Aff Hsg:   20%

	Sales value inflation
	Build cost inflation
	Profit

Benchmark Land Values (per net developable ha)

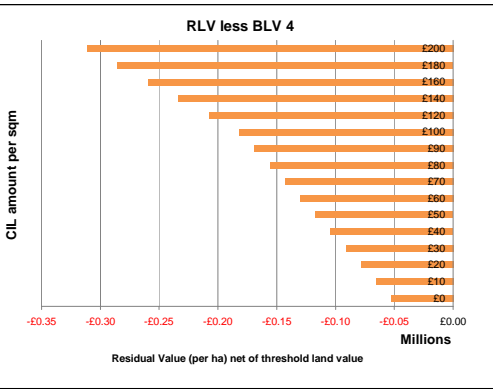
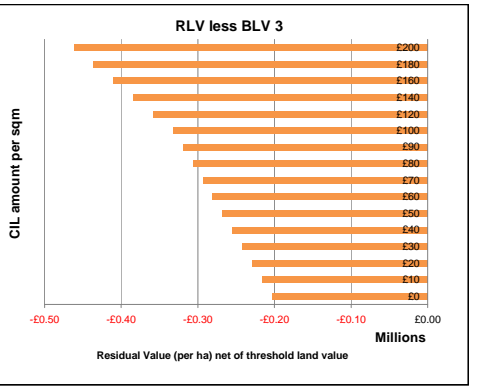
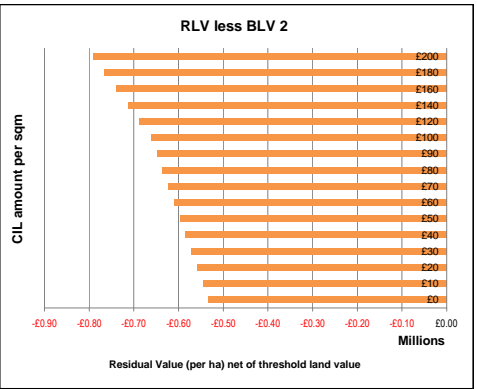
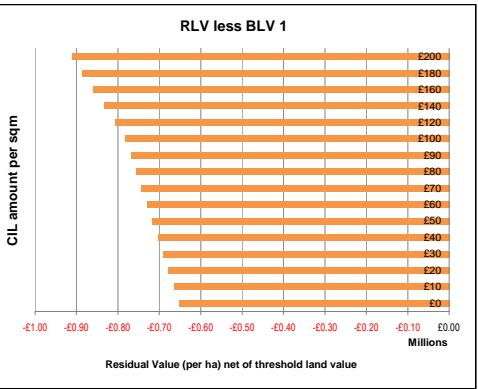
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

Site type 3

Description:   Area 1   £1615 psm   Inner Lowestoft

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,358	147,594	- 652,406	- 531,656	- 202,406	- 52,406
10	35,905	134,645	- 665,355	- 544,605	- 215,355	- 65,355
20	32,452	121,696	- 678,304	- 557,554	- 228,304	- 78,304
30	28,999	108,747	- 691,253	- 570,503	- 241,253	- 91,253
40	25,546	95,798	- 704,202	- 583,452	- 254,202	- 104,202
50	22,093	82,849	- 717,151	- 596,401	- 267,151	- 117,151
60	18,640	69,900	- 730,100	- 609,350	- 280,100	- 130,100
70	15,187	56,951	- 743,049	- 622,299	- 293,049	- 143,049
80	11,734	44,002	- 755,998	- 635,248	- 305,998	- 155,998
90	8,281	31,054	- 768,946	- 648,196	- 318,946	- 168,946
100	4,828	18,105	- 781,895	- 661,145	- 331,895	- 181,895
120	-2,078	- 7,793	- 807,793	- 687,043	- 357,793	- 207,793
140	-8,984	-33,691	- 833,691	- 712,941	- 383,691	- 233,691
160	-15,890	-59,589	- 859,589	- 738,839	- 409,589	- 259,589
180	-22,796	-85,487	- 885,487	- 764,737	- 435,487	- 285,487
200	-29,703	-111,384	- 911,384	- 790,634	- 461,384	- 311,384

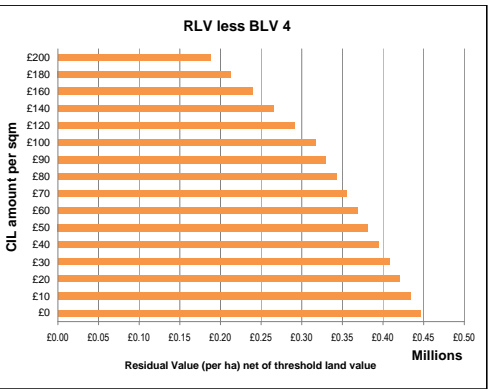
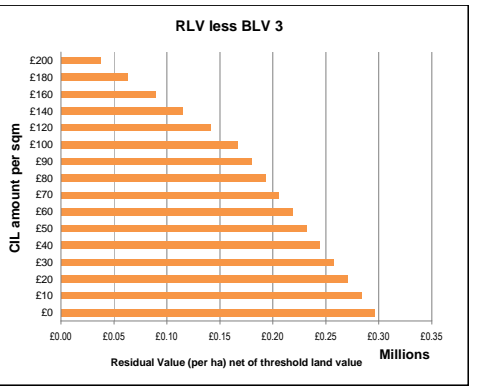
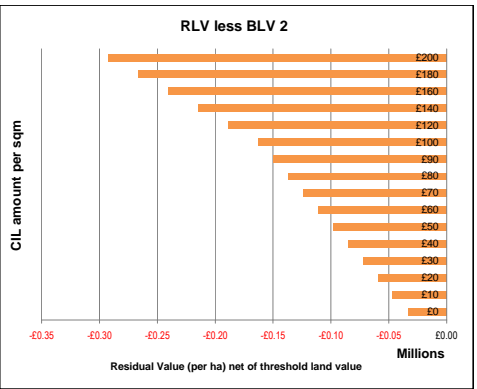
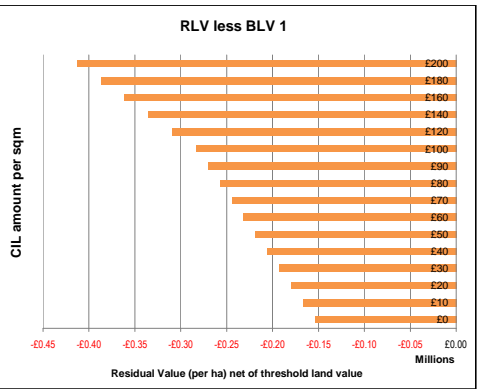


Site type 3

Description:   Area 2   £1964 psm   Lowestoft Burbs

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	172,232	645,869	- 154,131	- 33,381	- 295,869	- 445,869
10	168,779	632,920	- 167,080	- 46,330	- 282,920	- 432,920
20	165,326	619,971	- 180,029	- 59,279	- 269,971	- 419,971
30	161,873	607,022	- 192,978	- 72,228	- 257,022	- 407,022
40	158,420	594,074	- 205,926	- 85,176	- 244,074	- 394,074
50	154,967	581,125	- 218,875	- 98,125	- 231,125	- 381,125
60	151,514	568,176	- 231,824	- 111,074	- 218,176	- 368,176
70	148,060	555,227	- 244,773	- 124,023	- 205,227	- 355,227
80	144,607	542,278	- 257,722	- 136,972	- 192,278	- 342,278
90	141,154	529,329	- 270,671	- 149,921	- 179,329	- 329,329
100	137,701	516,380	- 283,620	- 162,870	- 166,380	- 316,380
120	130,795	490,482	- 309,518	- 188,768	- 140,482	- 290,482
140	123,889	464,585	- 335,415	- 214,665	- 114,585	- 264,585
160	116,983	438,687	- 361,313	- 240,563	- 88,687	- 238,687
180	110,077	412,789	- 387,211	- 266,461	- 62,789	- 212,789
200	103,171	386,891	- 413,109	- 292,359	- 36,891	- 186,891

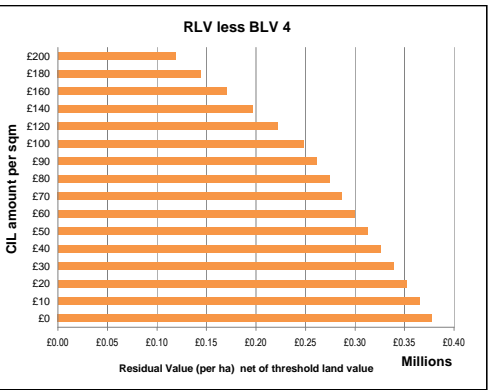
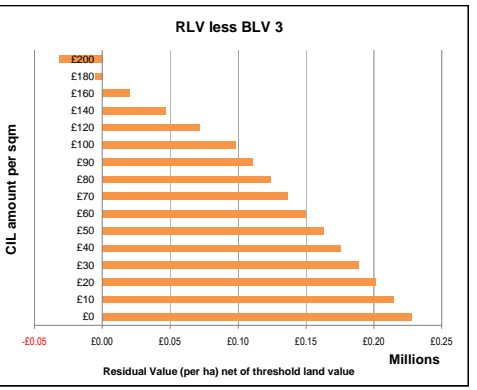
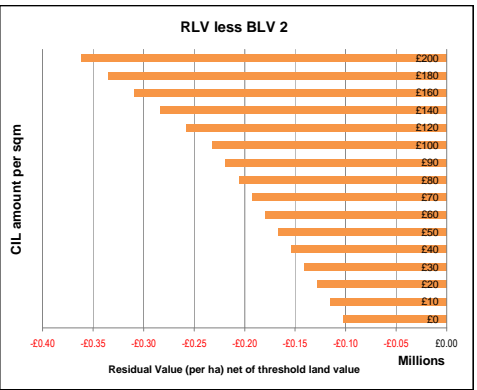
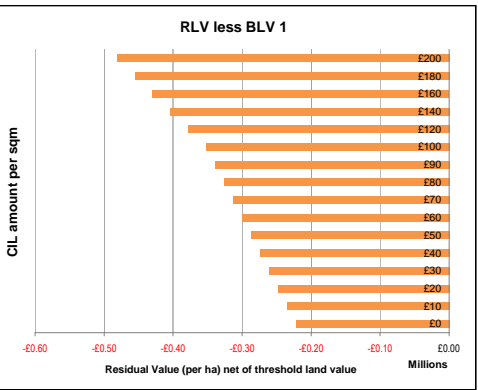


Site type 3

Description:   Area 3   £1916 psm   Beccles

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,957	577,338	- 222,662	- 101,912	- 227,338	- 377,338
10	150,504	564,390	- 235,610	- 114,860	- 214,390	- 364,390
20	147,051	551,441	- 248,559	- 127,809	- 201,441	- 351,441
30	143,598	538,492	- 261,508	- 140,758	- 188,492	- 338,492
40	140,145	525,543	- 274,457	- 153,707	- 175,543	- 325,543
50	136,692	512,594	- 287,406	- 166,656	- 162,594	- 312,594
60	133,239	499,645	- 300,355	- 179,605	- 149,645	- 299,645
70	129,786	486,696	- 313,304	- 192,554	- 136,696	- 286,696
80	126,333	473,747	- 326,253	- 205,503	- 123,747	- 273,747
90	122,880	460,798	- 339,202	- 218,452	- 110,798	- 260,798
100	119,427	447,849	- 352,151	- 231,401	- 97,849	- 247,849
120	112,520	421,952	- 378,048	- 257,298	- 71,952	- 221,952
140	105,614	396,054	- 403,946	- 283,196	- 46,054	- 196,054
160	98,708	370,156	- 429,844	- 309,094	- 20,156	- 170,156
180	91,802	344,258	- 455,742	- 334,992	- 5,742	- 144,258
200	84,896	318,360	- 481,640	- 360,890	- 31,640	- 118,360

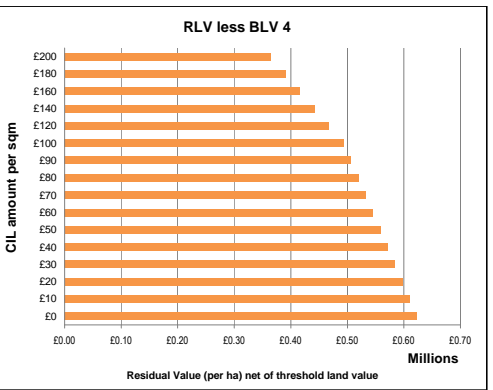
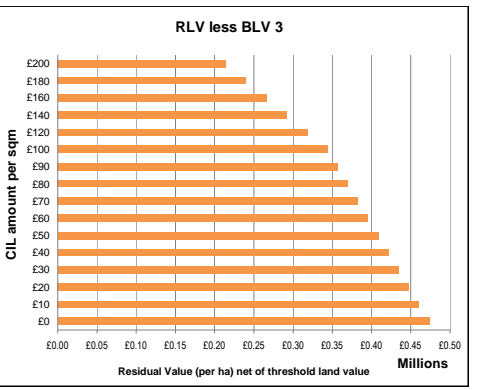
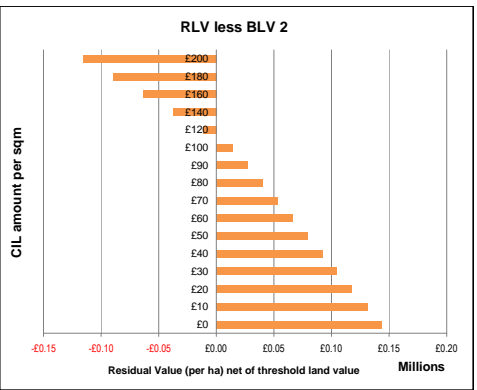
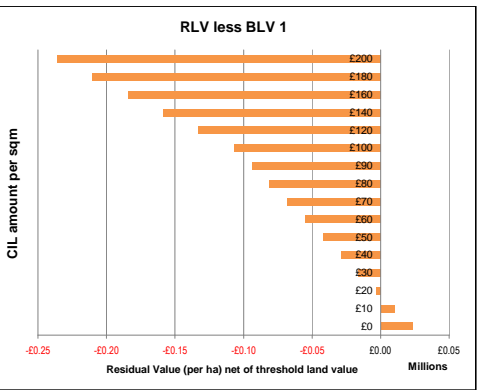


Site type 3

Description:   Area 4   £2088 psm   Bungay

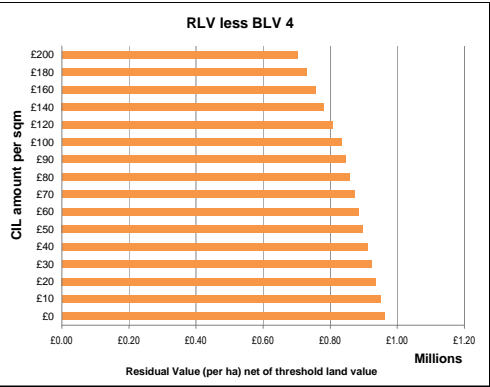
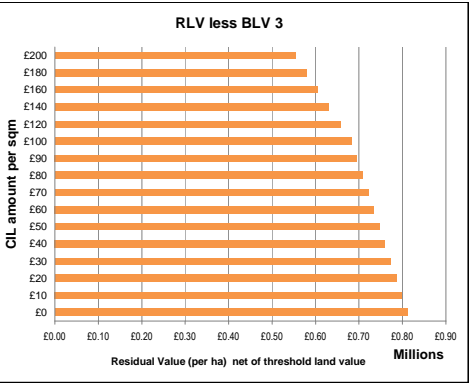
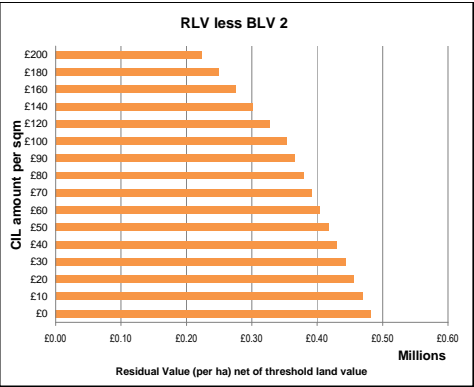
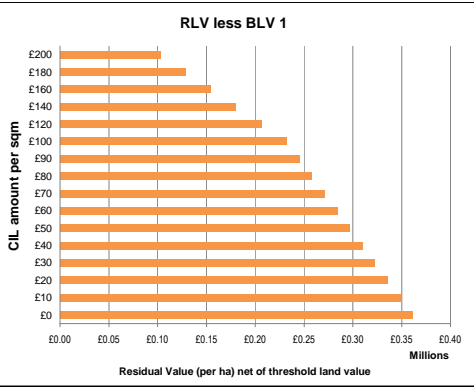
Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	219,442	822,907	- 22,907	- 143,657	- 472,907	- 622,907
10	215,989	809,958	- 9,958	- 130,708	- 459,958	- 609,958
20	212,536	797,009	- 2,991	- 117,759	- 447,009	- 597,009
30	209,083	784,060	- 15,940	- 104,810	- 434,060	- 584,060
40	205,630	771,111	- 28,889	- 91,861	- 421,111	- 571,111
50	202,177	758,162	- 41,838	- 78,912	- 408,162	- 558,162
60	198,724	745,213	- 54,787	- 65,963	- 395,213	- 545,213
70	195,271	732,265	- 67,735	- 53,015	- 382,265	- 532,265
80	191,818	719,316	- 80,684	- 40,066	- 369,316	- 519,316
90	188,364	706,367	- 93,633	- 27,117	- 356,367	- 506,367
100	184,911	693,418	- 106,582	- 14,168	- 343,418	- 493,418
120	178,005	667,520	- 132,480	- 11,730	- 317,520	- 467,520
140	171,099	641,622	- 158,378	- 37,628	- 291,622	- 441,622
160	164,193	615,724	- 184,276	- 63,526	- 265,724	- 415,724
180	157,287	589,827	- 210,173	- 89,423	- 239,827	- 389,827
200	150,381	563,929	- 236,071	- 115,321	- 213,929	- 363,929



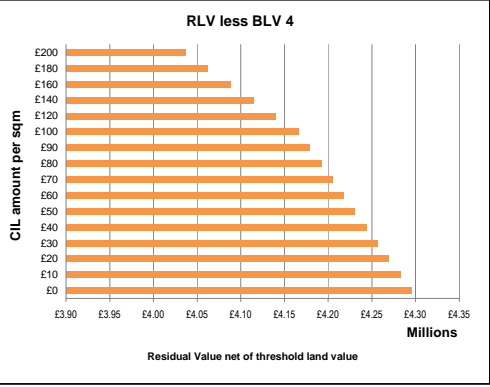
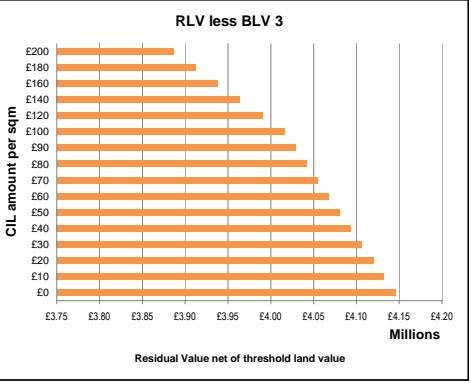
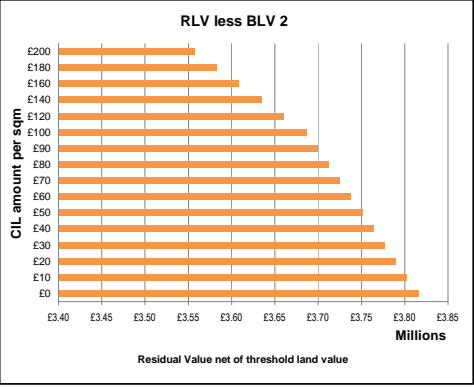
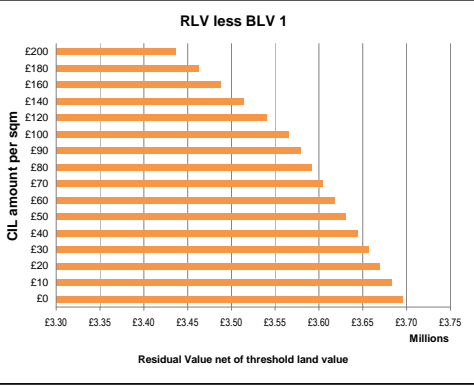
Site type 3 Description: **Area 5 £2325 psm Halesworth** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	309,674	1,161,277	361,277	482,027	811,277	961,277
10	306,221	1,148,329	348,329	469,079	798,329	948,329
20	302,768	1,135,380	335,380	456,130	785,380	935,380
30	299,315	1,122,431	322,431	443,181	772,431	922,431
40	295,862	1,109,482	309,482	430,232	759,482	909,482
50	292,409	1,096,533	296,533	417,283	746,533	896,533
60	288,956	1,083,584	283,584	404,334	733,584	883,584
70	285,503	1,070,635	270,635	391,385	720,635	870,635
80	282,050	1,057,686	257,686	378,436	707,686	857,686
90	278,597	1,044,737	244,737	365,487	694,737	844,737
100	275,144	1,031,788	231,788	352,538	681,788	831,788
120	268,237	1,005,891	205,891	326,641	655,891	805,891
140	261,331	979,993	179,993	300,743	629,993	779,993
160	254,425	954,095	154,095	274,845	604,095	754,095
180	247,519	928,197	128,197	248,947	578,197	728,197
200	240,613	902,299	102,299	223,049	552,299	702,299



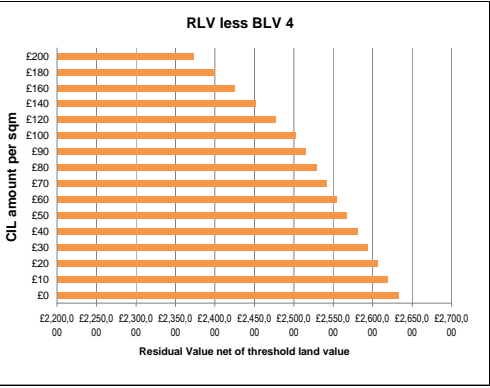
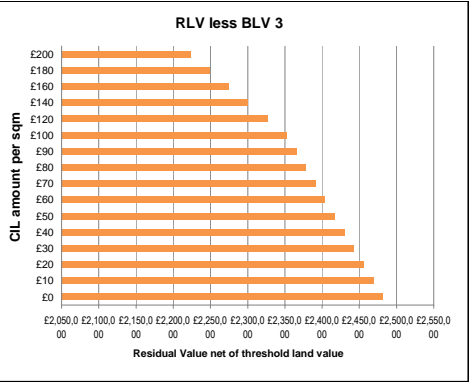
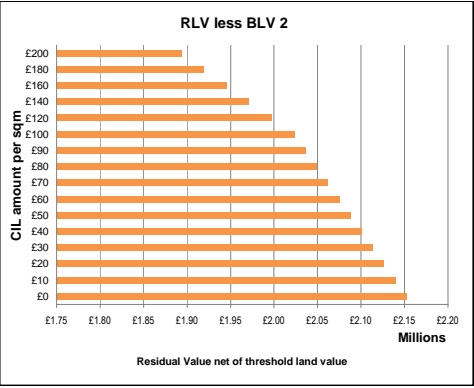
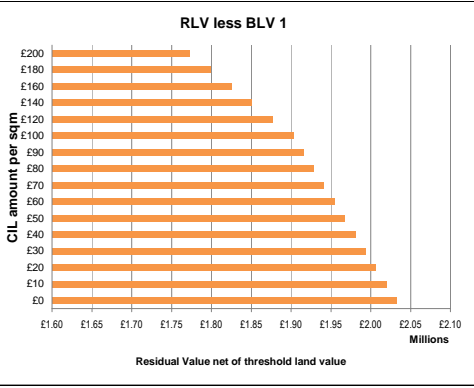
Site type 3 Description: **Area 6 £4660 psm Southwold** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,198,670	4,495,012	3,695,012	3,815,762	4,145,012	4,295,012
10	1,195,217	4,482,063	3,682,063	3,802,813	4,132,063	4,282,063
20	1,191,764	4,469,114	3,669,114	3,789,864	4,119,114	4,269,114
30	1,188,311	4,456,165	3,656,165	3,776,915	4,106,165	4,256,165
40	1,184,858	4,443,216	3,643,216	3,763,966	4,093,216	4,243,216
50	1,181,405	4,430,267	3,630,267	3,751,017	4,080,267	4,230,267
60	1,177,952	4,417,318	3,617,318	3,738,068	4,067,318	4,217,318
70	1,174,499	4,404,370	3,604,370	3,725,120	4,054,370	4,204,370
80	1,171,046	4,391,421	3,591,421	3,712,171	4,041,421	4,191,421
90	1,167,592	4,378,472	3,578,472	3,699,222	4,028,472	4,178,472
100	1,164,139	4,365,523	3,565,523	3,686,273	4,015,523	4,165,523
120	1,157,233	4,339,625	3,539,625	3,660,375	3,989,625	4,139,625
140	1,150,327	4,313,727	3,513,727	3,634,477	3,963,727	4,113,727
160	1,143,421	4,287,829	3,487,829	3,608,579	3,937,829	4,087,829
180	1,136,515	4,261,932	3,461,932	3,582,682	3,911,932	4,061,932
200	1,129,609	4,236,034	3,436,034	3,556,784	3,886,034	4,036,034



Site type 3 Description: **Area 7 £3495 psm Reydon** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,124	2,831,714	2,031,714	2,152,464	2,481,714	2,631,714
10	751,671	2,818,765	2,018,765	2,139,515	2,468,765	2,618,765
20	748,218	2,805,816	2,005,816	2,126,566	2,455,816	2,605,816
30	744,765	2,792,867	1,992,867	2,113,617	2,442,867	2,592,867
40	741,312	2,779,918	1,979,918	2,100,668	2,429,918	2,579,918
50	737,859	2,766,969	1,966,969	2,087,719	2,416,969	2,566,969
60	734,405	2,754,021	1,954,021	2,074,771	2,404,021	2,554,021
70	730,952	2,741,072	1,941,072	2,061,822	2,391,072	2,541,072
80	727,499	2,728,123	1,928,123	2,048,873	2,378,123	2,528,123
90	724,046	2,715,174	1,915,174	2,035,924	2,365,174	2,515,174
100	720,593	2,702,225	1,902,225	2,022,975	2,352,225	2,502,225
120	713,687	2,676,327	1,876,327	1,997,077	2,326,327	2,476,327
140	706,781	2,650,429	1,850,429	1,971,179	2,300,429	2,450,429
160	699,875	2,624,531	1,824,531	1,945,281	2,274,531	2,424,531
180	692,969	2,598,634	1,798,634	1,919,384	2,248,634	2,398,634
200	686,063	2,572,736	1,772,736	1,893,486	2,222,736	2,372,736

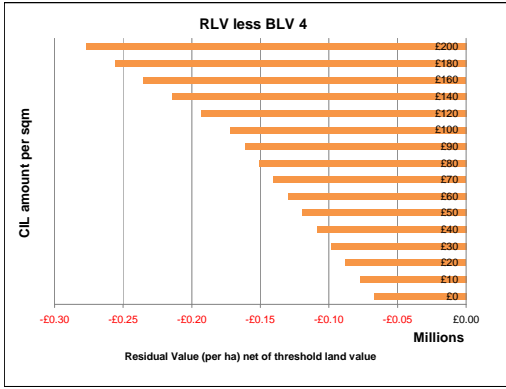
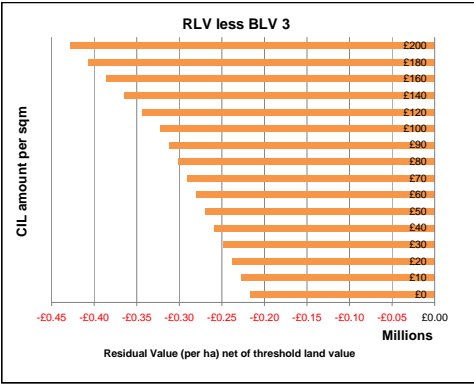
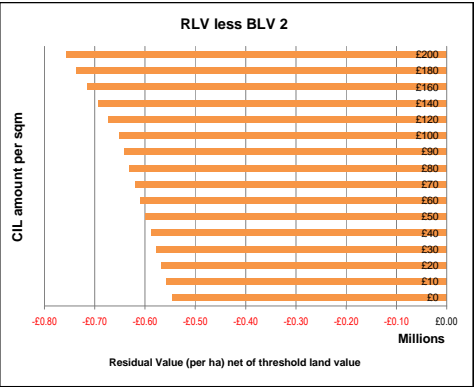
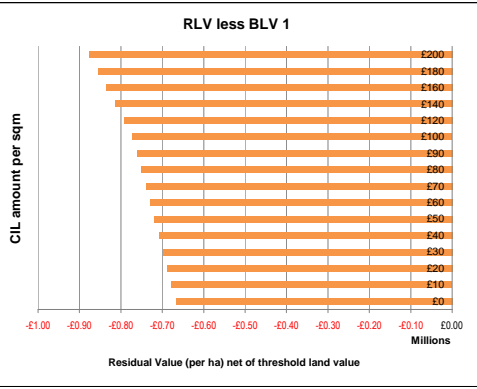




CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
8 UNITS					
HOUSES					
30 UPH					
CSH level:	4	10% Sales value inflation			
Aff Hsg:	35%	5% Build cost inflation			
		Profit			

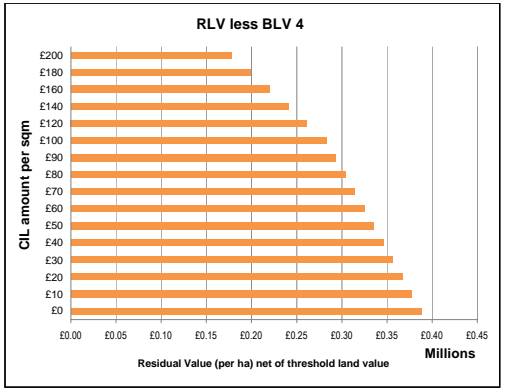
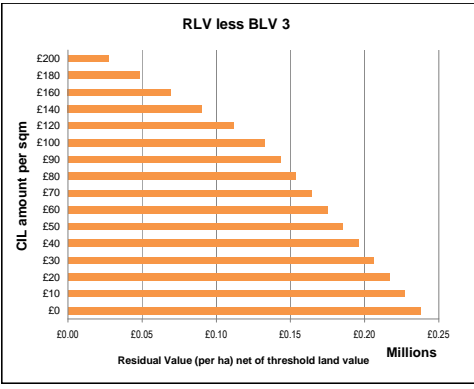
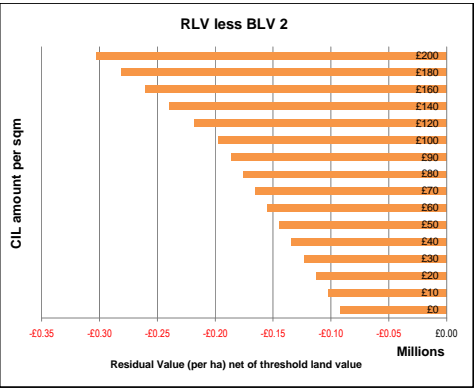
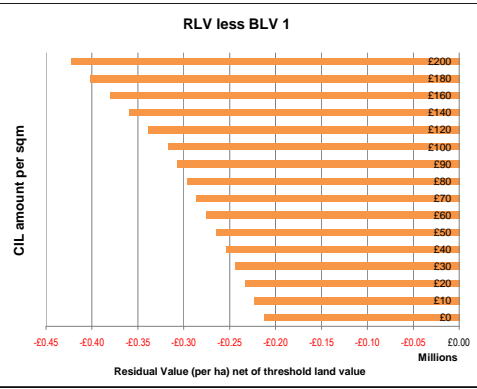
Site type 3 Description: **Area 1** £1615 psm Inner Lowestoft Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,506	133,149	- 666,851	- 546,101	- 216,851	- 66,851
10	32,701	122,628	- 677,372	- 556,622	- 227,372	- 77,372
20	29,895	112,107	- 687,893	- 567,143	- 237,893	- 87,893
30	27,090	101,586	- 698,414	- 577,664	- 248,414	- 98,414
40	24,284	91,065	- 708,935	- 588,185	- 258,935	- 108,935
50	21,479	80,544	- 719,456	- 598,706	- 269,456	- 119,456
60	18,673	70,023	- 729,977	- 609,227	- 279,977	- 129,977
70	15,867	59,502	- 740,498	- 619,748	- 290,498	- 140,498
80	13,062	48,981	- 751,019	- 630,269	- 301,019	- 151,019
90	10,256	38,460	- 761,540	- 640,790	- 311,540	- 161,540
100	7,451	27,940	- 772,060	- 651,310	- 322,060	- 172,060
120	1,839	6,898	- 793,102	- 672,352	- 343,102	- 193,102
140	-3,772	-14,144	- 814,144	- 693,394	- 364,144	- 214,144
160	-9,383	-35,186	- 835,186	- 714,436	- 385,186	- 235,186
180	-14,994	-56,228	- 856,228	- 735,478	- 406,228	- 256,228
200	-20,605	-77,270	- 877,270	- 756,520	- 427,270	- 277,270



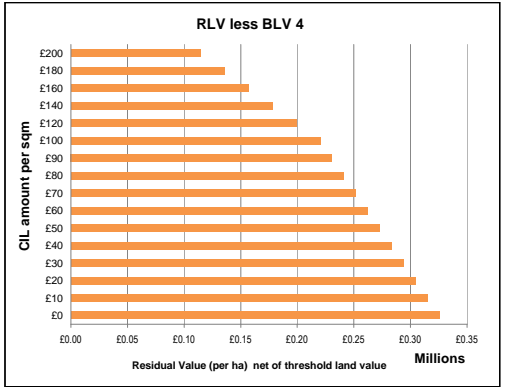
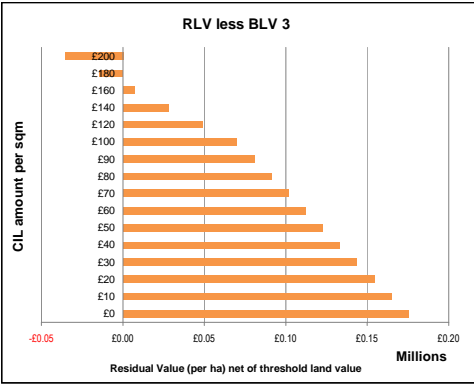
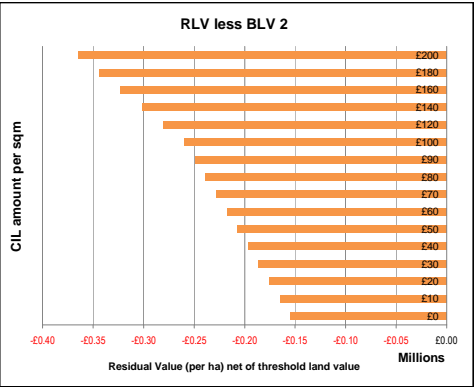
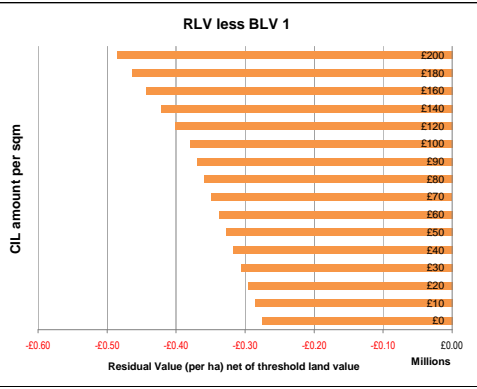
Site type 3 Description: **Area 2** £1964 psm Lowestoft Burbs Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,678	587,541	- 212,459	- 91,709	- 237,541	- 387,541
10	153,872	577,020	- 222,980	- 102,230	- 227,020	- 377,020
20	151,067	566,499	- 233,501	- 112,751	- 216,499	- 366,499
30	148,261	555,978	- 244,022	- 123,272	- 205,978	- 355,978
40	145,455	545,457	- 254,543	- 133,793	- 195,457	- 345,457
50	142,650	534,937	- 265,063	- 144,313	- 184,937	- 334,937
60	139,844	524,416	- 275,584	- 154,834	- 174,416	- 324,416
70	137,039	513,895	- 286,105	- 165,355	- 163,895	- 313,895
80	134,233	503,374	- 296,626	- 175,876	- 153,374	- 303,374
90	131,427	492,853	- 307,147	- 186,397	- 142,853	- 292,853
100	128,622	482,332	- 317,668	- 196,918	- 132,332	- 282,332
120	123,011	461,290	- 338,710	- 217,960	- 111,290	- 261,290
140	117,399	440,248	- 359,752	- 239,002	- 90,248	- 240,248
160	111,788	419,206	- 380,794	- 260,044	- 69,206	- 219,206
180	106,177	398,164	- 401,836	- 281,086	- 48,164	- 198,164
200	100,566	377,122	- 422,878	- 302,128	- 27,122	- 177,122



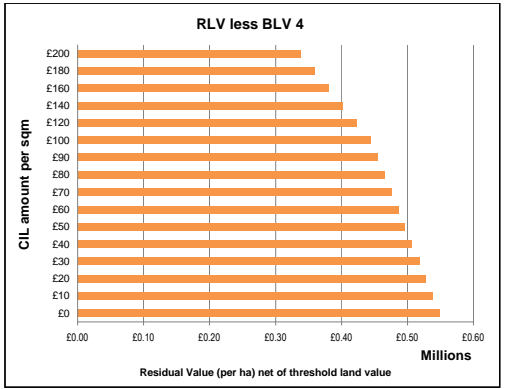
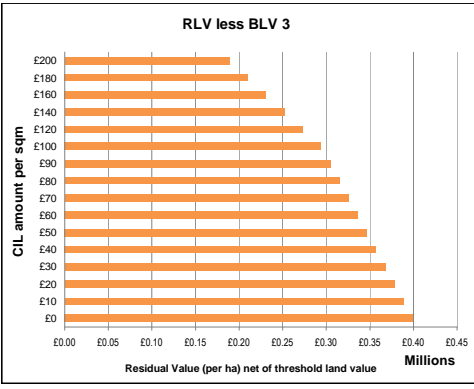
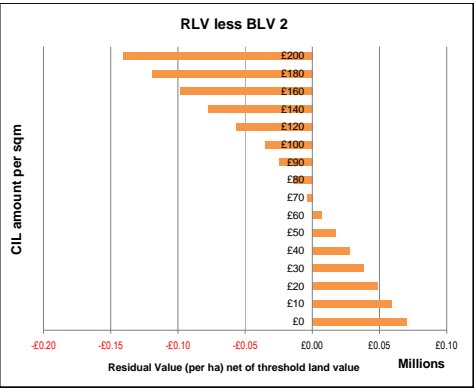
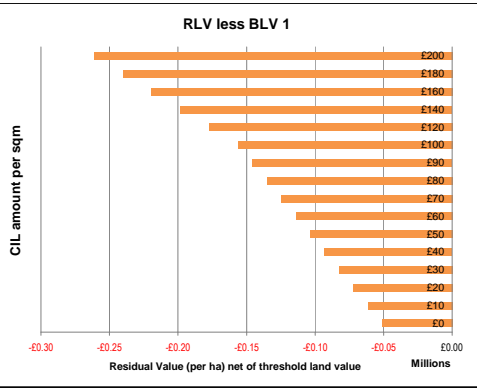
Site type 3 Description: **Area 3** £1916 psm Beccles Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	140,012	525,046	- 274,954	- 154,204	- 175,046	- 325,046
10	137,207	514,525	- 285,475	- 164,725	- 164,525	- 314,525
20	134,401	504,004	- 295,996	- 175,246	- 154,004	- 304,004
30	131,596	493,483	- 306,517	- 185,767	- 143,483	- 293,483
40	128,790	482,962	- 317,038	- 196,288	- 132,962	- 282,962
50	125,984	472,441	- 327,559	- 206,809	- 122,441	- 272,441
60	123,179	461,920	- 338,080	- 217,330	- 111,920	- 261,920
70	120,373	451,399	- 348,601	- 227,851	- 101,399	- 251,399
80	117,568	440,878	- 359,122	- 238,372	- 90,878	- 240,878
90	114,762	430,357	- 369,643	- 248,893	- 80,357	- 230,357
100	111,956	419,836	- 380,164	- 259,414	- 69,836	- 219,836
120	106,345	398,794	- 401,206	- 280,456	- 48,794	- 198,794
140	100,734	377,752	- 422,248	- 301,498	- 27,752	- 177,752
160	95,123	356,710	- 443,290	- 322,540	- 6,710	- 156,710
180	89,512	335,668	- 464,332	- 343,582	- 14,332	- 135,668
200	83,900	314,627	- 485,373	- 364,623	- 35,373	- 114,627



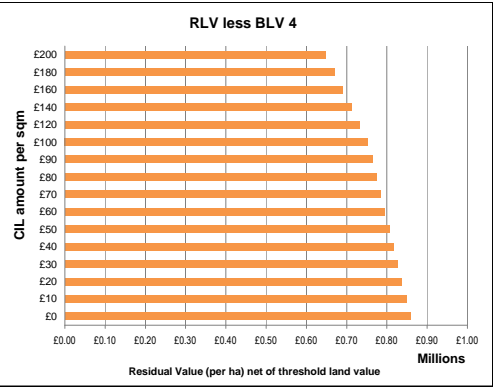
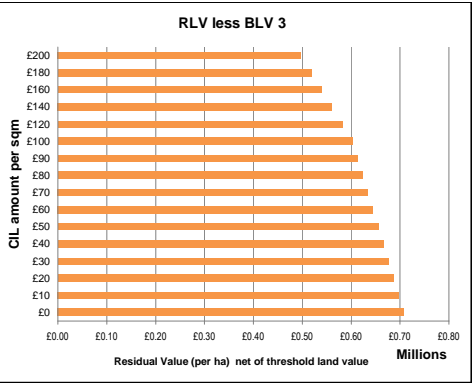
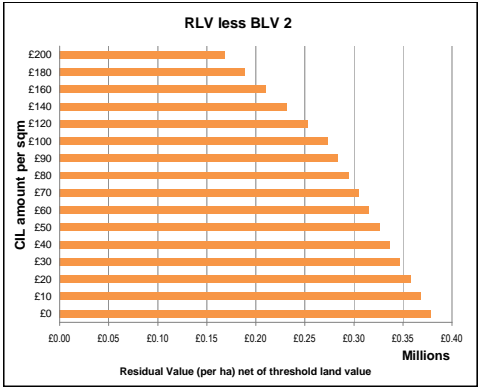
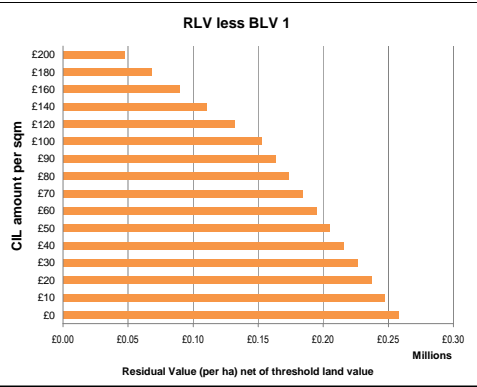
Site type 3 Description: **Area 4** £2088 psm Bungay Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	199,730	748,987	- 51,013	- 69,737	- 398,987	- 548,987
10	196,924	738,466	- 61,534	- 59,216	- 388,466	- 538,466
20	194,119	727,945	- 72,055	- 48,695	- 377,945	- 527,945
30	191,313	717,424	- 82,576	- 38,174	- 367,424	- 517,424
40	188,508	706,903	- 93,097	- 27,653	- 356,903	- 506,903
50	185,702	696,382	- 103,618	- 17,132	- 346,382	- 496,382
60	182,896	685,861	- 114,139	- 6,611	- 335,861	- 485,861
70	180,091	675,340	- 124,660	- 3,910	- 325,340	- 475,340
80	177,285	664,819	- 135,181	- 14,431	- 314,819	- 464,819
90	174,480	654,298	- 145,702	- 24,952	- 304,298	- 454,298
100	171,674	643,777	- 156,223	- 35,473	- 293,777	- 443,777
120	166,063	622,735	- 177,265	- 56,515	- 272,735	- 422,735
140	160,452	601,694	- 198,306	- 77,556	- 251,694	- 401,694
160	154,840	580,652	- 219,348	- 98,598	- 230,652	- 380,652
180	149,229	559,610	- 240,390	- 119,640	- 209,610	- 359,610
200	143,618	538,568	- 261,432	- 140,682	- 188,568	- 338,568



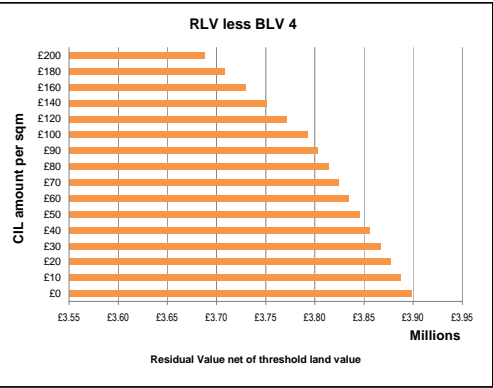
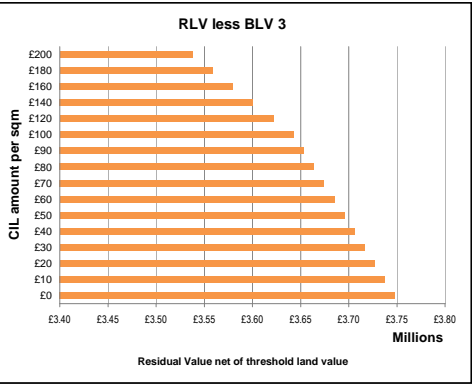
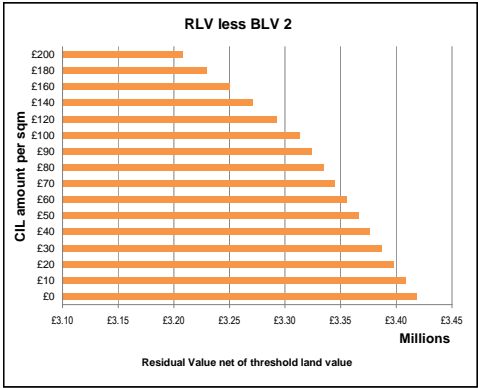
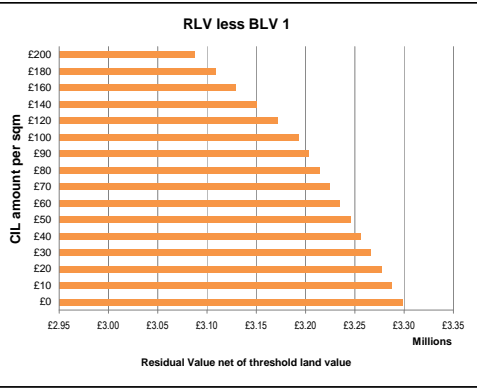
Site type 3Description:Area 5£2325 psm HalesworthSite area:0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	282,015	1,057,557	257,557	378,307	707,557	857,557
10	279,210	1,047,036	247,036	367,786	697,036	847,036
20	276,404	1,036,515	236,515	357,265	686,515	836,515
30	273,598	1,025,994	225,994	346,744	675,994	825,994
40	270,793	1,015,473	215,473	336,223	665,473	815,473
50	267,987	1,004,952	204,952	325,702	654,952	804,952
60	265,182	994,431	194,431	315,181	644,431	794,431
70	262,376	983,910	183,910	304,660	633,910	783,910
80	259,571	973,389	173,389	294,139	623,389	773,389
90	256,765	962,868	162,868	283,618	612,868	762,868
100	253,959	952,347	152,347	273,097	602,347	752,347
120	248,348	931,305	131,305	252,055	581,305	731,305
140	242,737	910,263	110,263	231,013	560,263	710,263
160	237,126	889,222	89,222	209,972	539,222	689,222
180	231,515	868,180	68,180	188,930	518,180	668,180
200	225,903	847,138	47,138	167,888	497,138	647,138



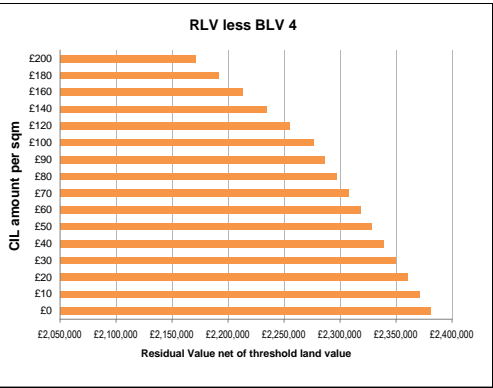
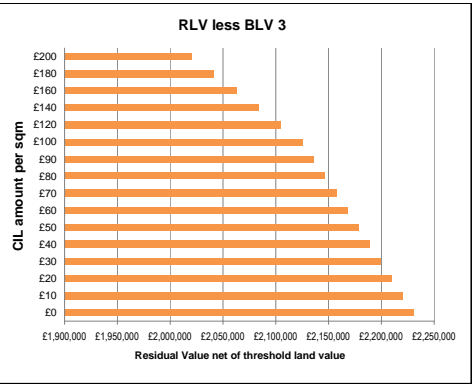
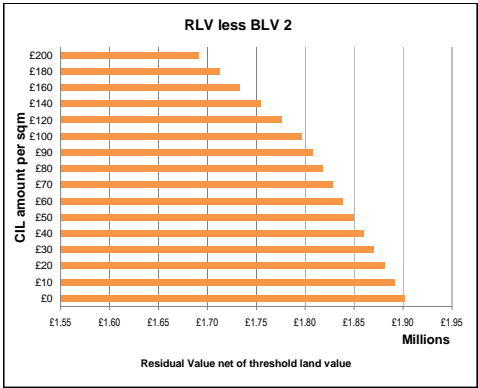
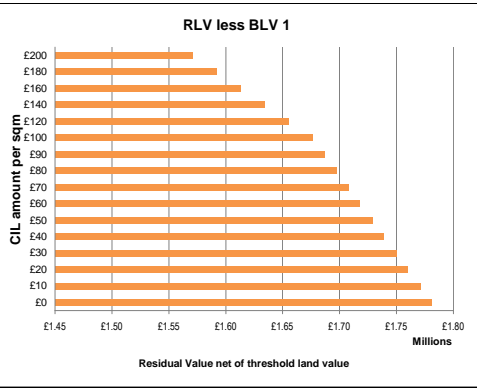
Site type 3Description:Area 6£4660 psm SouthwoldSite area:0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,092,717	4,097,688	3,297,688	3,418,438	3,747,688	3,897,688
10	1,089,911	4,087,167	3,287,167	3,407,917	3,737,167	3,887,167
20	1,087,105	4,076,646	3,276,646	3,397,396	3,726,646	3,876,646
30	1,084,300	4,066,125	3,266,125	3,386,875	3,716,125	3,866,125
40	1,081,494	4,055,604	3,255,604	3,376,354	3,705,604	3,855,604
50	1,078,689	4,045,083	3,245,083	3,365,833	3,695,083	3,845,083
60	1,075,883	4,034,562	3,234,562	3,355,312	3,684,562	3,834,562
70	1,073,078	4,024,041	3,224,041	3,344,791	3,674,041	3,824,041
80	1,070,272	4,013,520	3,213,520	3,334,270	3,663,520	3,813,520
90	1,067,466	4,002,999	3,202,999	3,323,749	3,652,999	3,802,999
100	1,064,661	3,992,478	3,192,478	3,313,228	3,642,478	3,792,478
120	1,059,050	3,971,436	3,171,436	3,292,186	3,621,436	3,771,436
140	1,053,438	3,950,394	3,150,394	3,271,144	3,600,394	3,750,394
160	1,047,827	3,929,352	3,129,352	3,250,102	3,579,352	3,729,352
180	1,042,216	3,908,310	3,108,310	3,229,060	3,558,310	3,708,310
200	1,036,605	3,887,268	3,087,268	3,208,018	3,537,268	3,687,268



Site type 3Description:Area 7£3495 psm ReydonSite area:0.27 ha

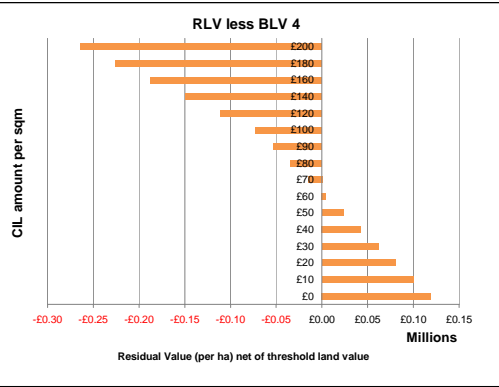
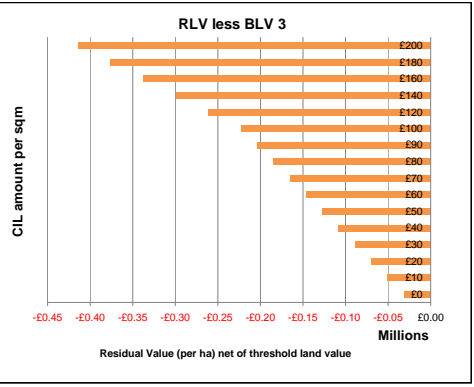
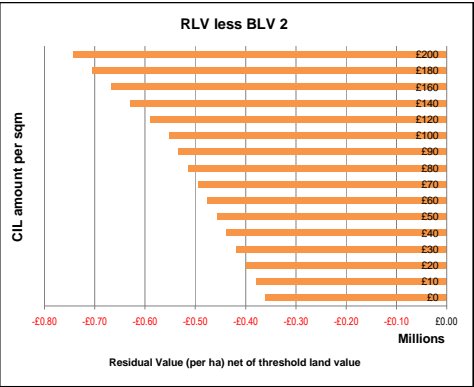
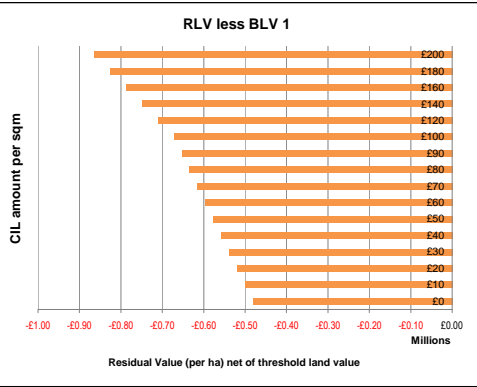
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,234	2,580,877	1,780,877	1,901,627	2,230,877	2,380,877
10	685,428	2,570,356	1,770,356	1,891,106	2,220,356	2,370,356
20	682,623	2,559,835	1,759,835	1,880,585	2,209,835	2,359,835
30	679,817	2,549,314	1,749,314	1,870,064	2,199,314	2,349,314
40	677,012	2,538,793	1,738,793	1,859,543	2,188,793	2,338,793
50	674,206	2,528,272	1,728,272	1,849,022	2,178,272	2,328,272
60	671,400	2,517,751	1,717,751	1,838,501	2,167,751	2,317,751
70	668,595	2,507,230	1,707,230	1,827,980	2,157,230	2,307,230
80	665,789	2,496,710	1,696,710	1,817,460	2,146,710	2,296,710
90	662,984	2,486,189	1,686,189	1,806,939	2,136,189	2,286,189
100	660,178	2,475,668	1,675,668	1,796,418	2,125,668	2,275,668
120	654,567	2,454,626	1,654,626	1,775,376	2,104,626	2,254,626
140	648,956	2,433,584	1,633,584	1,754,334	2,083,584	2,233,584
160	643,344	2,412,542	1,612,542	1,733,292	2,062,542	2,212,542
180	637,733	2,391,500	1,591,500	1,712,250	2,041,500	2,191,500
200	632,122	2,370,458	1,570,458	1,691,208	2,020,458	2,170,458



CIL Viability    Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE    4	BLV1	BLV2	BLV3	BLV4
15 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
45 UPH				
CSH level:    3		Sales value inflation		
Aff Hsg:    35%		Build cost inflation		
		Profit		

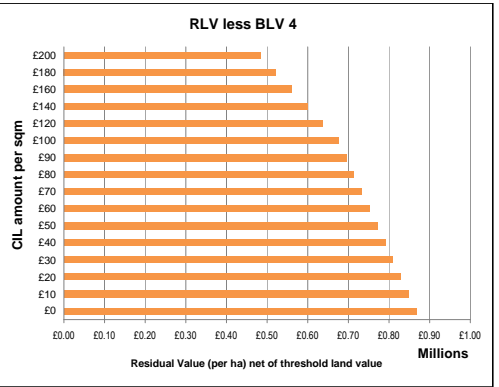
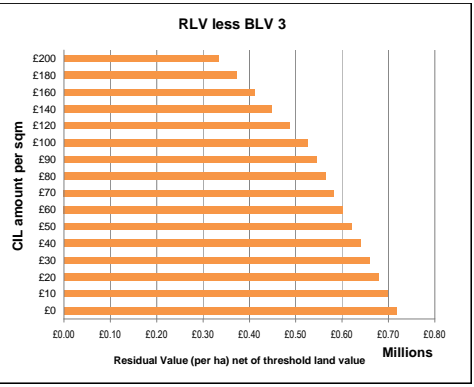
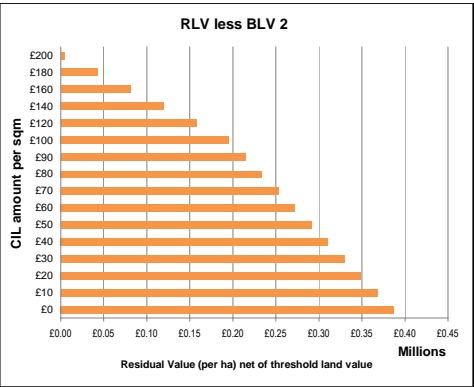
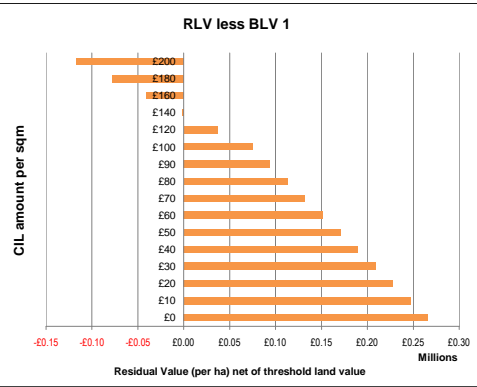
Site type 4	Description: <b>Area 1    £1615 psm    Inner Lowestoft</b>	Site area:    0.33 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	106,266	318,797	- 481,203	- 360,453	- 31,203	118,797
10	99,889	299,668	- 500,332	- 379,582	- 50,332	99,668
20	93,513	280,539	- 519,461	- 398,711	- 69,461	80,539
30	87,137	261,410	- 538,590	- 417,840	- 88,590	61,410
40	80,760	242,281	- 557,719	- 436,969	- 107,719	42,281
50	74,384	223,152	- 576,848	- 456,098	- 126,848	23,152
60	68,008	204,023	- 595,977	- 475,227	- 145,977	4,023
70	61,631	184,894	- 615,106	- 494,356	- 165,106	- 15,106
80	55,255	165,765	- 634,235	- 513,485	- 184,235	- 34,235
90	48,879	146,636	- 653,364	- 532,614	- 203,364	- 53,364
100	42,502	127,507	- 672,493	- 551,743	- 222,493	- 72,493
120	29,750	89,249	- 710,751	- 590,001	- 260,751	- 110,751
140	16,997	50,990	- 749,010	- 628,260	- 299,010	- 149,010
160	4,244	12,732	- 787,268	- 666,518	- 337,268	- 187,268
180	-8,509	25,526	- 825,526	- 704,776	- 375,526	- 225,526
200	-21,261	63,784	- 863,784	- 743,034	- 413,784	- 263,784



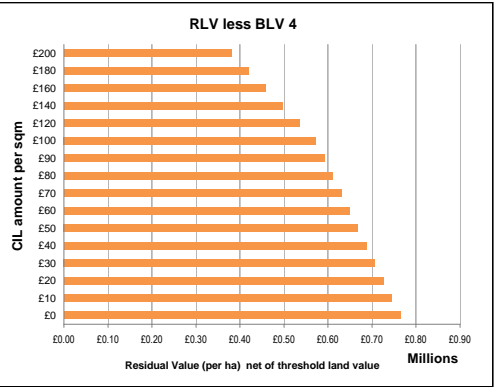
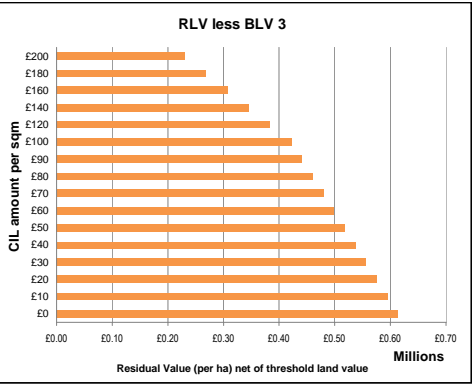
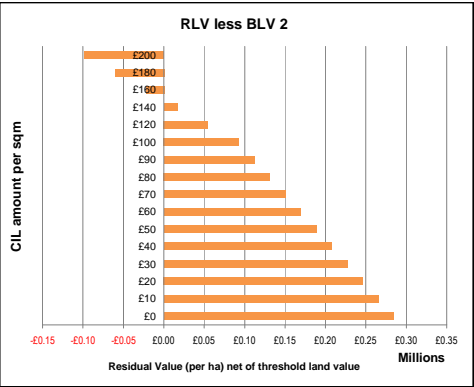
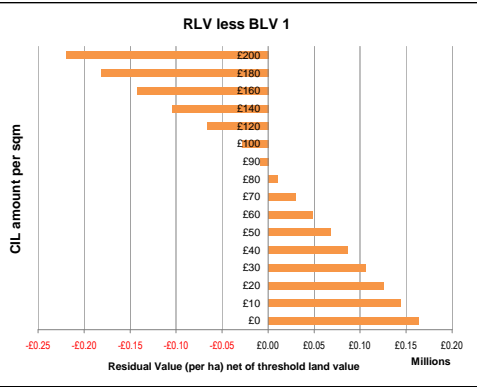
Site type 4	Description: <b>Area 2    £1964 psm    Lowestoft Burbs</b>	Site area:    0.33 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,324	1,065,972	265,972	386,722	715,972	865,972
10	348,948	1,046,843	246,843	367,593	696,843	846,843
20	342,571	1,027,714	227,714	348,464	677,714	827,714
30	336,195	1,008,584	208,584	329,334	658,584	808,584
40	329,818	989,455	189,455	310,205	639,455	789,455
50	323,442	970,326	170,326	291,076	620,326	770,326
60	317,066	951,197	151,197	271,947	601,197	751,197
70	310,689	932,068	132,068	252,818	582,068	732,068
80	304,313	912,939	112,939	233,689	562,939	712,939
90	297,937	893,810	93,810	214,560	543,810	693,810
100	291,560	874,681	74,681	195,431	524,681	674,681
120	278,808	836,423	36,423	157,173	486,423	636,423
140	266,055	798,165	- 1,835	118,915	448,165	598,165
160	253,302	759,907	- 40,093	80,657	409,907	559,907
180	240,549	721,648	- 78,352	42,398	371,648	521,648
200	227,797	683,390	- 116,610	4,140	333,390	483,390



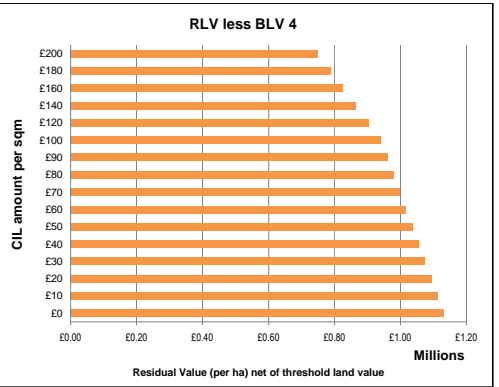
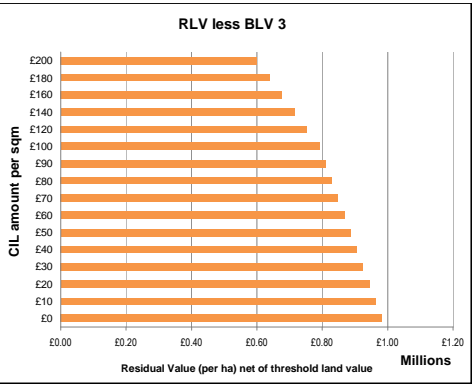
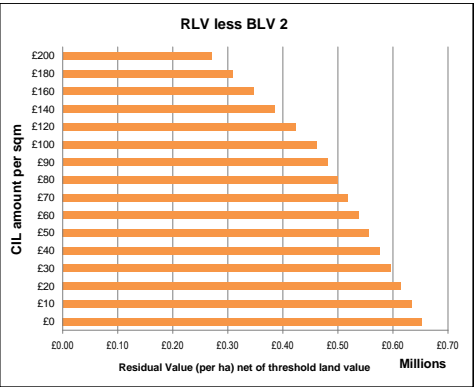
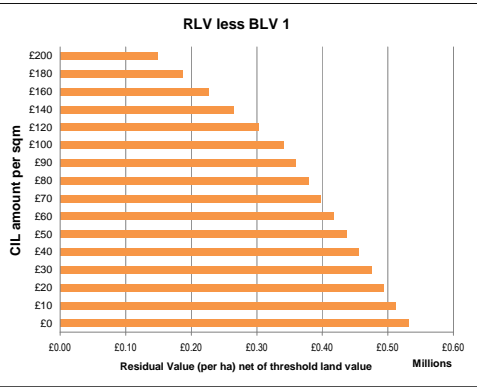
Site type 4	Description: <b>Area 3    £1916 psm    Beccles</b>	Site area:    0.33 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	321,069	963,208	163,208	283,958	613,208	763,208
10	314,693	944,079	144,079	264,829	594,079	744,079
20	308,317	924,950	124,950	245,700	574,950	724,950
30	301,940	905,821	105,821	226,571	555,821	705,821
40	295,564	886,692	86,692	207,442	536,692	686,692
50	289,188	867,563	67,563	188,313	517,563	667,563
60	282,811	848,434	48,434	169,184	498,434	648,434
70	276,435	829,305	29,305	150,055	479,305	629,305
80	270,059	810,176	10,176	130,926	460,176	610,176
90	263,682	791,047	- 8,953	111,797	441,047	591,047
100	257,306	771,918	- 28,082	92,668	421,918	571,918
120	244,553	733,660	- 66,340	54,410	383,660	533,660
140	231,801	695,402	- 104,598	16,152	345,402	495,402
160	219,048	657,143	- 142,857	22,107	307,143	457,143
180	206,295	618,885	- 181,115	- 60,365	268,885	418,885
200	193,542	580,627	- 219,373	- 98,623	230,627	380,627



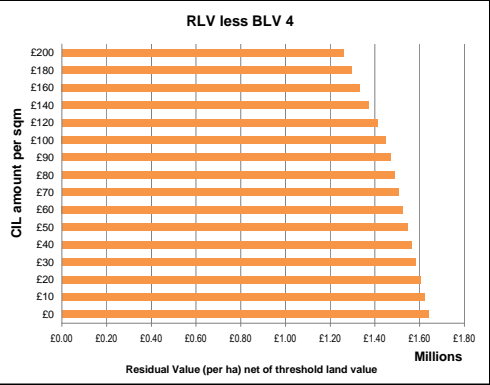
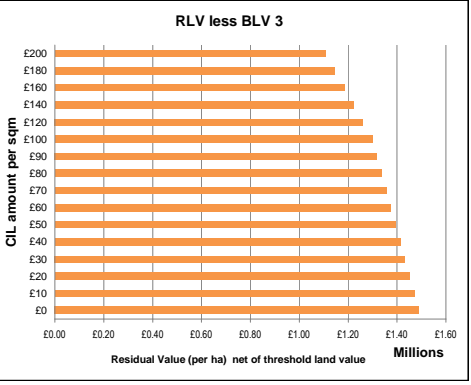
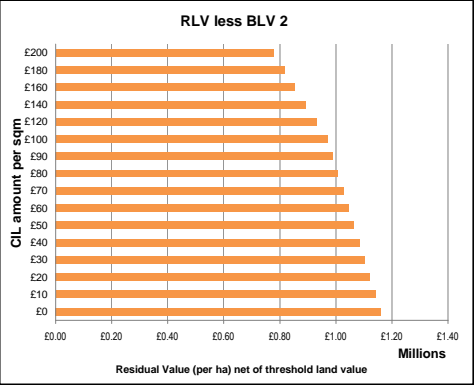
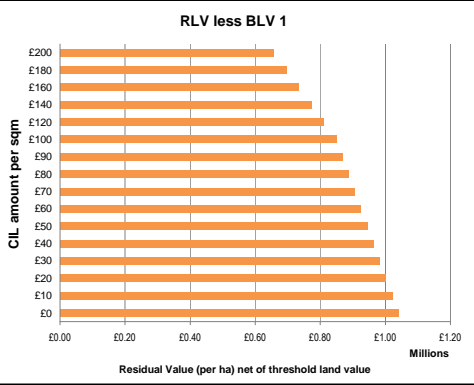
Site type 4	Description: <b>Area 4    £2088 psm    Bungay</b>	Site area:    0.33 ha
-------------	---	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	443,814	1,331,443	531,443	652,193	981,443	1,131,443
10	437,438	1,312,314	512,314	633,064	962,314	1,112,314
20	431,062	1,293,185	493,185	613,935	943,185	1,093,185
30	424,685	1,274,056	474,056	594,806	924,056	1,074,056
40	418,309	1,254,927	454,927	575,677	904,927	1,054,927
50	411,933	1,235,798	435,798	556,548	885,798	1,035,798
60	405,556	1,216,669	416,669	537,419	866,669	1,016,669
70	399,180	1,197,540	397,540	518,290	847,540	997,540
80	392,804	1,178,411	378,411	499,161	828,411	978,411
90	386,427	1,159,282	359,282	480,032	809,282	959,282
100	380,051	1,140,153	340,153	460,903	790,153	940,153
120	367,298	1,101,895	301,895	422,645	751,895	901,895
140	354,545	1,063,636	263,636	384,386	713,636	863,636
160	341,793	1,025,378	225,378	346,128	675,378	825,378
180	329,040	987,120	187,120	307,870	637,120	787,120
200	316,287	948,862	148,862	269,612	598,862	748,862



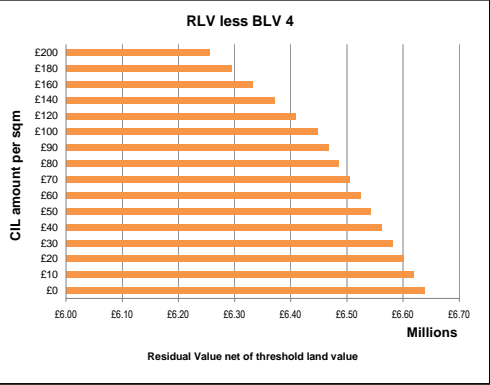
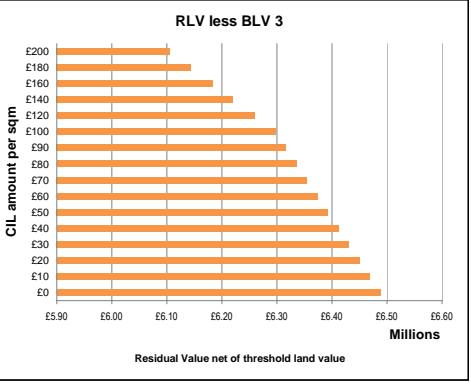
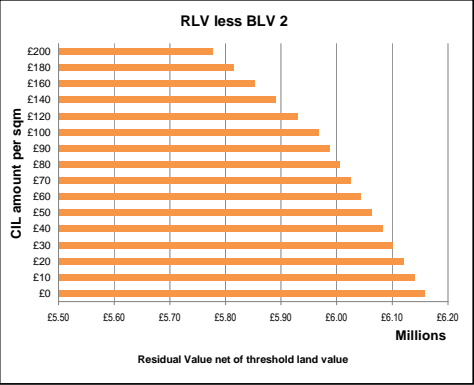
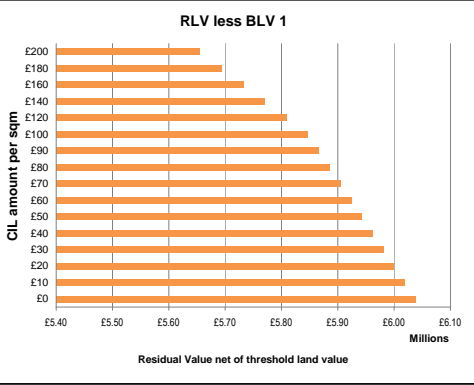
Site type 4 | Description: **Area 5** **£2325 psm Halesworth** | Site area: 0.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	612,946	1,838,837	1,038,837	1,159,587	1,488,837	1,638,837
10	606,569	1,819,708	1,019,708	1,140,458	1,469,708	1,619,708
20	600,193	1,800,579	1,000,579	1,121,329	1,450,579	1,600,579
30	593,817	1,781,450	981,450	1,102,200	1,431,450	1,581,450
40	587,440	1,762,321	962,321	1,083,071	1,412,321	1,562,321
50	581,064	1,743,191	943,191	1,063,941	1,393,191	1,543,191
60	574,687	1,724,062	924,062	1,044,812	1,374,062	1,524,062
70	568,311	1,704,933	904,933	1,025,683	1,354,933	1,504,933
80	561,935	1,685,804	885,804	1,006,554	1,335,804	1,485,804
90	555,558	1,666,675	866,675	987,425	1,316,675	1,466,675
100	549,182	1,647,546	847,546	968,296	1,297,546	1,447,546
120	536,429	1,609,288	809,288	930,038	1,259,288	1,409,288
140	523,677	1,571,030	771,030	891,780	1,221,030	1,371,030
160	510,924	1,532,772	732,772	853,522	1,182,772	1,332,772
180	498,171	1,494,514	694,514	815,264	1,144,514	1,294,514
200	485,418	1,456,255	656,255	777,005	1,106,255	1,256,255



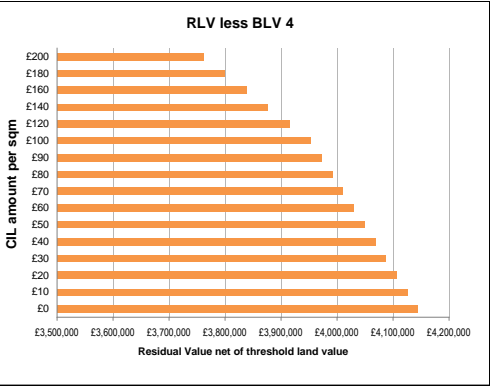
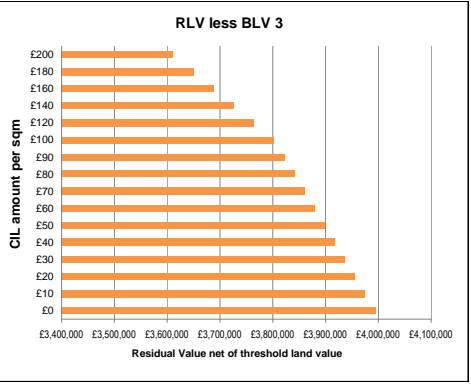
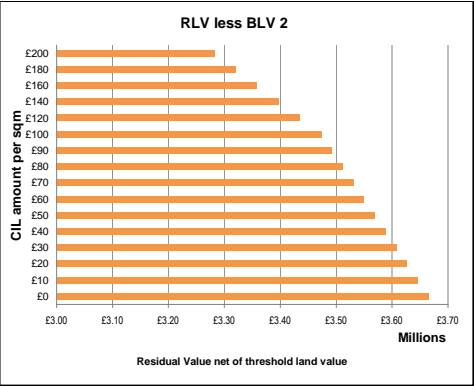
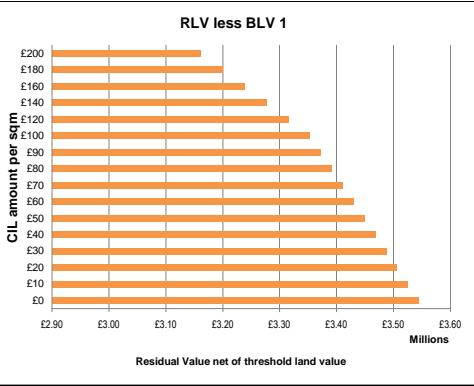
Site type 4 | Description: **Area 6** **£4660 psm Southwold** | Site area: 0.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,279,280	6,837,840	6,037,840	6,158,590	6,487,840	6,637,840
10	2,272,904	6,818,711	6,018,711	6,139,461	6,468,711	6,618,711
20	2,266,527	6,799,582	5,999,582	6,120,332	6,449,582	6,599,582
30	2,260,151	6,780,452	5,980,452	6,101,202	6,430,452	6,580,452
40	2,253,774	6,761,323	5,961,323	6,082,073	6,411,323	6,561,323
50	2,247,398	6,742,194	5,942,194	6,062,944	6,392,194	6,542,194
60	2,241,022	6,723,065	5,923,065	6,043,815	6,373,065	6,523,065
70	2,234,645	6,703,936	5,903,936	6,024,686	6,353,936	6,503,936
80	2,228,269	6,684,807	5,884,807	6,005,557	6,334,807	6,484,807
90	2,221,893	6,665,678	5,865,678	5,986,428	6,315,678	6,465,678
100	2,215,516	6,646,549	5,846,549	5,967,299	6,296,549	6,446,549
120	2,202,764	6,608,291	5,808,291	5,929,041	6,258,291	6,408,291
140	2,190,011	6,570,033	5,770,033	5,890,783	6,220,033	6,370,033
160	2,177,258	6,531,775	5,731,775	5,852,525	6,181,775	6,331,775
180	2,164,505	6,493,516	5,693,516	5,814,266	6,143,516	6,293,516
200	2,151,753	6,455,258	5,655,258	5,776,008	6,105,258	6,255,258



Site type 4 | Description: **Area 7** **£3495 psm Reydon** | Site area: 0.33 ha

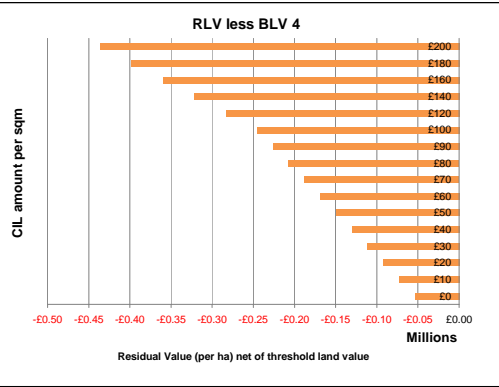
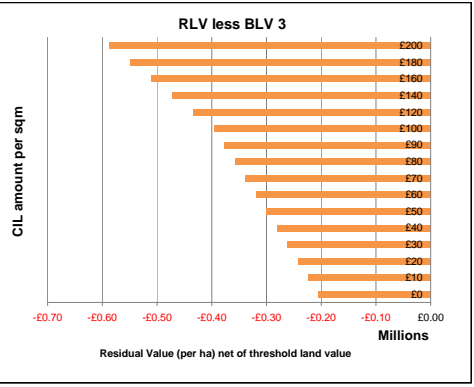
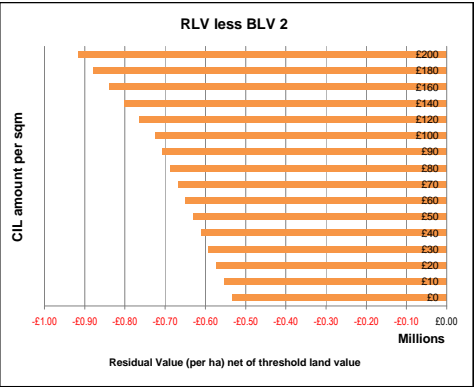
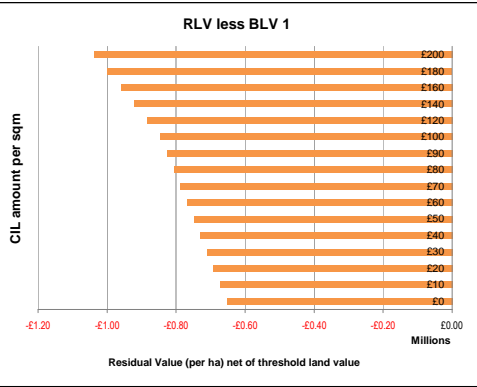
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,447,897	4,343,690	3,543,690	3,664,440	3,993,690	4,143,690
10	1,441,520	4,324,561	3,524,561	3,645,311	3,974,561	4,124,561
20	1,435,144	4,305,432	3,505,432	3,626,182	3,955,432	4,105,432
30	1,428,768	4,286,303	3,486,303	3,607,053	3,936,303	4,086,303
40	1,422,391	4,267,174	3,467,174	3,587,924	3,917,174	4,067,174
50	1,416,015	4,248,045	3,448,045	3,568,795	3,898,045	4,048,045
60	1,409,639	4,228,916	3,428,916	3,549,666	3,878,916	4,028,916
70	1,403,262	4,209,787	3,409,787	3,530,537	3,859,787	4,009,787
80	1,396,886	4,190,658	3,390,658	3,511,408	3,840,658	3,990,658
90	1,390,510	4,171,529	3,371,529	3,492,279	3,821,529	3,971,529
100	1,384,133	4,152,400	3,352,400	3,473,150	3,802,400	3,952,400
120	1,371,381	4,114,142	3,314,142	3,434,892	3,764,142	3,914,142
140	1,358,628	4,075,884	3,275,884	3,396,634	3,725,884	3,875,884
160	1,345,875	4,037,625	3,237,625	3,358,375	3,687,625	3,837,625
180	1,333,122	3,999,367	3,199,367	3,320,117	3,649,367	3,799,367
200	1,320,370	3,961,109	3,161,109	3,281,859	3,611,109	3,761,109



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   4	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
15 UNITS				
HOUSES				
45 UPH				
CSH level:   3	-5% Sales value inflation			
Aff Hsg:   35%	Build cost inflation			
	Profit			

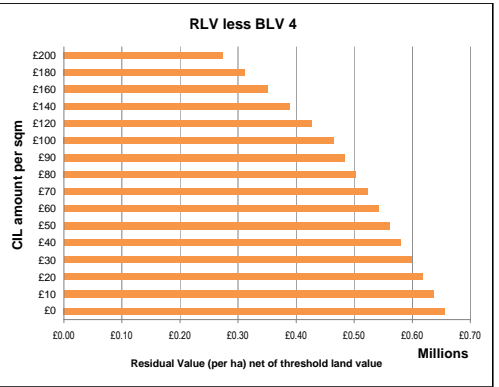
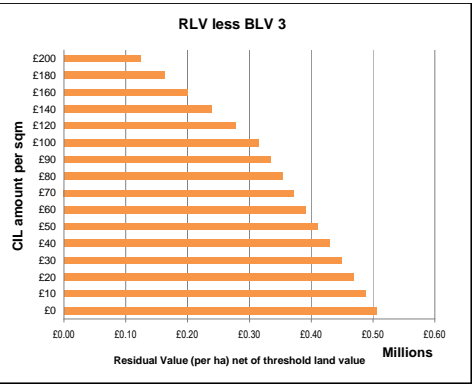
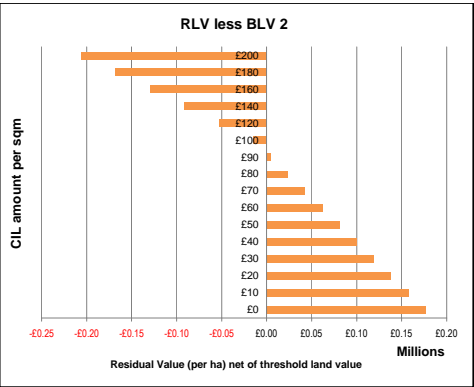
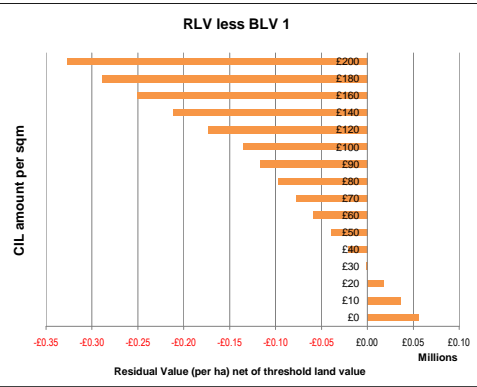
Site type 4	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	48,640	145,920	- 654,080	- 533,330	- 204,080	- 54,080
10	42,264	126,791	- 673,209	- 552,459	- 223,209	- 73,209
20	35,887	107,662	- 692,338	- 571,588	- 242,338	- 92,338
30	29,511	88,532	- 711,468	- 590,718	- 261,468	- 111,468
40	23,134	69,403	- 730,597	- 609,847	- 280,597	- 130,597
50	16,758	50,274	- 749,726	- 628,976	- 299,726	- 149,726
60	10,382	31,145	- 768,855	- 648,105	- 318,855	- 168,855
70	4,005	12,016	- 787,984	- 667,234	- 337,984	- 187,984
80	-2,371	7,113	- 807,113	- 686,363	- 357,113	- 207,113
90	-8,747	26,242	- 826,242	- 705,492	- 376,242	- 226,242
100	-15,124	45,371	- 845,371	- 724,621	- 395,371	- 245,371
120	-27,876	83,629	- 883,629	- 762,879	- 433,629	- 283,629
140	-40,629	121,887	- 921,887	- 801,137	- 471,887	- 321,887
160	-53,382	160,145	- 960,145	- 839,395	- 510,145	- 360,145
180	-66,135	198,404	- 998,404	- 877,654	- 548,404	- 398,404
200	-78,887	236,662	- 1,036,662	- 915,912	- 586,662	- 436,662



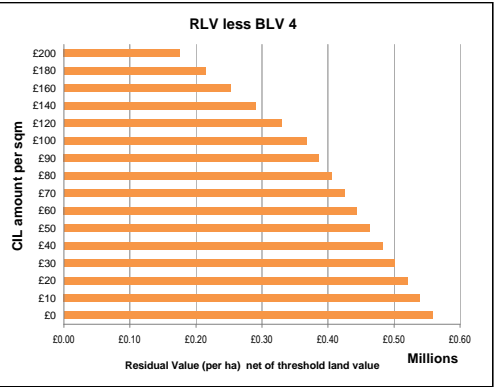
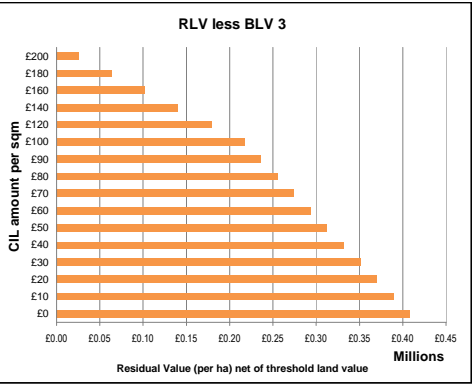
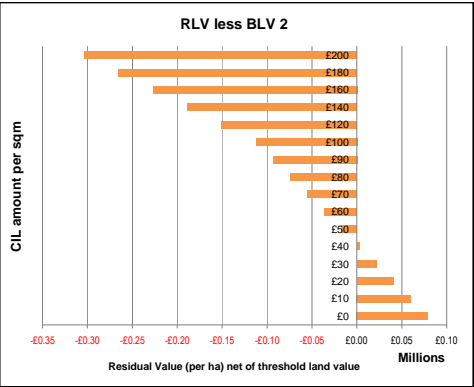
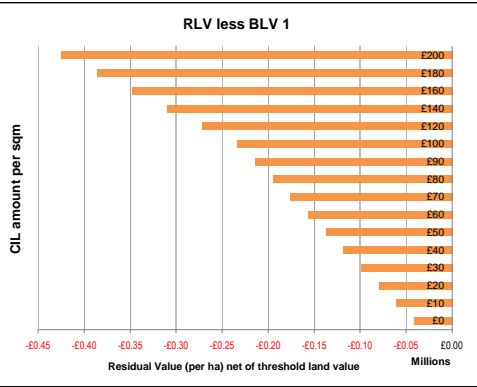
Site type 4	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	285,245	855,735	- 55,735	- 176,485	- 505,735	- 655,735
10	278,869	836,606	- 36,606	- 157,356	- 486,606	- 636,606
20	272,492	817,477	- 17,477	- 138,227	- 467,477	- 617,477
30	266,116	798,348	- 1,652	- 119,098	- 448,348	- 598,348
40	259,740	779,219	- 20,781	- 99,969	- 429,219	- 579,219
50	253,363	760,090	- 39,910	- 80,840	- 410,090	- 560,090
60	246,987	740,961	- 59,039	- 61,711	- 390,961	- 540,961
70	240,611	721,832	- 78,168	- 42,582	- 371,832	- 521,832
80	234,234	702,703	- 97,297	- 23,453	- 352,703	- 502,703
90	227,858	683,574	- 116,426	- 4,324	- 333,574	- 483,574
100	221,482	664,445	- 135,555	- 14,805	- 314,445	- 464,445
120	208,729	626,186	- 173,814	- 53,064	- 276,186	- 426,186
140	195,976	587,928	- 212,072	- 91,322	- 237,928	- 387,928
160	183,223	549,670	- 250,330	- 129,580	- 199,670	- 349,670
180	170,471	511,412	- 288,588	- 167,838	- 161,412	- 311,412
200	157,718	473,154	- 326,846	- 206,096	- 123,154	- 273,154



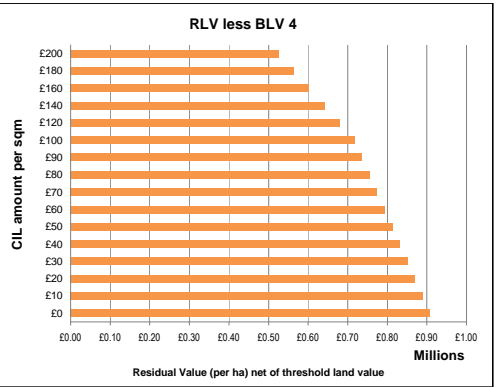
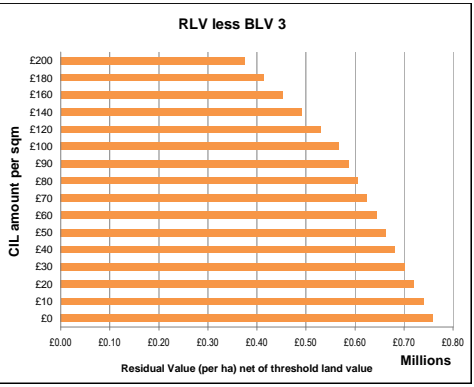
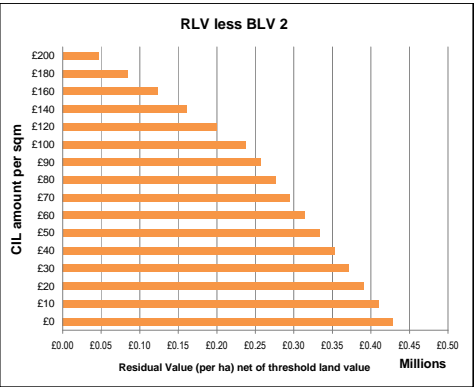
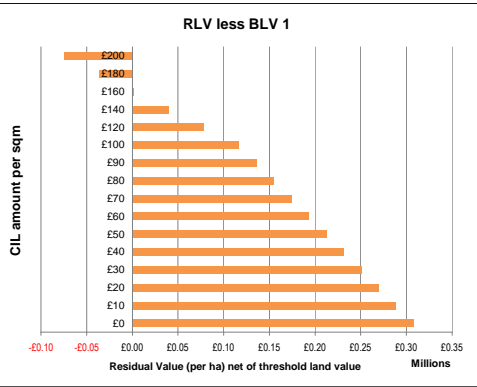
Site type 4	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,703	758,110	- 41,890	- 78,860	- 408,110	- 558,110
10	246,327	738,981	- 61,019	- 59,731	- 388,981	- 538,981
20	239,951	719,852	- 80,148	- 40,602	- 369,852	- 519,852
30	233,574	700,723	- 99,277	- 21,473	- 350,723	- 500,723
40	227,198	681,594	- 118,406	- 2,344	- 331,594	- 481,594
50	220,822	662,465	- 137,535	- 16,785	- 312,465	- 462,465
60	214,445	643,336	- 156,664	- 35,914	- 293,336	- 443,336
70	208,069	624,207	- 175,793	- 55,043	- 274,207	- 424,207
80	201,693	605,078	- 194,922	- 74,172	- 255,078	- 405,078
90	195,316	585,949	- 214,051	- 93,301	- 235,949	- 385,949
100	188,940	566,819	- 233,181	- 112,431	- 216,819	- 366,819
120	176,187	528,561	- 271,439	- 150,689	- 178,561	- 328,561
140	163,434	490,303	- 309,697	- 188,947	- 140,303	- 290,303
160	150,682	452,045	- 347,955	- 227,205	- 102,045	- 252,045
180	137,929	413,787	- 386,213	- 265,463	- 63,787	- 213,787
200	125,176	375,529	- 424,471	- 303,721	- 25,529	- 175,529

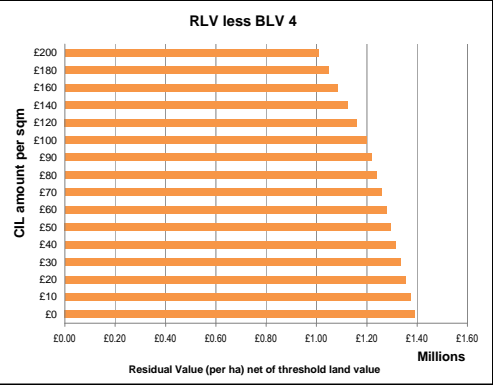
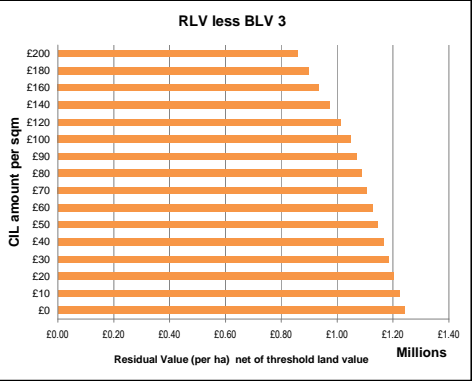
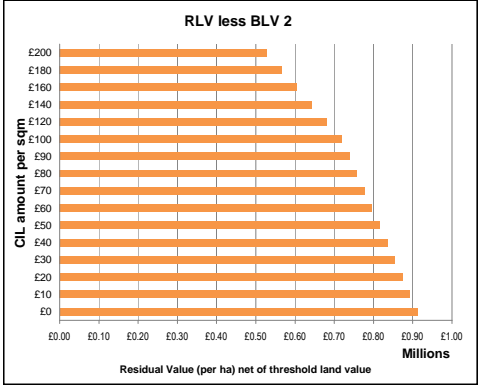
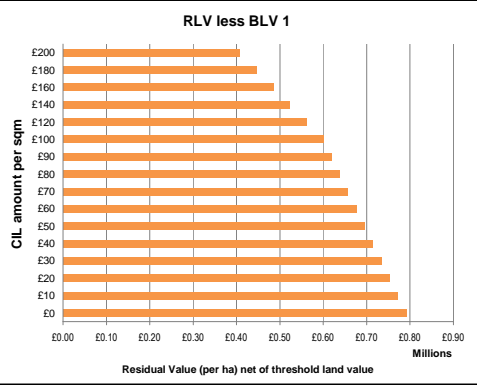


Site type 4	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.33 ha
-------------	---	----------------------

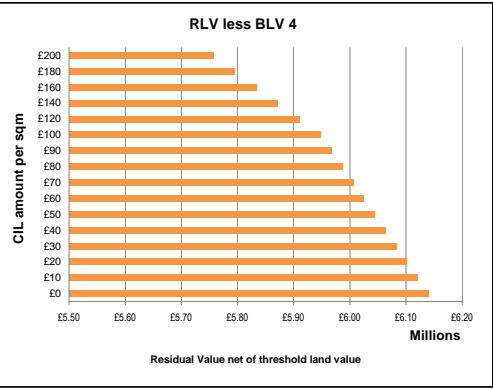
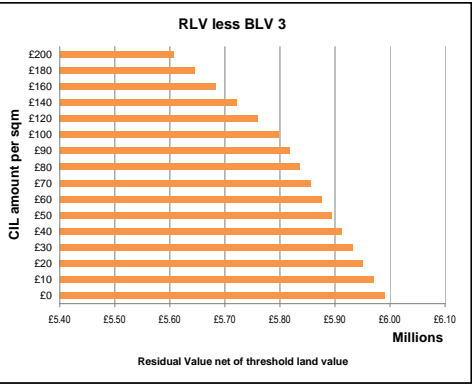
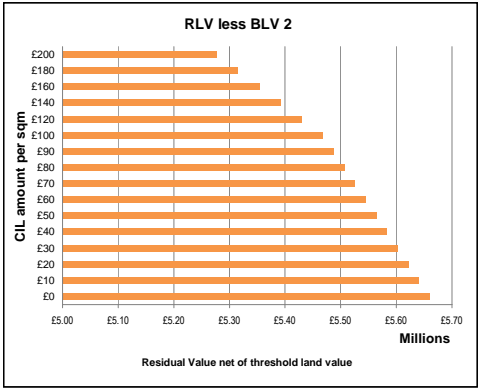
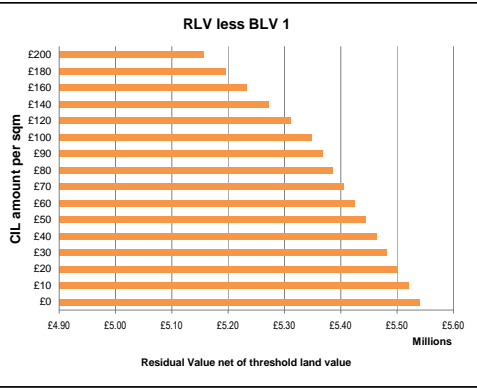
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,311	1,107,933	- 307,933	- 428,683	- 757,933	- 907,933
10	362,935	1,088,804	- 288,804	- 409,554	- 738,804	- 888,804
20	356,558	1,069,675	- 269,675	- 390,425	- 719,675	- 869,675
30	350,182	1,050,546	- 250,546	- 371,296	- 700,546	- 850,546
40	343,806	1,031,417	- 231,417	- 352,167	- 681,417	- 831,417
50	337,429	1,012,288	- 212,288	- 333,038	- 662,288	- 812,288
60	331,053	993,159	- 193,159	- 313,909	- 643,159	- 793,159
70	324,677	974,030	- 174,030	- 294,780	- 624,030	- 774,030
80	318,300	954,901	- 154,901	- 275,651	- 604,901	- 754,901
90	311,924	935,772	- 135,772	- 256,522	- 585,772	- 735,772
100	305,548	916,643	- 116,643	- 237,393	- 566,643	- 716,643
120	292,795	878,385	- 78,385	- 199,135	- 528,385	- 678,385
140	280,042	840,126	- 40,126	- 160,876	- 490,126	- 640,126
160	267,289	801,868	- 1,868	- 122,618	- 451,868	- 601,868
180	254,537	763,610	- 36,390	- 84,360	- 413,610	- 563,610
200	241,784	725,352	- 74,648	- 46,102	- 375,352	- 525,352



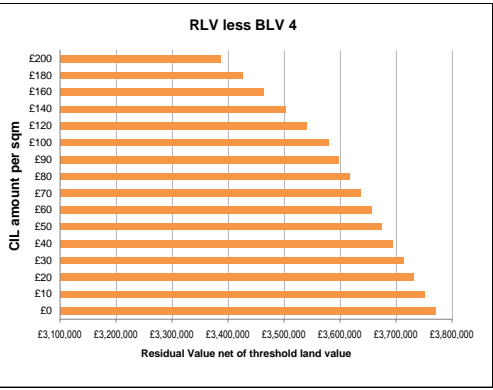
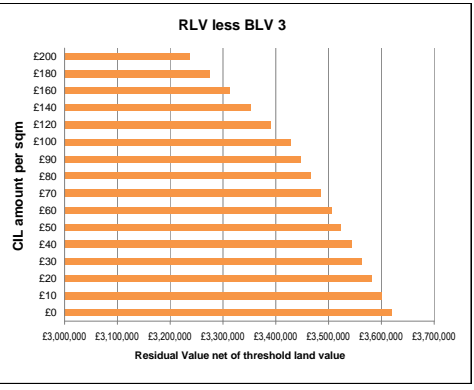
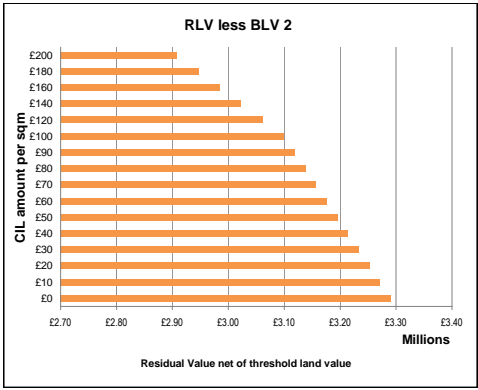
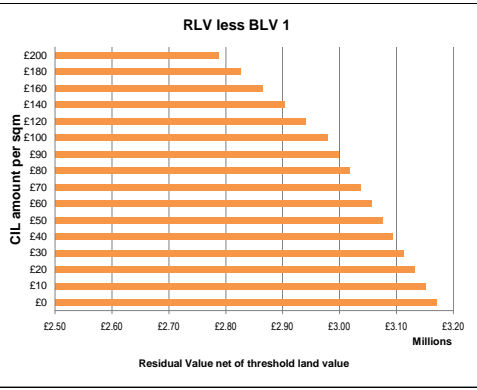
Site type 4	Description:	Area 5	E2325 psm Halesworth	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	529,986	1,589,957	789,957	910,707	1,239,957	1,389,957
10	523,609	1,570,828	770,828	891,578	1,220,828	1,370,828
20	517,233	1,551,699	751,699	872,449	1,201,699	1,351,699
30	510,857	1,532,570	732,570	853,320	1,182,570	1,332,570
40	504,480	1,513,441	713,441	834,191	1,163,441	1,313,441
50	498,104	1,494,312	694,312	815,062	1,144,312	1,294,312
60	491,728	1,475,183	675,183	795,933	1,125,183	1,275,183
70	485,351	1,456,054	656,054	776,804	1,106,054	1,256,054
80	478,975	1,436,925	636,925	757,675	1,086,925	1,236,925
90	472,598	1,417,795	617,795	738,545	1,067,795	1,217,795
100	466,222	1,398,666	598,666	719,416	1,048,666	1,198,666
120	453,469	1,360,408	560,408	681,158	1,010,408	1,160,408
140	440,717	1,322,150	522,150	642,900	972,150	1,122,150
160	427,964	1,283,892	483,892	604,642	933,892	1,083,892
180	415,211	1,245,634	445,634	566,384	895,634	1,045,634
200	402,459	1,207,376	407,376	528,126	857,376	1,007,376



Site type 4	Description:	Area 6	E4660 psm Southwold	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2 113 003	6 339 010	5 539 010	5 659 760	5 989 010	6 139 010
10	2 106 627	6 319 881	5 519 881	5 640 631	5 969 881	6 119 881
20	2 100 251	6 300 752	5 500 752	5 621 502	5 950 752	6 100 752
30	2 093 874	6 281 623	5 481 623	5 602 373	5 931 623	6 081 623
40	2 087 498	6 262 494	5 462 494	5 583 244	5 912 494	6 062 494
50	2 081 121	6 243 364	5 443 364	5 564 114	5 893 364	6 043 364
60	2 074 745	6 224 235	5 424 235	5 544 985	5 874 235	6 024 235
70	2 068 369	6 205 106	5 405 106	5 525 856	5 855 106	6 005 106
80	2 061 992	6 185 977	5 385 977	5 506 727	5 835 977	5 985 977
90	2 055 616	6 166 848	5 366 848	5 487 598	5 816 848	5 966 848
100	2 049 240	6 147 719	5 347 719	5 468 469	5 797 719	5 947 719
120	2 036 487	6 109 461	5 309 461	5 430 211	5 759 461	5 909 461
140	2 023 734	6 071 203	5 271 203	5 391 953	5 721 203	5 871 203
160	2 010 982	6 032 945	5 232 945	5 353 695	5 682 945	5 832 945
180	1 998 229	5 994 687	5 194 687	5 315 437	5 644 687	5 794 687
200	1 985 476	5 956 428	5 156 428	5 277 178	5 606 428	5 756 428



Site type 4	Description:	Area 7	E3495 psm Reydon	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,323,189	3,969,568	3,169,568	3,290,318	3,619,568	3,769,568
10	1,316,813	3,950,439	3,150,439	3,271,189	3,600,439	3,750,439
20	1,310,437	3,931,310	3,131,310	3,252,060	3,581,310	3,731,310
30	1,304,060	3,912,181	3,112,181	3,232,931	3,562,181	3,712,181
40	1,297,684	3,893,052	3,093,052	3,213,802	3,543,052	3,693,052
50	1,291,308	3,873,923	3,073,923	3,194,673	3,523,923	3,673,923
60	1,284,931	3,854,794	3,054,794	3,175,544	3,504,794	3,654,794
70	1,278,555	3,835,665	3,035,665	3,156,415	3,485,665	3,635,665
80	1,272,179	3,816,536	3,016,536	3,137,286	3,466,536	3,616,536
90	1,265,802	3,797,406	2,997,406	3,118,156	3,447,406	3,597,406
100	1,259,426	3,778,277	2,978,277	3,099,027	3,428,277	3,578,277
120	1,246,673	3,740,019	2,940,019	3,060,769	3,390,019	3,540,019
140	1,233,920	3,701,761	2,901,761	3,022,511	3,351,761	3,501,761
160	1,221,168	3,663,503	2,863,503	2,984,253	3,313,503	3,463,503
180	1,208,415	3,625,245	2,825,245	2,945,995	3,275,245	3,425,245
200	1,195,662	3,586,987	2,786,987	2,907,737	3,236,987	3,386,987

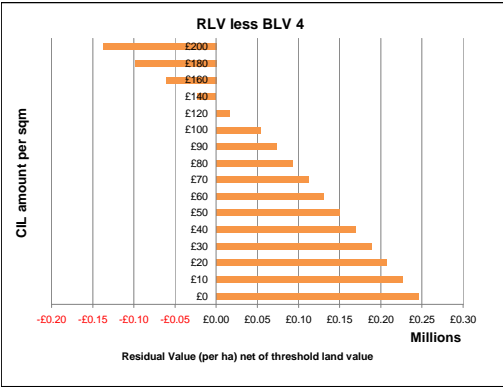
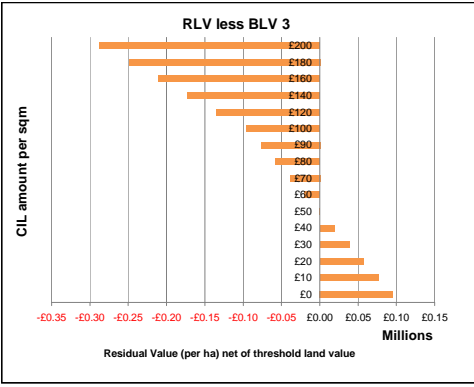
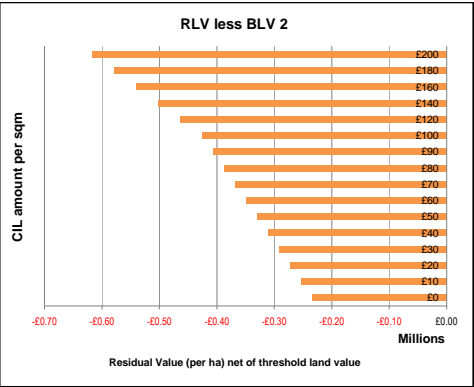
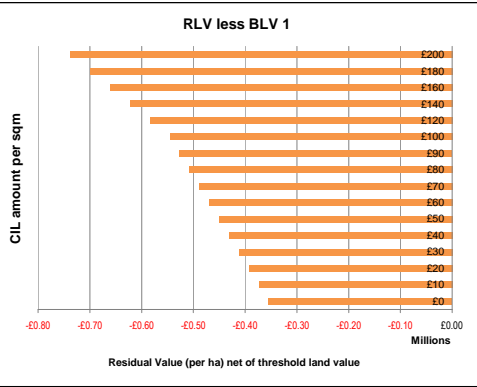




CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   4	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
15 UNITS				
HOUSES				
45 UPH				
CSH level:   3	10% Sales value inflation			
Aff Hsg:   35%	5% Build cost inflation			
	Profit			

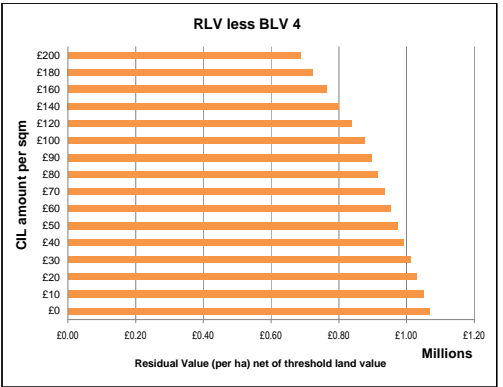
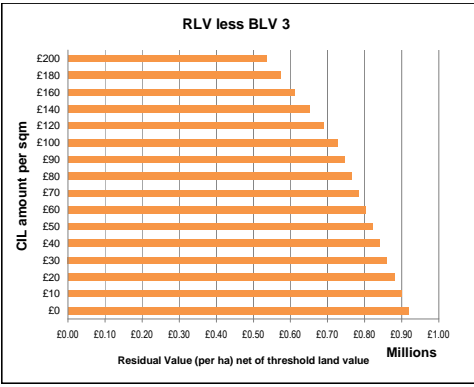
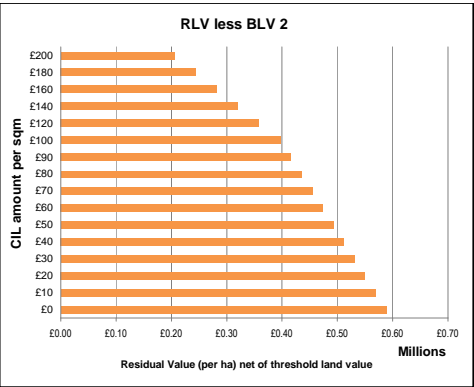
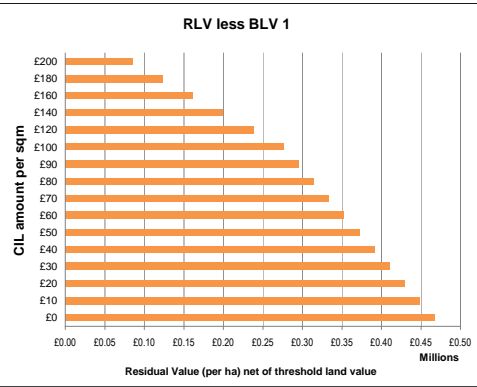
Site type 4	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,427	445,281	- 354,719	- 233,969	95,281	245,281
10	142,051	426,152	- 373,848	- 253,098	76,152	226,152
20	135,674	407,023	- 392,977	- 272,227	57,023	207,023
30	129,298	387,894	- 412,106	- 291,356	37,894	187,894
40	122,922	368,765	- 431,235	- 310,485	18,765	168,765
50	116,545	349,636	- 450,364	- 329,614	- 364	149,636
60	110,169	330,507	- 469,493	- 348,743	- 19,493	130,507
70	103,793	311,378	- 488,622	- 367,872	- 38,622	111,378
80	97,416	292,249	- 507,751	- 387,001	- 57,751	92,249
90	91,040	273,119	- 526,881	- 406,131	- 76,881	73,119
100	84,663	253,990	- 546,010	- 425,260	- 96,010	53,990
120	71,911	215,732	- 584,268	- 463,518	- 134,268	15,732
140	59,158	177,474	- 622,526	- 501,776	- 172,526	- 22,526
160	46,405	139,216	- 660,784	- 540,034	- 210,784	- 60,784
180	33,653	100,958	- 699,042	- 578,292	- 249,042	- 99,042
200	20,900	62,700	- 737,300	- 616,550	- 287,300	- 137,300



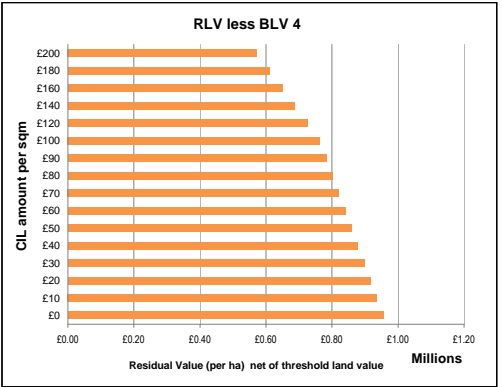
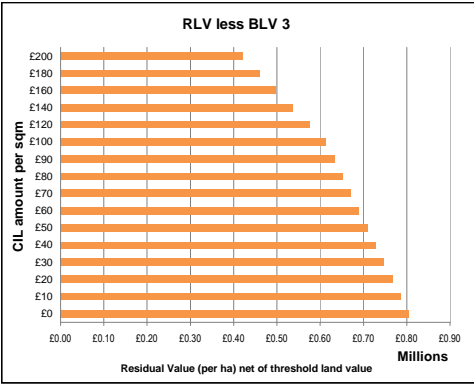
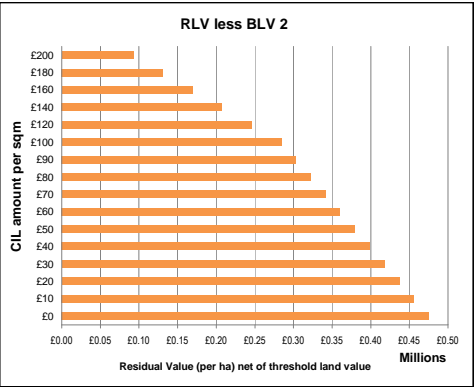
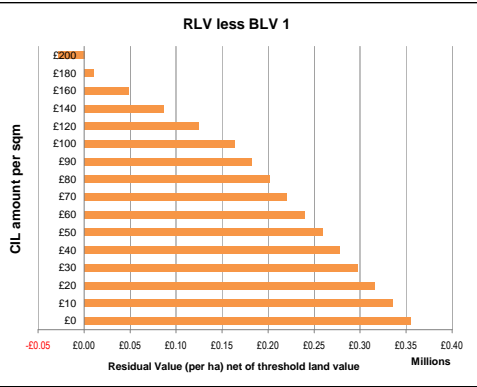
Site type 4	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	422,391	1,267,173	467,173	587,923	917,173	1,067,173
10	416,015	1,248,044	448,044	568,794	898,044	1,048,044
20	409,638	1,228,915	428,915	549,665	878,915	1,028,915
30	403,262	1,209,786	409,786	530,536	859,786	1,009,786
40	396,886	1,190,657	390,657	511,407	840,657	990,657
50	390,509	1,171,527	371,527	492,277	821,527	971,527
60	384,133	1,152,398	352,398	473,148	802,398	952,398
70	377,756	1,133,269	333,269	454,019	783,269	933,269
80	371,380	1,114,140	314,140	434,890	764,140	914,140
90	365,004	1,095,011	295,011	415,761	745,011	895,011
100	358,627	1,075,882	275,882	396,632	725,882	875,882
120	345,875	1,037,624	237,624	358,374	687,624	837,624
140	333,122	999,366	199,366	320,116	649,366	799,366
160	320,369	961,108	161,108	281,858	611,108	761,108
180	307,617	922,850	122,850	243,600	572,850	722,850
200	294,864	884,591	84,591	205,341	534,591	684,591



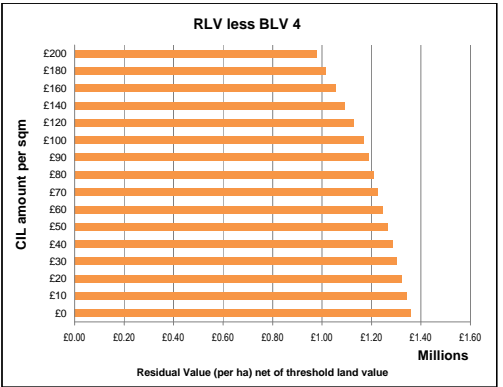
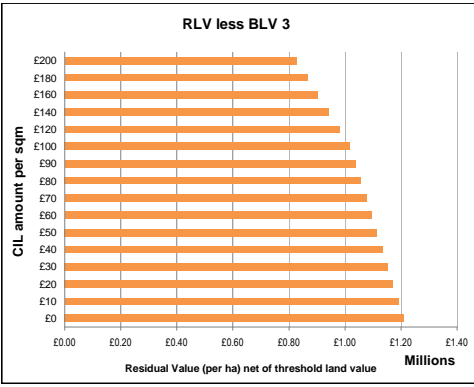
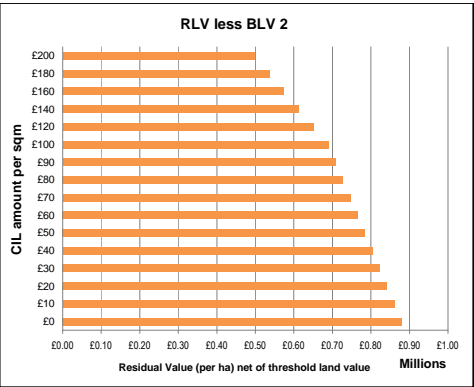
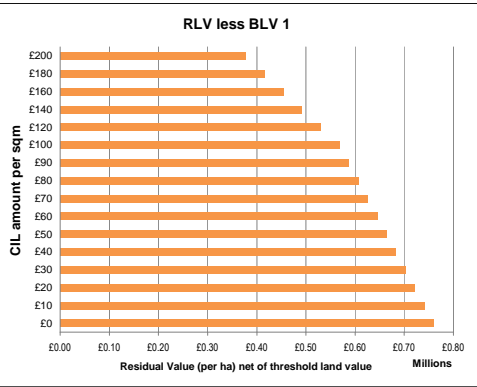
Site type 4	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	384,711	1,154,133	354,133	474,883	804,133	954,133
10	378,335	1,135,004	335,004	455,754	785,004	935,004
20	371,958	1,115,875	315,875	436,625	765,875	915,875
30	365,582	1,096,746	296,746	417,496	746,746	896,746
40	359,206	1,077,617	277,617	398,367	727,617	877,617
50	352,829	1,058,488	258,488	379,238	708,488	858,488
60	346,453	1,039,359	239,359	360,109	689,359	839,359
70	340,077	1,020,230	220,230	340,980	670,230	820,230
80	333,700	1,001,101	201,101	321,851	651,101	801,101
90	327,324	981,972	181,972	302,722	631,972	781,972
100	320,948	962,843	162,843	283,593	612,843	762,843
120	308,195	924,584	124,584	245,334	574,584	724,584
140	295,442	886,326	86,326	207,076	536,326	686,326
160	282,689	848,068	48,068	168,818	498,068	648,068
180	269,937	809,810	9,810	130,560	459,810	609,810
200	257,184	771,552	- 28,448	92,302	421,552	571,552

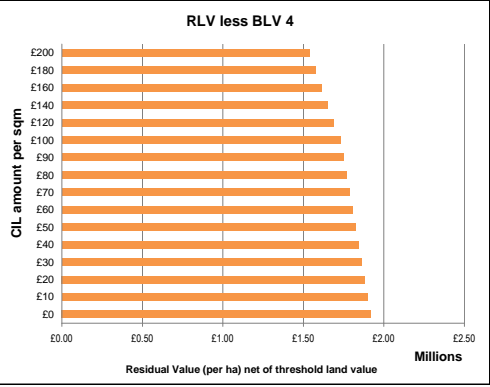
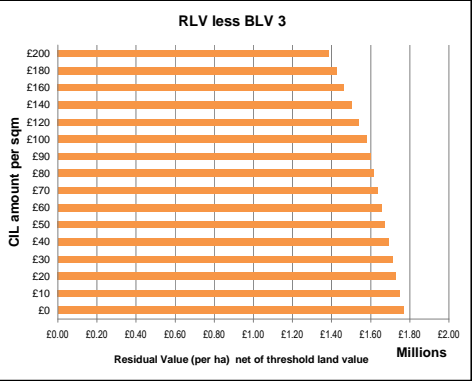
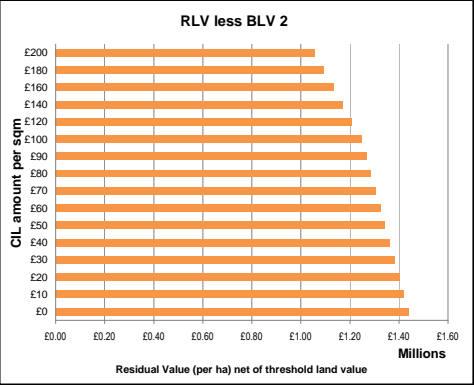
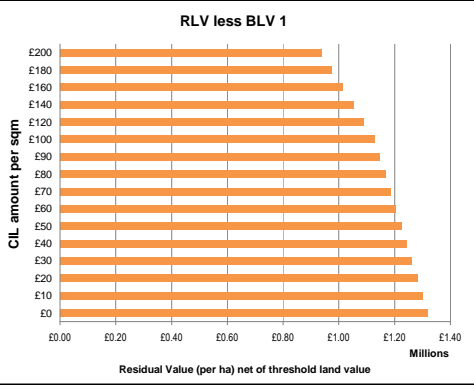


Site type 4	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.33 ha
-------------	---	----------------------

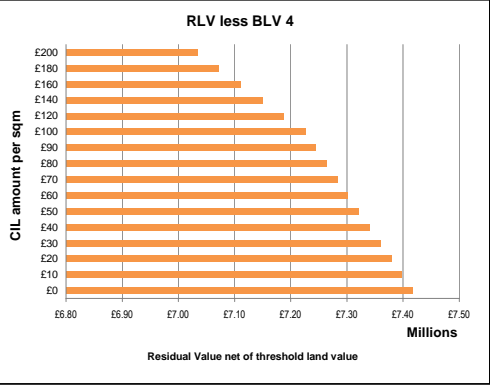
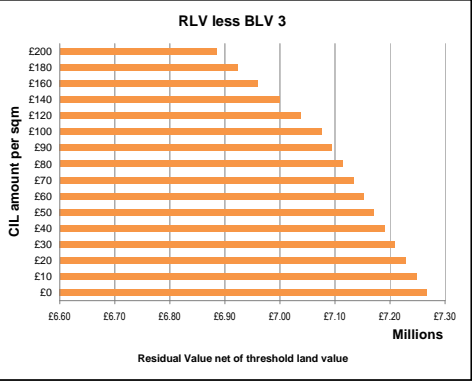
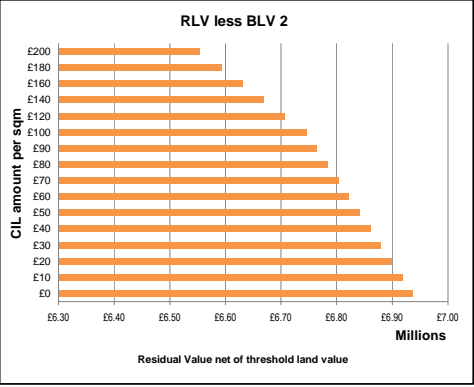
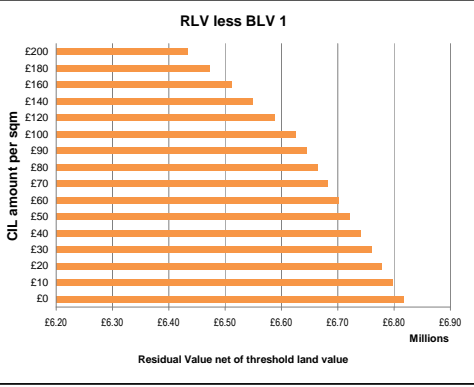
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	519,731	1,559,192	759,192	879,942	1,209,192	1,359,192
10	513,354	1,540,063	740,063	860,813	1,190,063	1,340,063
20	506,978	1,520,934	720,934	841,684	1,170,934	1,320,934
30	500,601	1,501,804	701,804	822,554	1,151,804	1,301,804
40	494,225	1,482,675	682,675	803,425	1,132,675	1,282,675
50	487,849	1,463,546	663,546	784,296	1,113,546	1,263,546
60	481,472	1,444,417	644,417	765,167	1,094,417	1,244,417
70	475,096	1,425,288	625,288	746,038	1,075,288	1,225,288
80	468,720	1,406,159	606,159	726,909	1,056,159	1,206,159
90	462,343	1,387,030	587,030	707,780	1,037,030	1,187,030
100	455,967	1,367,901	567,901	688,651	1,017,901	1,167,901
120	443,214	1,329,643	529,643	650,393	979,643	1,129,643
140	430,462	1,291,385	491,385	612,135	941,385	1,091,385
160	417,709	1,253,127	453,127	573,877	903,127	1,053,127
180	404,956	1,214,868	414,868	535,618	864,868	1,014,868
200	392,203	1,176,610	376,610	497,360	826,610	976,610



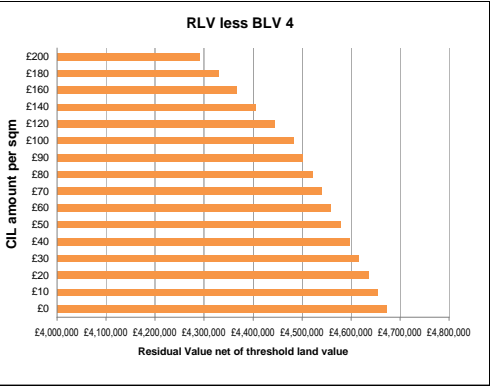
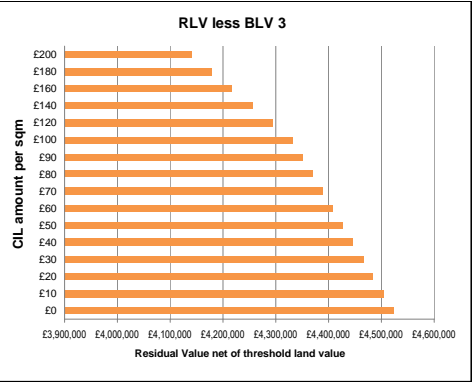
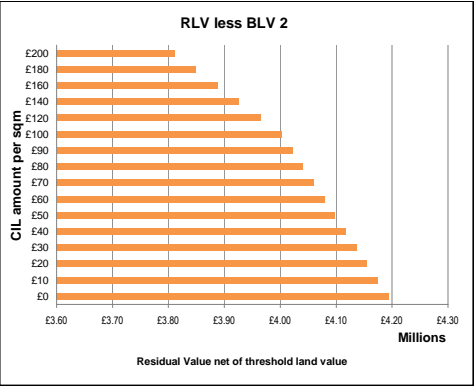
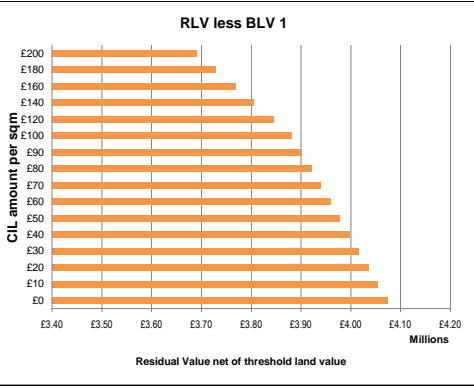
Site type 4	Description:	Area 5	£2325 psm Halesworth		Site area:	0.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	705,775	2,117,324	1,317,324	1,438,074	1,767,324	1,917,324
10	699,398	2,098,195	1,298,195	1,418,945	1,748,195	1,898,195
20	693,022	2,079,066	1,279,066	1,399,816	1,729,066	1,879,066
30	686,646	2,059,937	1,259,937	1,380,687	1,709,937	1,859,937
40	680,269	2,040,808	1,240,808	1,361,558	1,690,808	1,840,808
50	673,893	2,021,679	1,221,679	1,342,429	1,671,679	1,821,679
60	667,517	2,002,550	1,202,550	1,323,300	1,652,550	1,802,550
70	661,140	1,983,421	1,183,421	1,304,171	1,633,421	1,783,421
80	654,764	1,964,292	1,164,292	1,285,042	1,614,292	1,764,292
90	648,388	1,945,163	1,145,163	1,265,913	1,595,163	1,745,163
100	642,011	1,926,034	1,126,034	1,246,784	1,576,034	1,726,034
120	629,259	1,887,776	1,087,776	1,208,526	1,537,776	1,687,776
140	616,506	1,849,518	1,049,518	1,170,268	1,499,518	1,649,518
160	603,753	1,811,259	1,011,259	1,132,009	1,461,259	1,611,259
180	591,000	1,773,001	973,001	1,093,751	1,423,001	1,573,001
200	578,248	1,734,743	934,743	1,055,493	1,384,743	1,534,743



Site type 4	Description:	Area 6	£4660 psm Southwold		Site area:	0.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,538,743	7,616,228	6,816,228	6,936,978	7,266,228	7,416,228
10	2,532,366	7,597,099	6,797,099	6,917,849	7,247,099	7,397,099
20	2,525,990	7,577,969	6,777,969	6,898,719	7,227,969	7,377,969
30	2,519,613	7,558,840	6,758,840	6,879,590	7,208,840	7,358,840
40	2,513,237	7,539,711	6,739,711	6,860,461	7,189,711	7,339,711
50	2,506,861	7,520,582	6,720,582	6,841,332	7,170,582	7,320,582
60	2,500,484	7,501,453	6,701,453	6,822,203	7,151,453	7,301,453
70	2,494,108	7,482,324	6,682,324	6,803,074	7,132,324	7,282,324
80	2,487,732	7,463,195	6,663,195	6,783,945	7,113,195	7,263,195
90	2,481,355	7,444,066	6,644,066	6,764,816	7,094,066	7,244,066
100	2,474,979	7,424,937	6,624,937	6,745,687	7,074,937	7,224,937
120	2,462,226	7,386,679	6,586,679	6,707,429	7,036,679	7,186,679
140	2,449,474	7,348,421	6,548,421	6,669,171	6,998,421	7,148,421
160	2,436,721	7,310,163	6,510,163	6,630,913	6,960,163	7,110,163
180	2,423,968	7,271,904	6,471,904	6,592,654	6,921,904	7,071,904
200	2,411,215	7,233,646	6,433,646	6,554,396	6,883,646	7,033,646



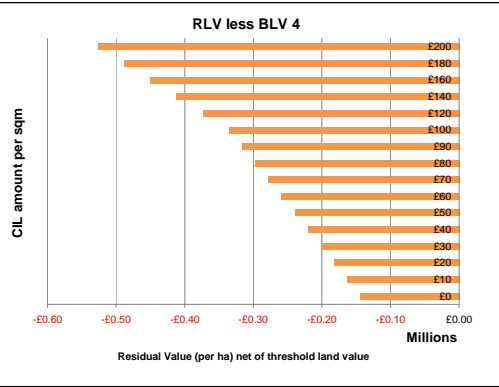
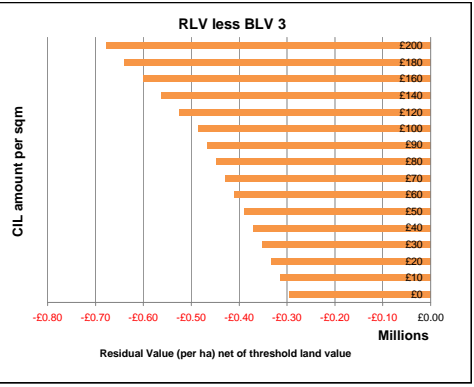
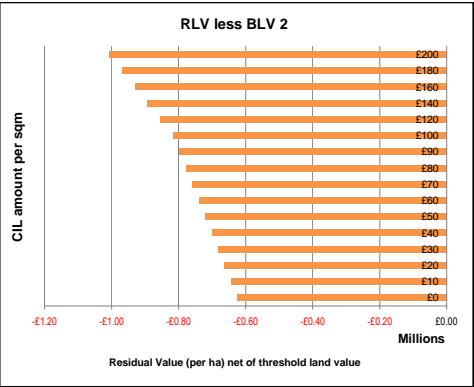
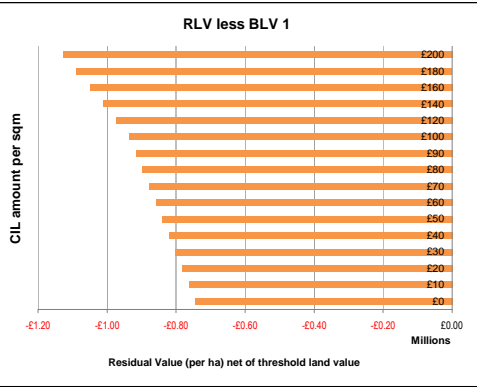
Site type 4	Description:	Area 7	£3495 psm Reydon		Site area:	0.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,624,221	4,872,664	4,072,664	4,193,414	4,522,664	4,672,664
10	1,617,845	4,853,534	4,053,534	4,174,284	4,503,534	4,653,534
20	1,611,468	4,834,405	4,034,405	4,155,155	4,484,405	4,634,405
30	1,605,092	4,815,276	4,015,276	4,136,026	4,465,276	4,615,276
40	1,598,716	4,796,147	3,996,147	4,116,897	4,446,147	4,596,147
50	1,592,339	4,777,018	3,977,018	4,097,768	4,427,018	4,577,018
60	1,585,963	4,757,889	3,957,889	4,078,639	4,407,889	4,557,889
70	1,579,587	4,738,760	3,938,760	4,059,510	4,388,760	4,538,760
80	1,573,210	4,719,631	3,919,631	4,040,381	4,369,631	4,519,631
90	1,566,834	4,700,502	3,900,502	4,021,252	4,350,502	4,500,502
100	1,560,458	4,681,373	3,881,373	4,002,123	4,331,373	4,481,373
120	1,547,705	4,643,115	3,843,115	3,963,865	4,293,115	4,443,115
140	1,534,952	4,604,857	3,804,857	3,925,607	4,254,857	4,404,857
160	1,522,199	4,566,598	3,766,598	3,887,348	4,216,598	4,366,598
180	1,509,447	4,528,340	3,728,340	3,849,090	4,178,340	4,328,340
200	1,496,694	4,490,082	3,690,082	3,810,832	4,140,082	4,290,082



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   4	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
15 UNITS				
HOUSES				
45 UPH				
CSH level:   4				
Aff Hsg:   35%				
		Sales value inflation		
		Build cost inflation		
		Profit		

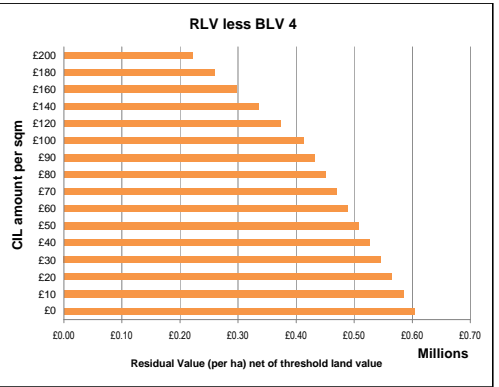
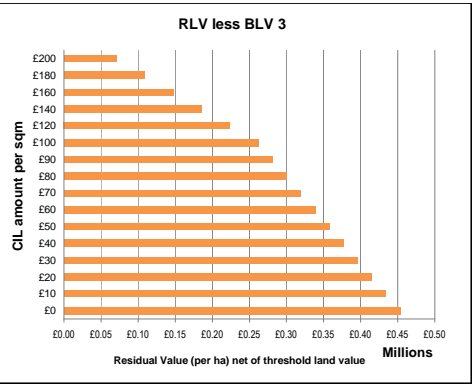
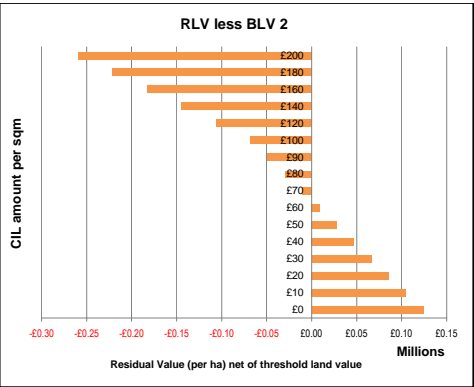
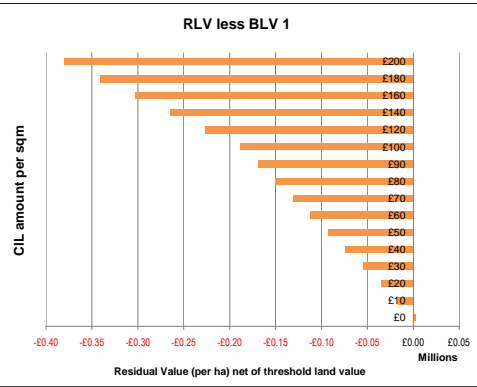
Site type 4	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,557	55,671	- 744,329	- 623,579	- 294,329	- 144,329
10	12,181	36,542	- 763,458	- 642,708	- 313,458	- 163,458
20	5,804	17,413	- 782,587	- 661,837	- 332,587	- 182,587
30	-572	1,716	- 801,716	- 680,966	- 351,716	- 201,716
40	-6,948	20,845	- 820,845	- 700,095	- 370,845	- 220,845
50	-13,325	39,974	- 839,974	- 719,224	- 389,974	- 239,974
60	-19,701	59,103	- 859,103	- 738,353	- 409,103	- 259,103
70	-26,077	78,232	- 878,232	- 757,482	- 428,232	- 278,232
80	-32,454	97,361	- 897,361	- 776,611	- 447,361	- 297,361
90	-38,830	116,490	- 916,490	- 795,740	- 466,490	- 316,490
100	-45,206	135,619	- 935,619	- 814,869	- 485,619	- 335,619
120	-57,959	173,877	- 973,877	- 853,127	- 523,877	- 373,877
140	-70,712	212,136	- 1,012,136	- 891,386	- 562,136	- 412,136
160	-83,465	250,394	- 1,050,394	- 929,644	- 600,394	- 450,394
180	-96,217	288,652	- 1,088,652	- 967,902	- 638,652	- 488,652
200	-108,970	326,910	- 1,126,910	- 1,006,160	- 676,910	- 526,910



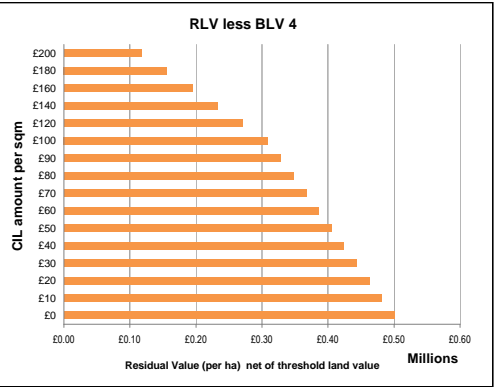
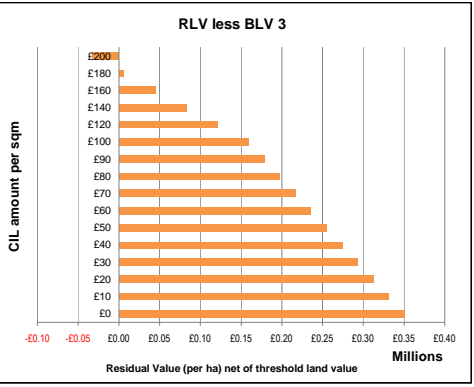
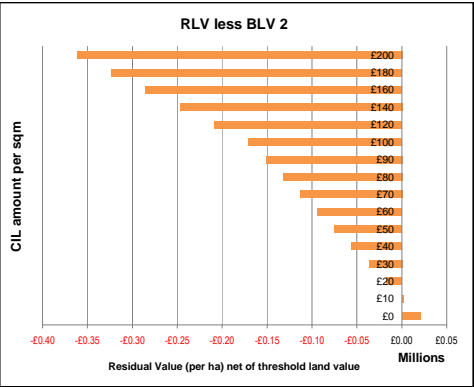
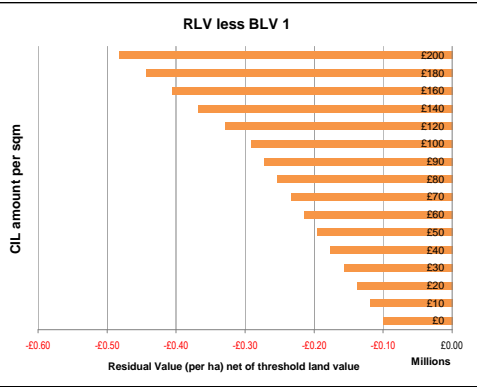
Site type 4	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	267,615	802,846	- 2,846	- 123,596	- 452,846	- 602,846
10	261,239	783,717	- 16,283	- 104,467	- 433,717	- 583,717
20	254,862	764,587	- 35,413	- 85,337	- 414,587	- 564,587
30	248,486	745,458	- 54,542	- 66,208	- 395,458	- 545,458
40	242,110	726,329	- 73,671	- 47,079	- 376,329	- 526,329
50	235,733	707,200	- 92,800	- 27,950	- 357,200	- 507,200
60	229,357	688,071	- 111,929	- 8,821	- 338,071	- 488,071
70	222,981	668,942	- 131,058	- 10,308	- 318,942	- 468,942
80	216,604	649,813	- 150,187	- 29,437	- 299,813	- 449,813
90	210,228	630,684	- 169,316	- 48,566	- 280,684	- 430,684
100	203,852	611,555	- 188,445	- 67,695	- 261,555	- 411,555
120	191,099	573,297	- 226,703	- 105,953	- 223,297	- 373,297
140	178,346	535,039	- 264,961	- 144,211	- 185,039	- 335,039
160	165,594	496,781	- 303,219	- 182,469	- 146,781	- 296,781
180	152,841	458,522	- 341,478	- 220,728	- 108,522	- 258,522
200	140,088	420,264	- 379,736	- 258,986	- 70,264	- 220,264



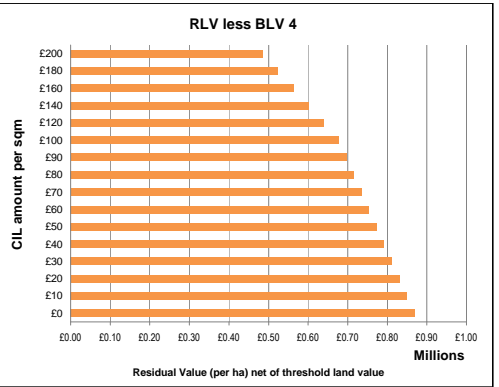
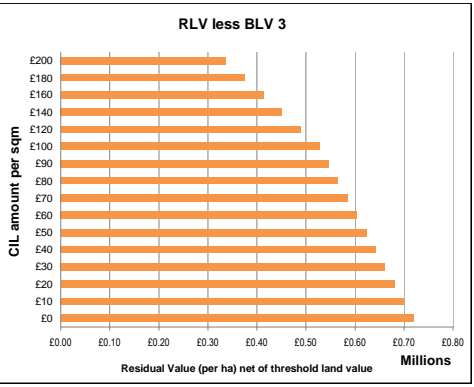
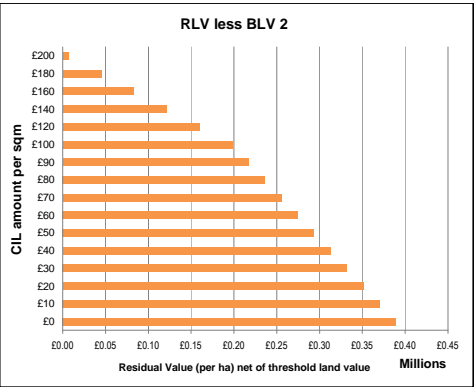
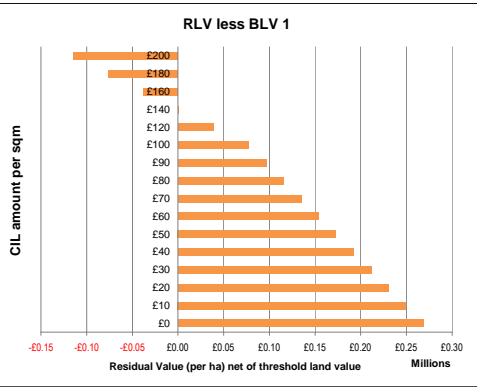
Site type 4	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	233,361	700,082	- 99,918	- 20,832	- 350,082	- 500,082
10	226,984	680,953	- 119,047	- 1,703	- 330,953	- 480,953
20	220,608	661,824	- 138,176	- 17,426	- 311,824	- 461,824
30	214,232	642,695	- 157,305	- 36,555	- 292,695	- 442,695
40	207,855	623,566	- 176,434	- 55,684	- 273,566	- 423,566
50	201,479	604,437	- 195,563	- 74,813	- 254,437	- 404,437
60	195,103	585,308	- 214,692	- 93,942	- 235,308	- 385,308
70	188,726	566,179	- 233,821	- 113,071	- 216,179	- 366,179
80	182,350	547,050	- 252,950	- 132,200	- 197,050	- 347,050
90	175,974	527,921	- 272,079	- 151,329	- 177,921	- 327,921
100	169,597	508,792	- 291,208	- 170,458	- 158,792	- 308,792
120	156,845	470,534	- 329,466	- 208,716	- 120,534	- 270,534
140	144,092	432,275	- 367,725	- 246,975	- 82,275	- 232,275
160	131,339	394,017	- 405,983	- 285,233	- 44,017	- 194,017
180	118,586	355,759	- 444,241	- 323,491	- 5,759	- 155,759
200	105,834	317,501	- 482,499	- 361,749	- 32,499	- 117,501



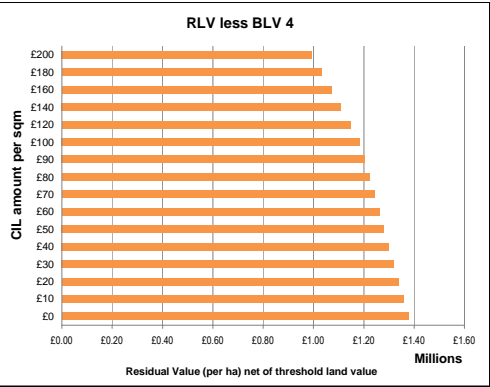
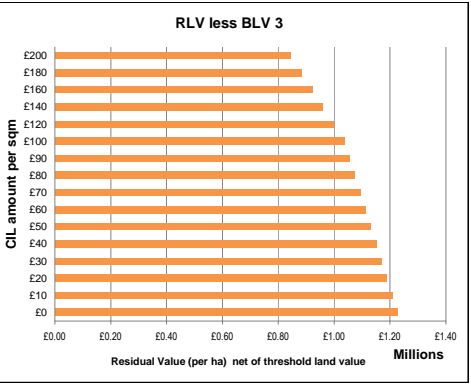
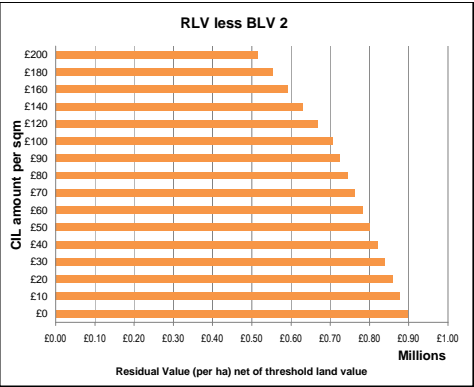
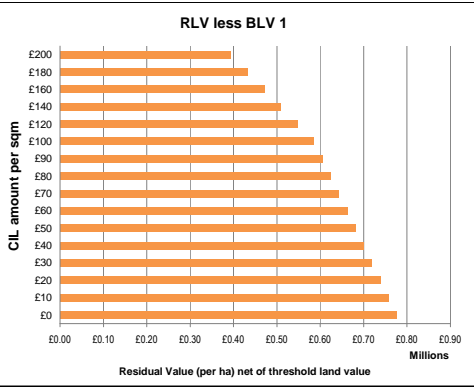
Site type 4	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.33 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	356,106	1,068,317	- 268,317	- 389,067	- 718,317	- 868,317
10	349,729	1,049,188	- 249,188	- 369,938	- 699,188	- 849,188
20	343,353	1,030,059	- 230,059	- 350,809	- 680,059	- 830,059
30	336,977	1,010,930	- 210,930	- 331,680	- 660,930	- 810,930
40	330,600	991,801	- 191,801	- 312,551	- 641,801	- 791,801
50	324,224	972,672	- 172,672	- 293,422	- 622,672	- 772,672
60	317,848	953,543	- 153,543	- 274,293	- 603,543	- 753,543
70	311,471	934,414	- 134,414	- 255,164	- 584,414	- 734,414
80	305,095	915,285	- 115,285	- 236,035	- 565,285	- 715,285
90	298,719	896,156	- 96,156	- 216,906	- 546,156	- 696,156
100	292,342	877,027	- 77,027	- 197,777	- 527,027	- 677,027
120	279,589	838,768	- 38,768	- 159,518	- 488,768	- 638,768
140	266,837	800,510	- 510	- 121,260	- 450,510	- 600,510
160	254,084	762,252	- 37,748	- 83,002	- 412,252	- 562,252
180	241,331	723,994	- 76,006	- 44,744	- 373,994	- 523,994
200	228,579	685,736	- 114,264	- 6,486	- 335,736	- 485,736



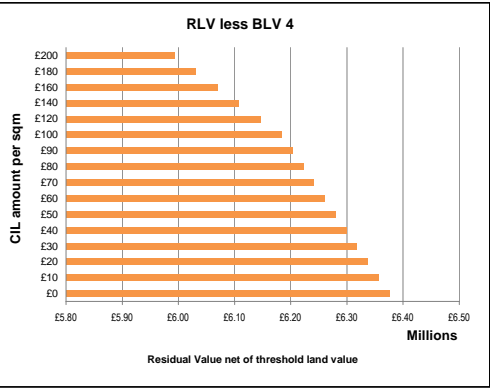
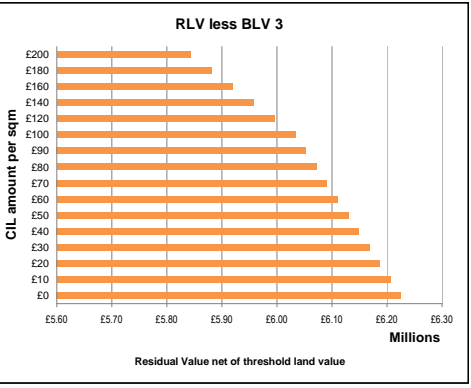
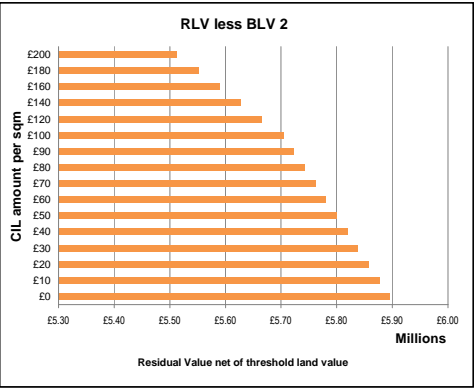
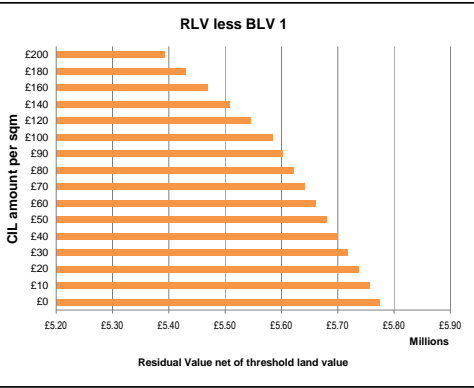
Site type 4Description: **Area 5** **E2325 psm Halesworth**Site area: 0.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	525,237	1,575,711	775,711	896,461	1,225,711	1,375,711
10	518,861	1,566,582	756,582	877,332	1,206,582	1,356,582
20	512,484	1,537,453	737,453	858,203	1,187,453	1,337,453
30	506,108	1,518,324	718,324	839,074	1,168,324	1,318,324
40	499,731	1,499,194	699,194	819,944	1,149,194	1,299,194
50	493,355	1,480,065	680,065	800,815	1,130,065	1,280,065
60	486,979	1,460,936	660,936	781,686	1,110,936	1,260,936
70	480,602	1,441,807	641,807	762,557	1,091,807	1,241,807
80	474,226	1,422,678	622,678	743,428	1,072,678	1,222,678
90	467,850	1,403,549	603,549	724,299	1,053,549	1,203,549
100	461,473	1,384,420	584,420	705,170	1,034,420	1,184,420
120	448,721	1,346,162	546,162	666,912	996,162	1,146,162
140	435,968	1,307,904	507,904	628,654	957,904	1,107,904
160	423,215	1,269,646	469,646	590,396	919,646	1,069,646
180	410,463	1,231,388	431,388	552,138	881,388	1,031,388
200	397,710	1,193,129	393,129	513,879	843,129	993,129



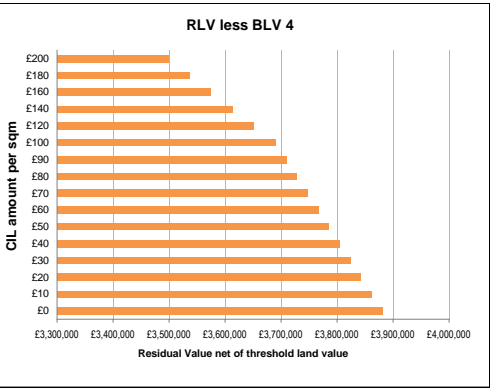
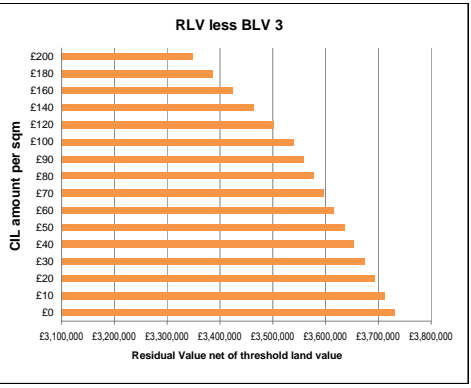
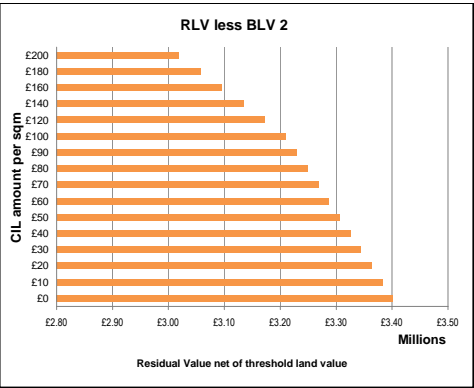
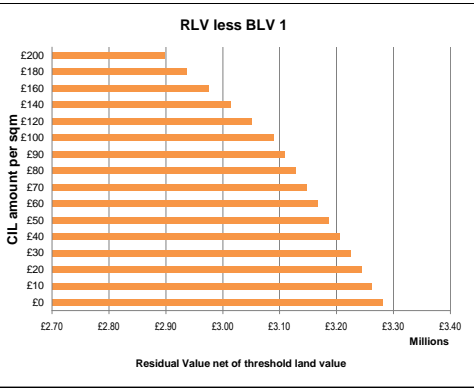
Site type 4Description: **Area 6** **E4660 psm Southwold**Site area: 0.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,191,571	6,574,714	5,774,714	5,895,464	6,224,714	6,374,714
10	2,185,195	6,555,585	5,755,585	5,876,335	6,205,585	6,355,585
20	2,178,818	6,536,455	5,736,455	5,857,205	6,186,455	6,336,455
30	2,172,442	6,517,326	5,717,326	5,838,076	6,167,326	6,317,326
40	2,166,066	6,498,197	5,698,197	5,818,947	6,148,197	6,298,197
50	2,159,689	6,479,068	5,679,068	5,799,818	6,129,068	6,279,068
60	2,153,313	6,459,939	5,659,939	5,780,689	6,109,939	6,259,939
70	2,146,937	6,440,810	5,640,810	5,761,560	6,090,810	6,240,810
80	2,140,560	6,421,681	5,621,681	5,742,431	6,071,681	6,221,681
90	2,134,184	6,402,552	5,602,552	5,723,302	6,052,552	6,202,552
100	2,127,808	6,383,423	5,583,423	5,704,173	6,033,423	6,183,423
120	2,115,055	6,345,165	5,545,165	5,665,915	5,995,165	6,145,165
140	2,102,302	6,306,907	5,506,907	5,627,657	5,956,907	6,106,907
160	2,089,550	6,268,649	5,468,649	5,589,399	5,918,649	6,068,649
180	2,076,797	6,230,390	5,430,390	5,551,140	5,880,390	6,030,390
200	2,064,044	6,192,132	5,392,132	5,512,882	5,842,132	5,992,132



Site type 4Description: **Area 7** **E3495 psm Reydon**Site area: 0.33 ha

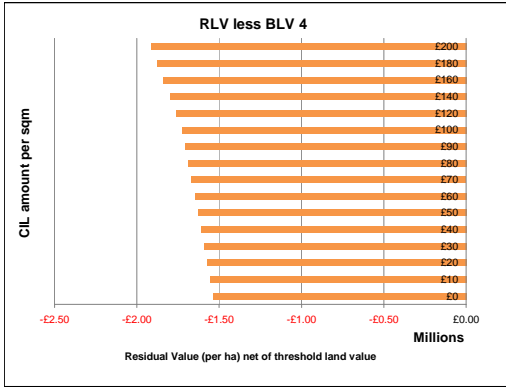
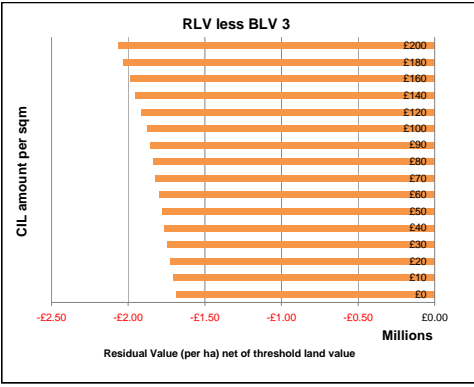
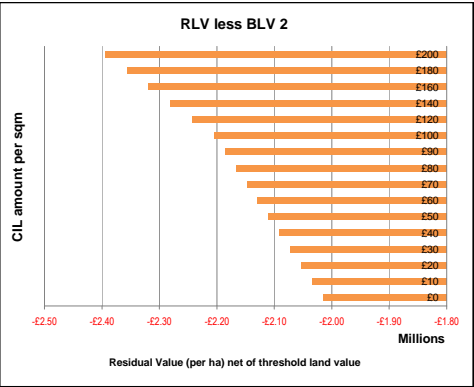
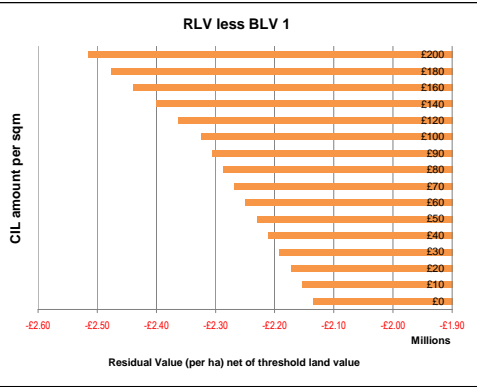
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,360,188	4,080,564	3,280,564	3,401,314	3,730,564	3,880,564
10	1,353,812	4,061,435	3,261,435	3,382,185	3,711,435	3,861,435
20	1,347,435	4,042,306	3,242,306	3,363,056	3,692,306	3,842,306
30	1,341,059	4,023,177	3,223,177	3,343,927	3,673,177	3,823,177
40	1,334,683	4,004,048	3,204,048	3,324,798	3,654,048	3,804,048
50	1,328,306	3,984,919	3,184,919	3,305,669	3,634,919	3,784,919
60	1,321,930	3,965,790	3,165,790	3,286,540	3,615,790	3,765,790
70	1,315,554	3,946,661	3,146,661	3,267,411	3,596,661	3,746,661
80	1,309,177	3,927,532	3,127,532	3,248,282	3,577,532	3,727,532
90	1,302,801	3,908,403	3,108,403	3,229,153	3,558,403	3,708,403
100	1,296,425	3,889,274	3,089,274	3,210,024	3,539,274	3,689,274
120	1,283,672	3,851,016	3,051,016	3,171,766	3,501,016	3,651,016
140	1,270,919	3,812,757	3,012,757	3,133,507	3,462,757	3,612,757
160	1,258,166	3,774,499	2,974,499	3,095,249	3,424,499	3,574,499
180	1,245,414	3,736,241	2,936,241	3,056,991	3,386,241	3,536,241
200	1,232,661	3,697,983	2,897,983	3,018,733	3,347,983	3,497,983



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
35 UNITS					
FLATS					
75 UPH					
CSH level:	3		Sales value inflation		
Aff Hsg:	35%		Build cost inflation		
			Profit		

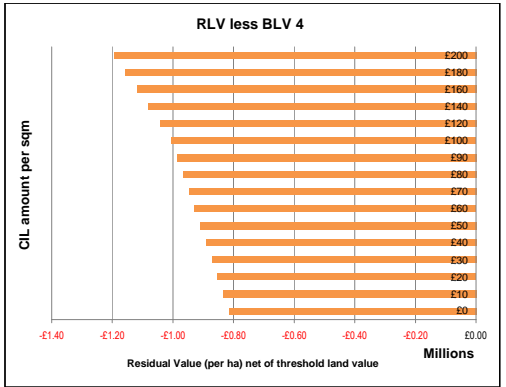
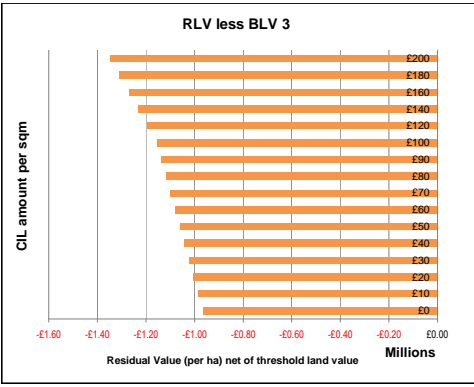
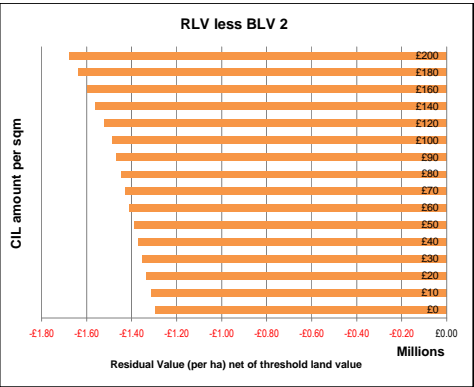
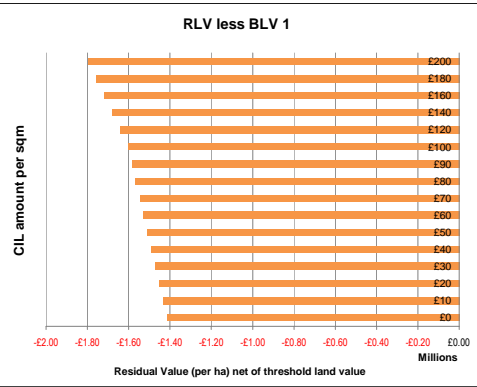
Site type 5 Description: **Area 1** £1615 psm Inner Lowestoft Site area: 0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-623,145	1,335,312	-2,135,312	2,014,562	1,685,312	1,535,312
10	-632,004	1,354,294	-2,154,294	2,033,544	1,704,294	1,554,294
20	-640,862	1,373,276	-2,173,276	2,052,526	1,723,276	1,573,276
30	-649,720	1,392,258	-2,192,258	2,071,508	1,742,258	1,592,258
40	-658,579	1,411,240	-2,211,240	2,090,490	1,761,240	1,611,240
50	-667,437	1,430,222	-2,230,222	2,109,472	1,780,222	1,630,222
60	-676,295	1,449,204	-2,249,204	2,128,454	1,799,204	1,649,204
70	-685,153	1,468,186	-2,268,186	2,147,436	1,818,186	1,668,186
80	-694,012	1,487,168	-2,287,168	2,166,418	1,837,168	1,687,168
90	-702,870	1,506,150	-2,306,150	2,185,400	1,856,150	1,706,150
100	-711,728	1,525,132	-2,325,132	2,204,382	1,875,132	1,725,132
120	-729,445	1,563,096	-2,363,096	2,242,346	1,913,096	1,763,096
140	-747,161	1,601,060	-2,401,060	2,280,310	1,951,060	1,801,060
160	-764,878	1,639,024	-2,439,024	2,318,274	1,989,024	1,839,024
180	-782,595	1,676,988	-2,476,988	2,356,238	2,026,988	1,876,988
200	-800,311	1,714,952	-2,514,952	2,394,202	2,064,952	1,914,952



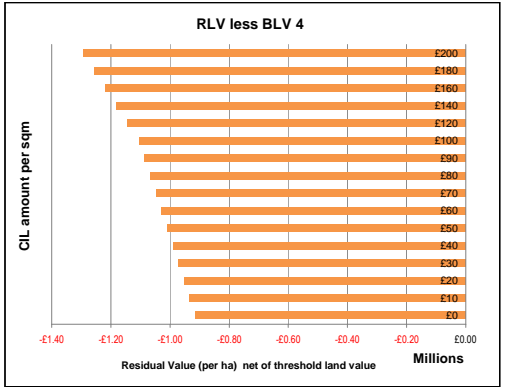
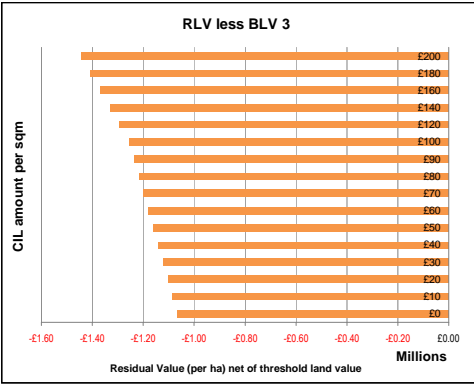
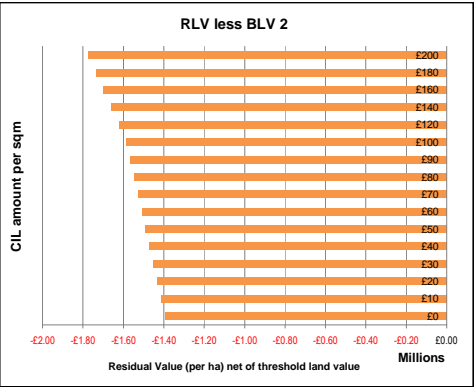
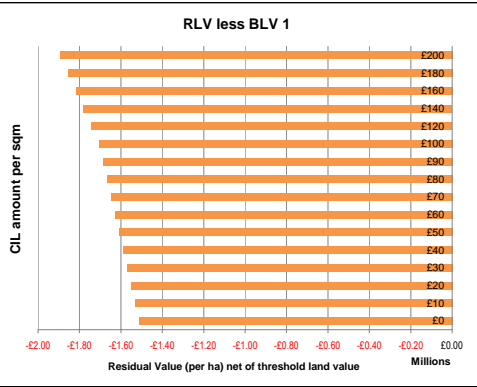
Site type 5 Description: **Area 2** £1964 psm Lowestoft Burbs Site area: 0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	287,202	615,433	1,415,433	1,294,683	965,433	815,433
10	296,060	634,415	1,434,415	1,313,665	984,415	834,415
20	304,919	653,397	1,453,397	1,332,647	1,003,397	853,397
30	313,777	672,379	1,472,379	1,351,629	1,022,379	872,379
40	322,635	691,361	1,491,361	1,370,611	1,041,361	891,361
50	331,494	710,343	1,510,343	1,389,593	1,060,343	910,343
60	340,352	729,325	1,529,325	1,408,575	1,079,325	929,325
70	349,210	748,307	1,548,307	1,427,557	1,098,307	948,307
80	358,068	767,289	1,567,289	1,446,539	1,117,289	967,289
90	366,927	786,271	1,586,271	1,465,521	1,136,271	986,271
100	375,785	805,253	1,605,253	1,484,503	1,155,253	1,005,253
120	393,502	843,218	1,643,218	1,522,468	1,193,218	1,043,218
140	411,218	881,182	1,681,182	1,560,432	1,231,182	1,081,182
160	428,935	919,146	1,719,146	1,598,396	1,269,146	1,119,146
180	446,651	957,110	1,757,110	1,636,360	1,307,110	1,157,110
200	464,368	995,074	1,795,074	1,674,324	1,345,074	1,195,074



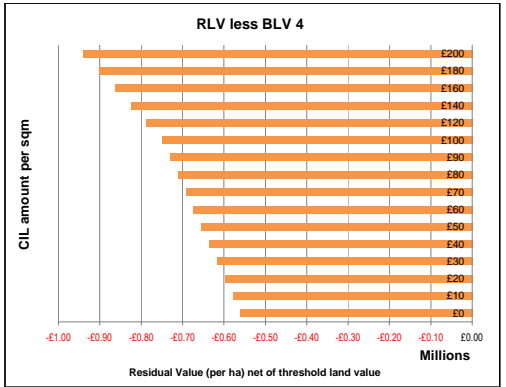
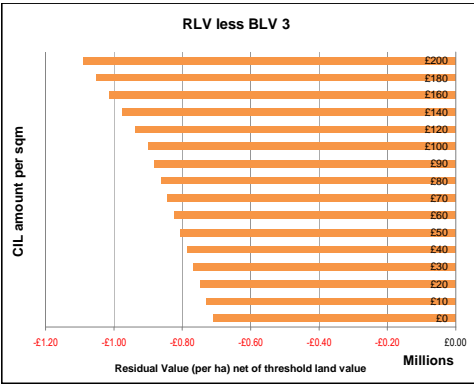
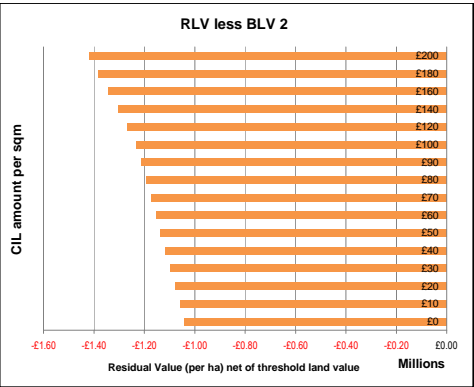
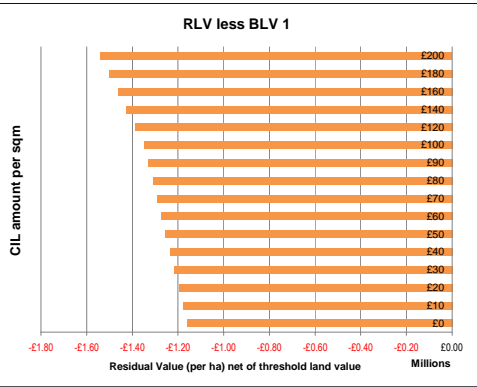
Site type 5 Description: **Area 3** £1916 psm Beccles Site area: 0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	333,406	714,442	1,514,442	1,393,692	1,064,442	914,442
10	342,265	733,424	1,533,424	1,412,674	1,083,424	933,424
20	351,123	752,406	1,552,406	1,431,656	1,102,406	952,406
30	359,981	771,388	1,571,388	1,450,638	1,121,388	971,388
40	368,839	790,370	1,590,370	1,469,620	1,140,370	990,370
50	377,698	809,352	1,609,352	1,488,602	1,159,352	1,009,352
60	386,556	828,334	1,628,334	1,507,584	1,178,334	1,028,334
70	395,414	847,316	1,647,316	1,526,566	1,197,316	1,047,316
80	404,273	866,298	1,666,298	1,545,548	1,216,298	1,066,298
90	413,131	885,281	1,685,281	1,564,531	1,235,281	1,085,281
100	421,989	904,263	1,704,263	1,583,513	1,254,263	1,104,263
120	439,706	942,227	1,742,227	1,621,477	1,292,227	1,142,227
140	457,422	980,191	1,780,191	1,659,441	1,330,191	1,180,191
160	475,139	1,018,155	1,818,155	1,697,405	1,368,155	1,218,155
180	492,855	1,056,119	1,856,119	1,735,369	1,406,119	1,256,119
200	510,572	1,094,083	1,894,083	1,773,333	1,444,083	1,294,083

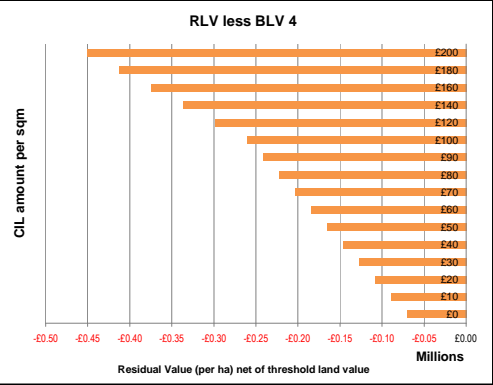
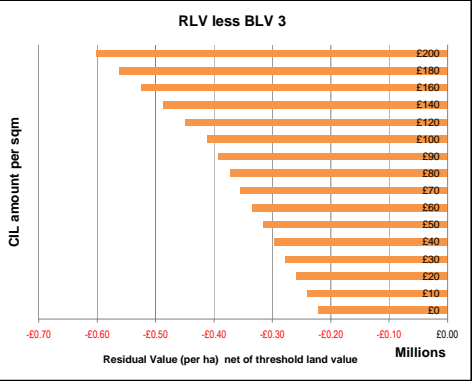
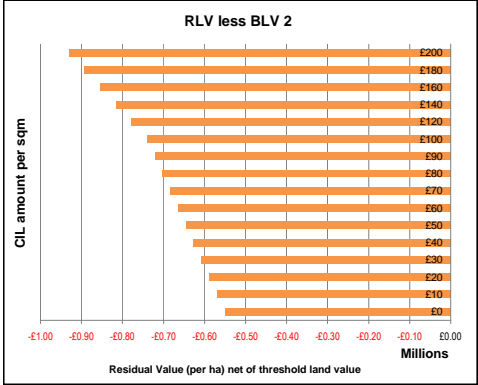
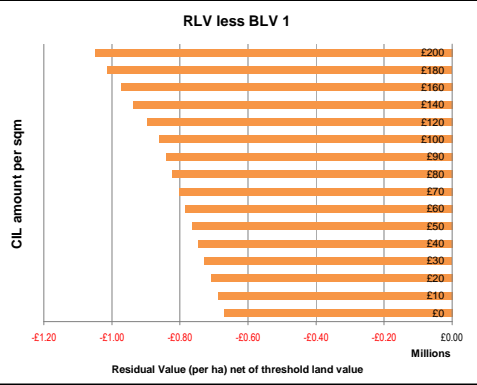


Site type 5 Description: **Area 4** £2088 psm Bungay Site area: 0.47 ha

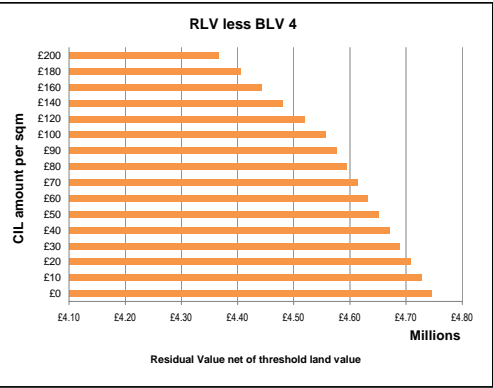
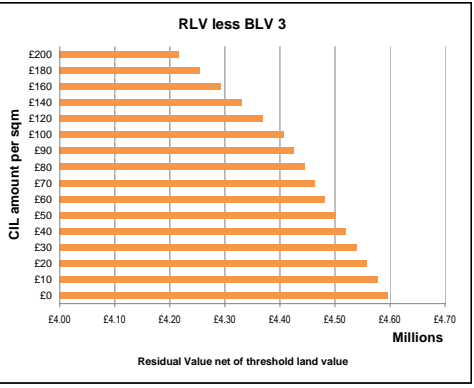
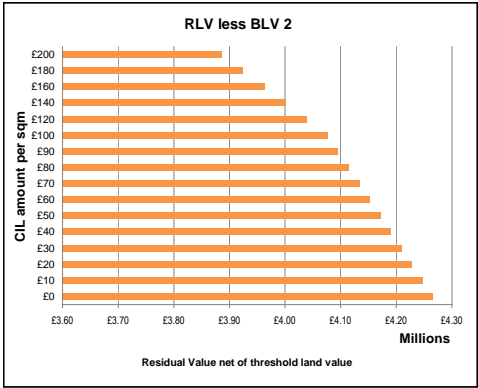
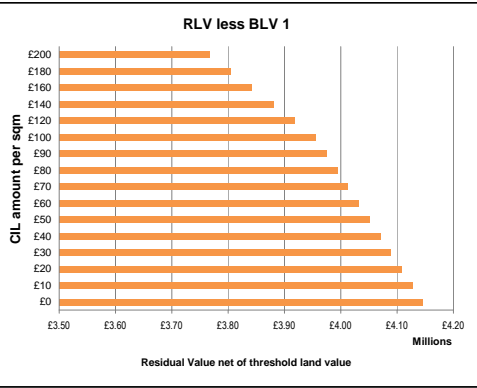
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	167,841	359,660	1,159,660	1,038,910	709,660	559,660
10	176,699	378,642	1,178,642	1,057,892	728,642	578,642
20	185,558	397,624	1,197,624	1,076,874	747,624	597,624
30	194,416	416,606	1,216,606	1,095,856	766,606	616,606
40	203,274	435,588	1,235,588	1,114,838	785,588	635,588
50	212,133	454,570	1,254,570	1,133,820	804,570	654,570
60	220,991	473,552	1,273,552	1,152,802	823,552	673,552
70	229,849	492,534	1,292,534	1,171,784	842,534	692,534
80	238,707	511,516	1,311,516	1,190,766	861,516	711,516
90	247,566	530,498	1,330,498	1,209,748	880,498	730,498
100	256,424	549,480	1,349,480	1,228,730	899,480	749,480
120	274,141	587,444	1,387,444	1,266,694	937,444	787,444
140	291,857	625,408	1,425,408	1,304,658	975,408	825,408
160	309,574	663,372	1,463,372	1,342,622	1,013,372	863,372
180	327,290	701,336	1,501,336	1,380,586	1,051,336	901,336
200	345,007	739,300	1,539,300	1,418,550	1,089,300	939,300



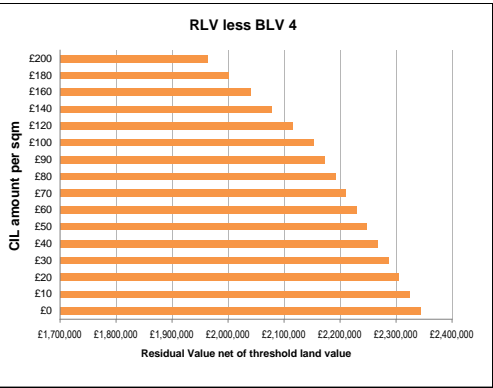
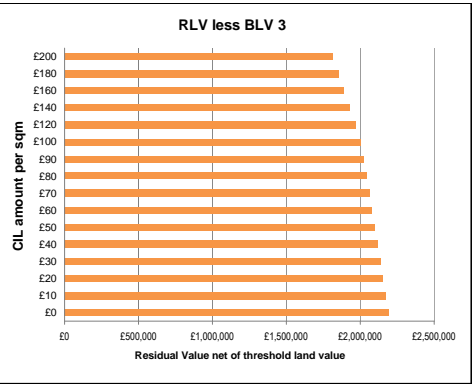
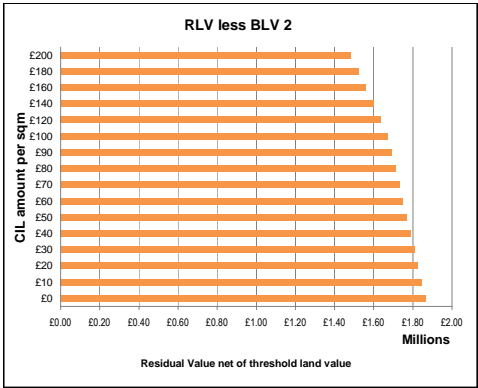
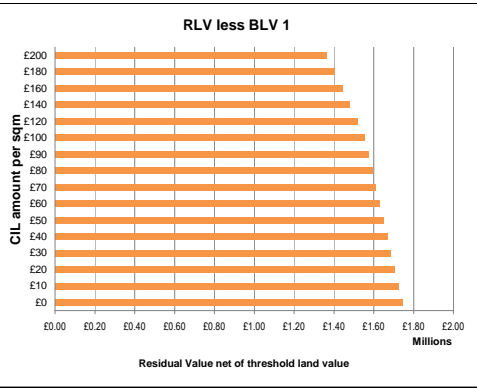
Site type 5	Description:	Area 5 £2325 psm Halesworth					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	60,292	129,198	-	670,802	550,052	220,802	-	70,802
10	51,434	110,216	-	689,784	569,034	239,784	-	89,784
20	42,576	91,234	-	708,766	588,016	258,766	-	108,766
30	33,717	72,252	-	727,748	606,998	277,748	-	127,748
40	24,859	53,270	-	746,730	625,980	296,730	-	146,730
50	16,001	34,288	-	765,712	644,962	315,712	-	165,712
60	7,143	15,306	-	784,694	663,944	334,694	-	184,694
70	-1,716	3,677	-	803,677	682,927	353,677	-	203,677
80	-10,574	22,659	-	822,659	701,909	372,659	-	222,659
90	-19,432	41,641	-	841,641	720,891	391,641	-	241,641
100	-28,291	60,623	-	860,623	739,873	410,623	-	260,623
120	-46,007	98,587	-	898,587	777,837	448,587	-	298,587
140	-63,724	136,551	-	936,551	815,801	486,551	-	336,551
160	-81,440	174,515	-	974,515	853,765	524,515	-	374,515
180	-99,157	212,479	-	1,012,479	891,729	562,479	-	412,479
200	-116,873	250,443	-	1,050,443	929,693	600,443	-	450,443



Site type 5	Description:	Area 6 £4660 psm Southwold					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	2,307,936	4,945,577	4,145,577	4,266,327	4,595,577	4,745,577		
10	2,299,078	4,926,595	4,126,595	4,247,345	4,576,595	4,726,595		
20	2,290,220	4,907,613	4,107,613	4,228,363	4,557,613	4,707,613		
30	2,281,361	4,888,631	4,088,631	4,209,381	4,538,631	4,688,631		
40	2,272,503	4,869,649	4,069,649	4,190,399	4,519,649	4,669,649		
50	2,263,645	4,850,667	4,050,667	4,171,417	4,500,667	4,650,667		
60	2,254,786	4,831,685	4,031,685	4,152,435	4,481,685	4,631,685		
70	2,245,928	4,812,703	4,012,703	4,133,453	4,462,703	4,612,703		
80	2,237,070	4,793,721	3,993,721	4,114,471	4,443,721	4,593,721		
90	2,228,212	4,774,739	3,974,739	4,095,489	4,424,739	4,574,739		
100	2,219,353	4,755,757	3,955,757	4,076,507	4,405,757	4,555,757		
120	2,201,637	4,717,793	3,917,793	4,038,543	4,367,793	4,517,793		
140	2,183,920	4,679,829	3,879,829	4,000,579	4,329,829	4,479,829		
160	2,166,204	4,641,865	3,841,865	3,962,615	4,291,865	4,441,865		
180	2,148,487	4,603,901	3,803,901	3,924,651	4,253,901	4,403,901		
200	2,130,770	4,565,937	3,765,937	3,886,687	4,215,937	4,365,937		



Site type 5	Description:	Area 7 £3495 psm Reydon					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	1,186,521	2,542,544	1,742,544	1,863,294	2,192,544	2,342,544		
10	1,177,662	2,523,562	1,723,562	1,844,312	2,173,562	2,323,562		
20	1,168,804	2,504,580	1,704,580	1,825,330	2,154,580	2,304,580		
30	1,159,946	2,485,598	1,685,598	1,806,348	2,135,598	2,285,598		
40	1,151,088	2,466,616	1,666,616	1,787,366	2,116,616	2,266,616		
50	1,142,229	2,447,634	1,647,634	1,768,384	2,097,634	2,247,634		
60	1,133,371	2,428,652	1,628,652	1,749,402	2,078,652	2,228,652		
70	1,124,513	2,409,670	1,609,670	1,730,420	2,059,670	2,209,670		
80	1,115,654	2,390,688	1,590,688	1,711,438	2,040,688	2,190,688		
90	1,106,796	2,371,706	1,571,706	1,692,456	2,021,706	2,171,706		
100	1,097,938	2,352,724	1,552,724	1,673,474	2,002,724	2,152,724		
120	1,080,221	2,314,760	1,514,760	1,635,510	1,964,760	2,114,760		
140	1,062,505	2,276,796	1,476,796	1,597,546	1,926,796	2,076,796		
160	1,044,788	2,238,832	1,438,832	1,559,582	1,888,832	2,038,832		
180	1,027,072	2,200,868	1,400,868	1,521,618	1,850,868	2,000,868		
200	1,009,355	2,162,904	1,362,904	1,483,654	1,812,904	1,962,904		

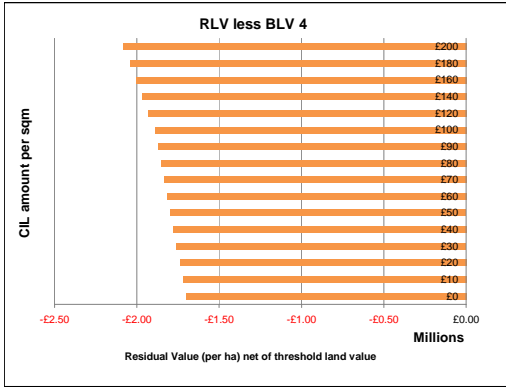
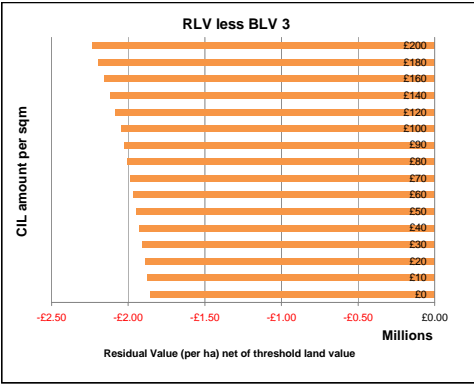
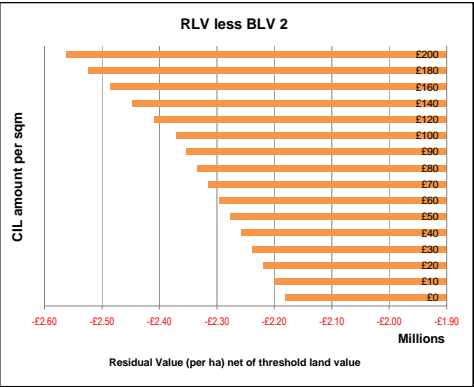
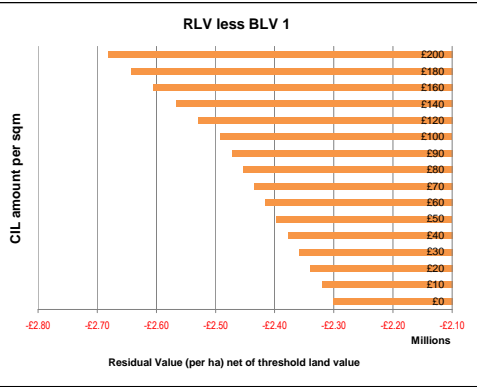




CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   5	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
35 UNITS				
FLATS				
75 UPH				
CSH level:   3	-5% Sales value inflation			
Aff Hsg:   35%	Build cost inflation			
	Profit			

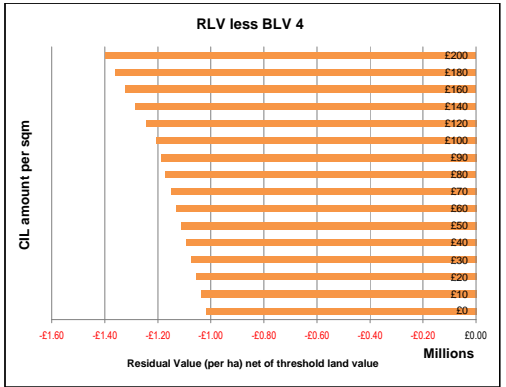
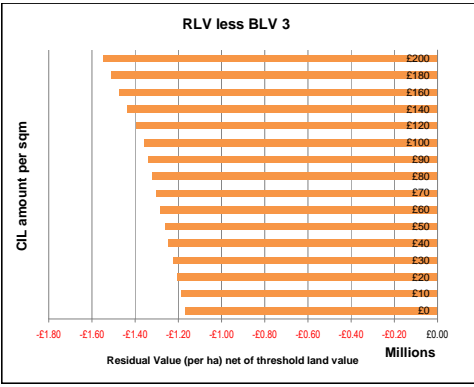
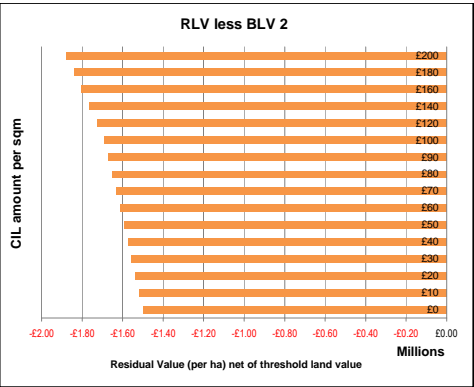
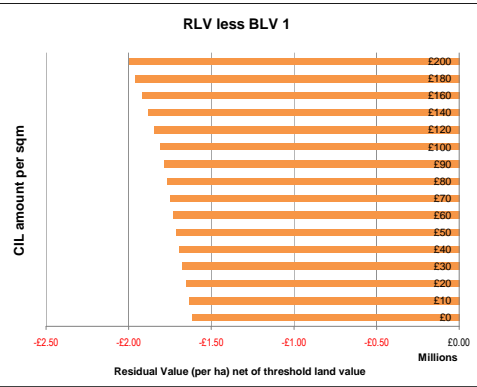
Site type 5 Description: **Area 1   £1615 psm   Inner Lowestoft** Site area:   0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-700,874	1,501,874	-2,301,874	-2,181,124	-1,851,874	-1,701,874
10	-709,733	1,520,856	-2,320,856	-2,200,106	-1,870,856	-1,720,856
20	-718,591	1,539,838	-2,339,838	-2,219,088	-1,889,838	-1,739,838
30	-727,449	1,558,820	-2,358,820	-2,238,070	-1,908,820	-1,758,820
40	-736,308	1,577,802	-2,377,802	-2,257,052	-1,927,802	-1,777,802
50	-745,166	1,596,784	-2,396,784	-2,276,034	-1,946,784	-1,796,784
60	-754,024	1,615,766	-2,415,766	-2,295,016	-1,965,766	-1,815,766
70	-762,882	1,634,748	-2,434,748	-2,313,998	-1,984,748	-1,834,748
80	-771,741	1,653,730	-2,453,730	-2,332,980	-2,003,730	-1,853,730
90	-780,599	1,672,712	-2,472,712	-2,351,962	-2,022,712	-1,872,712
100	-789,457	1,691,694	-2,491,694	-2,370,944	-2,041,694	-1,891,694
120	-807,174	1,729,658	-2,529,658	-2,408,908	-2,079,658	-1,929,658
140	-824,890	1,767,622	-2,567,622	-2,446,872	-2,117,622	-1,967,622
160	-842,607	1,805,586	-2,605,586	-2,484,836	-2,155,586	-2,005,586
180	-860,324	1,843,551	-2,643,551	-2,522,801	-2,193,551	-2,043,551
200	-878,040	1,881,515	-2,681,515	-2,560,765	-2,231,515	-2,081,515



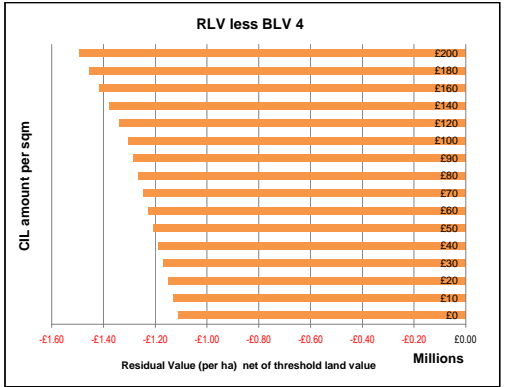
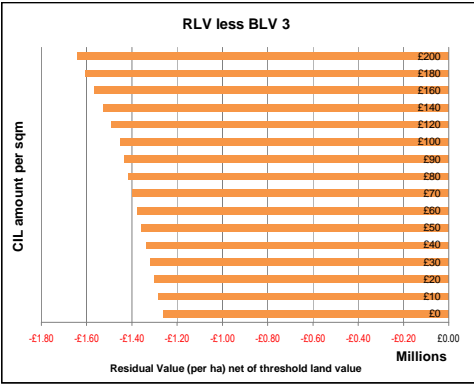
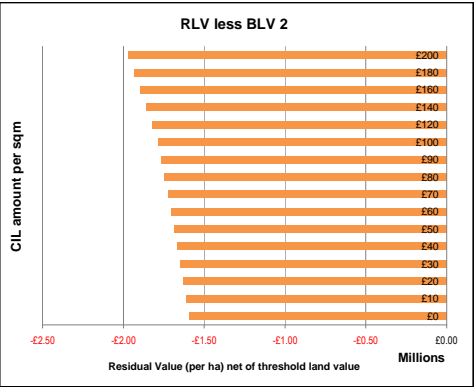
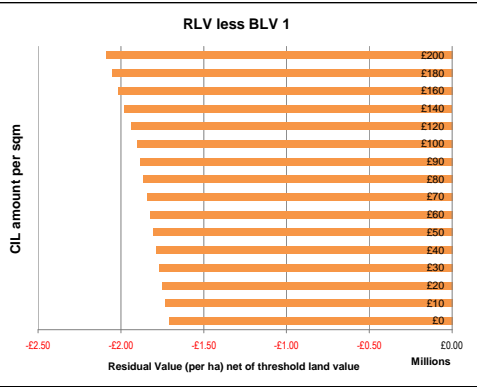
Site type 5 Description: **Area 2   £1964 psm   Lowestoft Burbs** Site area:   0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-381,728	817,989	-1,617,989	-1,497,239	-1,167,989	-1,017,989
10	-390,587	836,971	-1,636,971	-1,516,221	-1,186,971	-1,036,971
20	-399,445	855,953	-1,655,953	-1,535,203	-1,205,953	-1,055,953
30	-408,303	874,935	-1,674,935	-1,554,185	-1,224,935	-1,074,935
40	-417,161	893,917	-1,693,917	-1,573,167	-1,243,917	-1,093,917
50	-426,020	912,899	-1,712,899	-1,592,149	-1,262,899	-1,112,899
60	-434,878	931,881	-1,731,881	-1,611,131	-1,281,881	-1,131,881
70	-443,736	950,863	-1,750,863	-1,630,113	-1,300,863	-1,150,863
80	-452,595	969,845	-1,769,845	-1,649,095	-1,319,845	-1,169,845
90	-461,453	988,828	-1,788,828	-1,668,078	-1,338,828	-1,188,828
100	-470,311	1,007,810	-1,807,810	-1,687,060	-1,357,810	-1,207,810
120	-488,028	1,045,774	-1,845,774	-1,725,024	-1,395,774	-1,245,774
140	-505,744	1,083,738	-1,883,738	-1,762,988	-1,433,738	-1,283,738
160	-523,461	1,121,702	-1,921,702	-1,800,952	-1,471,702	-1,321,702
180	-541,177	1,159,666	-1,959,666	-1,838,916	-1,509,666	-1,359,666
200	-558,894	1,197,630	-1,997,630	-1,876,880	-1,547,630	-1,397,630



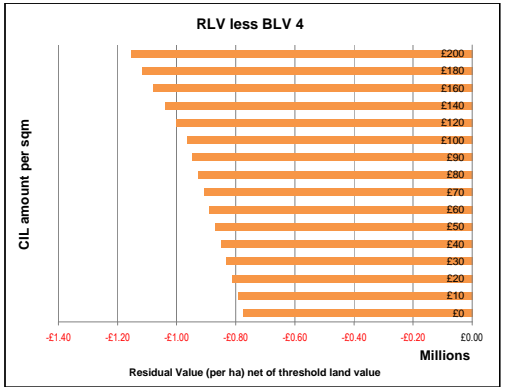
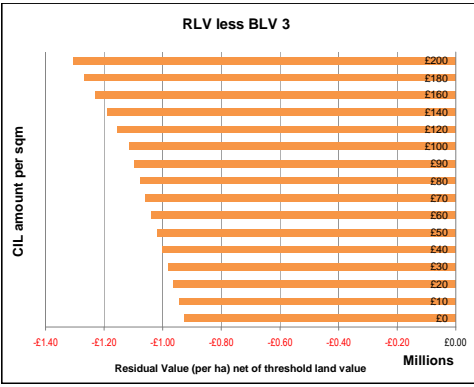
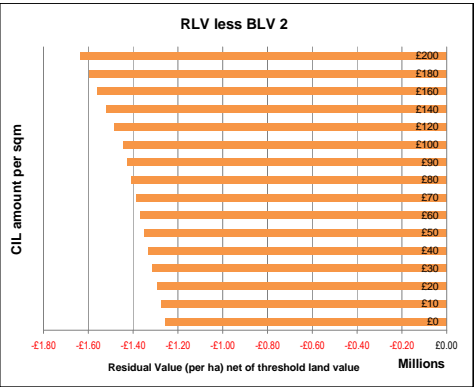
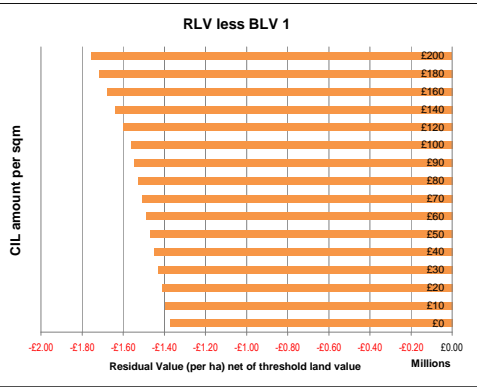
Site type 5 Description: **Area 3   £1916 psm   Beccles** Site area:   0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-425,622	912,048	-1,712,048	-1,591,298	-1,262,048	-1,112,048
10	-434,481	931,030	-1,731,030	-1,610,280	-1,281,030	-1,131,030
20	-443,339	950,012	-1,750,012	-1,629,262	-1,300,012	-1,150,012
30	-452,197	968,994	-1,768,994	-1,648,244	-1,319,994	-1,168,994
40	-461,055	987,976	-1,787,976	-1,667,226	-1,337,976	-1,187,976
50	-469,914	1,006,958	-1,806,958	-1,686,208	-1,356,958	-1,206,958
60	-478,772	1,025,940	-1,825,940	-1,705,190	-1,375,940	-1,225,940
70	-487,630	1,044,922	-1,844,922	-1,724,172	-1,394,922	-1,244,922
80	-496,489	1,063,904	-1,863,904	-1,743,154	-1,413,904	-1,263,904
90	-505,347	1,082,886	-1,882,886	-1,762,136	-1,432,886	-1,282,886
100	-514,205	1,101,868	-1,901,868	-1,781,118	-1,451,868	-1,301,868
120	-531,922	1,139,832	-1,939,832	-1,819,082	-1,489,832	-1,339,832
140	-549,638	1,177,796	-1,977,796	-1,857,046	-1,527,796	-1,377,796
160	-567,355	1,215,760	-2,015,760	-1,895,010	-1,565,760	-1,415,760
180	-585,071	1,253,725	-2,053,725	-1,932,975	-1,603,725	-1,453,725
200	-602,788	1,291,689	-2,091,689	-1,970,939	-1,641,689	-1,491,689

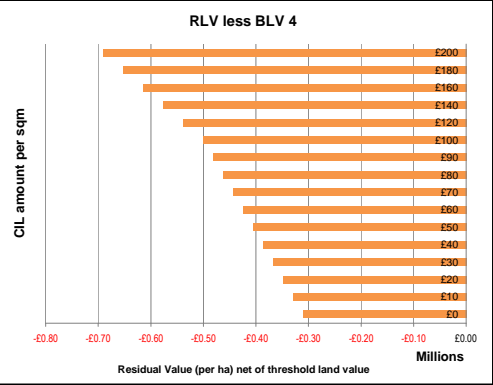
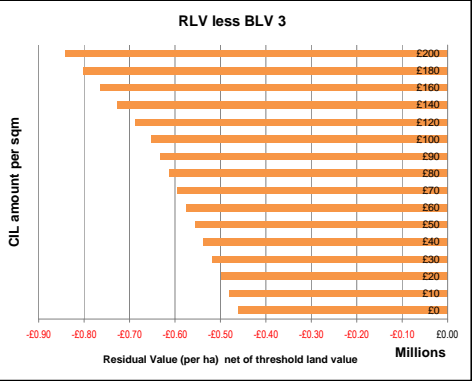
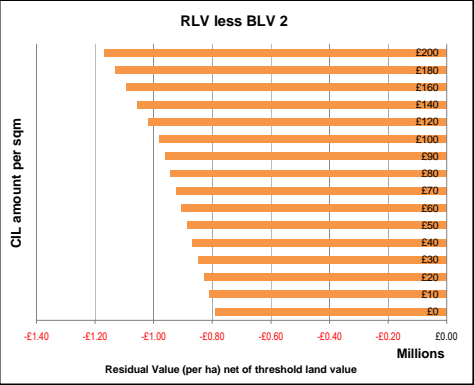
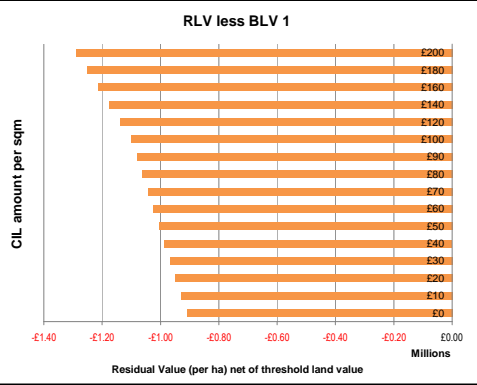


Site type 5 Description: **Area 4   £2088 psm   Bungay** Site area:   0.47 ha

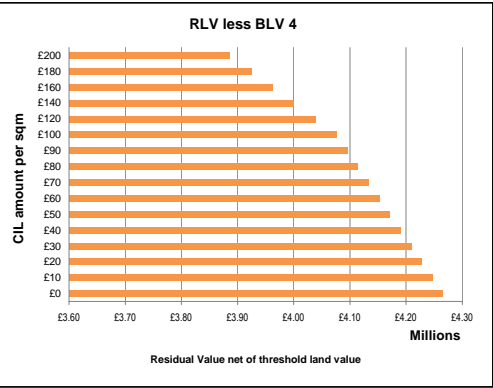
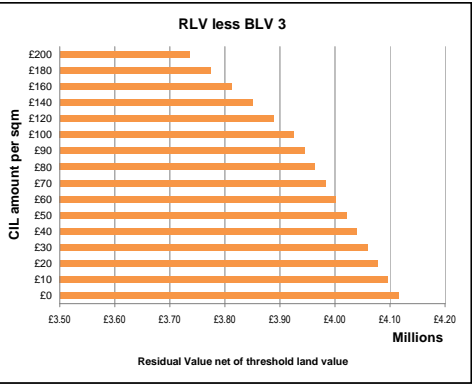
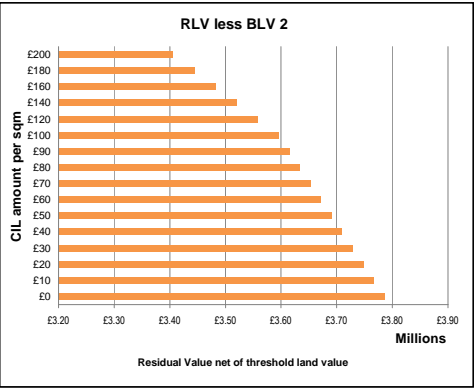
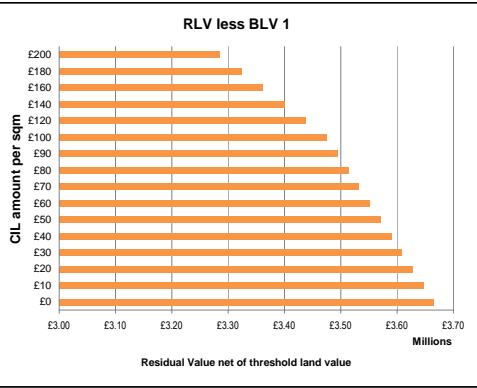
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-268,335	575,004	-1,375,004	-1,254,254	-925,004	-775,004
10	-277,194	593,986	-1,393,986	-1,273,236	-943,986	-793,986
20	-286,052	612,968	-1,412,968	-1,292,218	-962,968	-812,968
30	-294,910	631,951	-1,431,951	-1,311,201	-981,951	-831,951
40	-303,769	650,933	-1,450,933	-1,330,183	-1,000,933	-850,933
50	-312,627	669,915	-1,469,915	-1,349,165	-1,019,915	-869,915
60	-321,485	688,897	-1,488,897	-1,368,147	-1,038,897	-888,897
70	-330,343	707,879	-1,507,879	-1,387,129	-1,057,879	-907,879
80	-339,202	726,861	-1,526,861	-1,406,111	-1,076,861	-926,861
90	-348,060	745,843	-1,545,843	-1,425,093	-1,095,843	-945,843
100	-356,918	764,825	-1,564,825	-1,444,075	-1,114,825	-964,825
120	-374,635	802,789	-1,602,789	-1,482,039	-1,152,789	-1,002,789
140	-392,351	840,753	-1,640,753	-1,520,003	-1,190,753	-1,040,753
160	-410,068	878,717	-1,678,717	-1,557,967	-1,228,717	-1,078,717
180	-427,784	916,681	-1,716,681	-1,595,931	-1,266,681	-1,116,681
200	-445,501	954,645	-1,754,645	-1,633,895	-1,304,645	-1,154,645



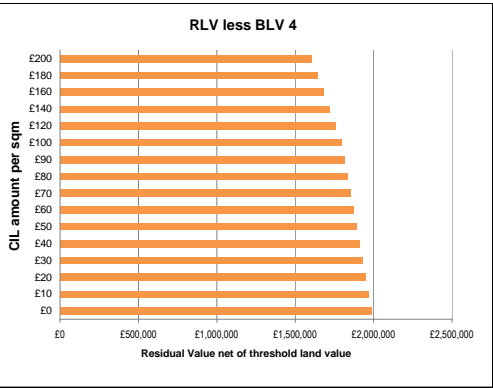
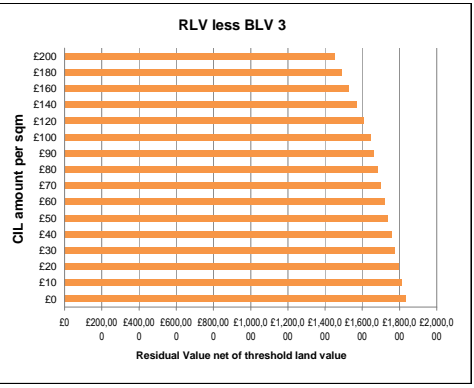
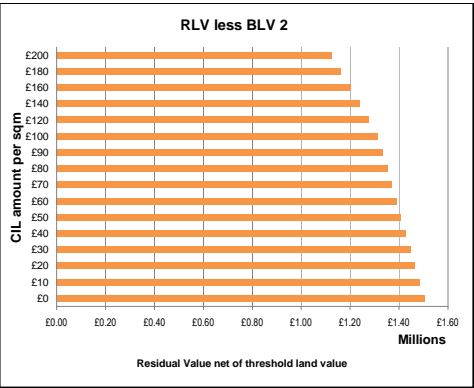
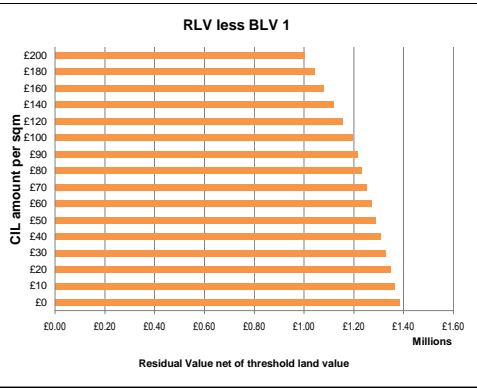
Site type 5	Description:	Area 5 £2325 psm Halesworth					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	-51,609	110,590	-	910,590	-	789,840	-	460,590
10	-60,467	129,572	-	929,572	-	808,822	-	329,572
20	-69,325	148,554	-	948,554	-	827,804	-	498,554
30	-78,183	167,536	-	967,536	-	846,786	-	517,536
40	-87,042	186,518	-	986,518	-	865,768	-	536,518
50	-95,900	205,500	-	1,005,500	-	884,750	-	555,500
60	-104,758	224,482	-	1,024,482	-	903,732	-	574,482
70	-113,617	243,464	-	1,043,464	-	922,714	-	593,464
80	-122,475	262,446	-	1,062,446	-	941,696	-	612,446
90	-131,333	281,428	-	1,081,428	-	960,678	-	631,428
100	-140,191	300,410	-	1,100,410	-	979,660	-	650,410
120	-157,908	338,374	-	1,138,374	-	1,017,624	-	688,374
140	-175,625	376,338	-	1,176,338	-	1,055,588	-	726,338
160	-193,341	414,302	-	1,214,302	-	1,093,552	-	764,302
180	-211,058	452,267	-	1,252,267	-	1,131,517	-	802,267
200	-228,774	490,231	-	1,290,231	-	1,169,481	-	840,231



Site type 5	Description:	Area 6 £4660 psm Southwold					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	2,083,653	4,464,971	3,664,971	3,785,721	4,114,971	4,264,971		
10	2,074,795	4,445,989	3,645,989	3,766,739	4,095,989	4,245,989		
20	2,065,936	4,427,007	3,627,007	3,747,757	4,077,007	4,227,007		
30	2,057,078	4,408,025	3,608,025	3,728,775	4,058,025	4,208,025		
40	2,048,220	4,389,043	3,589,043	3,709,793	4,039,043	4,189,043		
50	2,039,362	4,370,061	3,570,061	3,690,811	4,020,061	4,170,061		
60	2,030,503	4,351,079	3,551,079	3,671,829	4,001,079	4,151,079		
70	2,021,645	4,332,096	3,532,096	3,652,846	3,982,096	4,132,096		
80	2,012,787	4,313,114	3,513,114	3,633,864	3,963,114	4,113,114		
90	2,003,928	4,294,132	3,494,132	3,614,882	3,944,132	4,094,132		
100	1,995,070	4,275,150	3,475,150	3,595,900	3,925,150	4,075,150		
120	1,977,354	4,237,186	3,437,186	3,557,936	3,887,186	4,037,186		
140	1,959,637	4,199,222	3,399,222	3,519,972	3,849,222	3,999,222		
160	1,941,920	4,161,258	3,361,258	3,482,008	3,811,258	3,961,258		
180	1,924,204	4,123,294	3,323,294	3,444,044	3,773,294	3,923,294		
200	1,906,487	4,085,330	3,285,330	3,406,080	3,735,330	3,885,330		



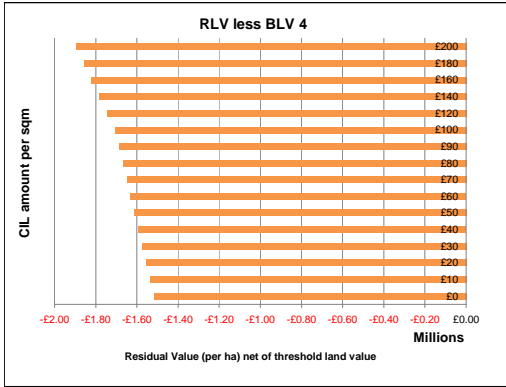
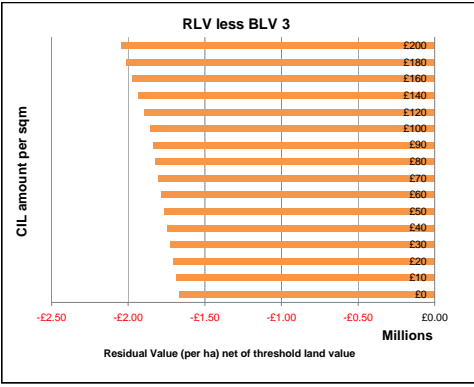
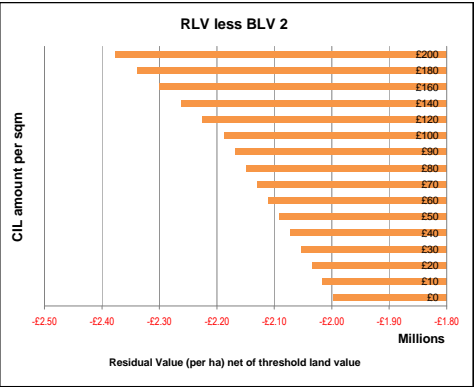
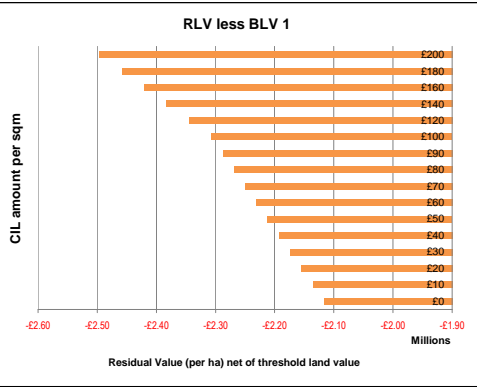
Site type 5	Description:	Area 7 £3495 psm Reydon					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	1,018,308	2,182,089	1,382,089	1,502,839	1,832,089	1,982,089		
10	1,009,450	2,163,107	1,363,107	1,483,857	1,813,107	1,963,107		
20	1,000,592	2,144,125	1,344,125	1,464,875	1,794,125	1,944,125		
30	991,733	2,125,143	1,325,143	1,445,893	1,775,143	1,925,143		
40	982,875	2,106,161	1,306,161	1,426,911	1,756,161	1,906,161		
50	974,017	2,087,179	1,287,179	1,407,929	1,737,179	1,887,179		
60	965,159	2,068,197	1,268,197	1,388,947	1,718,197	1,868,197		
70	956,300	2,049,215	1,249,215	1,369,965	1,699,215	1,849,215		
80	947,442	2,030,233	1,230,233	1,350,983	1,680,233	1,830,233		
90	938,584	2,011,251	1,211,251	1,332,001	1,661,251	1,811,251		
100	929,726	1,992,269	1,192,269	1,313,019	1,642,269	1,792,269		
120	912,009	1,954,305	1,154,305	1,275,055	1,604,305	1,754,305		
140	894,292	1,916,341	1,116,341	1,237,091	1,566,341	1,716,341		
160	876,576	1,878,377	1,078,377	1,199,127	1,528,377	1,678,377		
180	858,859	1,840,413	1,040,413	1,161,163	1,490,413	1,640,413		
200	841,143	1,802,449	1,002,449	1,123,199	1,452,449	1,602,449		



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
35 UNITS					
FLATS					
75 UPH					
CSH level:	3	10% Sales value inflation			
Aff Hsg:	35%	5% Build cost inflation			
		Profit			

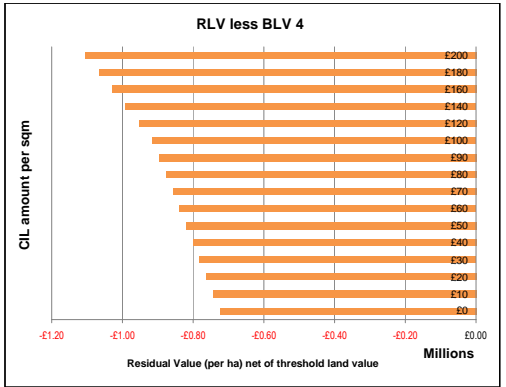
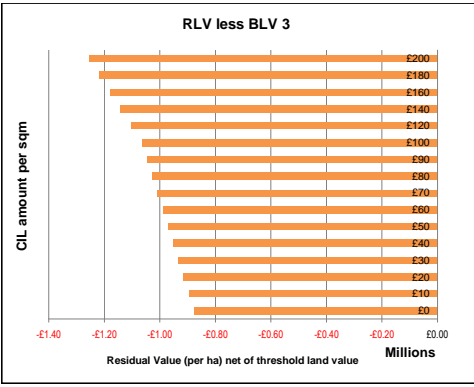
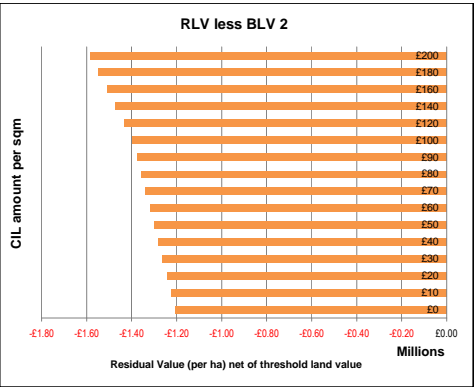
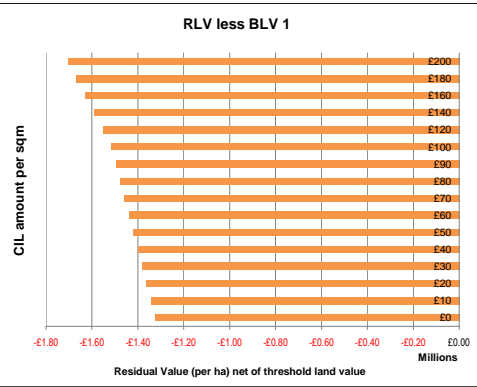
Site type 5	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-614,654	1,317,115	-2,117,115	1,996,365	1,667,115	1,517,115
10	-623,512	1,336,097	-2,136,097	2,015,347	1,686,097	1,536,097
20	-632,370	1,355,079	-2,155,079	2,034,329	1,705,079	1,555,079
30	-641,229	1,374,061	-2,174,061	2,053,311	1,724,061	1,574,061
40	-650,087	1,393,043	-2,193,043	2,072,293	1,743,043	1,593,043
50	-658,945	1,412,026	-2,212,026	2,091,276	1,762,026	1,612,026
60	-667,804	1,431,008	-2,231,008	2,110,258	1,781,008	1,631,008
70	-676,662	1,449,990	-2,249,990	2,129,240	1,799,990	1,649,990
80	-685,520	1,468,972	-2,268,972	2,148,222	1,818,972	1,668,972
90	-694,378	1,487,954	-2,287,954	2,167,204	1,837,954	1,687,954
100	-703,237	1,506,936	-2,306,936	2,186,186	1,856,936	1,706,936
120	-720,953	1,544,900	-2,344,900	2,224,114	1,894,900	1,744,900
140	-738,670	1,582,864	-2,382,864	2,262,114	1,932,864	1,782,864
160	-756,386	1,620,828	-2,420,828	2,300,078	1,970,828	1,820,828
180	-774,103	1,658,792	-2,458,792	2,338,042	2,008,792	1,858,792
200	-791,820	1,696,756	-2,496,756	2,376,006	2,046,756	1,896,756



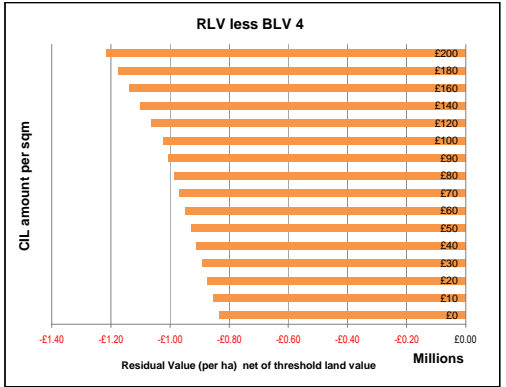
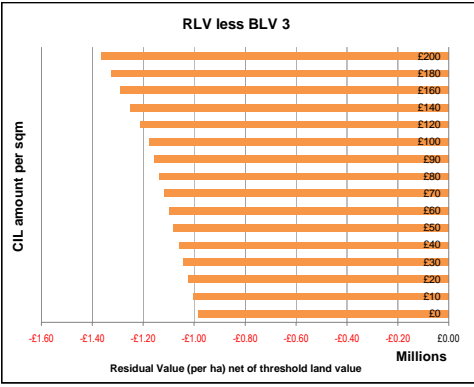
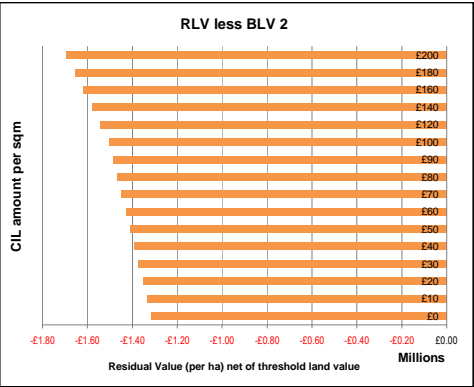
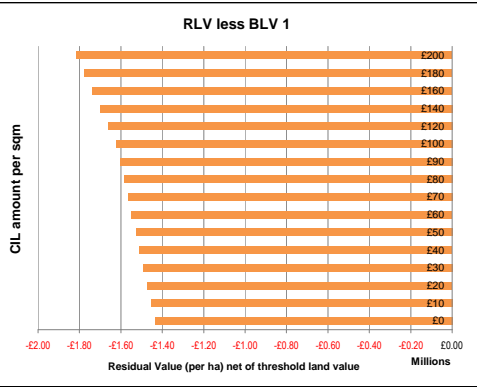
Site type 5	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-245,116	525,249	-1,325,249	1,204,499	875,249	725,249
10	-253,974	544,231	-1,344,231	1,223,481	894,231	744,231
20	-262,833	563,213	-1,363,213	1,242,463	913,213	763,213
30	-271,691	582,195	-1,382,195	1,261,445	932,195	782,195
40	-280,549	601,177	-1,401,177	1,280,427	951,177	801,177
50	-289,408	620,159	-1,420,159	1,299,409	970,159	820,159
60	-298,266	639,141	-1,439,141	1,318,391	989,141	839,141
70	-307,124	658,123	-1,458,123	1,337,373	1,008,123	858,123
80	-315,982	677,105	-1,477,105	1,356,355	1,027,105	877,105
90	-324,841	696,087	-1,496,087	1,375,337	1,046,087	896,087
100	-333,699	715,069	-1,515,069	1,394,319	1,065,069	915,069
120	-351,416	753,033	-1,553,033	1,432,283	1,103,033	953,033
140	-369,132	790,997	-1,590,997	1,470,247	1,140,997	990,997
160	-386,849	828,962	-1,628,962	1,508,212	1,178,962	1,028,962
180	-404,565	866,926	-1,666,926	1,546,176	1,216,926	1,066,926
200	-422,282	904,890	-1,704,890	1,584,140	1,254,890	1,104,890



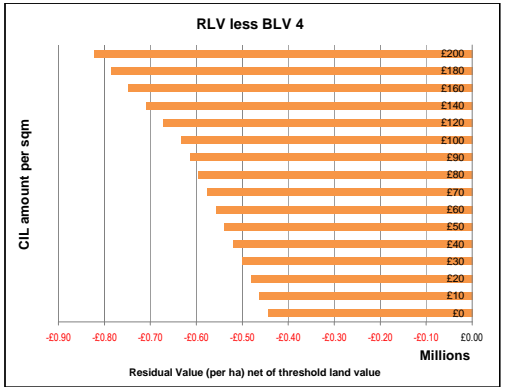
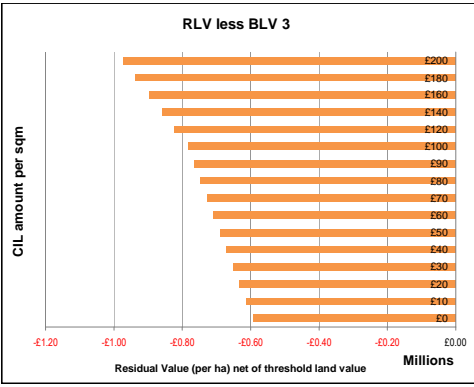
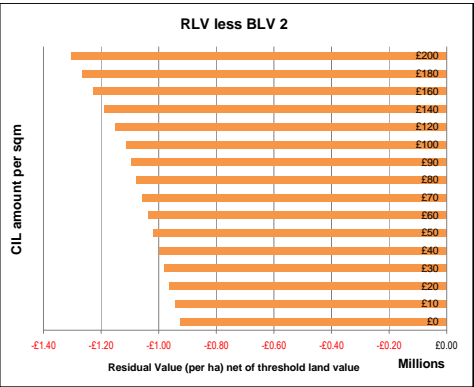
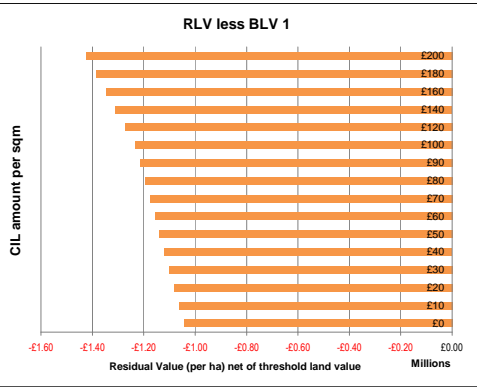
Site type 5	Description:	Area 3	£1916 psm	Beccles	Site area:	0.47 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-295,941	634,159	-1,434,159	1,313,409	984,159	834,159
10	-304,799	653,141	-1,453,141	1,332,391	1,003,141	853,141
20	-313,657	672,123	-1,472,123	1,351,373	1,022,123	872,123
30	-322,516	691,105	-1,491,105	1,370,355	1,041,105	891,105
40	-331,374	710,087	-1,510,087	1,389,337	1,060,087	910,087
50	-340,232	729,069	-1,529,069	1,408,319	1,079,069	929,069
60	-349,091	748,051	-1,548,051	1,427,301	1,098,051	948,051
70	-357,949	767,033	-1,567,033	1,446,283	1,117,033	967,033
80	-366,807	786,015	-1,586,015	1,465,265	1,136,015	986,015
90	-375,665	804,997	-1,604,997	1,484,247	1,154,997	1,004,997
100	-384,524	823,979	-1,623,979	1,503,229	1,173,979	1,023,979
120	-402,240	861,943	-1,661,943	1,541,193	1,211,943	1,061,943
140	-419,957	899,907	-1,699,907	1,579,157	1,249,907	1,099,907
160	-437,673	937,872	-1,737,872	1,617,122	1,287,872	1,137,872
180	-455,390	975,836	-1,775,836	1,655,086	1,325,836	1,175,836
200	-473,107	1,013,800	-1,813,800	1,693,050	1,363,800	1,213,800



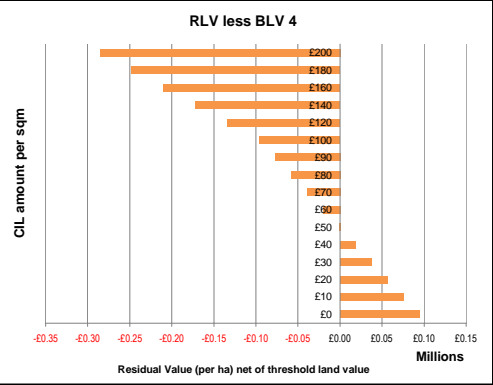
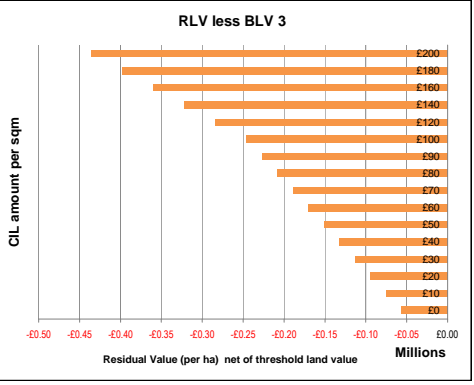
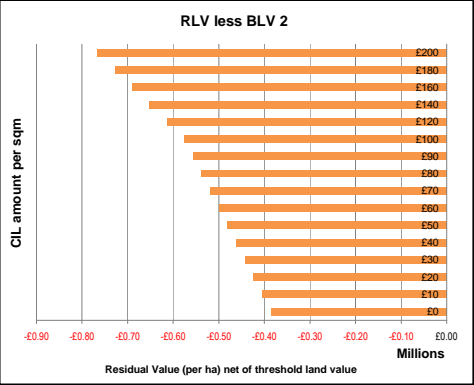
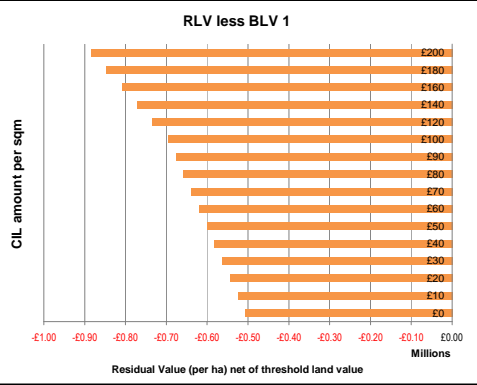
Site type 5	Description:	Area 4	£2088 psm	Bungay	Site area:	0.47 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,819	243,898	-1,043,898	923,148	593,898	443,898
10	-122,677	262,880	-1,062,880	942,130	612,880	462,880
20	-131,536	281,862	-1,081,862	961,112	631,862	481,862
30	-140,394	300,844	-1,100,844	980,094	650,844	500,844
40	-149,252	319,826	-1,119,826	999,076	669,826	519,826
50	-158,111	338,808	-1,138,808	1,018,058	688,808	538,808
60	-166,969	357,790	-1,157,790	1,037,040	707,790	557,790
70	-175,827	376,772	-1,176,772	1,056,022	726,772	576,772
80	-184,685	395,754	-1,195,754	1,075,004	745,754	595,754
90	-193,544	414,736	-1,214,736	1,093,986	764,736	614,736
100	-202,402	433,718	-1,233,718	1,112,968	783,718	633,718
120	-220,119	471,683	-1,271,683	1,150,933	821,683	671,683
140	-237,835	509,647	-1,309,647	1,188,897	859,647	709,647
160	-255,552	547,611	-1,347,611	1,226,861	897,611	747,611
180	-273,268	585,575	-1,385,575	1,264,825	935,575	785,575
200	-290,985	623,539	-1,423,539	1,302,789	973,539	823,539



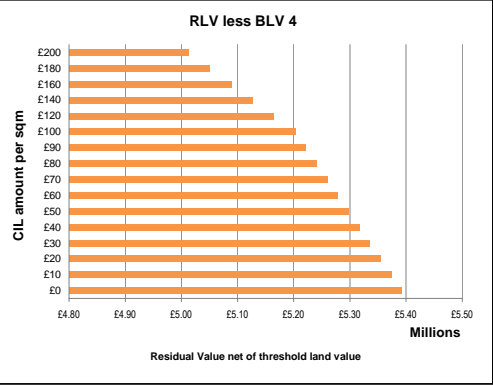
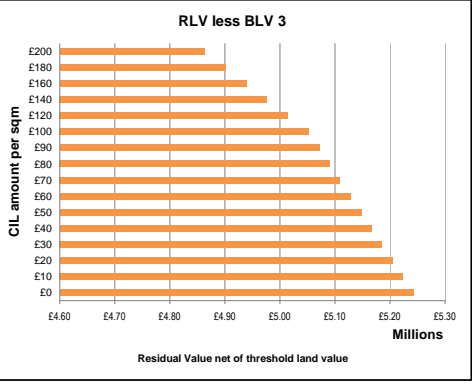
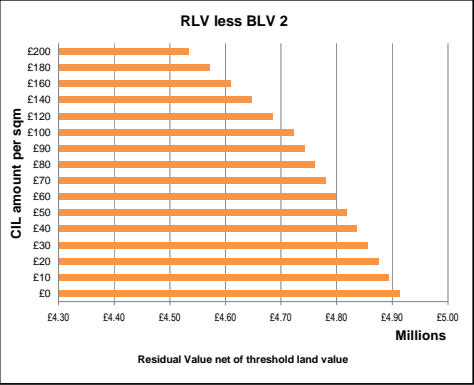
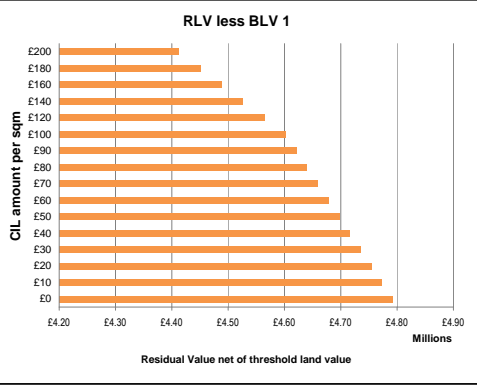
Site type 5 Description: **Area 5 £2325 psm Halesworth** Site area: 0.47 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,128	293,845	506,155	385,405	56,155	93,845
10	128,269	274,863	525,137	404,387	75,137	74,863
20	119,411	255,881	544,119	423,369	94,119	55,881
30	110,553	236,899	563,101	442,351	113,101	36,899
40	101,695	217,917	582,083	461,333	132,083	17,917
50	92,836	198,935	601,065	480,315	151,065	1,065
60	83,978	179,953	620,047	499,297	170,047	20,047
70	75,120	160,971	639,029	518,279	189,029	39,029
80	66,261	141,989	658,011	537,261	208,011	58,011
90	57,403	123,007	676,993	556,243	226,993	76,993
100	48,545	104,025	695,975	575,225	245,975	95,975
120	30,828	66,061	733,939	613,189	283,939	133,939
140	13,112	28,097	771,903	651,153	321,903	171,903
160	-4,605	9,868	809,868	689,118	359,868	209,868
180	-22,321	47,832	847,832	727,082	397,832	247,832
200	-40,038	85,796	885,796	765,046	435,796	285,796



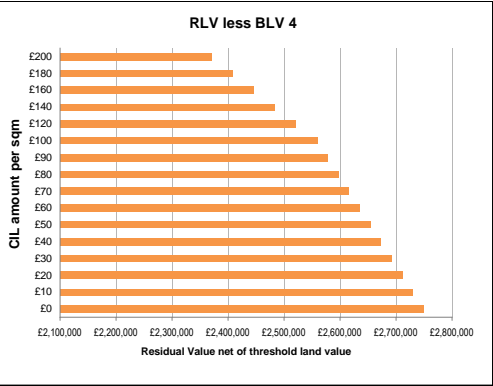
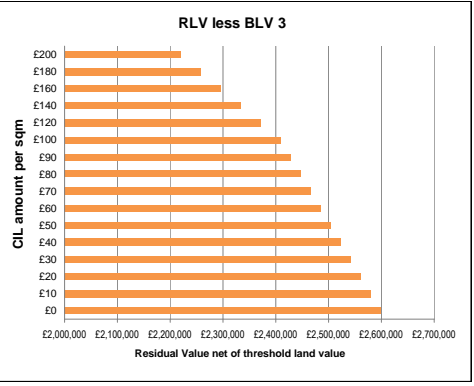
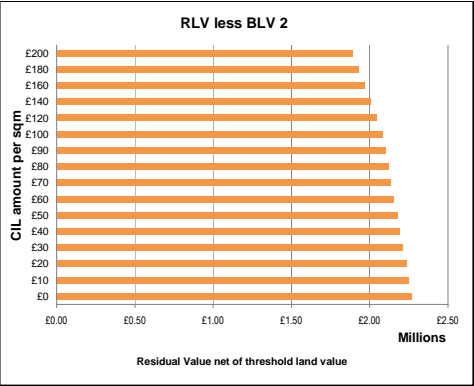
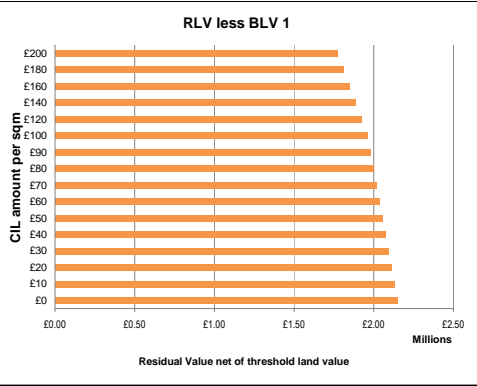
Site type 5 Description: **Area 6 £4660 psm Southwold** Site area: 0.47 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,609,536	5,591,863	4,791,863	4,912,613	5,241,863	5,391,863
10	2,600,678	5,572,881	4,772,881	4,893,631	5,222,881	5,372,881
20	2,591,819	5,553,899	4,753,899	4,874,649	5,203,899	5,353,899
30	2,582,961	5,534,917	4,734,917	4,855,667	5,184,917	5,334,917
40	2,574,103	5,515,934	4,715,934	4,836,684	5,165,934	5,315,934
50	2,565,244	5,496,952	4,696,952	4,817,702	5,146,952	5,296,952
60	2,556,386	5,477,970	4,677,970	4,798,720	5,127,970	5,277,970
70	2,547,528	5,458,988	4,658,988	4,779,738	5,108,988	5,258,988
80	2,538,670	5,440,006	4,640,006	4,760,756	5,090,006	5,240,006
90	2,529,811	5,421,024	4,621,024	4,741,774	5,071,024	5,221,024
100	2,520,953	5,402,042	4,602,042	4,722,792	5,052,042	5,202,042
120	2,503,236	5,364,078	4,564,078	4,684,828	5,014,078	5,164,078
140	2,485,520	5,326,114	4,526,114	4,646,864	4,976,114	5,126,114
160	2,467,803	5,288,150	4,488,150	4,608,900	4,938,150	5,088,150
180	2,450,087	5,250,186	4,450,186	4,570,936	4,900,186	5,050,186
200	2,432,370	5,212,222	4,412,222	4,532,972	4,862,222	5,012,222



Site type 5 Description: **Area 7 £3495 psm Reydon** Site area: 0.47 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,375,979	2,948,526	2,148,526	2,269,276	2,598,526	2,748,526
10	1,367,121	2,929,544	2,129,544	2,250,294	2,579,544	2,729,544
20	1,358,262	2,910,562	2,110,562	2,231,312	2,560,562	2,710,562
30	1,349,404	2,891,580	2,091,580	2,212,330	2,541,580	2,691,580
40	1,340,546	2,872,598	2,072,598	2,193,348	2,522,598	2,672,598
50	1,331,687	2,853,616	2,053,616	2,174,366	2,503,616	2,653,616
60	1,322,829	2,834,634	2,034,634	2,155,384	2,484,634	2,634,634
70	1,313,971	2,815,652	2,015,652	2,136,402	2,465,652	2,615,652
80	1,305,113	2,796,670	1,996,670	2,117,420	2,446,670	2,596,670
90	1,296,254	2,777,688	1,977,688	2,098,438	2,427,688	2,577,688
100	1,287,396	2,758,706	1,958,706	2,079,456	2,408,706	2,558,706
120	1,269,679	2,720,742	1,920,742	2,041,492	2,370,742	2,520,742
140	1,251,963	2,682,778	1,882,778	2,003,528	2,332,778	2,482,778
160	1,234,246	2,644,814	1,844,814	1,965,564	2,294,814	2,444,814
180	1,216,530	2,606,850	1,806,850	1,927,600	2,256,850	2,406,850
200	1,198,813	2,568,885	1,768,885	1,889,635	2,218,885	2,368,885



CIL Viability   Waveney District

SITE TYPE   5

35 UNITS

FLATS

75 UPH

CSH level:   4

Aff Hsg:   35%

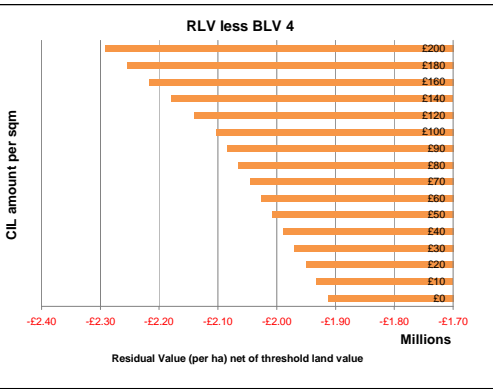
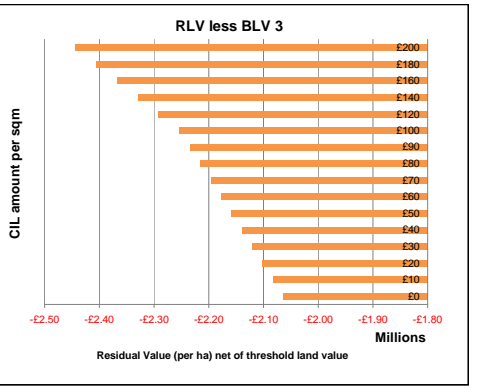
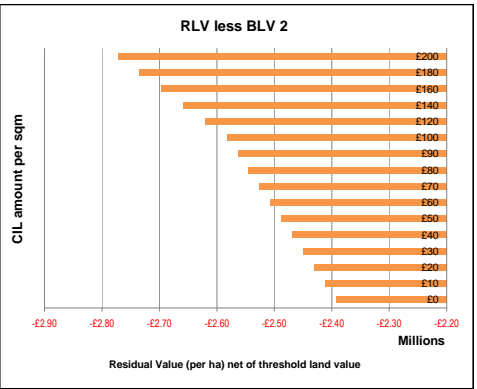
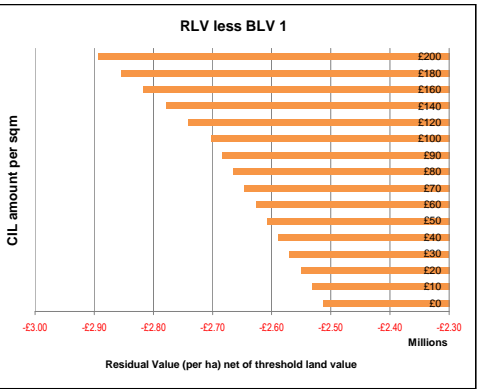
Sales value inflation

Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

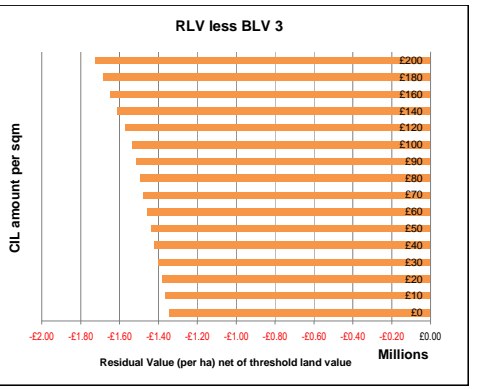
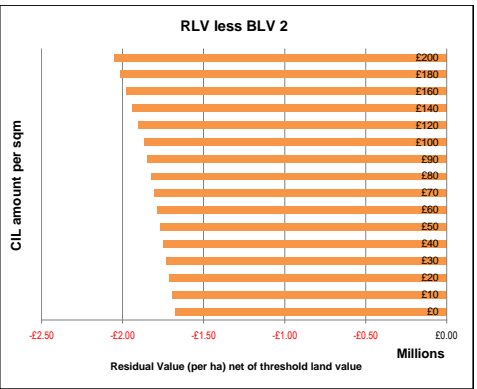
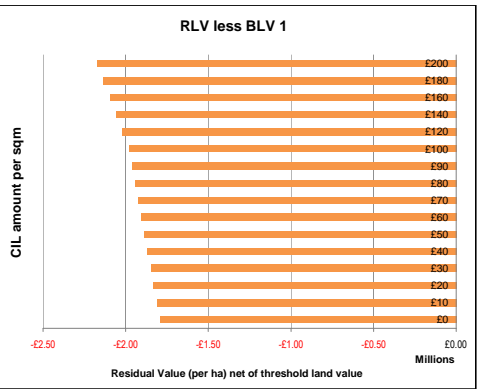


Site type 5

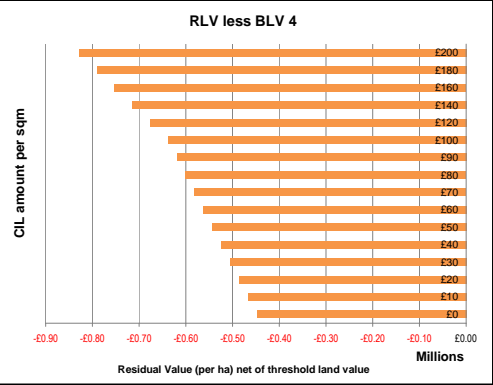
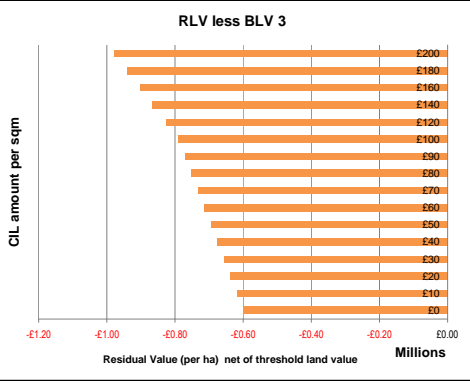
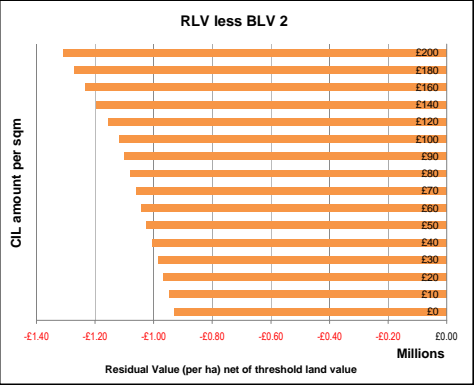
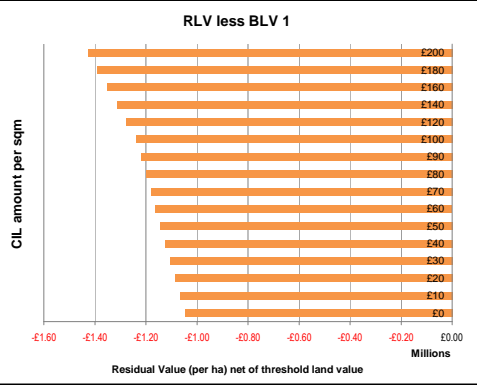
Description:   **Area 2   £1964 psm   Lowestoft Burbs**

Site area:   0.47 ha

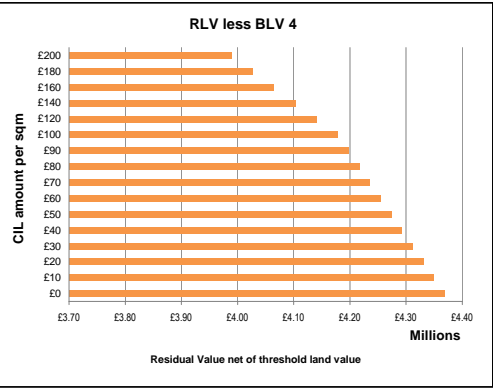
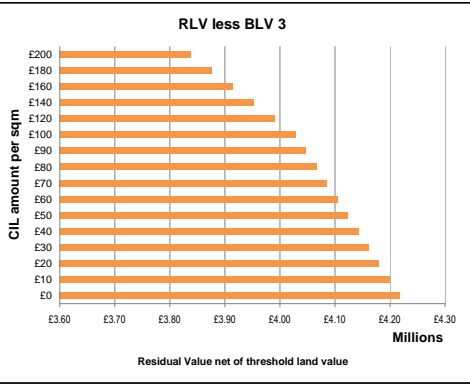
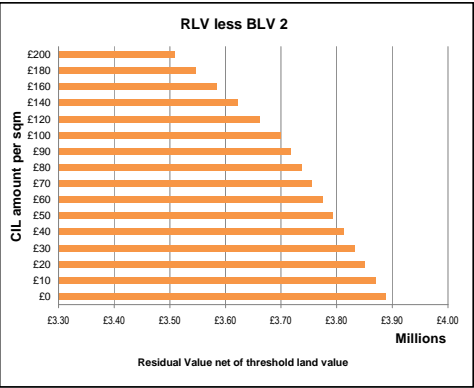
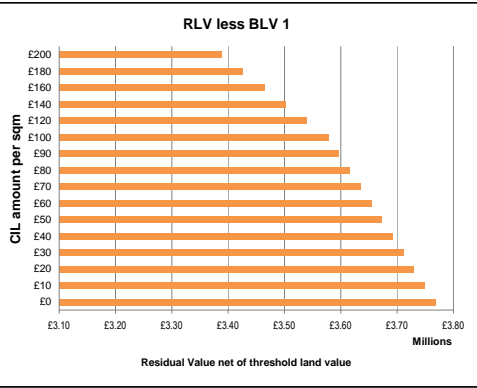
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-463,562	993,347	-1,793,347	-1,672,597	-1,343,347	-1,193,347
10	-472,420	1,012,329	-1,812,329	-1,691,579	-1,362,329	-1,212,329
20	-481,278	1,031,311	-1,831,311	-1,710,561	-1,381,311	-1,231,311
30	-490,137	1,050,293	-1,850,293	-1,729,543	-1,400,293	-1,250,293
40	-498,995	1,069,275	-1,869,275	-1,748,525	-1,419,275	-1,269,275
50	-507,853	1,088,257	-1,888,257	-1,767,507	-1,438,257	-1,288,257
60	-516,711	1,107,239	-1,907,239	-1,786,489	-1,457,239	-1,307,239
70	-525,570	1,126,221	-1,926,221	-1,805,471	-1,476,221	-1,326,221
80	-534,428	1,145,203	-1,945,203	-1,824,453	-1,495,203	-1,345,203
90	-543,286	1,164,185	-1,964,185	-1,843,435	-1,514,185	-1,364,185
100	-552,145	1,183,167	-1,983,167	-1,862,417	-1,533,167	-1,383,167
120	-569,861	1,221,131	-2,021,131	-1,900,381	-1,571,131	-1,421,131
140	-587,578	1,259,095	-2,059,095	-1,938,345	-1,609,095	-1,459,095
160	-605,294	1,297,059	-2,097,059	-1,976,309	-1,647,059	-1,497,059
180	-623,011	1,335,023	-2,135,023	-2,014,273	-1,685,023	-1,535,023
200	-640,727	1,372,987	-2,172,987	-2,052,237	-1,722,987	-1,572,987



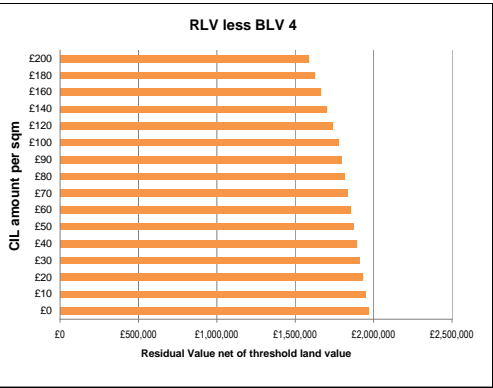
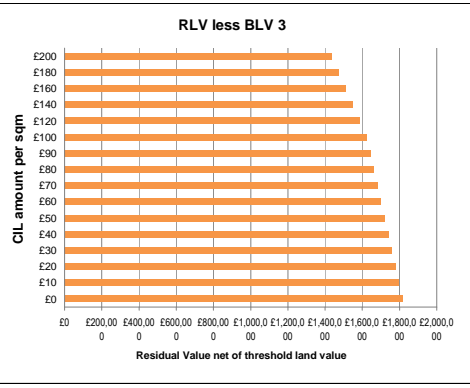
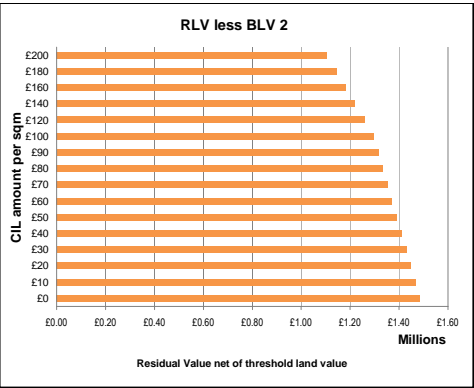
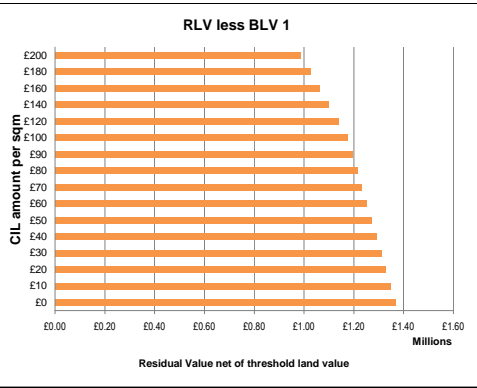
Site type 5	Description:	Area 5 £2325 psm Halesworth					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	-116,067	248,716	-1,048,716	927,966	-598,716	-448,716		
10	-124,926	267,698	-1,067,698	946,948	-617,698	-467,698		
20	-133,784	286,680	-1,086,680	965,930	-636,680	-486,680		
30	-142,642	305,662	-1,105,662	984,912	-655,662	-505,662		
40	-151,501	324,644	-1,124,644	1,003,894	-674,644	-524,644		
50	-160,359	343,626	-1,143,626	1,022,876	-693,626	-543,626		
60	-169,217	362,608	-1,162,608	1,041,858	-712,608	-562,608		
70	-178,075	381,590	-1,181,590	1,060,840	-731,590	-581,590		
80	-186,934	400,572	-1,200,572	1,079,822	-750,572	-600,572		
90	-195,792	419,554	-1,219,554	1,098,804	-769,554	-619,554		
100	-204,650	438,536	-1,238,536	1,117,786	-788,536	-638,536		
120	-222,367	476,500	-1,276,500	1,155,750	-826,500	-676,500		
140	-240,083	514,464	-1,314,464	1,193,714	-864,464	-714,464		
160	-257,800	552,428	-1,352,428	1,231,678	-902,428	-752,428		
180	-275,517	590,393	-1,390,393	1,269,643	-940,393	-790,393		
200	-293,233	628,357	-1,428,357	1,307,607	-978,357	-828,357		



Site type 5	Description:	Area 6 £4660 psm Southwold					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	2,131,576	4,567,664	3,767,664	3,888,414	4,217,664	4,367,664		
10	2,122,718	4,548,682	3,748,682	3,869,432	4,198,682	4,348,682		
20	2,113,860	4,529,700	3,729,700	3,850,450	4,179,700	4,329,700		
30	2,105,002	4,510,718	3,710,718	3,831,468	4,160,718	4,310,718		
40	2,096,143	4,491,736	3,691,736	3,812,486	4,141,736	4,291,736		
50	2,087,285	4,472,754	3,672,754	3,793,504	4,122,754	4,272,754		
60	2,078,427	4,453,772	3,653,772	3,774,522	4,103,772	4,253,772		
70	2,069,568	4,434,790	3,634,790	3,755,540	4,084,790	4,234,790		
80	2,060,710	4,415,807	3,615,807	3,736,557	4,065,807	4,215,807		
90	2,051,852	4,396,825	3,596,825	3,717,575	4,046,825	4,196,825		
100	2,042,994	4,377,843	3,577,843	3,698,593	4,027,843	4,177,843		
120	2,025,277	4,339,879	3,539,879	3,660,629	3,989,879	4,139,879		
140	2,007,560	4,301,915	3,501,915	3,622,665	3,951,915	4,101,915		
160	1,989,844	4,263,951	3,463,951	3,584,701	3,913,951	4,063,951		
180	1,972,127	4,225,987	3,425,987	3,546,737	3,875,987	4,025,987		
200	1,954,411	4,188,023	3,388,023	3,508,773	3,838,023	3,988,023		



Site type 5	Description:	Area 7 £3495 psm Reydon					Site area:	0.47 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	1,010,161	2,164,631	1,364,631	1,485,381	1,814,631	1,964,631		
10	1,001,303	2,145,649	1,345,649	1,466,399	1,795,649	1,945,649		
20	992,444	2,126,667	1,326,667	1,447,417	1,776,667	1,926,667		
30	983,586	2,107,685	1,307,685	1,428,435	1,757,685	1,907,685		
40	974,728	2,088,703	1,288,703	1,409,453	1,738,703	1,888,703		
50	965,870	2,069,721	1,269,721	1,390,471	1,719,721	1,869,721		
60	957,011	2,050,738	1,250,738	1,371,488	1,700,738	1,850,738		
70	948,153	2,031,756	1,231,756	1,352,506	1,681,756	1,831,756		
80	939,295	2,012,774	1,212,774	1,333,524	1,662,774	1,812,774		
90	930,436	1,993,792	1,193,792	1,314,542	1,643,792	1,793,792		
100	921,578	1,974,810	1,174,810	1,295,560	1,624,810	1,774,810		
120	903,862	1,936,846	1,136,846	1,257,596	1,586,846	1,736,846		
140	886,145	1,898,882	1,098,882	1,219,632	1,548,882	1,698,882		
160	868,428	1,860,918	1,060,918	1,181,668	1,510,918	1,660,918		
180	850,712	1,822,954	1,022,954	1,143,704	1,472,954	1,622,954		
200	832,995	1,784,990	984,990	1,105,740	1,434,990	1,584,990		

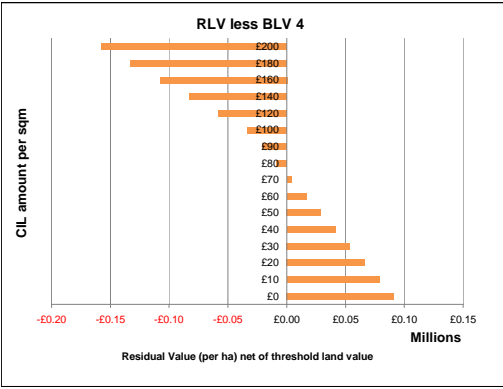
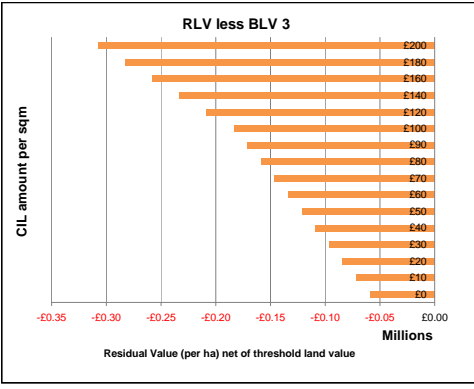
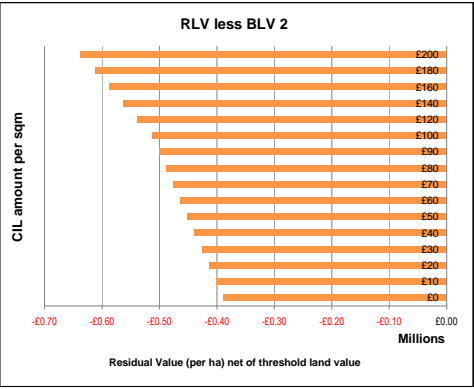
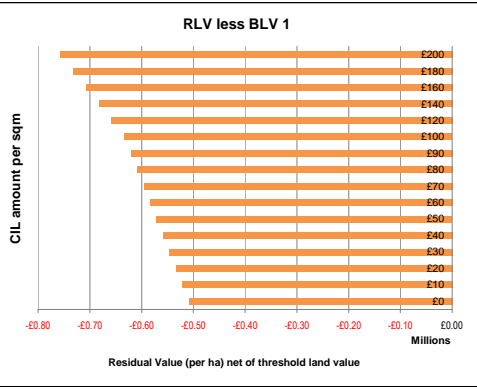




CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	6	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
40 UNITS					
HOUSES					
45 UPH					
CSH level:	3		Sales value inflation		
Aff Hsg:	35%		Build cost inflation		
			Profit		

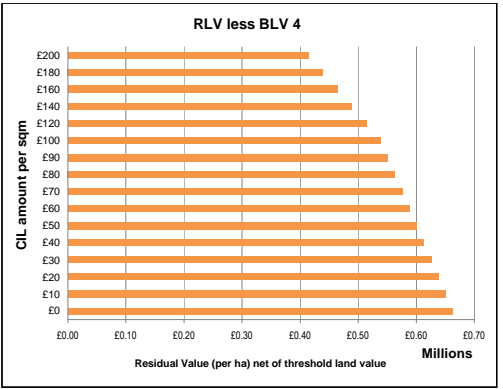
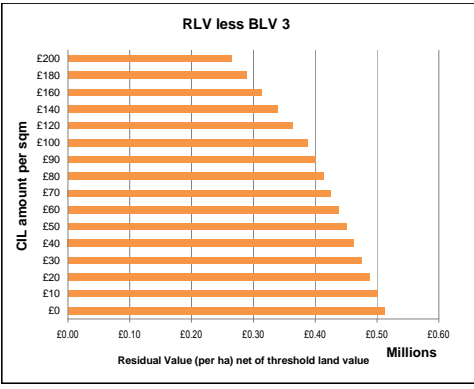
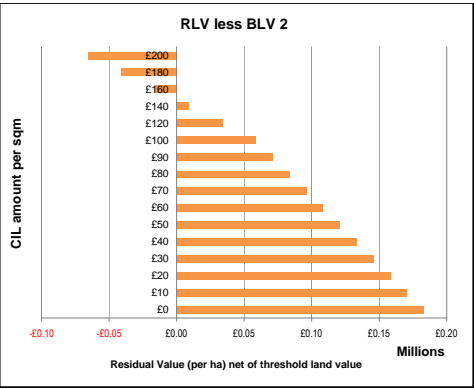
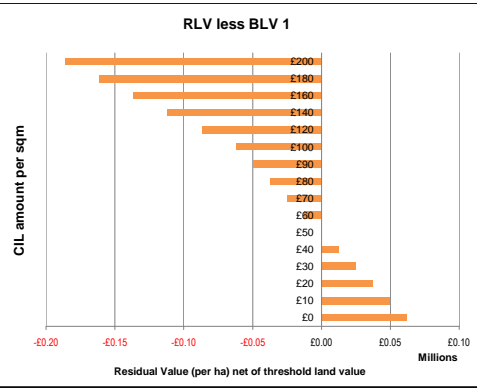
Site type 6	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.89 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,618	290,945	-509,055	388,305	-59,055	90,945
10	247,573	278,519	-521,481	400,731	-71,481	78,519
20	236,527	266,093	-533,907	413,157	-83,907	66,093
30	225,482	253,667	-546,333	425,583	-96,333	53,667
40	214,436	241,241	-558,759	438,009	-108,759	41,241
50	203,391	228,815	-571,185	450,435	-121,185	28,815
60	192,346	216,389	-583,611	462,861	-133,611	16,389
70	181,300	203,963	-596,037	475,287	-146,037	3,963
80	170,255	191,537	-608,463	487,713	-158,463	-8,463
90	159,210	179,111	-620,889	500,139	-170,889	-20,889
100	148,164	166,685	-633,315	512,565	-183,315	-33,315
120	126,074	141,833	-658,167	537,417	-208,167	-58,167
140	103,983	116,981	-683,019	562,269	-233,019	-83,019
160	81,892	92,129	-707,871	587,121	-257,871	-107,871
180	59,802	67,277	-732,723	611,973	-282,723	-132,723
200	37,711	42,425	-757,575	636,825	-307,575	-157,575



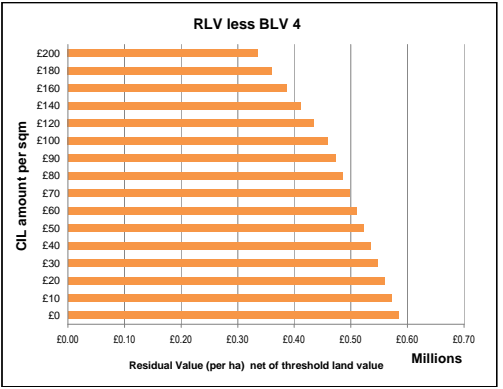
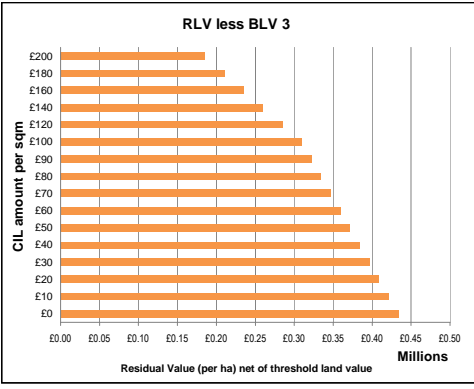
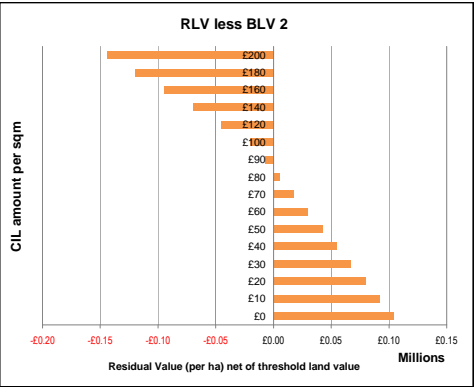
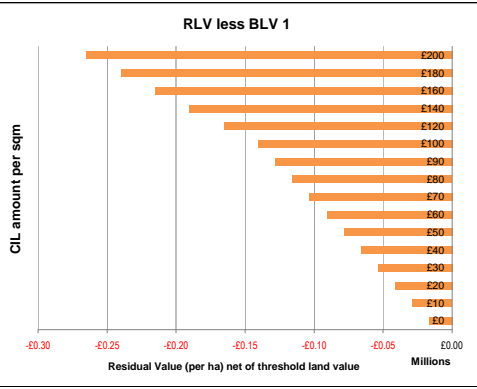
Site type 6	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.89 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,396	862,195	-62,195	182,945	-512,195	662,195
10	755,350	849,769	-49,769	170,519	-499,769	649,769
20	744,305	837,343	-37,343	158,093	-487,343	637,343
30	733,260	824,917	-24,917	145,667	-474,917	624,917
40	722,214	812,491	-12,491	133,241	-462,491	612,491
50	711,169	800,065	65	120,815	-450,065	600,065
60	700,124	787,639	12,361	108,389	-437,639	587,639
70	689,078	775,213	24,787	95,963	-425,213	575,213
80	678,033	762,787	37,213	83,537	-412,787	562,787
90	666,988	750,361	49,639	71,111	-400,361	550,361
100	655,942	737,935	62,065	58,685	-387,935	537,935
120	633,852	713,083	86,917	33,833	-363,083	513,083
140	611,761	688,231	111,769	8,981	-338,231	488,231
160	589,670	663,379	136,621	-15,871	-313,379	463,379
180	567,579	638,527	161,473	-40,723	-288,527	438,527
200	545,489	613,675	186,325	-65,575	-263,675	413,675



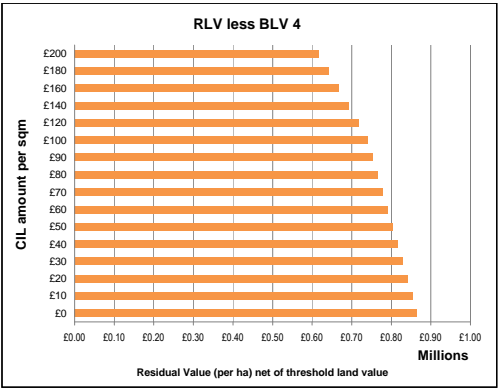
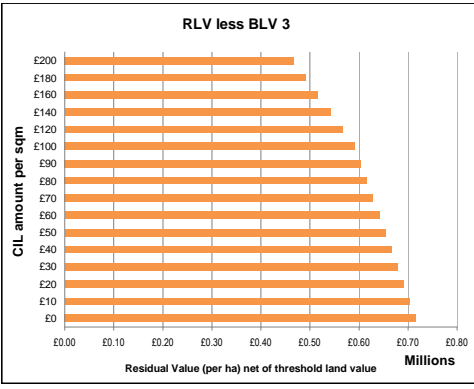
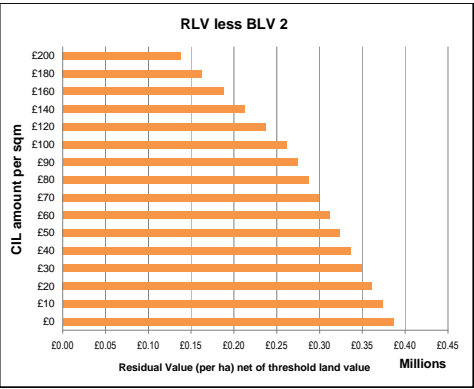
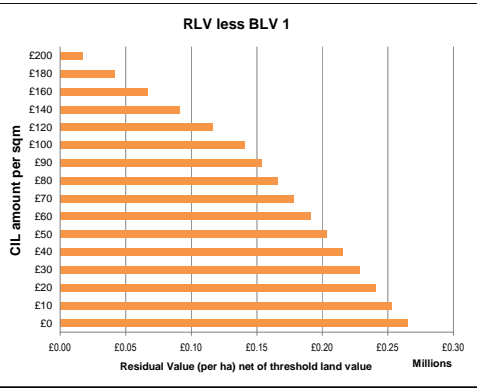
Site type 6	Description:	Area 3	£1916 psm	Beccles	Site area:	0.89 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	696,558	783,628	-16,372	104,378	-433,628	583,628
10	685,513	771,202	-28,798	91,952	-421,202	571,202
20	674,467	758,776	-41,224	79,526	-408,776	558,776
30	663,422	746,350	-53,650	67,100	-396,350	546,350
40	652,377	733,924	-66,076	54,674	-383,924	533,924
50	641,331	721,498	-78,502	42,248	-371,498	521,498
60	630,286	709,072	-90,928	29,822	-359,072	509,072
70	619,241	696,646	-103,354	17,396	-346,646	496,646
80	608,195	684,220	-115,780	4,970	-334,220	484,220
90	597,150	671,794	-128,206	7,456	-321,794	471,794
100	586,105	659,368	-140,632	19,882	-309,368	459,368
120	564,014	634,516	-165,484	44,734	-284,516	434,516
140	541,923	609,664	-190,336	69,586	-259,664	409,664
160	519,833	584,812	-215,188	94,438	-234,812	384,812
180	497,742	559,960	-240,040	119,290	-209,960	359,960
200	475,651	535,108	-264,892	144,142	-185,108	335,108



Site type 6	Description:	Area 4	£2088 psm	Bungay	Site area:	0.89 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	946,810	1,065,161	-265,161	385,911	-715,161	865,161
10	935,764	1,052,735	-252,735	373,485	-702,735	852,735
20	924,719	1,040,309	-240,309	361,059	-690,309	840,309
30	913,674	1,027,883	-227,883	348,633	-677,883	827,883
40	902,628	1,015,457	-215,457	336,207	-665,457	815,457
50	891,583	1,003,031	-203,031	323,781	-653,031	803,031
60	880,538	990,605	-190,605	311,355	-640,605	790,605
70	869,492	978,179	-178,179	298,929	-628,179	778,179
80	858,447	965,753	-165,753	286,503	-615,753	765,753
90	847,402	953,327	-153,327	274,077	-603,327	753,327
100	836,356	940,901	-140,901	261,651	-590,901	740,901
120	814,265	916,049	-116,049	236,799	-566,049	716,049
140	792,175	891,197	-91,197	211,947	-541,197	691,197
160	770,084	866,345	-66,345	187,095	-516,345	666,345
180	747,993	841,493	-41,493	162,243	-491,493	641,493
200	725,903	816,641	-16,641	137,391	-466,641	616,641

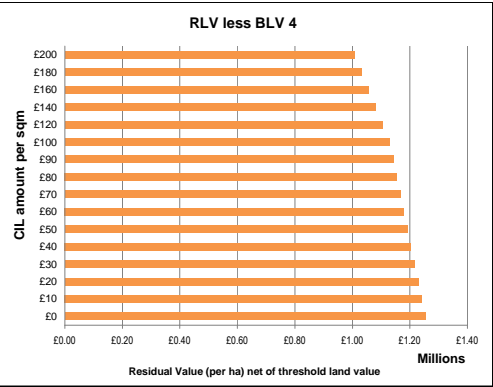
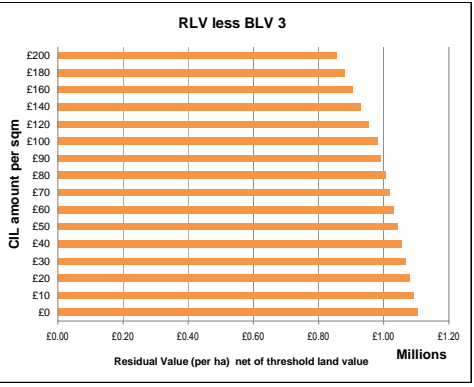
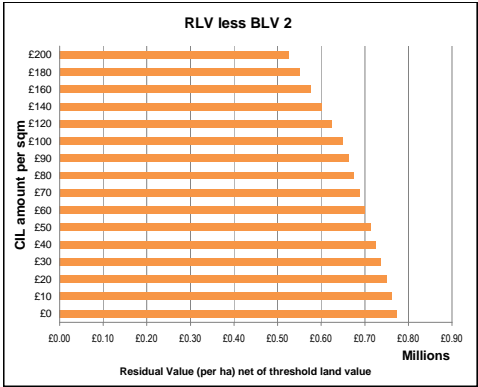
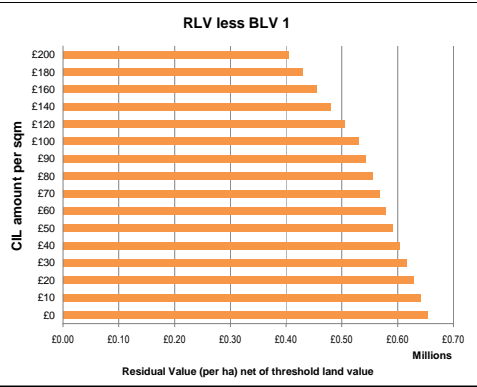


Site type 6

Description: **Area 5** **E2325 psm Halesworth**

Site area: 0.89 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,291,633	1,453,087	653,087	773,837	1,103,087	1,253,087
10	1,280,588	1,440,661	640,661	761,411	1,090,661	1,240,661
20	1,269,542	1,428,235	628,235	748,985	1,078,235	1,228,235
30	1,258,497	1,415,809	615,809	736,559	1,065,809	1,215,809
40	1,247,452	1,403,383	603,383	724,133	1,053,383	1,203,383
50	1,236,406	1,390,957	590,957	711,707	1,040,957	1,190,957
60	1,225,361	1,378,531	578,531	699,281	1,028,531	1,178,531
70	1,214,316	1,366,105	566,105	686,855	1,016,105	1,166,105
80	1,203,270	1,353,679	553,679	674,429	1,003,679	1,153,679
90	1,192,225	1,341,253	541,253	662,003	991,253	1,141,253
100	1,181,180	1,328,827	528,827	649,577	978,827	1,128,827
120	1,159,089	1,303,975	503,975	624,725	953,975	1,103,975
140	1,136,998	1,279,123	479,123	599,873	929,123	1,079,123
160	1,114,907	1,254,271	454,271	575,021	904,271	1,054,271
180	1,092,817	1,229,419	429,419	550,169	879,419	1,029,419
200	1,070,726	1,204,567	404,567	525,317	854,567	1,004,567

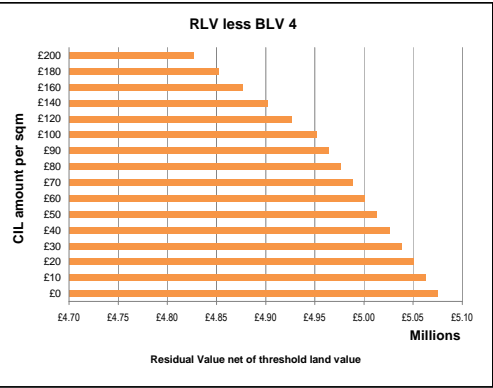
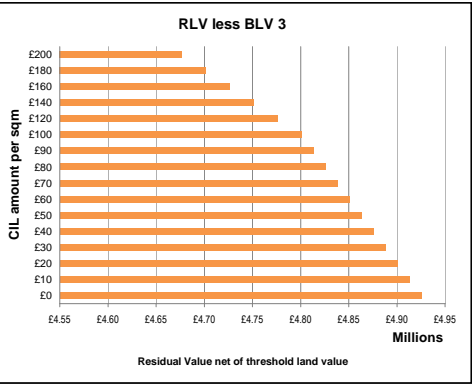
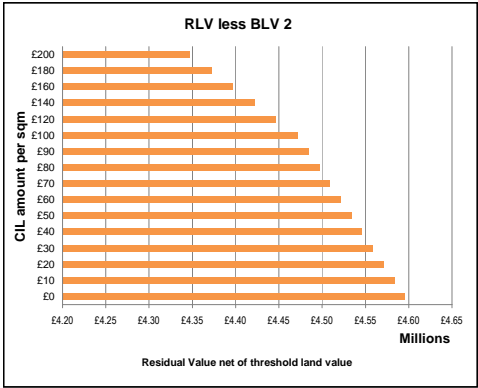
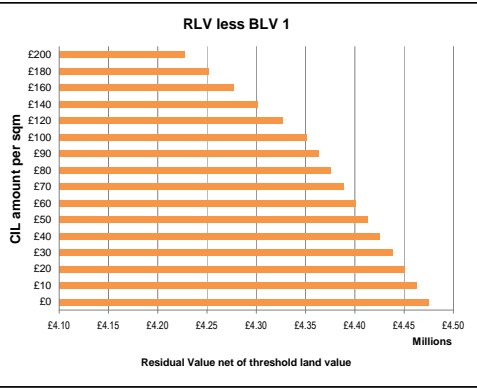


Site type 6

Description: **Area 6** **E4660 psm Southwold**

Site area: 0.89 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,688,944	5,275,062	4,475,062	4,595,812	4,925,062	5,075,062
10	4,677,898	5,262,636	4,462,636	4,583,386	4,912,636	5,062,636
20	4,666,853	5,250,210	4,450,210	4,570,960	4,900,210	5,050,210
30	4,655,808	5,237,783	4,437,783	4,558,533	4,887,783	5,037,783
40	4,644,762	5,225,357	4,425,357	4,546,107	4,875,357	5,025,357
50	4,633,717	5,212,931	4,412,931	4,533,681	4,862,931	5,012,931
60	4,622,671	5,200,505	4,400,505	4,521,255	4,850,505	5,000,505
70	4,611,626	5,188,079	4,388,079	4,508,829	4,838,079	4,988,079
80	4,600,581	5,175,653	4,375,653	4,496,403	4,825,653	4,975,653
90	4,589,535	5,163,227	4,363,227	4,483,977	4,813,227	4,963,227
100	4,578,490	5,150,801	4,350,801	4,471,551	4,800,801	4,950,801
120	4,556,399	5,125,949	4,325,949	4,446,699	4,775,949	4,925,949
140	4,534,309	5,101,097	4,301,097	4,421,847	4,751,097	4,901,097
160	4,512,218	5,076,245	4,276,245	4,396,995	4,726,245	4,876,245
180	4,490,127	5,051,393	4,251,393	4,372,143	4,701,393	4,851,393
200	4,468,037	5,026,541	4,226,541	4,347,291	4,676,541	4,826,541

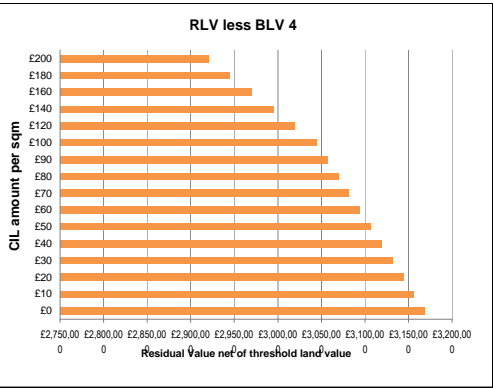
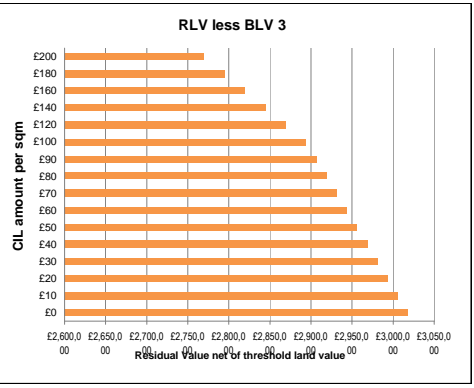
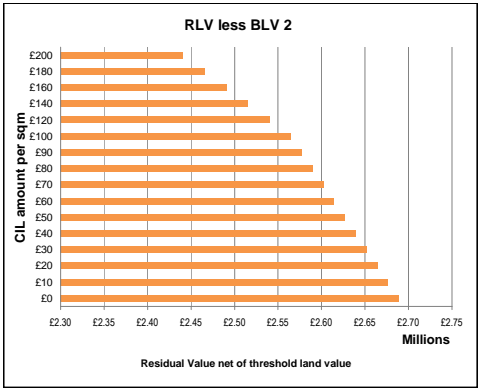
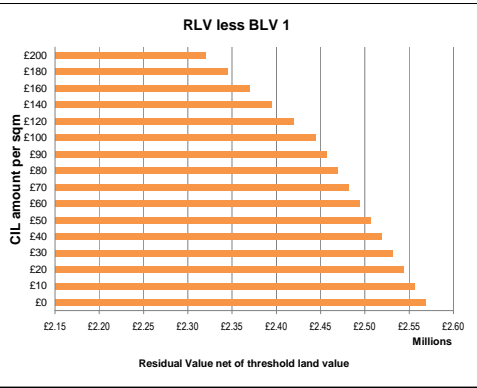


Site type 6

Description: **Area 7** **E3495 psm Reydon**

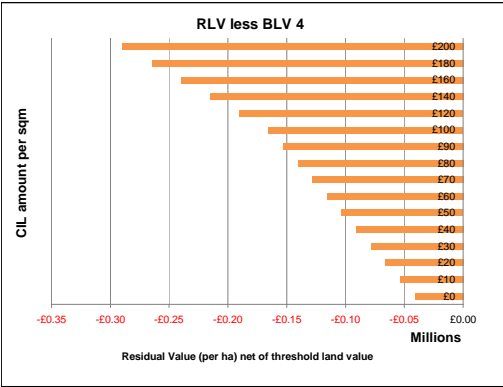
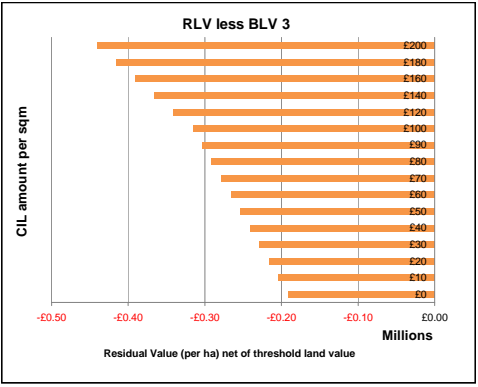
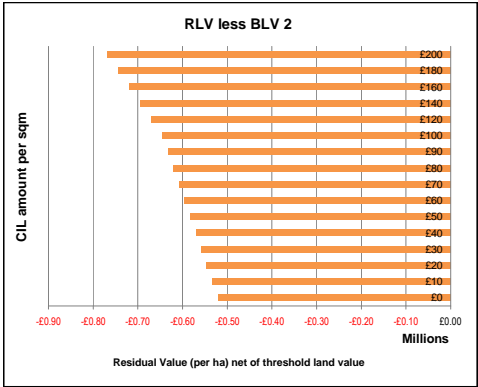
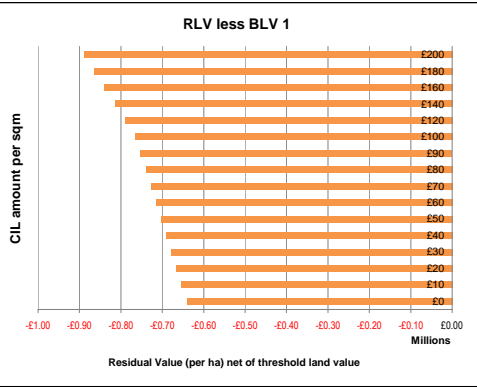
Site area: 0.89 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,926	3,368,166	2,568,166	2,688,916	3,018,166	3,168,166
10	2,982,880	3,355,740	2,555,740	2,676,490	3,005,740	3,155,740
20	2,971,835	3,343,314	2,543,314	2,664,064	2,993,314	3,143,314
30	2,960,790	3,330,888	2,530,888	2,651,638	2,980,888	3,130,888
40	2,949,744	3,318,462	2,518,462	2,639,212	2,968,462	3,118,462
50	2,938,699	3,306,036	2,506,036	2,626,786	2,956,036	3,106,036
60	2,927,654	3,293,610	2,493,610	2,614,360	2,943,610	3,093,610
70	2,916,608	3,281,184	2,481,184	2,601,934	2,931,184	3,081,184
80	2,905,563	3,268,758	2,468,758	2,589,508	2,918,758	3,068,758
90	2,894,518	3,256,332	2,456,332	2,577,082	2,906,332	3,056,332
100	2,883,472	3,243,906	2,443,906	2,564,656	2,893,906	3,043,906
120	2,861,382	3,219,054	2,419,054	2,539,804	2,869,054	3,019,054
140	2,839,291	3,194,202	2,394,202	2,514,952	2,844,202	2,994,202
160	2,817,200	3,169,350	2,369,350	2,490,100	2,819,350	2,969,350
180	2,795,109	3,144,498	2,344,498	2,465,248	2,794,498	2,944,498
200	2,773,019	3,119,646	2,319,646	2,440,396	2,769,646	2,919,646

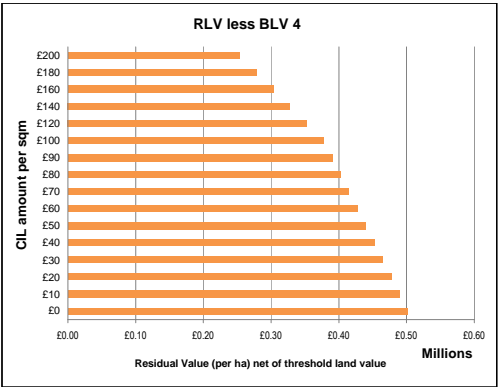
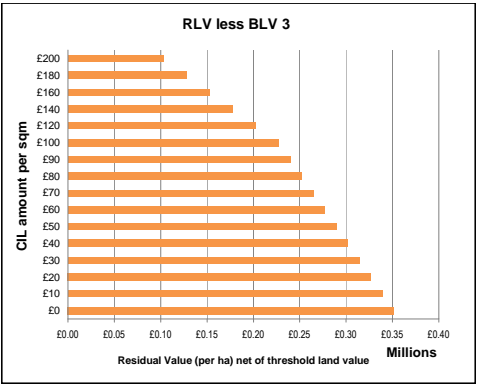
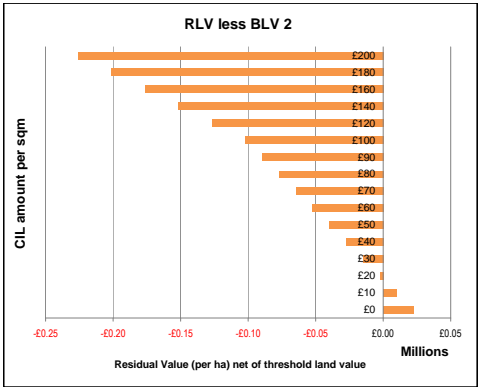
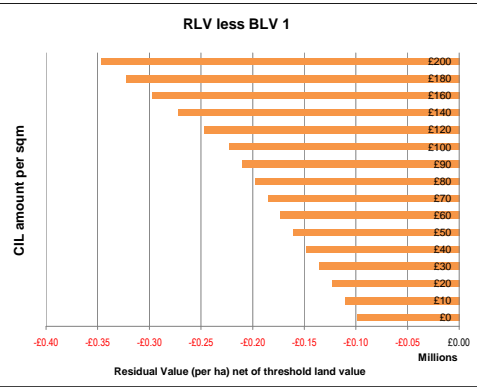


CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   6	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
40 UNITS HOUSES 45 UPH				
CSH level:   3	-5% Sales value inflation			
Aff Hsg:   35%	Build cost inflation			
	Profit			

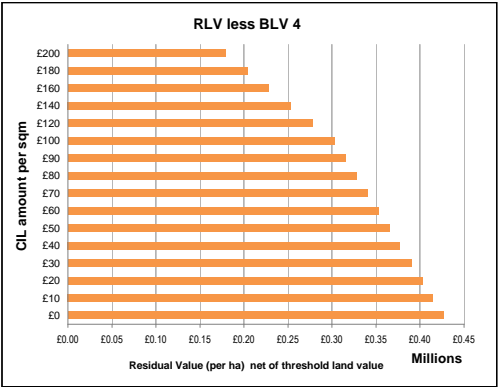
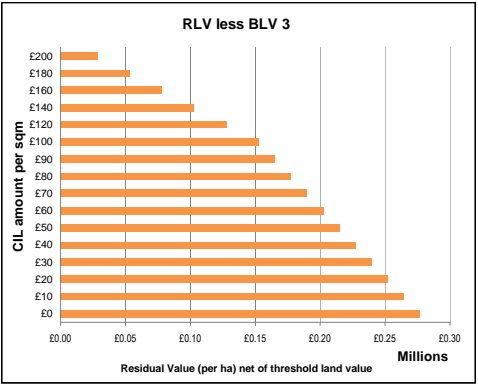
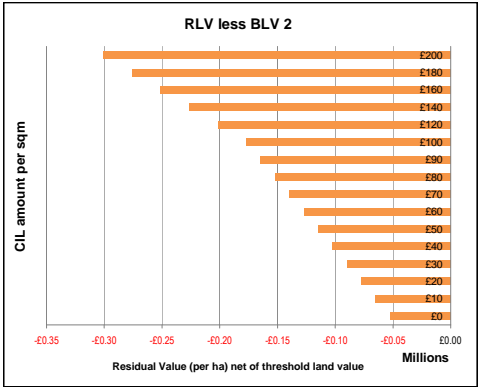
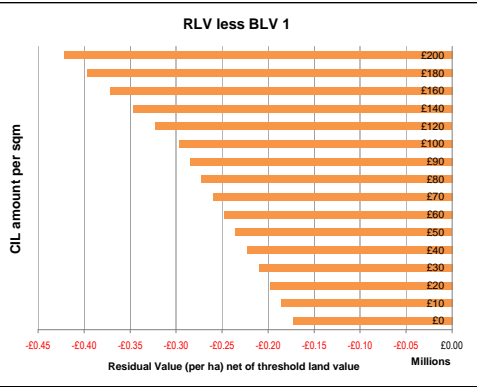
Site type 6 Description:		Area 1		£1615 psm Inner Lowestoft		Site area:		0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4			
0	141,131	158,772	- 641,228	- 520,478	- 191,228	- 41,228			
10	130,085	146,346	- 653,654	- 532,904	- 203,654	- 53,654			
20	119,040	133,920	- 666,080	- 545,330	- 216,080	- 66,080			
30	107,995	121,494	- 678,506	- 557,756	- 228,506	- 78,506			
40	96,949	109,068	- 690,932	- 570,182	- 240,932	- 90,932			
50	85,904	96,642	- 703,358	- 582,608	- 253,358	- 103,358			
60	74,858	84,216	- 715,784	- 595,034	- 265,784	- 115,784			
70	63,813	71,790	- 728,210	- 607,460	- 278,210	- 128,210			
80	52,768	59,364	- 740,636	- 619,886	- 290,636	- 140,636			
90	41,722	46,938	- 753,062	- 632,312	- 303,062	- 153,062			
100	30,677	34,512	- 765,488	- 644,738	- 315,488	- 165,488			
120	8,586	9,660	- 790,340	- 669,590	- 340,340	- 190,340			
140	-13,504	15,192	- 815,192	- 694,442	- 365,192	- 215,192			
160	-35,595	40,044	- 840,044	- 719,294	- 390,044	- 240,044			
180	-57,686	64,896	- 864,896	- 744,146	- 414,896	- 264,896			
200	-79,776	89,748	- 889,748	- 768,998	- 439,748	- 289,748			



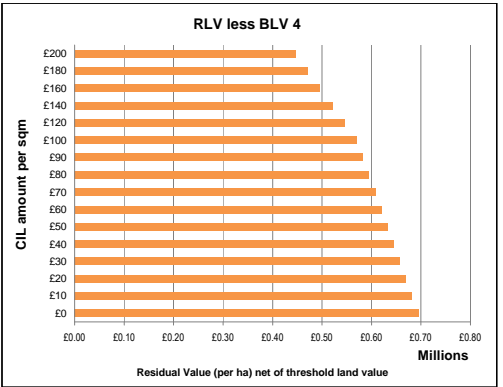
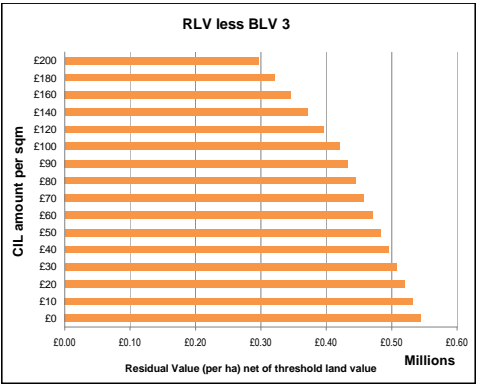
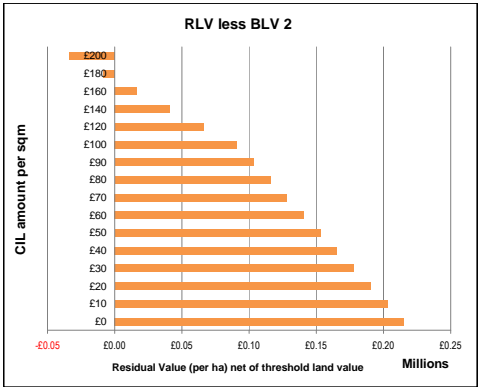
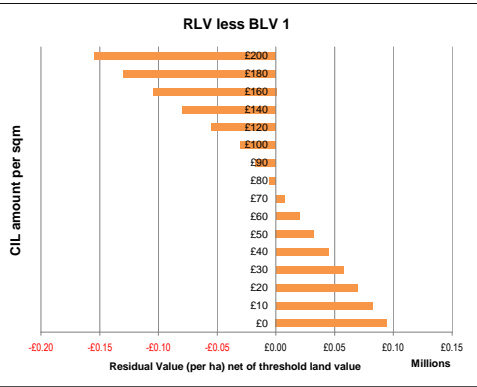
Site type 6	Description:	Area 2			£1964 psm Lowestoft Burbs	Site area:	0.89 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	623,520	701,460	- 98,540	22,210	351,460	501,460	
10	612,474	689,034	- 110,966	9,784	339,034	489,034	
20	601,429	676,607	- 123,393	2,643	326,607	476,607	
30	590,384	664,181	- 135,819	15,069	314,181	464,181	
40	579,338	651,755	- 148,245	27,495	301,755	451,755	
50	568,293	639,329	- 160,671	39,921	289,329	439,329	
60	557,247	626,903	- 173,097	52,347	276,903	426,903	
70	546,202	614,477	- 185,523	64,773	264,477	414,477	
80	535,157	602,051	- 197,949	77,199	252,051	402,051	
90	524,111	589,625	- 210,375	89,625	239,625	389,625	
100	513,066	577,199	- 222,801	102,051	227,199	377,199	
120	490,975	552,347	- 247,653	126,903	202,347	352,347	
140	468,885	527,495	- 272,505	151,755	177,495	327,495	
160	446,794	502,643	- 297,357	176,607	152,643	302,643	
180	424,703	477,791	- 322,209	201,459	127,791	277,791	
200	402,613	452,939	- 347,061	226,311	102,939	252,939	



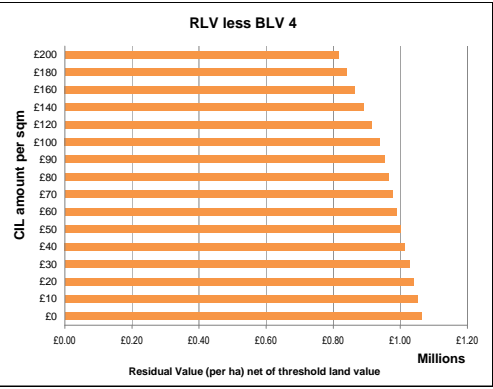
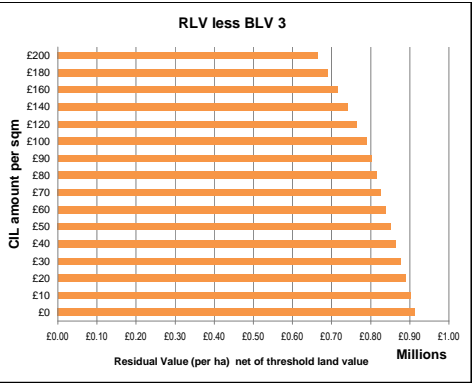
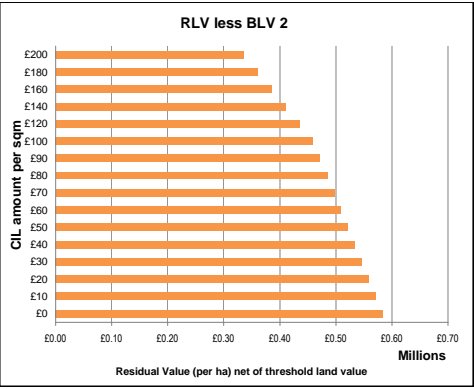
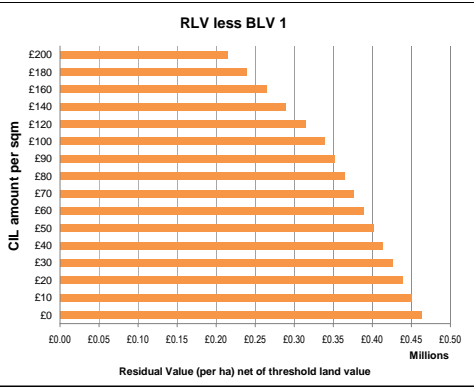
Site type 6 Description:		Area 3		£1916 psm Beccles		Site area:		0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4			
0	557,174	626,821	- 173,179	- 52,429	276,821	426,821			
10	546,128	614,395	- 185,605	- 64,855	264,395	414,395			
20	535,083	601,969	- 198,031	- 77,281	251,969	401,969			
30	524,038	589,542	- 210,458	- 89,708	239,542	389,542			
40	512,992	577,116	- 222,884	- 102,134	227,116	377,116			
50	501,947	564,690	- 235,310	- 114,560	214,690	364,690			
60	490,902	552,264	- 247,736	- 126,986	202,264	352,264			
70	479,856	539,838	- 260,162	- 139,412	189,838	339,838			
80	468,811	527,412	- 272,588	- 151,838	177,412	327,412			
90	457,766	514,986	- 285,014	- 164,264	164,986	314,986			
100	446,720	502,560	- 297,440	- 176,690	152,560	302,560			
120	424,630	477,708	- 322,292	- 201,542	127,708	277,708			
140	402,539	452,856	- 347,144	- 226,394	102,856	252,856			
160	380,448	428,004	- 371,996	- 251,246	78,004	228,004			
180	358,358	403,152	- 396,848	- 276,098	53,152	203,152			
200	336,267	378,300	- 421,700	- 300,950	28,300	178,300			



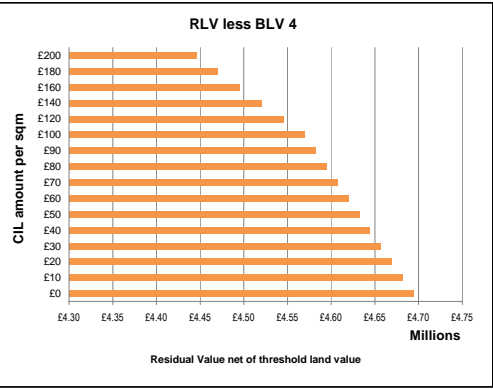
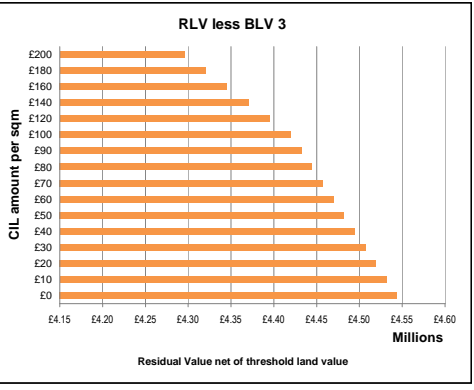
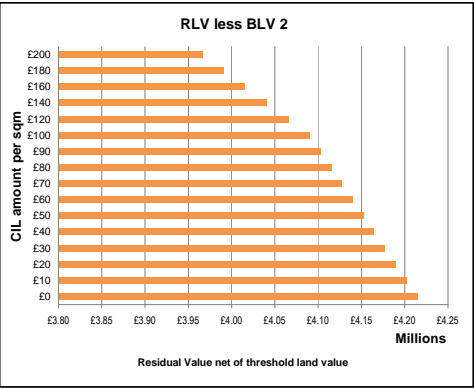
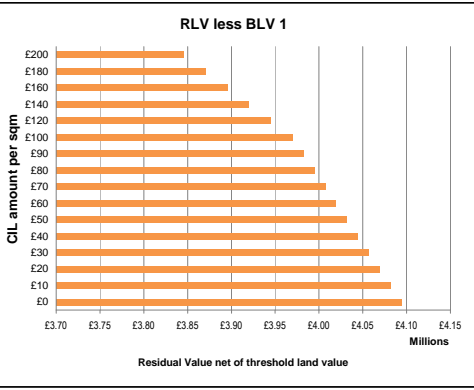
Site type 6	Description: Area 4 £2088 psm Bungay		Site area:		0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,913	894,277	94,277	215,027	544,277	694,277
10	783,867	881,851	81,851	202,601	531,851	681,851
20	772,822	869,425	69,425	190,175	519,425	669,425
30	761,777	856,999	56,999	177,749	506,999	656,999
40	750,731	844,573	44,573	165,323	494,573	644,573
50	739,686	832,147	32,147	152,897	482,147	632,147
60	728,641	819,721	19,721	140,471	469,721	619,721
70	717,595	807,295	7,295	128,045	457,295	607,295
80	706,550	794,869	5,131	115,619	444,869	594,869
90	695,505	782,443	17,557	103,193	432,443	582,443
100	684,459	770,017	29,983	90,767	420,017	570,017
120	662,369	745,165	54,835	65,915	395,165	545,165
140	640,278	720,313	79,687	41,063	370,313	520,313
160	618,187	695,461	104,539	16,211	345,461	495,461
180	596,097	670,609	129,391	8,641	320,609	470,609
200	574,006	645,757	154,243	33,493	295,757	445,757



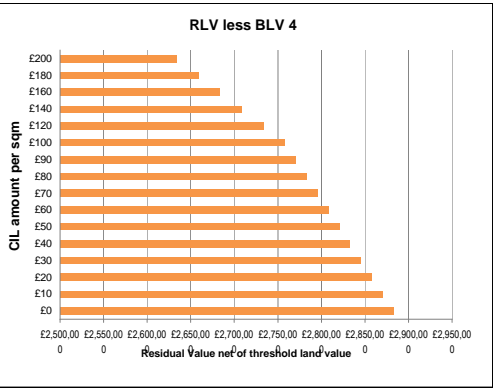
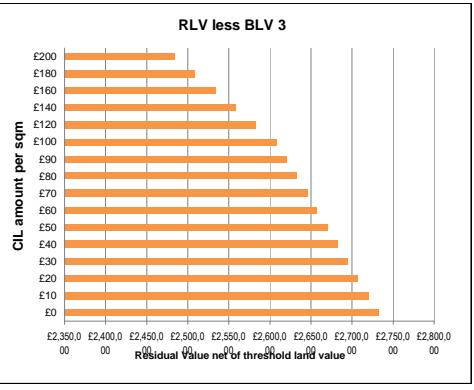
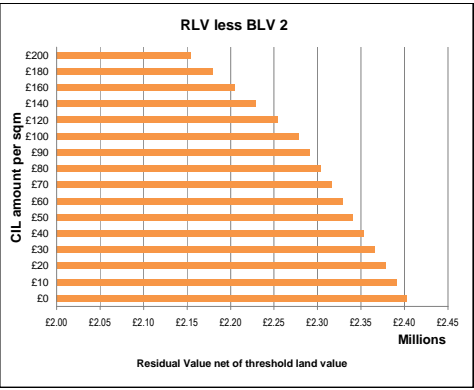
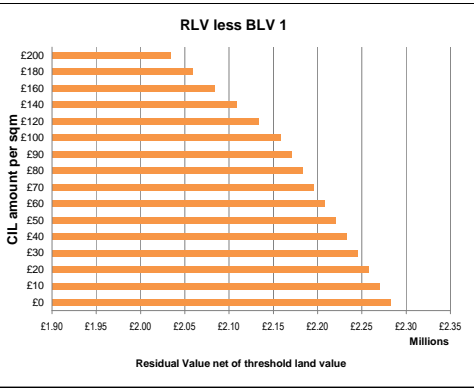
Site type 6	Description:	Area 5	£2325 psm	Halesworth	Site area:	0.89 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,122,495	1,262,807	462,807	583,557	912,807	1,062,807
10	1,111,450	1,250,381	450,381	571,131	900,381	1,050,381
20	1,100,404	1,237,955	437,955	558,705	887,955	1,037,955
30	1,089,359	1,225,529	425,529	546,279	875,529	1,025,529
40	1,078,314	1,213,103	413,103	533,853	863,103	1,013,103
50	1,067,268	1,200,677	400,677	521,427	850,677	1,000,677
60	1,056,223	1,188,251	388,251	509,001	838,251	988,251
70	1,045,178	1,175,825	375,825	496,575	825,825	975,825
80	1,034,132	1,163,399	363,399	484,149	813,399	963,399
90	1,023,087	1,150,973	350,973	471,723	800,973	950,973
100	1,012,042	1,138,547	338,547	459,297	788,547	938,547
120	989,951	1,113,695	313,695	434,445	763,695	913,695
140	967,860	1,088,843	288,843	409,593	738,843	888,843
160	945,769	1,063,991	263,991	384,741	713,991	863,991
180	923,679	1,039,139	239,139	359,889	689,139	839,139
200	901,588	1,014,287	214,287	335,037	664,287	814,287



Site type 6	Description:	Area 6	£4660 psm	Southwold	Site area:	0.89 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,349,940	4,893,683	4,093,683	4,214,433	4,543,683	4,693,683
10	4,338,895	4,881,256	4,081,256	4,202,006	4,531,256	4,681,256
20	4,327,849	4,868,830	4,068,830	4,189,580	4,518,830	4,668,830
30	4,316,804	4,856,404	4,056,404	4,177,154	4,506,404	4,656,404
40	4,305,759	4,843,978	4,043,978	4,164,728	4,493,978	4,643,978
50	4,294,713	4,831,552	4,031,552	4,152,302	4,481,552	4,631,552
60	4,283,668	4,819,126	4,019,126	4,139,876	4,469,126	4,619,126
70	4,272,623	4,806,700	4,006,700	4,127,450	4,456,700	4,606,700
80	4,261,577	4,794,274	3,994,274	4,115,024	4,444,274	4,594,274
90	4,250,532	4,781,848	3,981,848	4,102,598	4,431,848	4,581,848
100	4,239,487	4,769,422	3,969,422	4,090,172	4,419,422	4,569,422
120	4,217,396	4,744,570	3,944,570	4,065,320	4,394,570	4,544,570
140	4,195,305	4,719,718	3,919,718	4,040,468	4,369,718	4,519,718
160	4,173,214	4,694,866	3,894,866	4,015,616	4,344,866	4,494,866
180	4,151,124	4,670,014	3,870,014	3,990,764	4,320,014	4,470,014
200	4,129,033	4,645,162	3,845,162	3,965,912	4,295,162	4,445,162



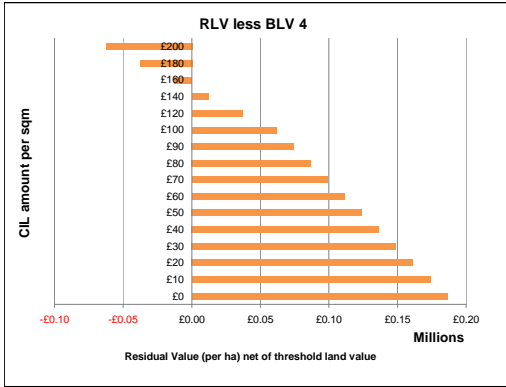
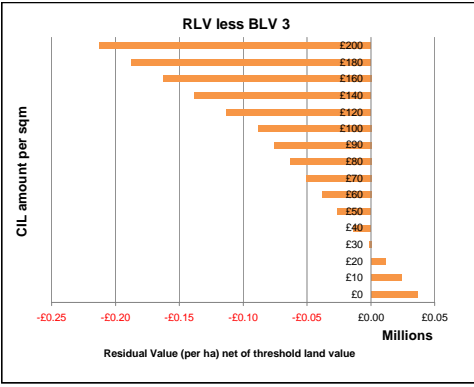
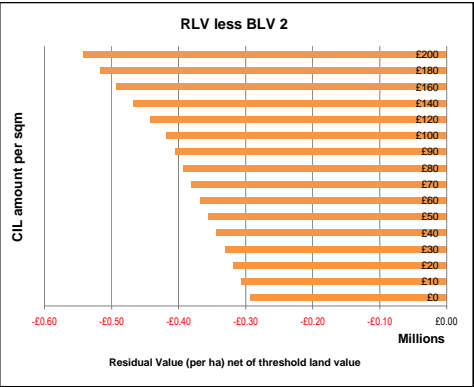
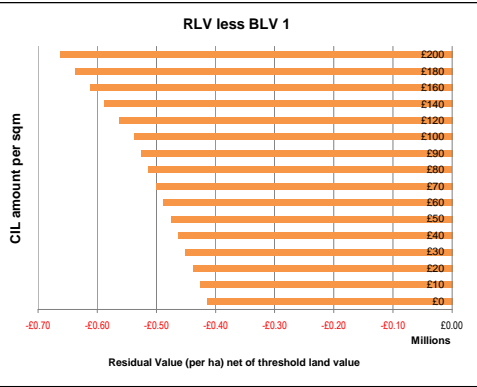
Site type 6	Description:	Area 7	£3495 psm	Reydon	Site area:	0.89 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,739,673	3,082,132	2,282,132	2,402,882	2,732,132	2,882,132
10	2,728,628	3,069,706	2,269,706	2,390,456	2,719,706	2,869,706
20	2,717,582	3,057,280	2,257,280	2,378,030	2,707,280	2,857,280
30	2,706,537	3,044,854	2,244,854	2,365,604	2,694,854	2,844,854
40	2,695,492	3,032,428	2,232,428	2,353,178	2,682,428	2,832,428
50	2,684,446	3,020,002	2,220,002	2,340,752	2,670,002	2,820,002
60	2,673,401	3,007,576	2,207,576	2,328,326	2,657,576	2,807,576
70	2,662,356	2,995,150	2,195,150	2,315,900	2,645,150	2,795,150
80	2,651,310	2,982,724	2,182,724	2,303,474	2,632,724	2,782,724
90	2,640,265	2,970,298	2,170,298	2,291,048	2,620,298	2,770,298
100	2,629,220	2,957,872	2,157,872	2,278,622	2,607,872	2,757,872
120	2,607,129	2,933,020	2,133,020	2,253,770	2,583,020	2,733,020
140	2,585,038	2,908,168	2,108,168	2,228,918	2,558,168	2,708,168
160	2,562,947	2,883,316	2,083,316	2,204,066	2,533,316	2,683,316
180	2,540,857	2,858,464	2,058,464	2,179,214	2,508,464	2,658,464
200	2,518,766	2,833,612	2,033,612	2,154,362	2,483,612	2,633,612



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	6	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
40 UNITS HOUSES 45 UPH					
CSH level:	3	10% Sales value inflation			
Aff Hsg:	35%	5% Build cost inflation			
		Profit			

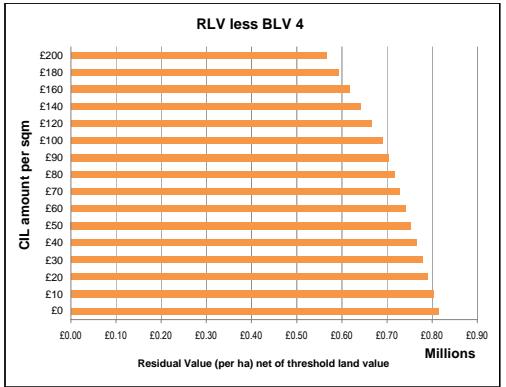
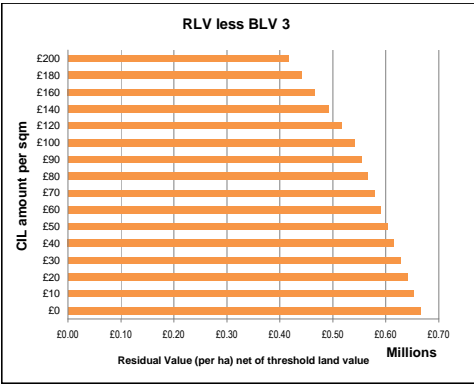
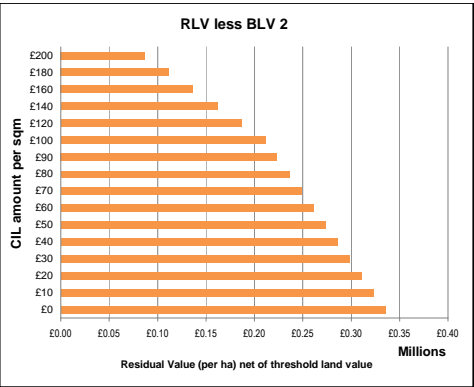
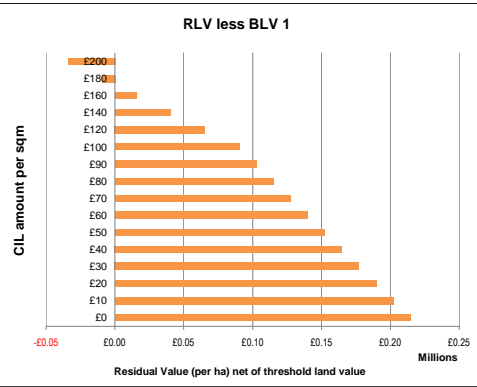
Site type 6	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.89 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	343,115	386,004	-	413,996	293,246	36,004
10	332,069	373,578	-	426,422	305,672	23,578
20	321,024	361,152	-	438,848	318,098	11,152
30	309,979	348,726	-	451,274	330,524	1,274
40	298,933	336,300	-	463,700	342,950	13,700
50	287,888	323,874	-	476,126	355,376	26,126
60	276,843	311,448	-	488,552	367,802	38,552
70	265,797	299,022	-	500,978	380,228	50,978
80	254,752	286,596	-	513,404	392,654	63,404
90	243,707	274,170	-	525,830	405,080	75,830
100	232,661	261,744	-	538,256	417,506	88,256
120	210,570	236,892	-	563,108	442,358	113,108
140	188,480	212,040	-	587,960	467,210	137,960
160	166,389	187,188	-	612,812	492,062	162,812
180	144,298	162,336	-	637,664	516,914	187,664
200	122,208	137,484	-	662,516	541,766	212,516



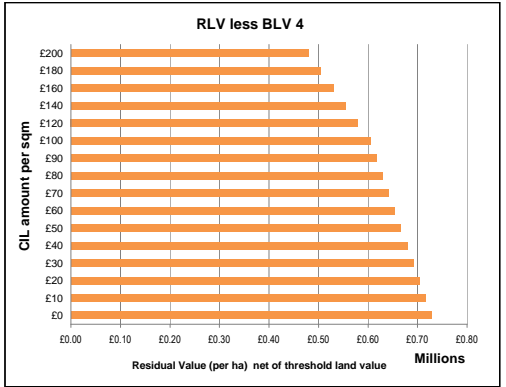
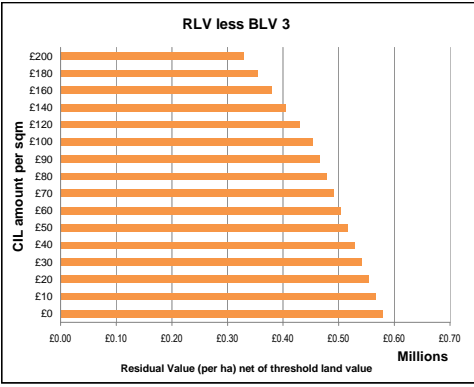
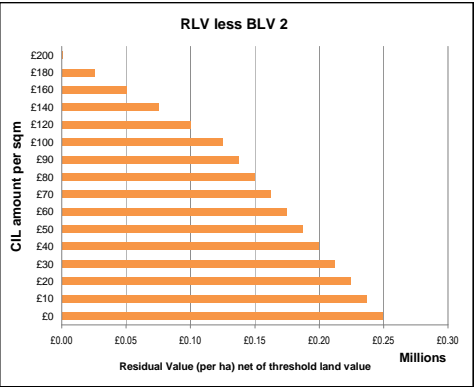
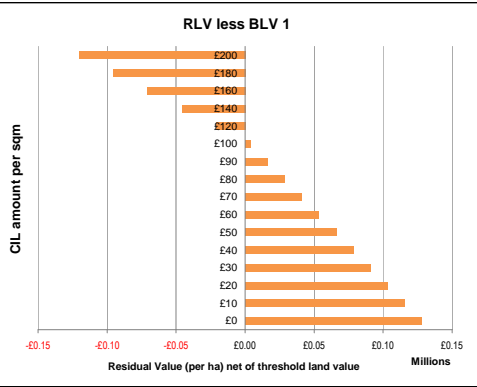
Site type 6	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.89 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	901,670	1,014,379	214,379	335,129	664,379	814,379
10	890,625	1,001,953	201,953	322,703	651,953	801,953
20	879,580	989,527	189,527	310,277	639,527	789,527
30	868,534	977,101	177,101	297,851	627,101	777,101
40	857,489	964,675	164,675	285,425	614,675	764,675
50	846,444	952,249	152,249	272,999	602,249	752,249
60	835,398	939,823	139,823	260,573	589,823	739,823
70	824,353	927,397	127,397	248,147	577,397	727,397
80	813,308	914,971	114,971	235,721	564,971	714,971
90	802,262	902,545	102,545	223,295	552,545	702,545
100	791,217	890,119	90,119	210,869	540,119	690,119
120	769,126	865,267	65,267	186,017	515,267	665,267
140	747,035	840,415	40,415	161,165	490,415	640,415
160	724,945	815,563	15,563	136,313	465,563	615,563
180	702,854	790,711	-	111,461	440,711	590,711
200	680,763	765,859	-	86,609	415,859	565,859



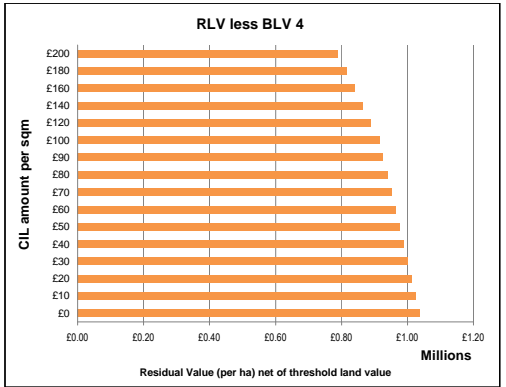
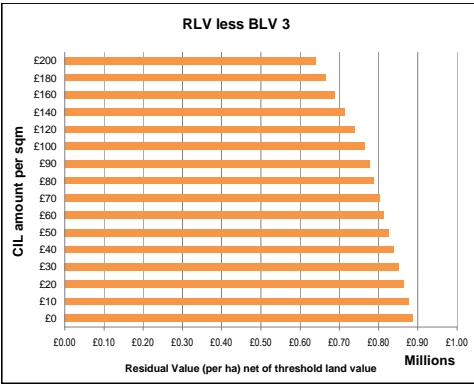
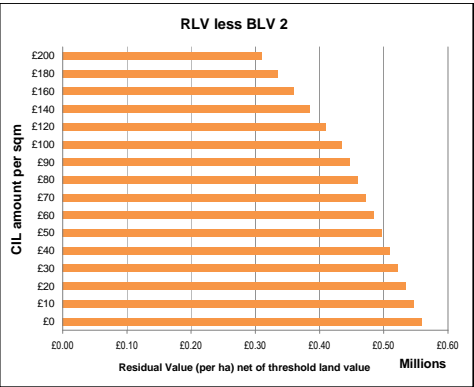
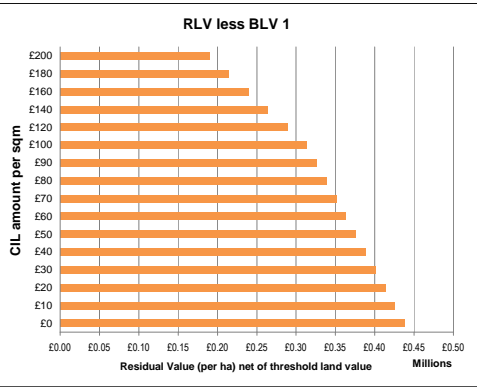
Site type 6	Description:	Area 3	£1916 psm	Beccles	Site area:	0.89 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	824,849	927,955	127,955	248,705	577,955	727,955
10	813,804	915,529	115,529	236,279	565,529	715,529
20	802,758	903,103	103,103	223,853	553,103	703,103
30	791,713	890,677	90,677	211,427	540,677	690,677
40	780,668	878,251	78,251	199,001	528,251	678,251
50	769,622	865,825	65,825	186,575	515,825	665,825
60	758,577	853,399	53,399	174,149	503,399	653,399
70	747,531	840,973	40,973	161,723	490,973	640,973
80	736,486	828,547	28,547	149,297	478,547	628,547
90	725,441	816,121	16,121	136,871	466,121	616,121
100	714,395	803,695	3,695	124,445	453,695	603,695
120	692,305	778,843	-	21,157	428,843	578,843
140	670,214	753,991	-	46,009	403,991	553,991
160	648,123	729,139	-	70,861	379,139	529,139
180	626,033	704,287	-	95,713	354,287	504,287
200	603,942	679,435	-	120,565	329,435	479,435

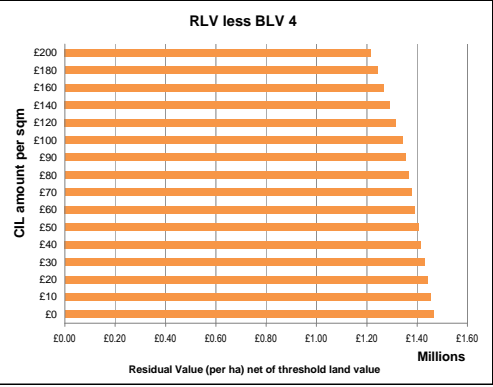
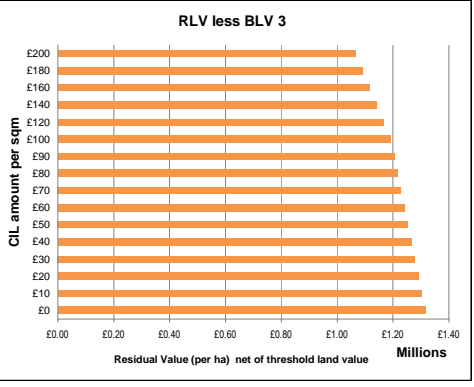
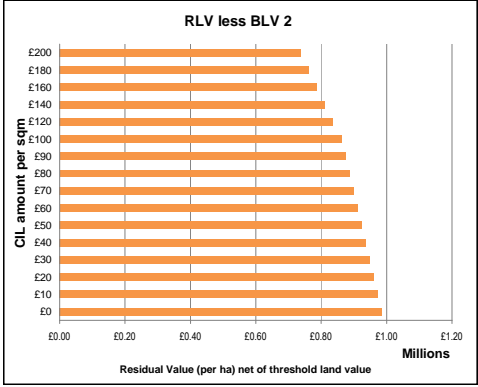
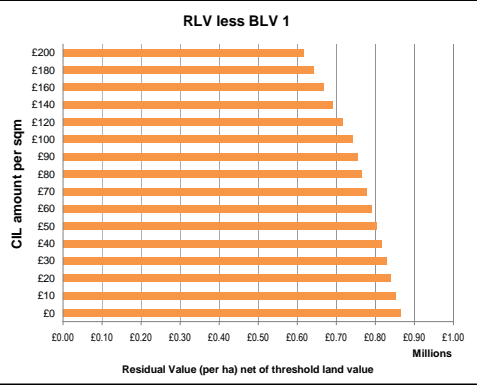


Site type 6	Description:	Area 4	£2088 psm	Bungay	Site area:	0.89 ha
-------------	--------------	--------	-----------	--------	------------	---------

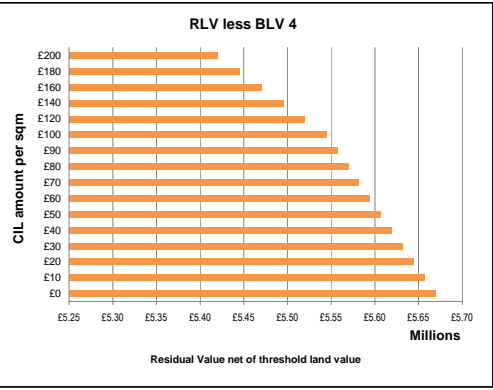
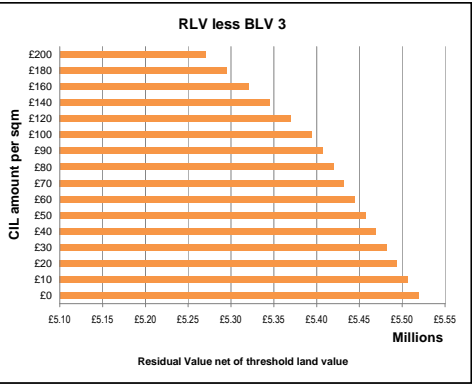
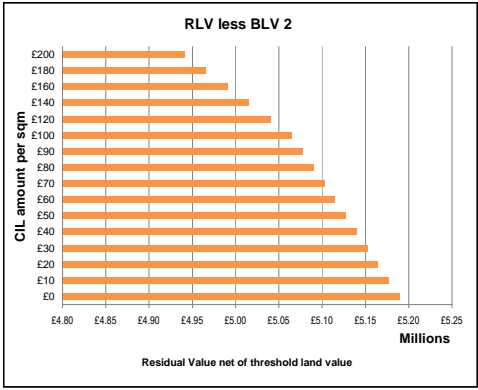
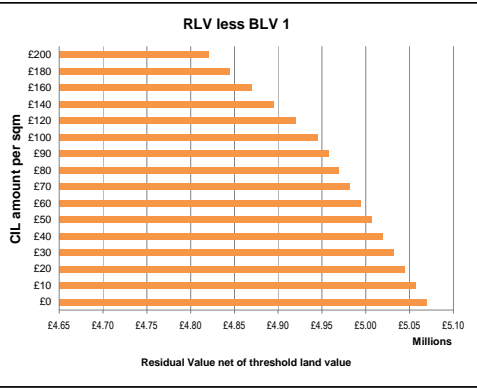
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,100,126	1,237,641	437,641	558,391	887,641	1,037,641
10	1,089,080	1,225,215	425,215	545,965	875,215	1,025,215
20	1,078,035	1,212,789	412,789	533,539	862,789	1,012,789
30	1,066,990	1,200,363	400,363	521,113	850,363	1,000,363
40	1,055,944	1,187,937	387,937	508,687	837,937	987,937
50	1,044,899	1,175,511	375,511	496,261	825,511	975,511
60	1,033,854	1,163,085	363,085	483,835	813,085	963,085
70	1,022,808	1,150,659	350,659	471,409	800,659	950,659
80	1,011,763	1,138,233	338,233	458,983	788,233	938,233
90	1,000,718	1,125,807	325,807	446,557	775,807	925,807
100	989,672	1,113,381	313,381	434,131	763,381	913,381
120	967,581	1,088,529	288,529	409,279	738,529	888,529
140	945,491	1,063,677	263,677	384,427	713,677	863,677
160	923,400	1,038,825	238,825	359,575	688,825	838,825
180	901,309	1,013,973	213,973	334,723	663,973	813,973
200	879,219	989,121	189,121	309,871	639,121	789,121



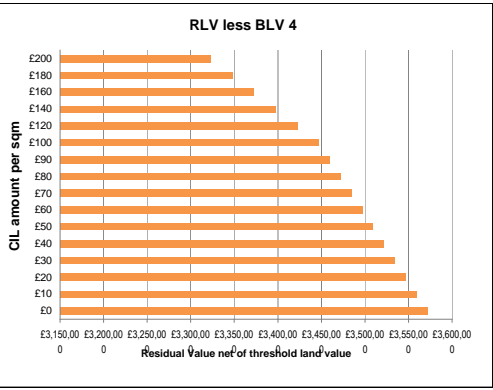
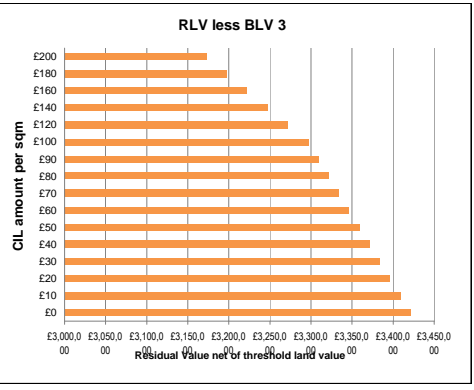
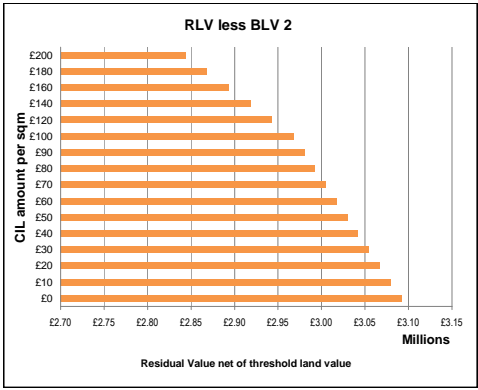
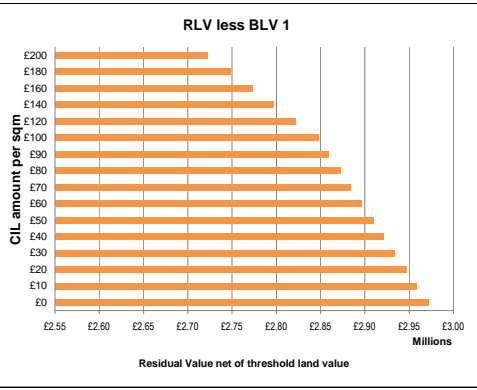
Site type 6	Description:	Area 5	E2325 psm Halesworth	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,479,431	1,664,360	864,360	985,110	1,314,360	1,464,360
10	1,468,386	1,651,934	851,934	972,684	1,301,934	1,451,934
20	1,457,341	1,639,508	839,508	960,258	1,289,508	1,439,508
30	1,446,295	1,627,082	827,082	947,832	1,277,082	1,427,082
40	1,435,250	1,614,656	814,656	935,406	1,264,656	1,414,656
50	1,424,205	1,602,230	802,230	922,980	1,252,230	1,402,230
60	1,413,159	1,589,804	789,804	910,554	1,239,804	1,389,804
70	1,402,114	1,577,378	777,378	898,128	1,227,378	1,377,378
80	1,391,069	1,564,952	764,952	885,702	1,214,952	1,364,952
90	1,380,023	1,552,526	752,526	873,276	1,202,526	1,352,526
100	1,368,978	1,540,100	740,100	860,850	1,190,100	1,340,100
120	1,346,887	1,515,248	715,248	835,998	1,165,248	1,315,248
140	1,324,796	1,490,396	690,396	811,146	1,140,396	1,290,396
160	1,302,706	1,465,544	665,544	786,294	1,115,544	1,265,544
180	1,280,615	1,440,692	640,692	761,442	1,090,692	1,240,692
200	1,258,524	1,415,840	615,840	736,590	1,065,840	1,215,840



Site type 6	Description:	Area 6	E4660 psm Southwold	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,216,473	5,868,532	5,068,532	5,189,282	5,518,532	5,668,532
10	5,205,428	5,856,106	5,056,106	5,176,856	5,506,106	5,656,106
20	5,194,382	5,843,680	5,043,680	5,164,430	5,493,680	5,643,680
30	5,183,337	5,831,254	5,031,254	5,152,004	5,481,254	5,631,254
40	5,172,292	5,818,828	5,018,828	5,139,578	5,468,828	5,618,828
50	5,161,246	5,806,402	5,006,402	5,127,152	5,456,402	5,606,402
60	5,150,201	5,793,976	4,993,976	5,114,726	5,443,976	5,593,976
70	5,139,155	5,781,550	4,981,550	5,102,300	5,431,550	5,581,550
80	5,128,110	5,769,124	4,969,124	5,089,874	5,419,124	5,569,124
90	5,117,065	5,756,698	4,956,698	5,077,448	5,406,698	5,556,698
100	5,106,019	5,744,272	4,944,272	5,065,022	5,394,272	5,544,272
120	5,083,929	5,719,420	4,919,420	5,040,170	5,369,420	5,519,420
140	5,061,838	5,694,568	4,894,568	5,015,318	5,344,568	5,494,568
160	5,039,747	5,669,716	4,869,716	4,990,466	5,319,716	5,469,716
180	5,017,657	5,644,864	4,844,864	4,965,614	5,294,864	5,444,864
200	4,995,566	5,620,012	4,820,012	4,940,762	5,270,012	5,420,012



Site type 6	Description:	Area 7	£3495 psm Reydon		Site area:	0.89 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,351,953	3,770,947	2,970,947	3,091,697	3,420,947	3,570,947
10	3,340,908	3,758,521	2,958,521	3,079,271	3,408,521	3,558,521
20	3,329,863	3,746,095	2,946,095	3,066,845	3,396,095	3,546,095
30	3,318,817	3,733,669	2,933,669	3,054,419	3,383,669	3,533,669
40	3,307,772	3,721,243	2,921,243	3,041,993	3,371,243	3,521,243
50	3,296,727	3,708,817	2,908,817	3,029,567	3,358,817	3,508,817
60	3,285,681	3,696,391	2,896,391	3,017,141	3,346,391	3,496,391
70	3,274,636	3,683,965	2,883,965	3,004,715	3,333,965	3,483,965
80	3,263,590	3,671,539	2,871,539	2,992,289	3,321,539	3,471,539
90	3,252,545	3,659,113	2,859,113	2,979,863	3,309,113	3,459,113
100	3,241,500	3,646,687	2,846,687	2,967,437	3,296,687	3,446,687
120	3,219,409	3,621,835	2,821,835	2,942,585	3,271,835	3,421,835
140	3,197,318	3,596,983	2,796,983	2,917,733	3,246,983	3,396,983
160	3,175,228	3,572,131	2,772,131	2,892,881	3,222,131	3,372,131
180	3,153,137	3,547,279	2,747,279	2,868,029	3,197,279	3,347,279
200	3,131,046	3,522,427	2,722,427	2,843,177	3,172,427	3,322,427

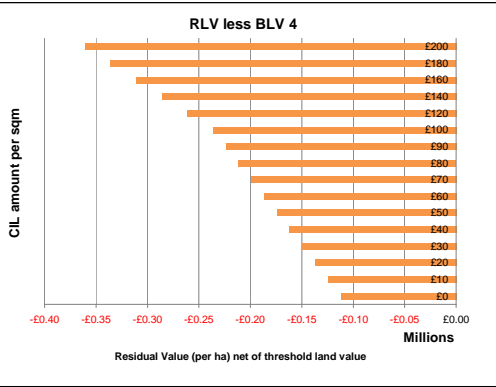
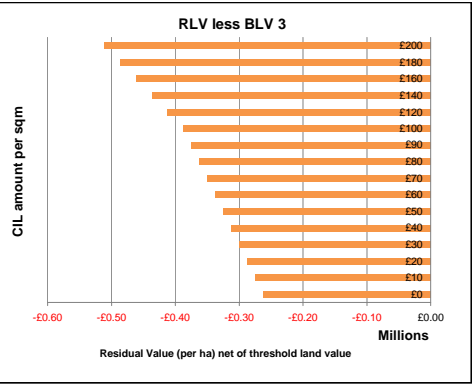
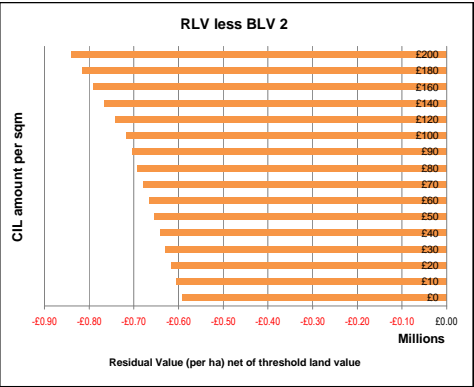
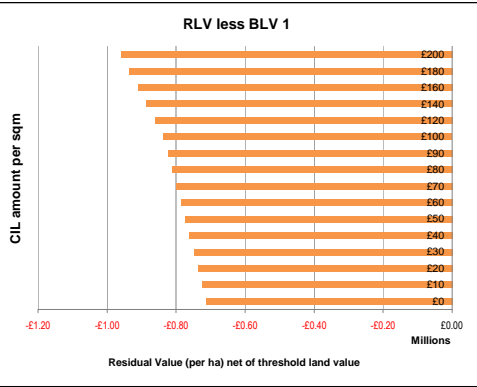




CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   6	BLV1	BLV2	BLV3	BLV4
40 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
45 UPH				
CSH level:   4				
Aff Hsg:   35%				
		Sales value inflation		
		Build cost inflation		
		Profit		

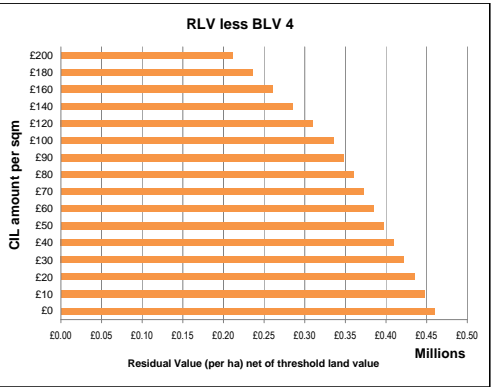
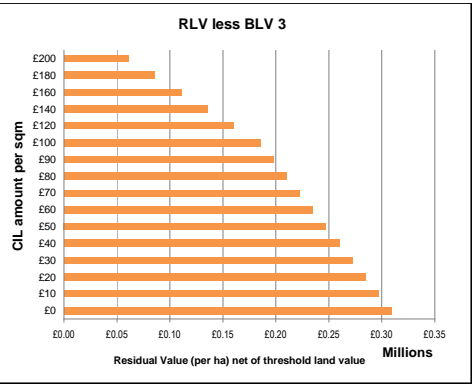
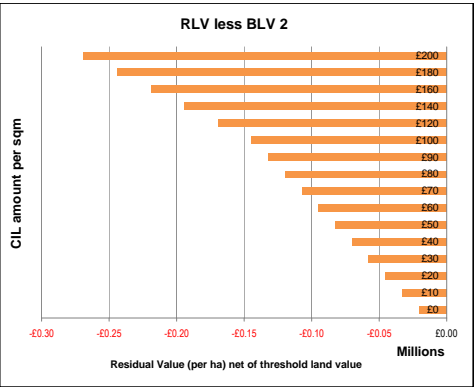
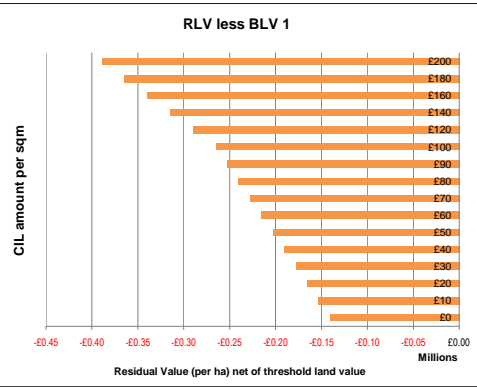
Site type 6	Description: <b>Area 1   £1615 psm   inner Lowestoft</b>	Site area:   0.89 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,045	87,800	-712,200	-591,450	-262,200	-112,200
10	66,999	75,374	-724,626	-603,876	-274,626	-124,626
20	55,954	62,948	-737,052	-616,302	-287,052	-137,052
30	44,908	50,522	-749,478	-628,728	-299,478	-149,478
40	33,863	38,096	-761,904	-641,154	-311,904	-161,904
50	22,818	25,670	-774,330	-653,580	-324,330	-174,330
60	11,772	13,244	-786,756	-666,006	-336,756	-186,756
70	727	818	-799,182	-678,432	-349,182	-199,182
80	-10,318	11,608	-811,608	-690,858	-361,608	-211,608
90	-21,364	24,034	-824,034	-703,284	-374,034	-224,034
100	-32,409	36,460	-836,460	-715,710	-386,460	-236,460
120	-54,500	61,312	-861,312	-740,562	-411,312	-261,312
140	-76,590	86,164	-886,164	-765,414	-436,164	-286,164
160	-98,681	111,016	-911,016	-790,266	-461,016	-311,016
180	-120,772	135,868	-935,868	-815,118	-485,868	-335,868
200	-142,862	160,720	-960,720	-839,970	-510,720	-360,720



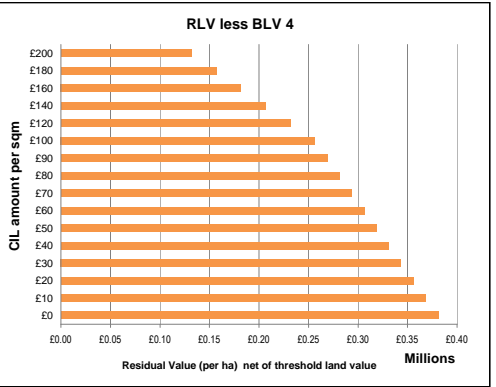
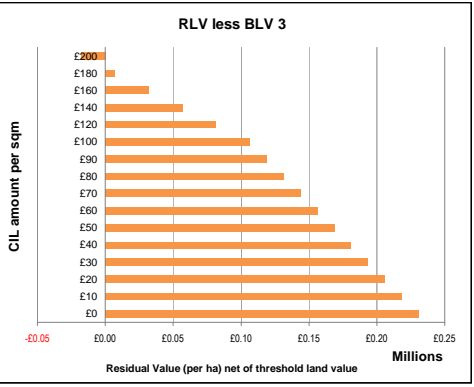
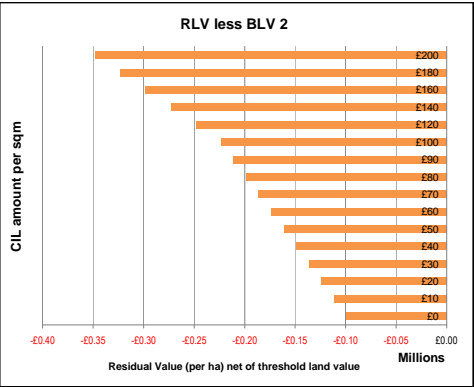
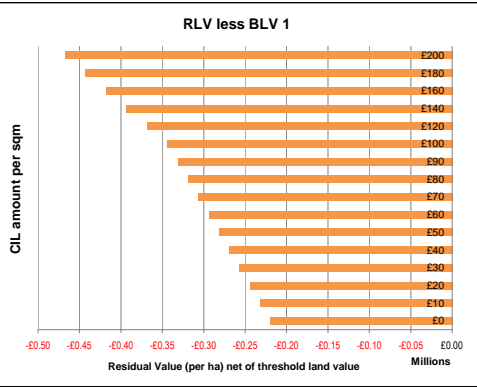
Site type 6	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.89 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	585,822	659,050	140,950	20,200	309,050	459,050
10	574,777	646,624	153,376	32,626	296,624	446,624
20	563,732	634,198	165,802	45,052	284,198	434,198
30	552,686	621,772	178,228	57,478	271,772	421,772
40	541,641	609,346	190,654	69,904	259,346	409,346
50	530,596	596,920	203,080	82,330	246,920	396,920
60	519,550	584,494	215,506	94,756	234,494	384,494
70	508,505	572,068	227,932	107,182	222,068	372,068
80	497,460	559,642	240,358	119,608	209,642	359,642
90	486,414	547,216	252,784	132,034	197,216	347,216
100	475,369	534,790	265,210	144,460	184,790	334,790
120	453,278	509,938	290,062	169,312	159,938	309,938
140	431,188	485,086	314,914	194,164	135,086	285,086
160	409,097	460,234	339,766	219,016	110,234	260,234
180	387,006	435,382	364,618	243,868	85,382	235,382
200	364,915	410,530	389,470	268,720	60,530	210,530



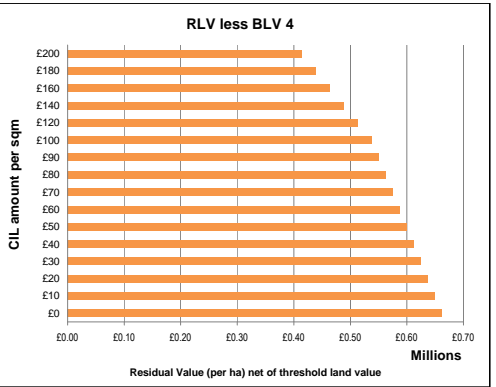
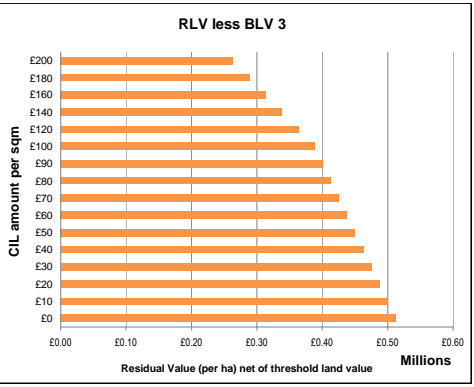
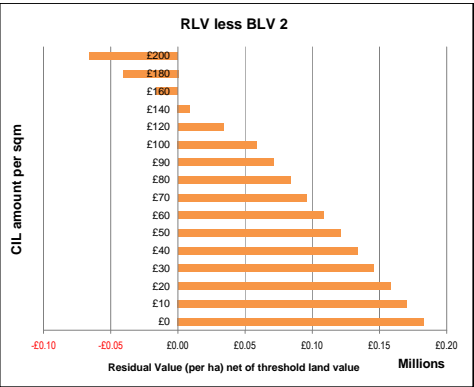
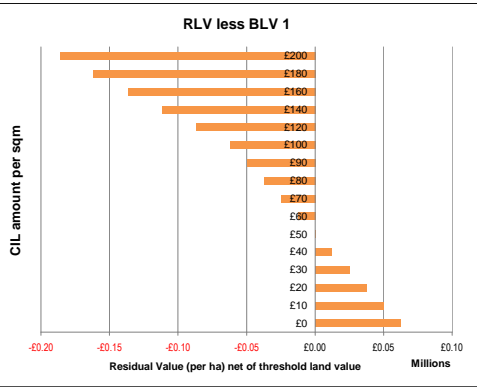
Site type 6	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.89 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	515,985	580,483	-219,517	-98,767	230,483	380,483
10	504,939	568,057	-231,943	-111,193	218,057	368,057
20	493,894	555,631	-244,369	-123,619	205,631	355,631
30	482,849	543,205	-256,795	-136,045	193,205	343,205
40	471,803	530,779	-269,221	-148,471	180,779	330,779
50	460,758	518,353	-281,647	-160,897	168,353	318,353
60	449,713	505,927	-294,073	-173,323	155,927	305,927
70	438,667	493,501	-306,499	-185,749	143,501	293,501
80	427,622	481,075	-318,925	-198,175	131,075	281,075
90	416,577	468,649	-331,351	-210,601	118,649	268,649
100	405,531	456,223	-343,777	-223,027	106,223	256,223
120	383,441	431,371	-368,629	-247,879	81,371	231,371
140	361,350	406,519	-393,481	-272,731	56,519	206,519
160	339,259	381,667	-418,333	-297,583	31,667	181,667
180	317,168	356,815	-443,185	-322,435	6,815	156,815
200	295,078	331,962	-468,038	-347,288	-18,038	131,962

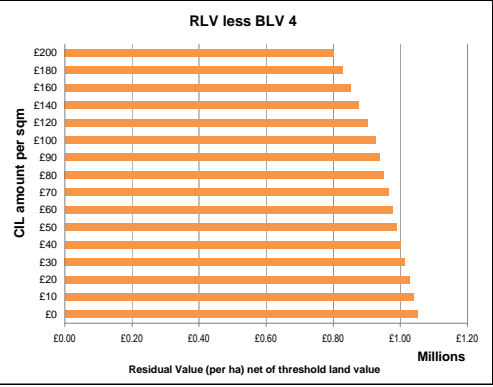
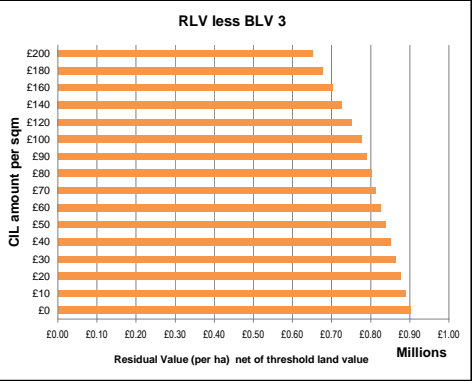
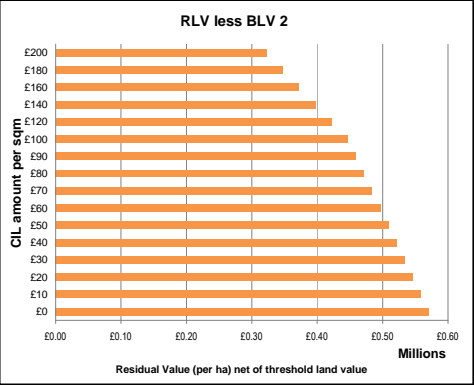
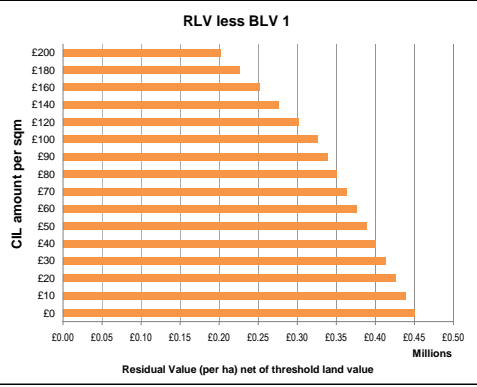


Site type 6	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.89 ha
-------------	---	----------------------

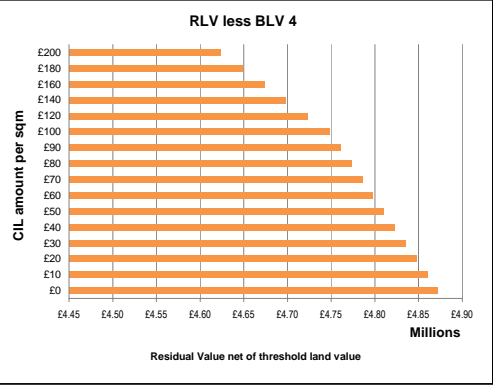
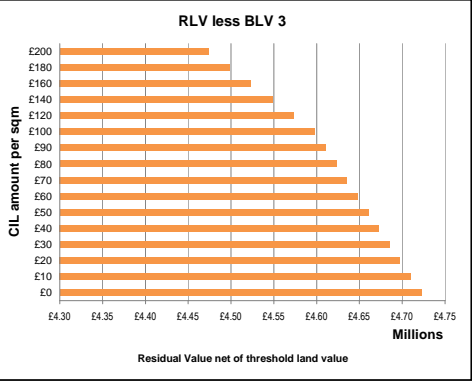
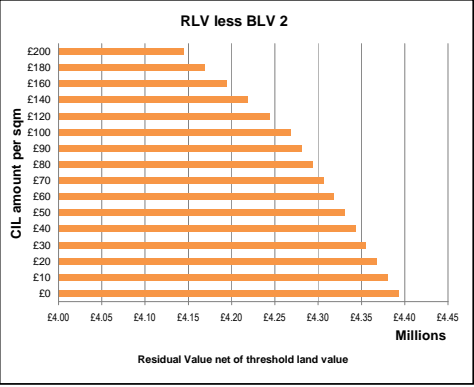
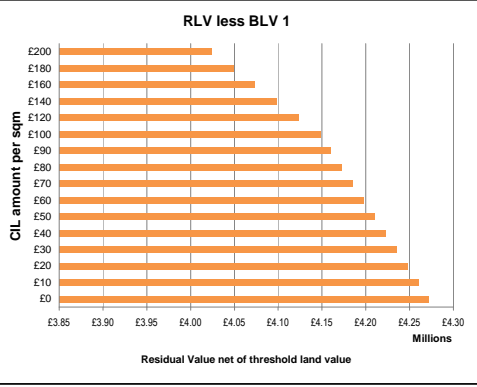
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,236	862,016	62,016	182,766	512,016	662,016
10	755,191	849,590	49,590	170,340	499,590	649,590
20	744,146	837,164	37,164	157,914	487,164	637,164
30	733,100	824,738	24,738	145,488	474,738	624,738
40	722,055	812,312	12,312	133,062	462,312	612,312
50	711,010	799,886	114	120,636	449,886	599,886
60	699,964	787,460	-12,540	108,210	437,460	587,460
70	688,919	775,034	-24,966	95,784	425,034	575,034
80	677,874	762,608	-37,392	83,358	412,608	562,608
90	666,828	750,182	-49,818	70,932	400,182	550,182
100	655,783	737,756	-62,244	58,506	387,756	537,756
120	633,692	712,904	-87,096	33,654	362,904	512,904
140	611,601	688,052	-111,948	8,802	338,052	488,052
160	589,511	663,200	-136,800	-16,050	313,200	463,200
180	567,420	638,348	-161,652	-40,902	288,348	438,348
200	545,329	613,496	-186,504	-65,754	263,496	413,496



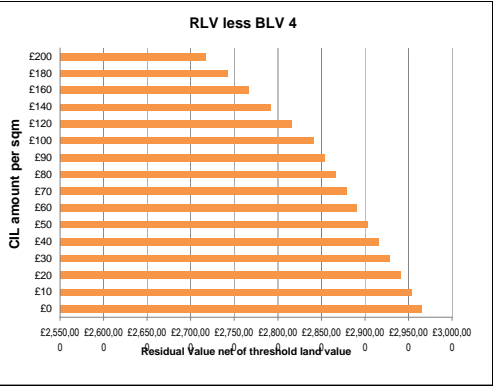
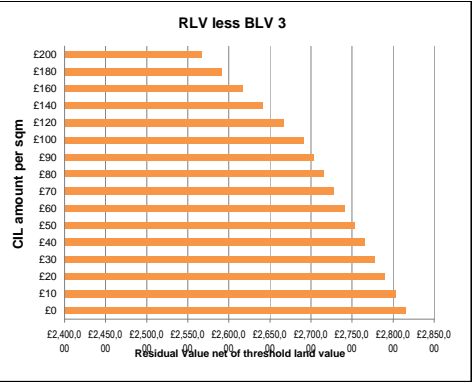
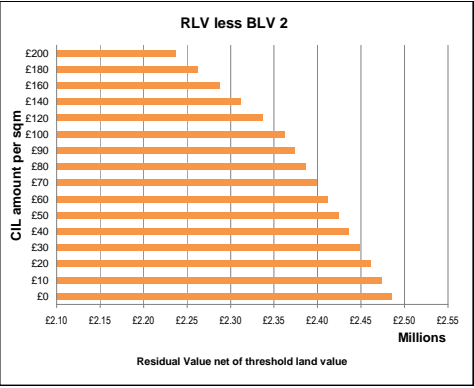
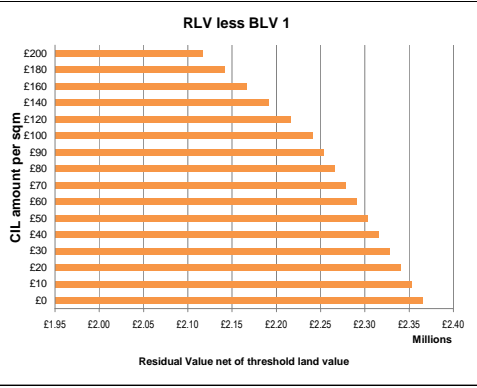
Site type 6	Description:	Area 5	£2325 psm	Halesworth	Site area:	0.89 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,111,060	1,249,942	449,942	570,692	899,942	1,049,942
10	1,100,014	1,237,516	437,516	558,266	887,516	1,037,516
20	1,088,969	1,225,090	425,090	545,840	875,090	1,025,090
30	1,077,924	1,212,664	412,664	533,414	862,664	1,012,664
40	1,066,878	1,200,238	400,238	520,988	850,238	1,000,238
50	1,055,833	1,187,812	387,812	508,562	837,812	987,812
60	1,044,788	1,175,386	375,386	496,136	825,386	975,386
70	1,033,742	1,162,960	362,960	483,710	812,960	962,960
80	1,022,697	1,150,534	350,534	471,284	800,534	950,534
90	1,011,652	1,138,108	338,108	458,858	788,108	938,108
100	1,000,606	1,125,682	325,682	446,432	775,682	925,682
120	978,516	1,100,830	300,830	421,580	750,830	900,830
140	966,425	1,075,978	275,978	396,728	725,978	875,978
160	934,334	1,051,126	251,126	371,876	701,126	851,126
180	912,243	1,026,274	226,274	347,024	676,274	826,274
200	890,153	1,001,422	201,422	322,172	651,422	801,422



Site type 6	Description:	Area 6	£4660 psm	Southwold	Site area:	0.89 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,508,370	5,071,917	4,271,917	4,392,667	4,721,917	4,871,917
10	4,497,325	5,059,490	4,259,490	4,380,240	4,709,490	4,859,490
20	4,486,280	5,047,064	4,247,064	4,367,814	4,697,064	4,847,064
30	4,475,234	5,034,638	4,234,638	4,355,388	4,684,638	4,834,638
40	4,464,189	5,022,212	4,222,212	4,342,962	4,672,212	4,822,212
50	4,453,143	5,009,786	4,209,786	4,330,536	4,659,786	4,809,786
60	4,442,098	4,997,360	4,197,360	4,318,110	4,647,360	4,797,360
70	4,431,053	4,984,934	4,184,934	4,305,684	4,634,934	4,784,934
80	4,420,007	4,972,508	4,172,508	4,293,258	4,622,508	4,772,508
90	4,408,962	4,960,082	4,160,082	4,280,832	4,610,082	4,760,082
100	4,397,917	4,947,656	4,147,656	4,268,406	4,597,656	4,747,656
120	4,375,826	4,922,804	4,122,804	4,243,554	4,572,804	4,722,804
140	4,353,735	4,897,952	4,097,952	4,218,702	4,547,952	4,697,952
160	4,331,645	4,873,100	4,073,100	4,193,850	4,523,100	4,673,100
180	4,309,554	4,848,248	4,048,248	4,168,998	4,498,248	4,648,248
200	4,287,463	4,823,396	4,023,396	4,144,146	4,473,396	4,623,396



Site type 6	Description:	Area 7	£3495 psm	Reydon	Site area:	0.89 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,813,352	3,165,021	2,365,021	2,485,771	2,815,021	2,965,021
10	2,802,307	3,152,595	2,352,595	2,473,345	2,802,595	2,952,595
20	2,791,262	3,140,169	2,340,169	2,460,919	2,790,169	2,940,169
30	2,780,216	3,127,743	2,327,743	2,448,493	2,777,743	2,927,743
40	2,769,171	3,115,317	2,315,317	2,436,067	2,765,317	2,915,317
50	2,758,126	3,102,891	2,302,891	2,423,641	2,752,891	2,902,891
60	2,747,080	3,090,465	2,290,465	2,411,215	2,740,465	2,890,465
70	2,736,035	3,078,039	2,278,039	2,398,789	2,728,039	2,878,039
80	2,724,990	3,065,613	2,265,613	2,386,363	2,715,613	2,865,613
90	2,713,944	3,053,187	2,253,187	2,373,937	2,703,187	2,853,187
100	2,702,899	3,040,761	2,240,761	2,361,511	2,690,761	2,840,761
120	2,680,808	3,015,909	2,215,909	2,336,659	2,665,909	2,815,909
140	2,658,717	2,991,057	2,191,057	2,311,807	2,641,057	2,791,057
160	2,636,627	2,966,205	2,166,205	2,286,955	2,616,205	2,766,205
180	2,614,536	2,941,353	2,141,353	2,262,103	2,591,353	2,741,353
200	2,592,445	2,916,501	2,116,501	2,237,251	2,566,501	2,716,501



CIL Viability   Waveney District

SITE TYPE   7

40 UNITS

HOUSES

30 UPH

CSH level:   3

Aff Hsg:   35%

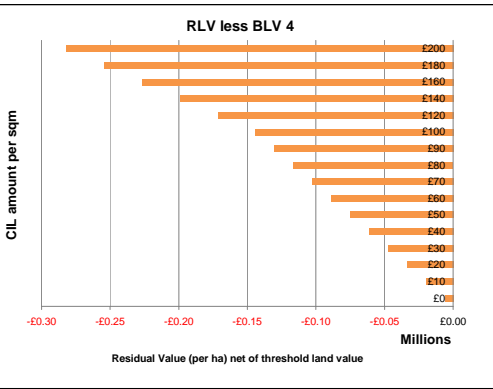
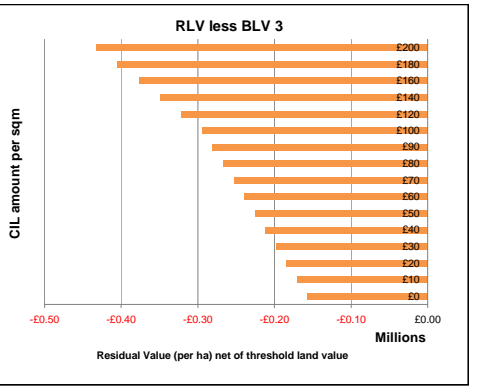
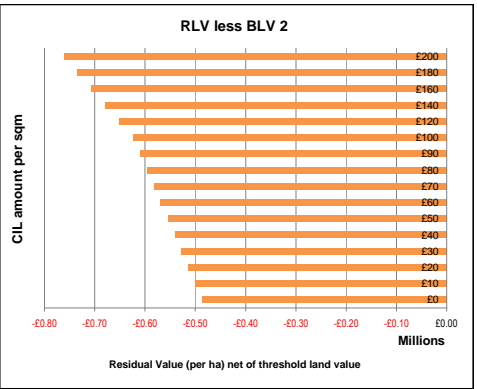
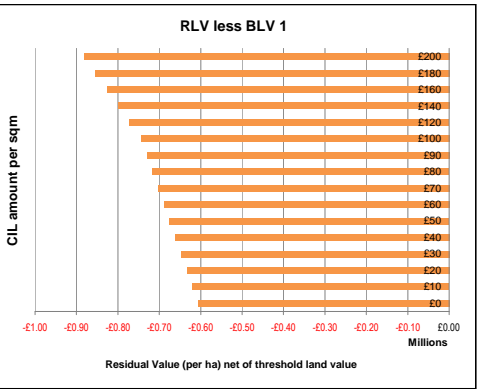
	Sales value inflation
	Build cost inflation
	Profit

Benchmark Land Values (per net developable ha)

BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

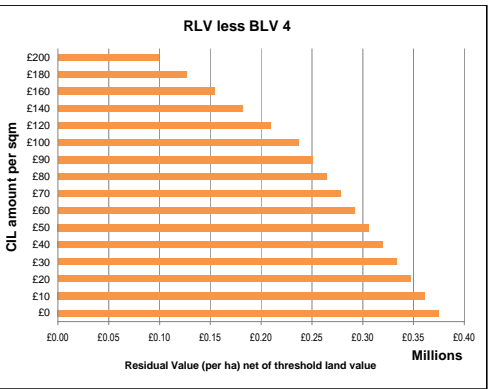
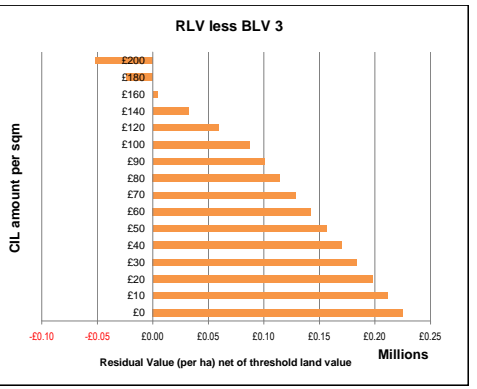
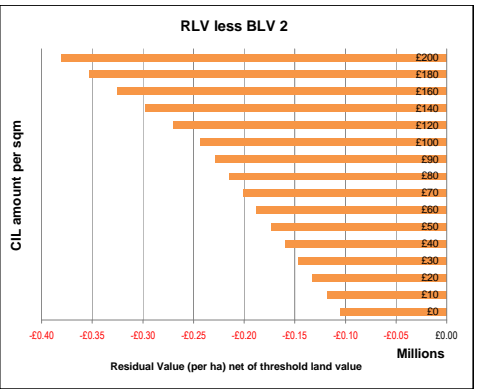
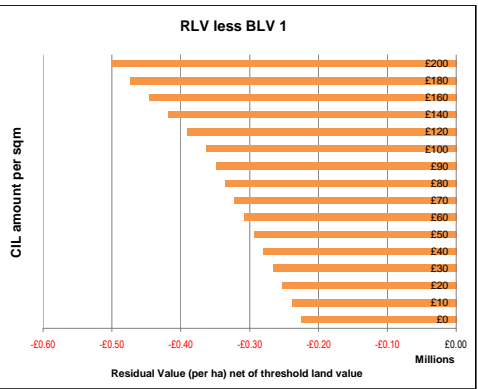
Site type 7Description:   Area 1   £1615 psm   Inner Lowestoft   Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,618	193,963	- 606,037	- 485,287	- 156,037	- 6,037
10	240,209	180,157	- 619,843	- 499,093	- 169,843	- 19,843
20	221,800	166,350	- 633,650	- 512,900	- 183,650	- 33,650
30	203,391	152,543	- 647,457	- 526,707	- 197,457	- 47,457
40	184,982	138,737	- 661,263	- 540,513	- 211,263	- 61,263
50	166,573	124,930	- 675,070	- 554,320	- 225,070	- 75,070
60	148,164	111,123	- 688,877	- 568,127	- 238,877	- 88,877
70	129,755	97,317	- 702,683	- 581,933	- 252,683	- 102,683
80	111,347	83,510	- 716,490	- 595,740	- 266,490	- 116,490
90	92,938	69,703	- 730,297	- 609,547	- 280,297	- 130,297
100	74,529	55,897	- 744,103	- 623,353	- 294,103	- 144,103
120	37,711	28,283	- 771,717	- 650,967	- 321,717	- 171,717
140	893	670	- 799,330	- 678,580	- 349,330	- 199,330
160	-35,925	26,944	- 826,944	- 706,194	- 376,944	- 226,944
180	-72,743	54,557	- 854,557	- 733,807	- 404,557	- 254,557
200	-109,560	82,170	- 882,170	- 761,420	- 432,170	- 282,170



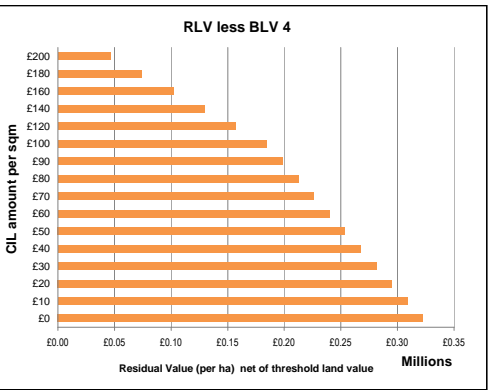
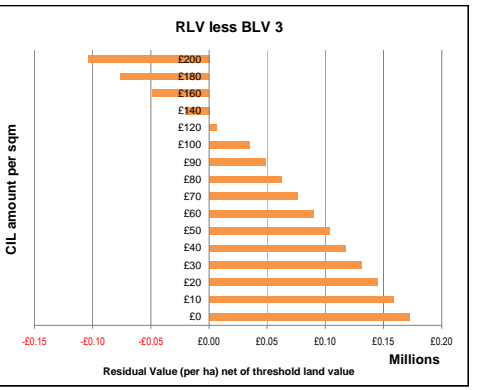
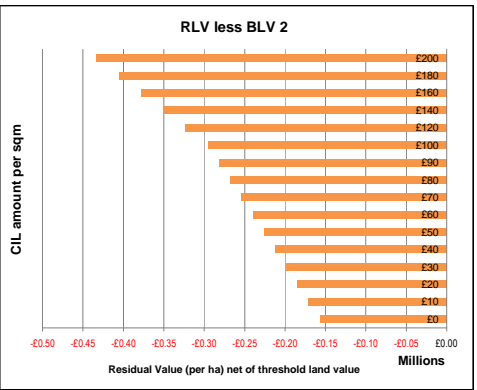
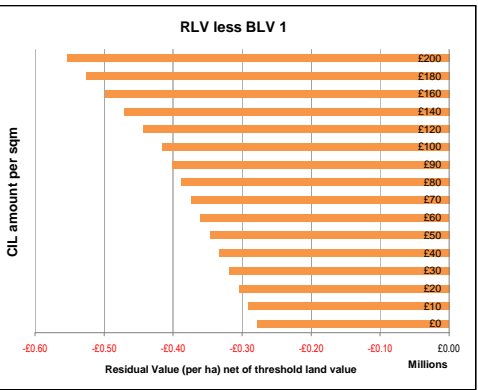
Site type 7Description:   Area 2   £1964 psm   Lowestoft Burbs   Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,396	574,797	- 225,203	- 104,453	- 224,797	- 374,797
10	747,987	560,990	- 239,010	- 118,260	- 210,990	- 360,990
20	729,578	547,183	- 252,817	- 132,067	- 197,183	- 347,183
30	711,169	533,377	- 266,623	- 145,873	- 183,377	- 333,377
40	692,760	519,570	- 280,430	- 159,680	- 169,570	- 319,570
50	674,351	505,763	- 294,237	- 173,487	- 155,763	- 305,763
60	655,942	491,957	- 308,043	- 187,293	- 141,957	- 291,957
70	637,533	478,150	- 321,850	- 201,100	- 128,150	- 278,150
80	619,124	464,343	- 335,657	- 214,907	- 114,343	- 264,343
90	600,716	450,537	- 349,463	- 228,713	- 100,537	- 250,537
100	582,307	436,730	- 363,270	- 242,520	- 86,730	- 236,730
120	545,489	409,117	- 390,883	- 270,133	- 59,117	- 209,117
140	508,671	381,503	- 418,497	- 297,747	- 31,503	- 181,503
160	471,853	353,890	- 446,110	- 325,360	- 3,890	- 153,890
180	435,035	326,276	- 473,724	- 352,974	- 23,724	- 126,276
200	398,217	298,663	- 501,337	- 380,587	- 51,337	- 98,663



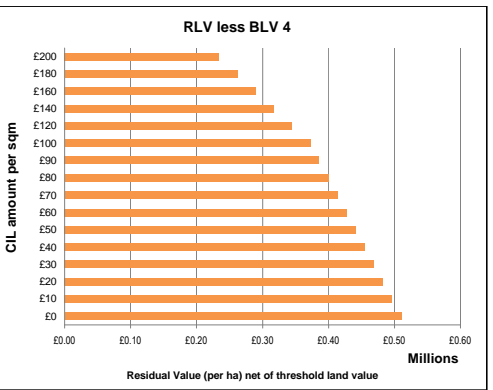
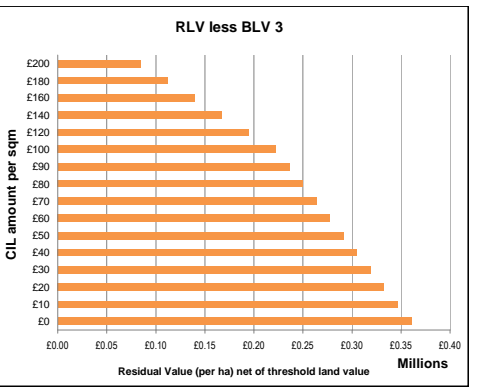
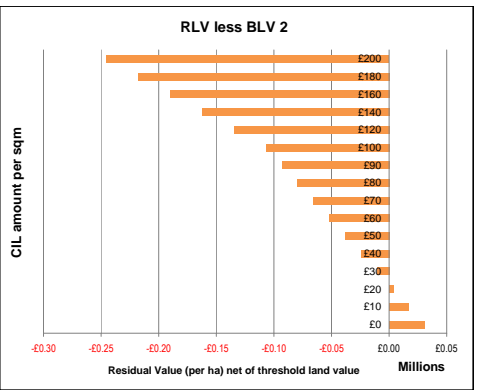
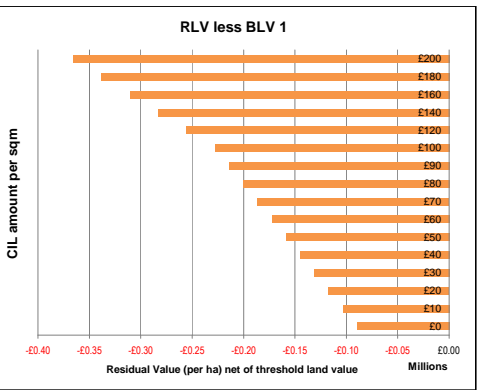
Site type 7Description:   Area 3   £1916 psm   Beccles   Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	696,558	522,419	- 277,581	- 156,831	- 172,419	- 322,419
10	678,149	508,612	- 291,388	- 170,638	- 158,612	- 308,612
20	659,740	494,805	- 305,195	- 184,445	- 144,805	- 294,805
30	641,331	480,999	- 319,001	- 198,251	- 130,999	- 280,999
40	622,922	467,192	- 332,808	- 212,058	- 117,192	- 267,192
50	604,514	453,385	- 346,615	- 225,865	- 103,385	- 253,385
60	586,105	439,578	- 360,422	- 239,672	- 89,578	- 239,578
70	567,696	425,772	- 374,228	- 253,478	- 75,772	- 225,772
80	549,287	411,965	- 388,035	- 267,285	- 61,965	- 211,965
90	530,878	398,158	- 401,842	- 281,092	- 48,158	- 198,158
100	512,469	384,352	- 415,648	- 294,898	- 34,352	- 184,352
120	475,651	356,738	- 443,262	- 322,512	- 6,738	- 156,738
140	438,833	329,125	- 470,875	- 350,125	- 20,875	- 129,125
160	402,015	301,512	- 498,488	- 377,738	- 48,488	- 101,512
180	365,198	273,898	- 526,102	- 405,352	- 76,102	- 73,898
200	328,380	246,285	- 553,715	- 432,965	- 103,715	- 46,285



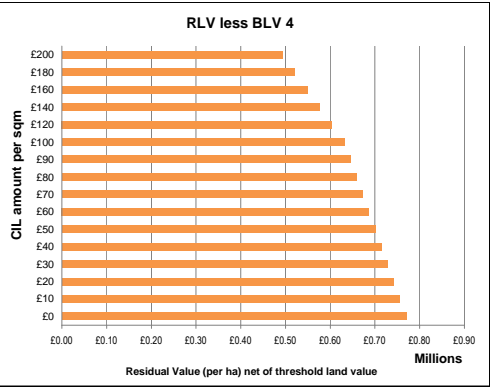
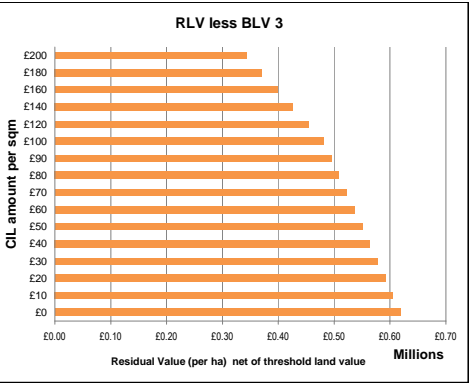
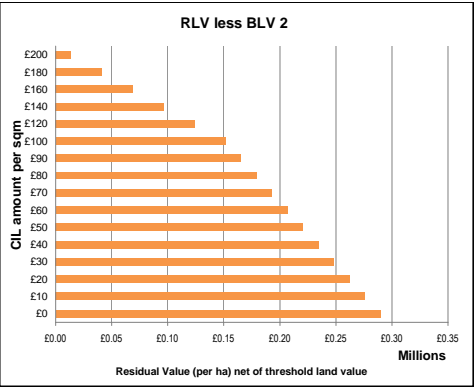
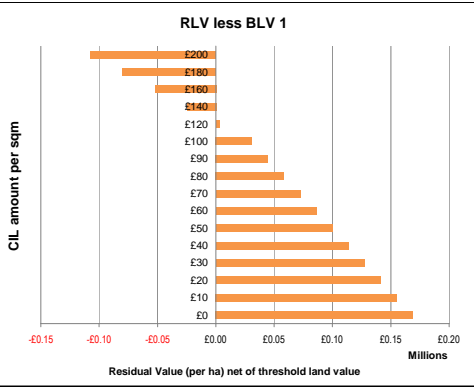
Site type 7Description:   Area 4   £2088 psm   Bungay   Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	946,810	710,107	- 89,893	- 30,857	- 360,107	- 510,107
10	928,401	696,301	- 103,699	- 17,051	- 346,301	- 496,301
20	909,992	682,494	- 117,506	- 3,244	- 332,494	- 482,494
30	891,583	668,687	- 131,313	- 10,553	- 318,687	- 468,687
40	873,174	654,881	- 145,119	- 24,369	- 304,881	- 454,881
50	854,765	641,074	- 158,926	- 38,176	- 291,074	- 441,074
60	836,356	627,267	- 172,733	- 51,983	- 277,267	- 427,267
70	817,947	613,460	- 186,540	- 65,790	- 263,460	- 413,460
80	799,538	599,654	- 200,346	- 79,596	- 249,654	- 399,654
90	781,129	585,847	- 214,153	- 93,403	- 235,847	- 385,847
100	762,721	572,040	- 227,960	- 107,210	- 222,040	- 372,040
120	725,903	544,427	- 255,573	- 134,823	- 194,427	- 344,427
140	689,085	516,814	- 283,186	- 162,436	- 166,814	- 316,814
160	652,267	489,200	- 310,800	- 190,050	- 139,200	- 289,200
180	615,449	461,587	- 338,413	- 217,663	- 111,587	- 261,587
200	578,631	433,974	- 366,026	- 245,276	- 83,974	- 233,974



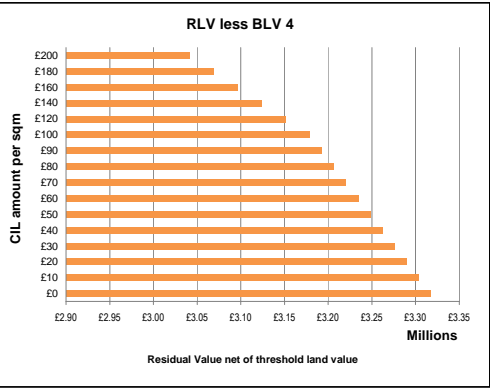
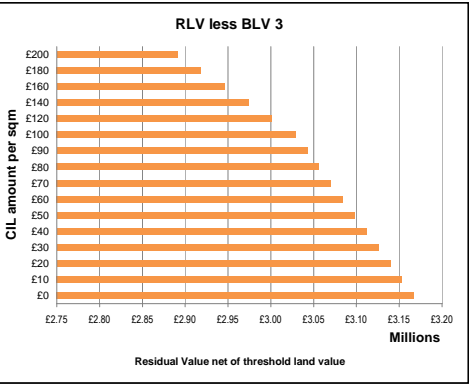
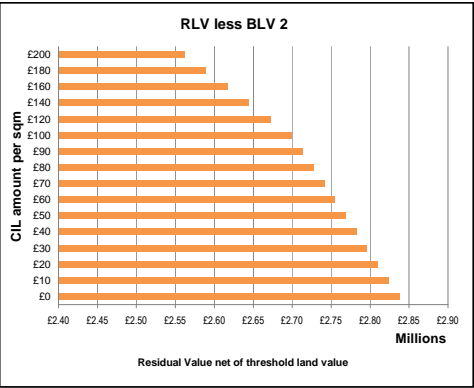
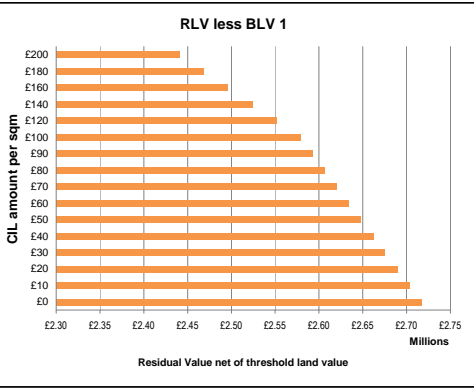
Site type 7Description:Area 5£2325 psm HalesworthSite area:1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,291,633	968,725	168,725	289,475	618,725	768,725
10	1,273,224	954,918	154,918	275,668	604,918	754,918
20	1,254,815	941,111	141,111	261,861	591,111	741,111
30	1,236,406	927,305	127,305	248,055	577,305	727,305
40	1,217,997	913,498	113,498	234,248	563,498	713,498
50	1,199,588	899,691	99,691	220,441	549,691	699,691
60	1,181,180	885,885	85,885	206,635	535,885	685,885
70	1,162,771	872,078	72,078	192,828	522,078	672,078
80	1,144,362	858,271	58,271	179,021	508,271	658,271
90	1,125,953	844,465	44,465	165,215	494,465	644,465
100	1,107,544	830,658	30,658	151,408	480,658	630,658
120	1,070,726	803,045	3,045	123,795	453,045	603,045
140	1,033,908	775,431	-24,569	96,181	425,431	575,431
160	997,090	747,818	-52,182	68,568	397,818	547,818
180	960,273	720,204	-79,796	40,954	370,204	520,204
200	923,455	692,591	-107,409	13,341	342,591	492,591



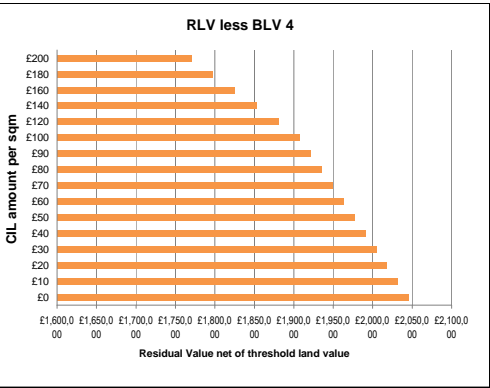
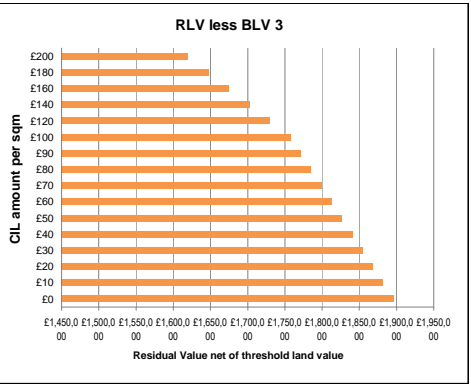
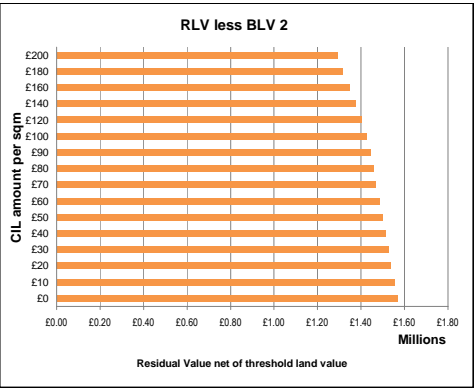
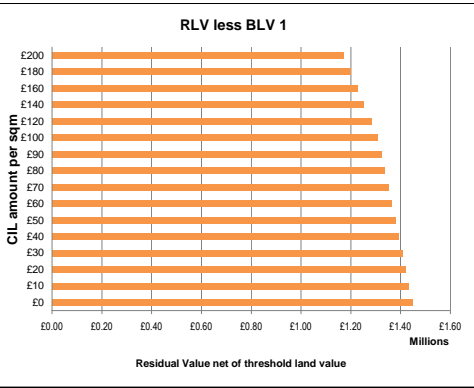
Site type 7Description:Area 6£4660 psm SouthwoldSite area:1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,688,944	3,516,708	2,716,708	2,837,458	3,166,708	3,316,708
10	4,670,535	3,502,901	2,702,901	2,823,651	3,152,901	3,302,901
20	4,652,126	3,489,094	2,689,094	2,809,844	3,139,094	3,289,094
30	4,633,717	3,475,288	2,675,288	2,796,038	3,125,288	3,275,288
40	4,615,308	3,461,481	2,661,481	2,782,231	3,111,481	3,261,481
50	4,596,899	3,447,674	2,647,674	2,768,424	3,097,674	3,247,674
60	4,578,490	3,433,868	2,633,868	2,754,618	3,083,868	3,233,868
70	4,560,081	3,420,061	2,620,061	2,740,811	3,070,061	3,220,061
80	4,541,672	3,406,254	2,606,254	2,727,004	3,056,254	3,206,254
90	4,523,263	3,392,448	2,592,448	2,713,198	3,042,448	3,192,448
100	4,504,854	3,378,641	2,578,641	2,699,391	3,028,641	3,178,641
120	4,468,037	3,351,027	2,551,027	2,671,777	3,001,027	3,151,027
140	4,431,219	3,323,414	2,523,414	2,644,164	2,973,414	3,123,414
160	4,394,401	3,295,801	2,495,801	2,616,551	2,945,801	3,095,801
180	4,357,583	3,268,187	2,468,187	2,588,937	2,918,187	3,068,187
200	4,320,765	3,240,574	2,440,574	2,561,324	2,890,574	3,040,574



Site type 7Description:Area 7£3495 psm ReydonSite area:1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,926	2,245,444	1,445,444	1,566,194	1,895,444	2,045,444
10	2,975,517	2,231,638	1,431,638	1,552,388	1,881,638	2,031,638
20	2,957,108	2,217,831	1,417,831	1,538,581	1,867,831	2,017,831
30	2,938,699	2,204,024	1,404,024	1,524,774	1,854,024	2,004,024
40	2,920,290	2,190,218	1,390,218	1,510,968	1,840,218	1,990,218
50	2,901,881	2,176,411	1,376,411	1,497,161	1,826,411	1,976,411
60	2,883,472	2,162,604	1,362,604	1,483,354	1,812,604	1,962,604
70	2,865,063	2,148,797	1,348,797	1,469,547	1,798,797	1,948,797
80	2,846,654	2,134,991	1,334,991	1,455,741	1,784,991	1,934,991
90	2,828,245	2,121,184	1,321,184	1,441,934	1,771,184	1,921,184
100	2,809,837	2,107,377	1,307,377	1,428,127	1,757,377	1,907,377
120	2,773,019	2,079,764	1,279,764	1,400,514	1,729,764	1,879,764
140	2,736,201	2,052,151	1,252,151	1,372,901	1,702,151	1,852,151
160	2,699,383	2,024,537	1,224,537	1,345,287	1,674,537	1,824,537
180	2,662,565	1,996,924	1,196,924	1,317,674	1,646,924	1,796,924
200	2,625,747	1,969,311	1,169,311	1,290,061	1,619,311	1,769,311



CIL Viability   Waveney District

SITE TYPE   7

40 UNITS

HOUSES

30 UPH

CSH level:   3

Aff Hsg:   35%

-5% Sales value inflation

Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

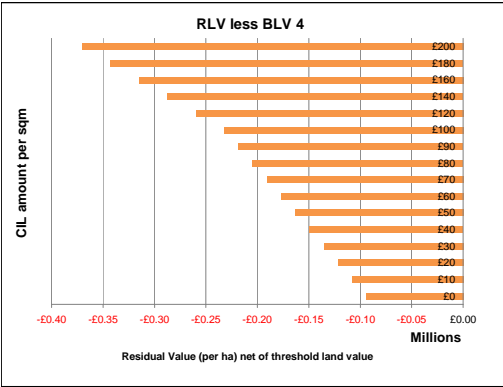
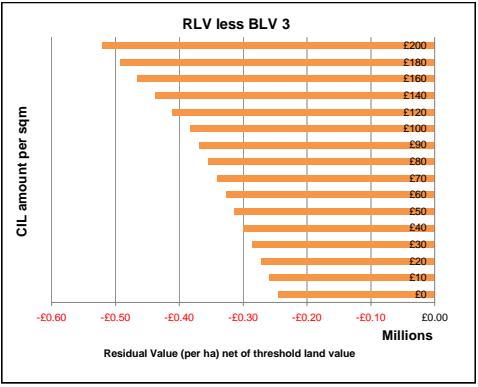
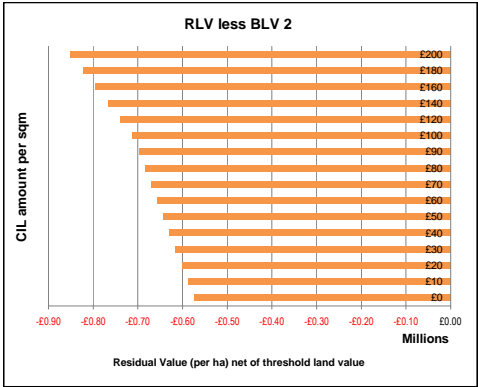
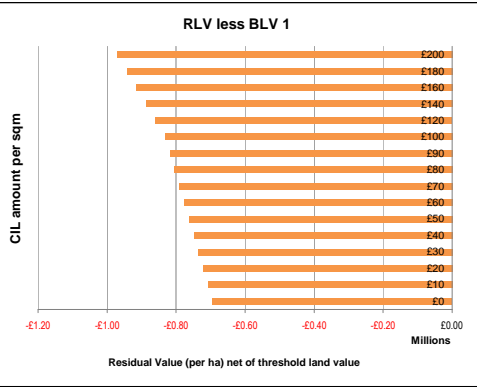
BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

Site type 7

Description:   Area 1   £1615 psm   Inner Lowestoft

Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	141,131	105,848	-694,152	-573,402	-244,152	-94,152
10	122,722	92,041	-707,959	-587,209	-257,959	-107,959
20	104,313	78,235	-721,765	-601,015	-271,765	-121,765
30	85,904	64,428	-735,572	-614,822	-285,572	-135,572
40	67,495	50,621	-749,379	-628,629	-299,379	-149,379
50	49,086	36,815	-763,185	-642,435	-313,185	-163,185
60	30,677	23,008	-776,992	-656,242	-326,992	-176,992
70	12,268	9,201	-790,799	-670,049	-340,799	-190,799
80	-6,141	4,606	-804,606	-683,856	-354,606	-204,606
90	-24,550	18,412	-818,412	-697,662	-368,412	-218,412
100	-42,959	32,219	-832,219	-711,469	-382,219	-232,219
120	-79,776	59,832	-859,832	-739,082	-409,832	-259,832
140	-116,594	87,446	-887,446	-766,696	-437,446	-287,446
160	-153,412	115,059	-915,059	-794,309	-465,059	-315,059
180	-190,230	142,672	-942,672	-821,922	-492,672	-342,672
200	-227,048	170,286	-970,286	-849,536	-520,286	-370,286

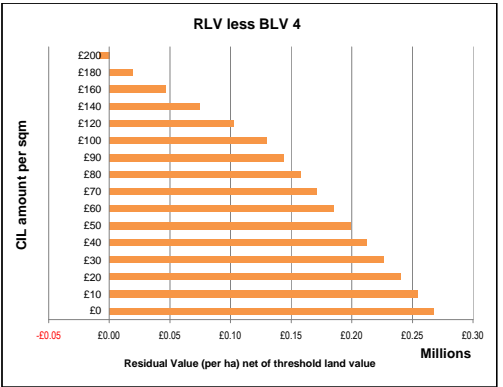
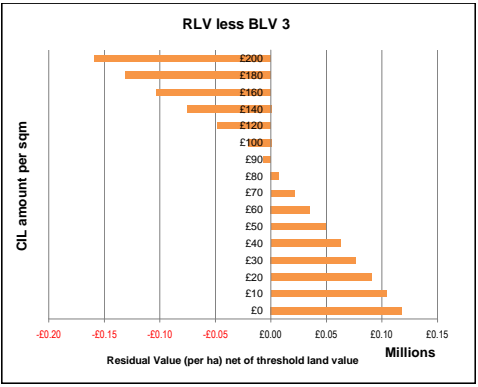
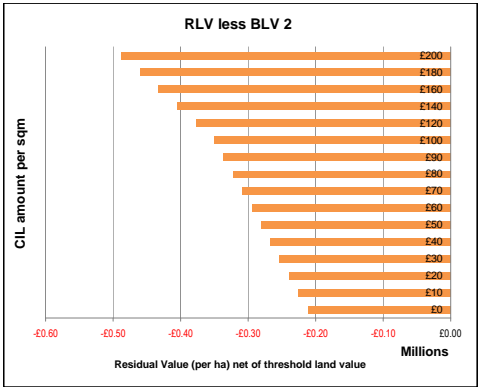
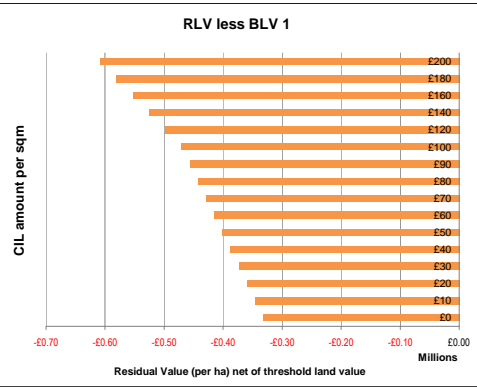


Site type 7

Description:   Area 2   £1964 psm   Lowestoft Burbs

Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,520	467,640	332,360	211,610	117,640	267,640
10	605,111	453,833	346,167	225,417	103,833	253,833
20	586,702	440,026	359,974	239,224	90,026	240,026
30	568,293	426,220	373,780	253,030	76,220	226,220
40	549,884	412,413	387,587	266,837	62,413	212,413
50	531,475	398,606	401,394	280,644	48,606	198,606
60	513,066	384,800	415,200	294,450	34,800	184,800
70	494,657	370,993	429,007	308,257	20,993	170,993
80	476,248	357,186	442,814	322,064	7,186	157,186
90	457,839	343,380	456,620	335,870	6,620	143,380
100	439,430	329,573	470,427	349,677	20,427	129,573
120	402,613	301,959	498,041	377,291	48,041	101,959
140	365,795	274,346	525,654	404,904	75,654	74,346
160	328,977	246,733	553,267	432,517	103,267	46,733
180	292,159	219,119	580,881	460,131	130,881	19,119
200	255,341	191,506	608,494	487,744	158,494	-8,494

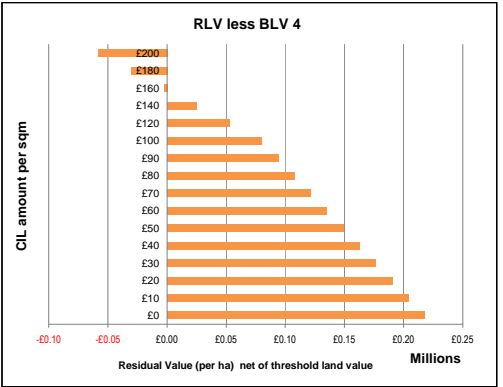
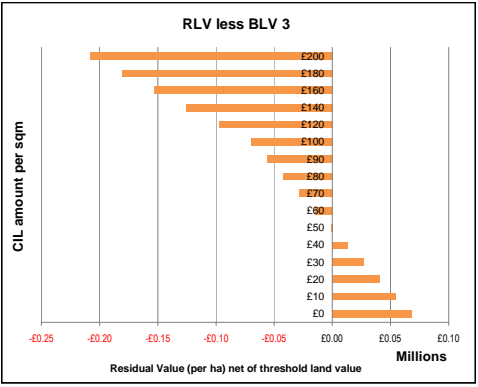
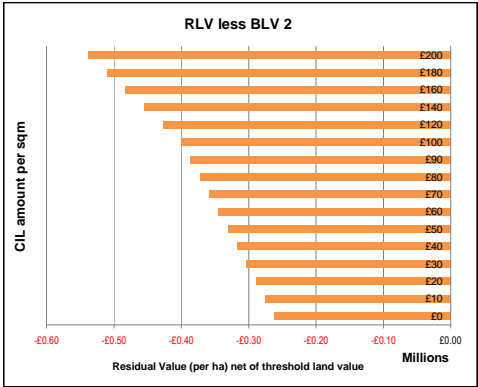
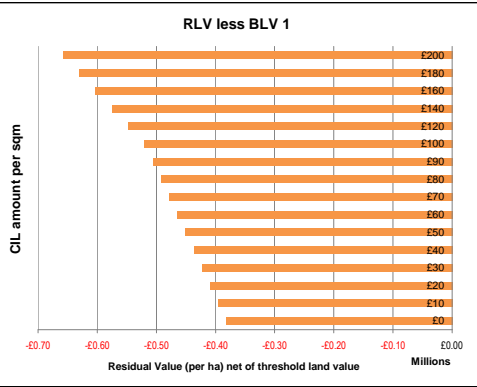


Site type 7

Description:   Area 3   £1916 psm   Beccles

Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,174	417,880	382,120	261,370	67,880	217,880
10	538,765	404,074	395,926	275,176	54,074	204,074
20	520,356	390,267	409,733	288,983	40,267	190,267
30	501,947	376,460	423,540	302,790	26,460	176,460
40	483,538	362,654	437,346	316,596	12,654	162,654
50	465,129	348,847	451,153	330,403	1,153	148,847
60	446,720	335,040	464,960	344,210	14,960	135,040
70	428,311	321,234	478,766	358,016	28,766	121,234
80	409,902	307,427	492,573	371,823	42,573	107,427
90	391,494	293,620	506,380	385,630	56,380	93,620
100	373,085	279,813	520,187	399,437	70,187	79,813
120	336,267	252,200	547,800	427,050	97,800	52,200
140	299,449	224,587	575,413	454,663	125,413	24,587
160	262,631	196,973	603,027	482,277	153,027	3,027
180	225,813	169,360	630,640	509,890	180,640	-30,640
200	188,995	141,747	658,253	537,503	208,253	-58,253

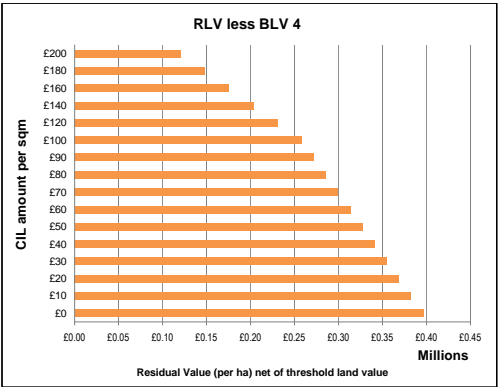
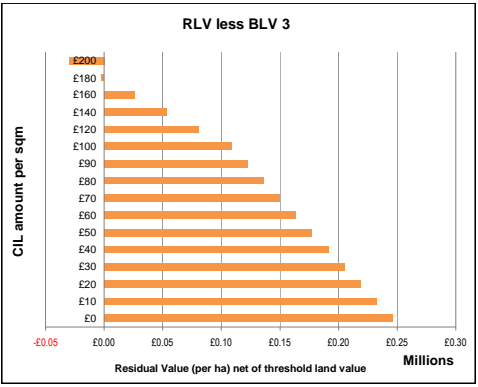
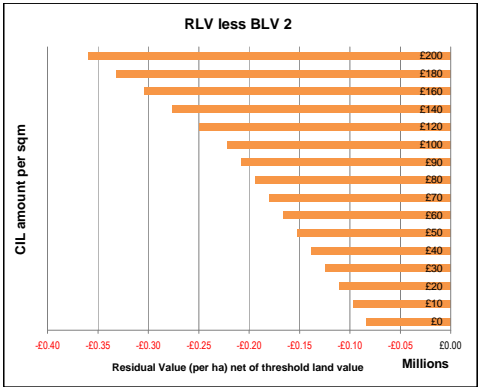
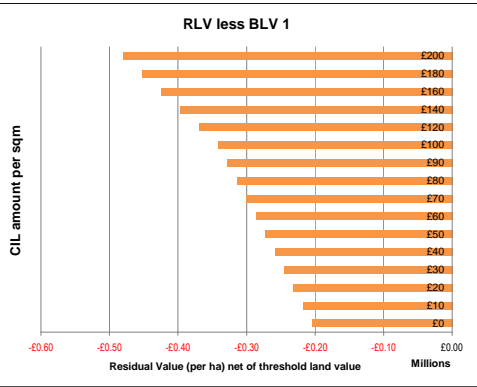


Site type 7

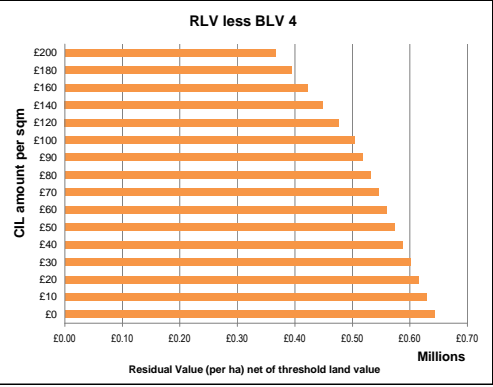
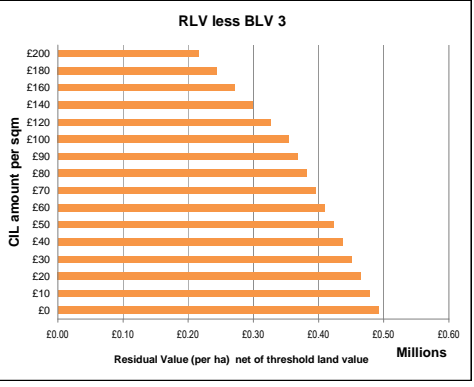
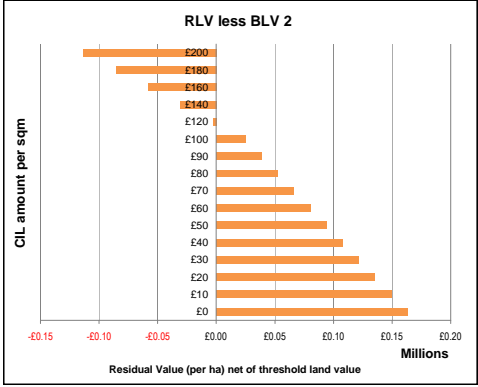
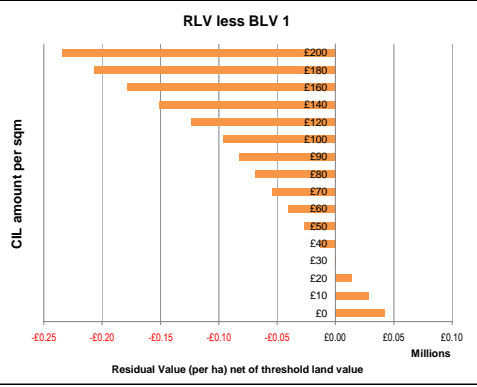
Description:   Area 4   £2088 psm   Bungay

Site area:   1.33 ha

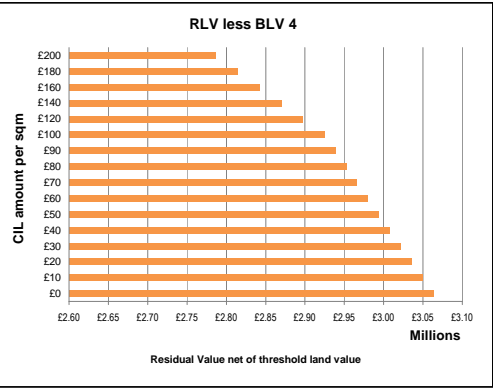
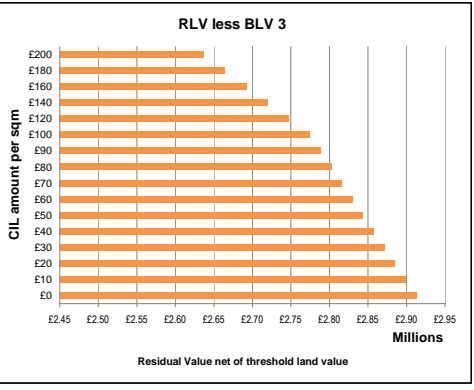
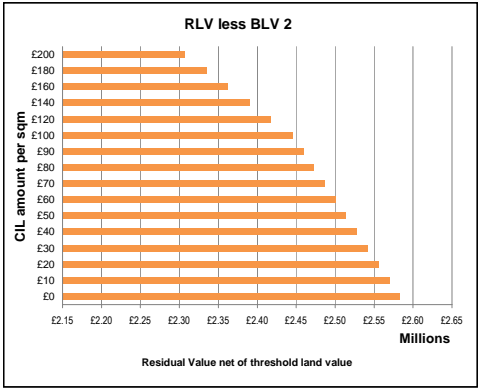
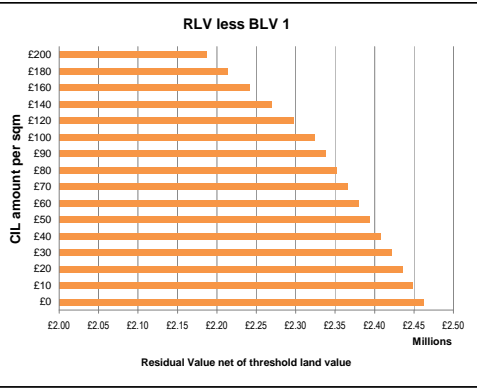
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,913	596,185	203,815	83,065	246,185	396,185
10	776,504	582,378	217,622	96,872	232,378	382,378
20	758,095	568,571	231,429	110,679	218,571	368,571
30	739,686	554,765	245,235	124,485	204,765	354,765
40	721,277	540,958	259,042	138,292	190,958	340,958
50	702,868	527,151	272,849	152,099	177,151	327,151
60	684,459	513,344	286,656	165,906	163,344	313,344
70	666,050	499,538	300,462	179,712	149,538	299,538
80	647,641	485,731	314,269	193,519	135,731	285,731
90	629,233	471,924	328,076	207,326	121,924	271,924
100	610,824	458,118	341,882	221,132	108,118	258,118
120	574,006	430,504	369,496	248,746	80,504	230,504
140	537,188	402,891	397,109	276,359	52,891	202,891
160	500,370	375,278	424,722	303,972	25,278	175,278
180	463,552	347,664	452,336	331,586	2,336	147,664
200	426,734	320,051	479,949	359,199	-29,949	120,051



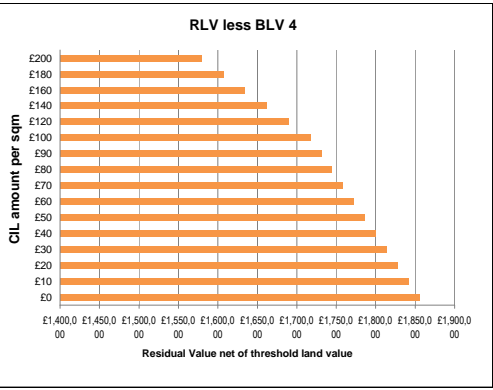
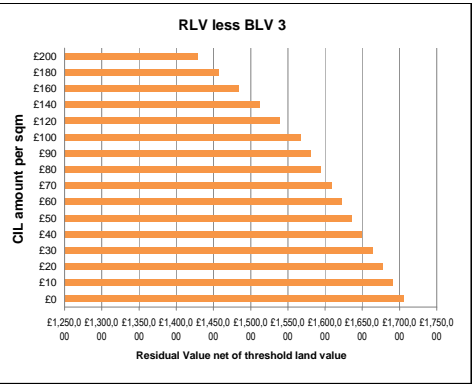
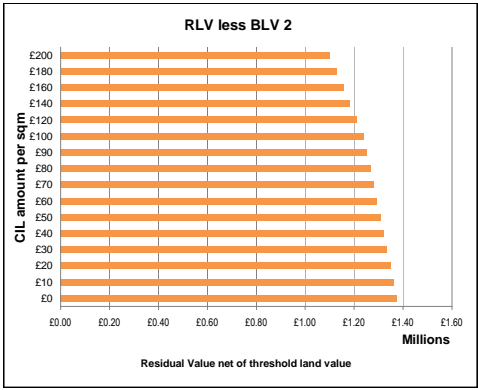
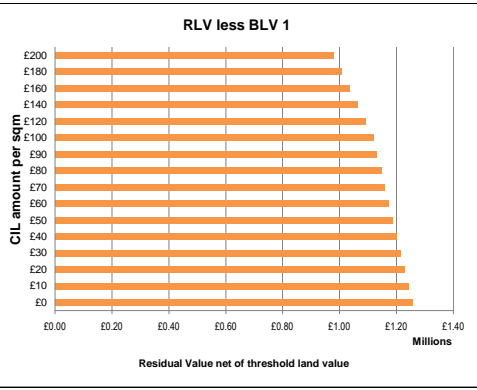
Site type 7	Description:	Area 5	£2325 psm	Halesworth	Site area:	1.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,122,495	841,871	41,871	162,621	491,871	641,871
10	1,104,086	828,065	28,065	148,815	478,065	628,065
20	1,085,677	814,258	14,258	135,008	464,258	614,258
30	1,067,268	800,451	451	121,201	450,451	600,451
40	1,048,859	786,645	-	107,395	436,645	586,645
50	1,030,450	772,838	-	93,588	422,838	572,838
60	1,012,042	759,031	-	40,969	409,031	559,031
70	993,633	745,224	-	54,776	395,224	545,224
80	975,224	731,418	-	68,582	381,418	531,418
90	956,815	717,611	-	82,389	367,611	517,611
100	938,406	703,804	-	96,196	353,804	503,804
120	901,588	676,191	-	123,809	326,191	476,191
140	864,770	648,578	-	151,422	298,578	448,578
160	827,952	620,964	-	179,036	270,964	420,964
180	791,135	593,351	-	206,649	243,351	393,351
200	754,317	565,738	-	234,262	215,738	365,738



Site type 7	Description:	Area 6	£4660 psm	Southwold	Site area:	1.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,349,940	3,262,455	2,462,455	2,583,205	2,912,455	3,062,455
10	4,331,531	3,248,648	2,448,648	2,569,398	2,898,648	3,048,648
20	4,313,122	3,234,842	2,434,842	2,555,592	2,884,842	3,034,842
30	4,294,713	3,221,035	2,421,035	2,541,785	2,871,035	3,021,035
40	4,276,304	3,207,228	2,407,228	2,527,978	2,857,228	3,007,228
50	4,257,895	3,193,422	2,393,422	2,514,172	2,843,422	2,993,422
60	4,239,487	3,179,615	2,379,615	2,500,365	2,829,615	2,979,615
70	4,221,078	3,165,808	2,365,808	2,486,558	2,815,808	2,965,808
80	4,202,669	3,152,002	2,352,002	2,472,752	2,802,002	2,952,002
90	4,184,260	3,138,195	2,338,195	2,458,945	2,788,195	2,938,195
100	4,165,851	3,124,388	2,324,388	2,445,138	2,774,388	2,924,388
120	4,129,033	3,096,775	2,296,775	2,417,525	2,746,775	2,896,775
140	4,092,215	3,069,161	2,269,161	2,389,911	2,719,161	2,869,161
160	4,055,397	3,041,548	2,241,548	2,362,298	2,691,548	2,841,548
180	4,018,580	3,013,935	2,213,935	2,334,685	2,663,935	2,813,935
200	3,981,762	2,986,321	2,186,321	2,307,071	2,636,321	2,786,321



Site type 7	Description:	Area 7	£3495 psm	Reydon	Site area:	1.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,739,673	2,054,755	1,254,755	1,375,505	1,704,755	1,854,755
10	2,721,264	2,040,948	1,240,948	1,361,698	1,690,948	1,840,948
20	2,702,855	2,027,141	1,227,141	1,347,891	1,677,141	1,827,141
30	2,684,446	2,013,335	1,213,335	1,334,085	1,663,335	1,813,335
40	2,666,037	1,999,528	1,199,528	1,320,278	1,649,528	1,799,528
50	2,647,628	1,985,721	1,185,721	1,306,471	1,635,721	1,785,721
60	2,629,220	1,971,915	1,171,915	1,292,665	1,621,915	1,771,915
70	2,610,811	1,958,108	1,158,108	1,278,858	1,608,108	1,758,108
80	2,592,402	1,944,301	1,144,301	1,265,051	1,594,301	1,744,301
90	2,573,993	1,930,495	1,130,495	1,251,245	1,580,495	1,730,495
100	2,555,584	1,916,688	1,116,688	1,237,438	1,566,688	1,716,688
120	2,518,766	1,889,075	1,089,075	1,209,825	1,539,075	1,689,075
140	2,481,948	1,861,461	1,061,461	1,182,211	1,511,461	1,661,461
160	2,445,130	1,833,848	1,033,848	1,154,598	1,483,848	1,633,848
180	2,408,313	1,806,234	1,006,234	1,126,984	1,456,234	1,606,234
200	2,371,495	1,778,621	978,621	1,099,371	1,428,621	1,578,621

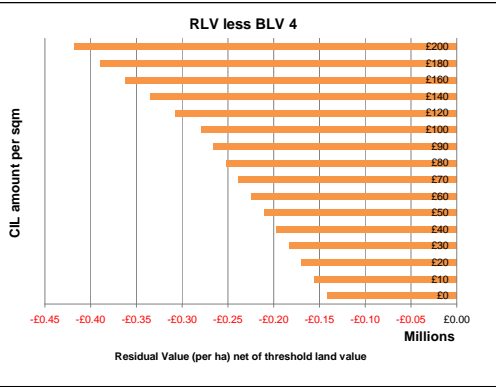
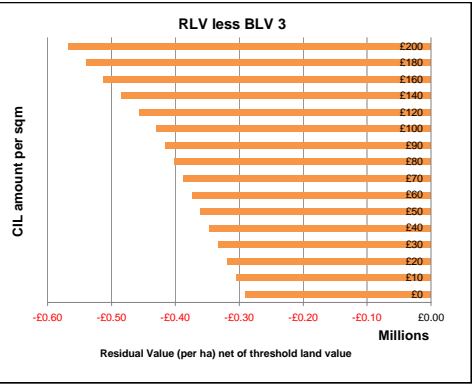
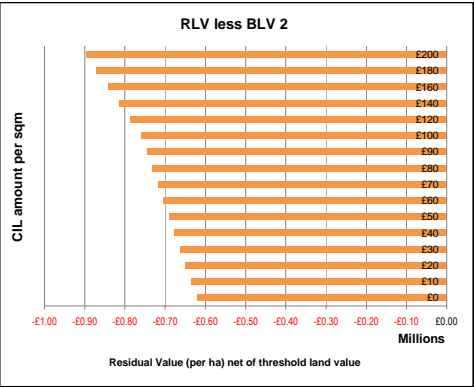
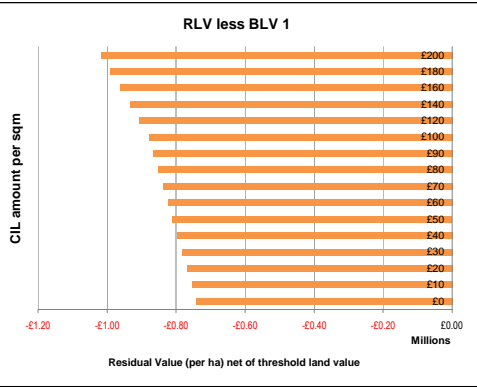




CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	7	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
40 UNITS HOUSES 30 UPH					
CSH level:	4			Sales value inflation	
Aff Hsg:	35%			Build cost inflation	
				Profit	

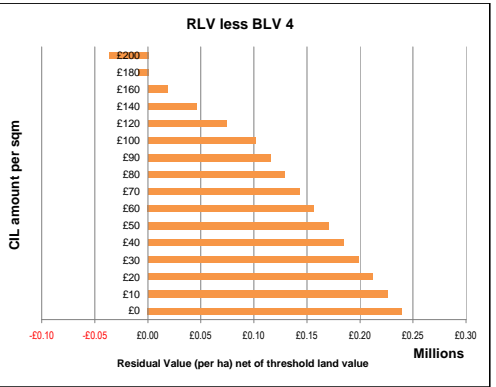
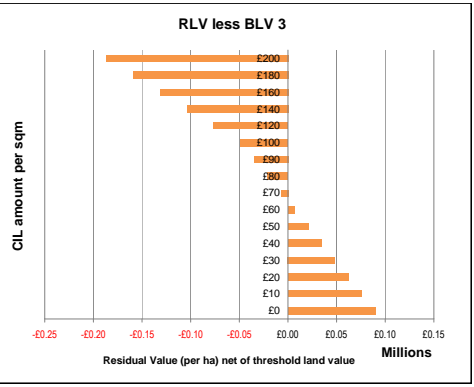
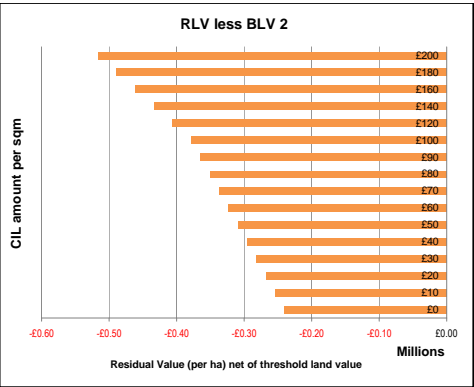
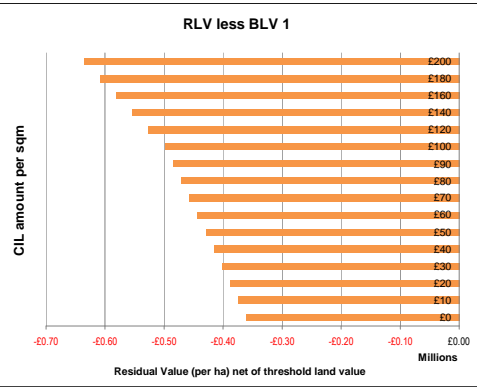
Site type 7	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	1.33 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,045	58,533	- 741,467	- 620,717	- 291,467	- 141,467
10	59,636	44,727	- 755,273	- 634,523	- 305,273	- 155,273
20	41,227	30,920	- 769,080	- 648,330	- 319,080	- 169,080
30	22,818	17,113	- 782,887	- 662,137	- 332,887	- 182,887
40	4,409	3,307	- 796,693	- 675,943	- 346,693	- 196,693
50	-14,000	10,500	- 810,500	- 689,750	- 360,500	- 210,500
60	-32,409	24,307	- 824,307	- 703,557	- 374,307	- 224,307
70	-50,818	38,113	- 838,113	- 717,363	- 388,113	- 238,113
80	-69,227	51,920	- 851,920	- 731,170	- 401,920	- 251,920
90	-87,636	65,727	- 865,727	- 744,977	- 415,727	- 265,727
100	-106,045	79,533	- 879,533	- 758,783	- 429,533	- 279,533
120	-142,862	107,147	- 907,147	- 786,397	- 457,147	- 307,147
140	-179,680	134,760	- 934,760	- 814,010	- 484,760	- 334,760
160	-216,498	162,374	- 962,374	- 841,624	- 512,374	- 362,374
180	-253,316	189,987	- 989,987	- 869,237	- 539,987	- 389,987
200	-290,134	217,600	- 1,017,600	- 896,850	- 567,600	- 417,600



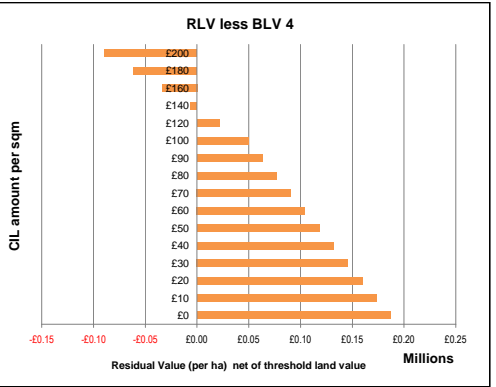
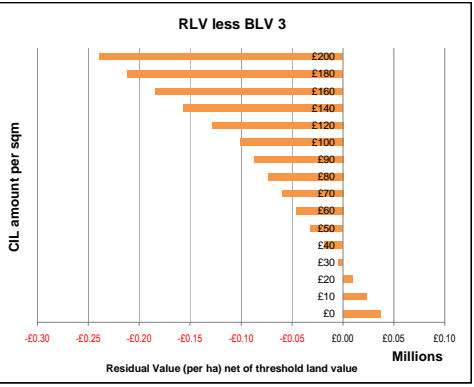
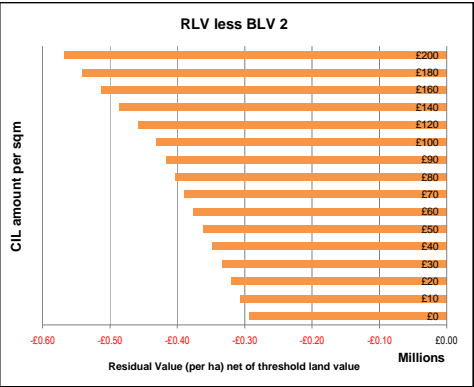
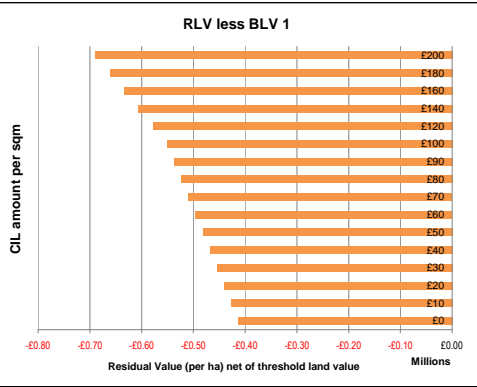
Site type 7	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	1.33 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	585,822	439,367	- 360,633	- 239,883	- 89,367	- 239,367
10	567,413	425,560	- 374,440	- 253,690	- 75,560	- 225,560
20	549,005	411,753	- 388,247	- 267,497	- 61,753	- 211,753
30	530,596	397,947	- 402,053	- 281,303	- 47,947	- 197,947
40	512,187	384,140	- 415,860	- 295,110	- 34,140	- 184,140
50	493,778	370,333	- 429,667	- 308,917	- 20,333	- 170,333
60	475,369	356,527	- 443,473	- 322,723	- 6,527	- 156,527
70	456,960	342,720	- 457,280	- 336,530	- 7,280	- 142,720
80	438,551	328,913	- 471,087	- 350,337	- 21,087	- 128,913
90	420,142	315,107	- 484,893	- 364,143	- 34,893	- 115,107
100	401,733	301,300	- 498,700	- 377,950	- 48,700	- 101,300
120	364,915	273,687	- 526,313	- 405,563	- 76,313	- 73,687
140	328,098	246,073	- 553,927	- 433,177	- 103,927	- 46,073
160	291,280	218,460	- 581,540	- 460,790	- 131,540	- 18,460
180	254,462	190,846	- 609,154	- 488,404	- 159,154	- 9,154
200	217,644	163,233	- 636,767	- 516,017	- 186,767	- 36,767



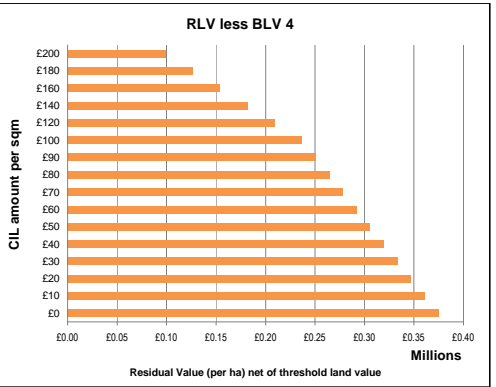
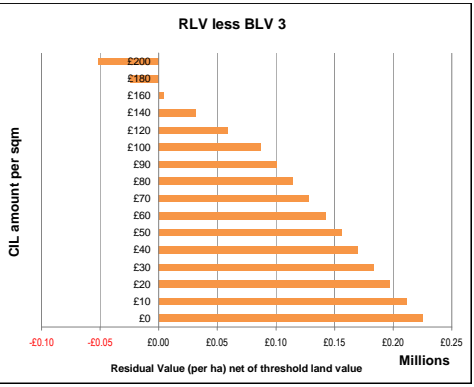
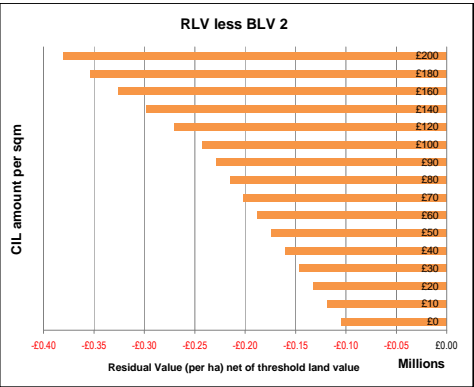
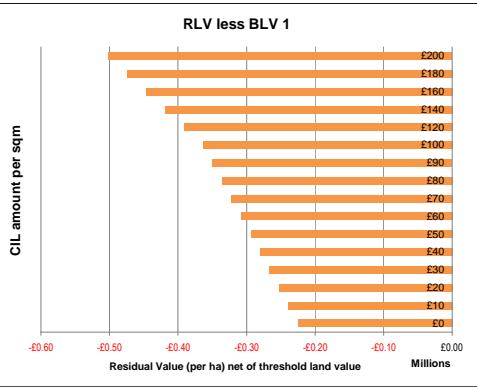
Site type 7	Description:	Area 3	£1916 psm	Beccles	Site area:	1.33 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	515,985	386,989	- 413,011	- 292,261	- 36,989	- 186,989
10	497,576	373,182	- 426,818	- 306,068	- 23,182	- 173,182
20	479,167	359,375	- 440,625	- 319,875	- 9,375	- 159,375
30	460,758	345,569	- 454,431	- 333,681	- 4,431	- 145,569
40	442,349	331,762	- 468,238	- 347,488	- 18,238	- 131,762
50	423,940	317,955	- 482,045	- 361,295	- 32,045	- 117,955
60	405,531	304,148	- 495,852	- 375,102	- 45,852	- 104,148
70	387,122	290,342	- 509,658	- 388,908	- 59,658	- 90,342
80	368,713	276,535	- 523,465	- 402,715	- 73,465	- 76,535
90	350,305	262,728	- 537,272	- 416,522	- 87,272	- 62,728
100	331,896	248,922	- 551,078	- 430,328	- 101,078	- 48,922
120	295,078	221,308	- 578,692	- 457,942	- 128,692	- 21,308
140	258,260	193,695	- 606,305	- 485,555	- 156,305	- 6,305
160	221,442	166,082	- 633,918	- 513,168	- 183,918	- 33,918
180	184,624	138,468	- 661,532	- 540,782	- 211,532	- 61,532
200	147,806	110,855	- 689,145	- 568,395	- 239,145	- 89,145

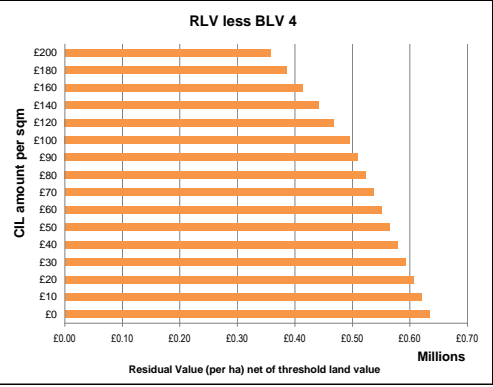
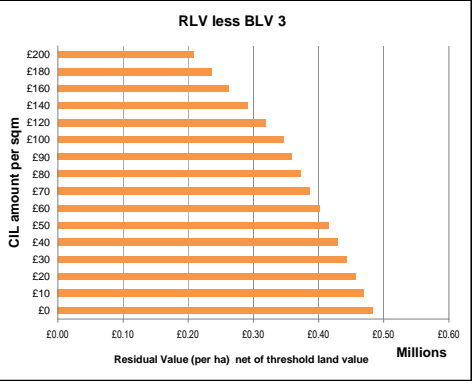
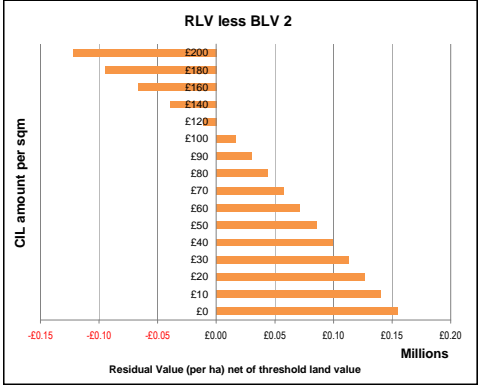
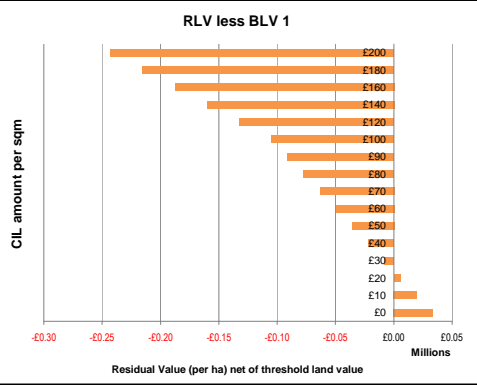


Site type 7	Description:	Area 4	£2088 psm	Bungay	Site area:	1.33 ha
-------------	--------------	--------	-----------	--------	------------	---------

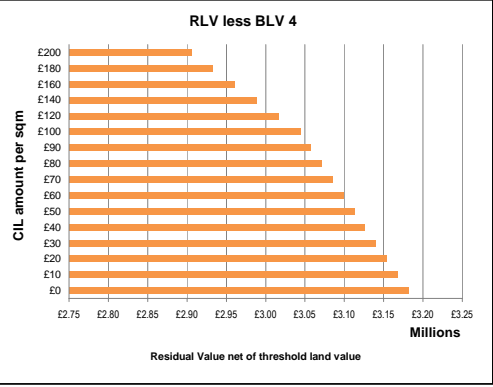
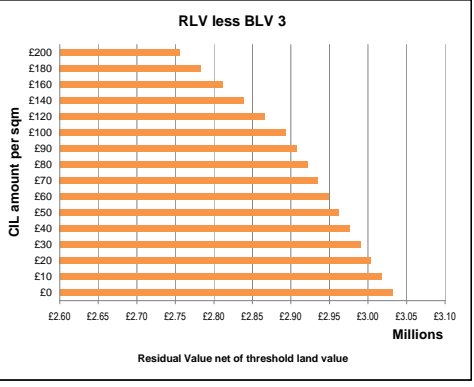
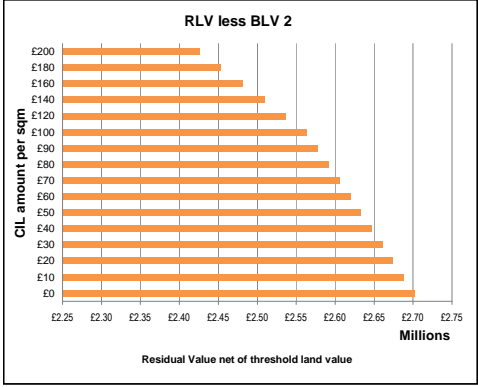
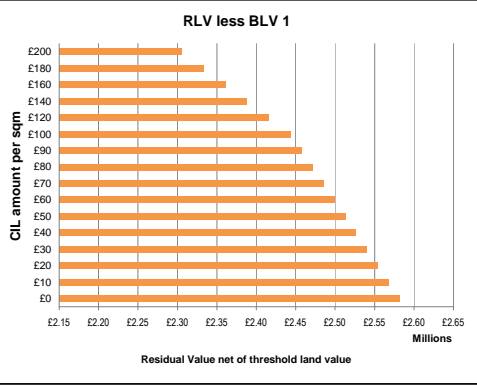
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,236	574,677	- 225,323	- 104,573	- 224,677	- 374,677
10	747,827	560,871	- 239,129	- 118,379	- 210,871	- 360,871
20	729,418	547,064	- 252,936	- 132,186	- 197,064	- 347,064
30	711,010	533,257	- 266,743	- 145,993	- 183,257	- 333,257
40	692,601	519,450	- 280,550	- 159,800	- 169,450	- 319,450
50	674,192	505,644	- 294,356	- 173,606	- 155,644	- 305,644
60	655,783	491,837	- 308,163	- 187,413	- 141,837	- 291,837
70	637,374	478,030	- 321,970	- 201,220	- 128,030	- 278,030
80	618,965	464,224	- 335,776	- 215,026	- 114,224	- 264,224
90	600,556	450,417	- 349,583	- 228,833	- 100,417	- 250,417
100	582,147	436,610	- 363,390	- 242,640	- 86,610	- 236,610
120	545,329	408,997	- 391,003	- 270,253	- 58,997	- 208,997
140	508,512	381,384	- 418,616	- 297,866	- 31,384	- 181,384
160	471,694	353,770	- 446,230	- 325,480	- 3,770	- 153,770
180	434,876	326,157	- 473,843	- 353,093	- 23,843	- 126,157
200	398,058	298,544	- 501,456	- 380,706	- 51,456	- 98,544



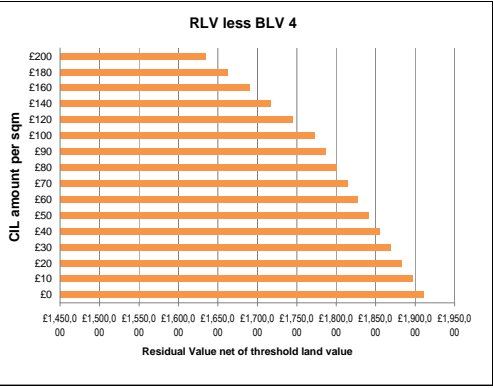
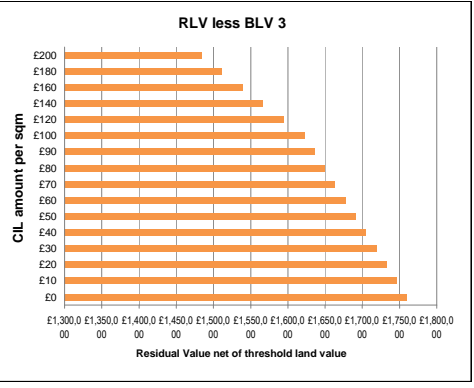
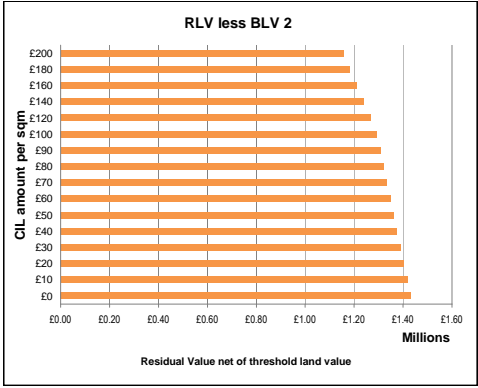
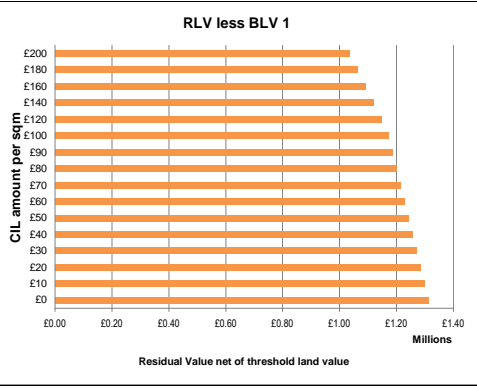
Site type 7	Description:	Area 5	£2325 psm Halesworth		Site area:	1.33 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,111,060	833,295	33,295	154,045	483,295	633,295
10	1,092,651	819,488	19,488	140,238	469,488	619,488
20	1,074,242	805,681	5,681	126,431	455,681	605,681
30	1,055,833	791,875	8,125	112,625	441,875	591,875
40	1,037,424	778,068	21,932	98,818	428,068	578,068
50	1,019,015	764,261	35,739	85,011	414,261	564,261
60	1,000,606	750,455	49,545	71,205	400,455	550,455
70	982,197	736,648	63,352	57,398	386,648	536,648
80	963,788	722,841	77,159	43,591	372,841	522,841
90	945,379	709,035	90,965	29,785	359,035	509,035
100	926,971	695,228	104,772	15,978	345,228	495,228
120	890,153	667,615	132,385	11,635	317,615	467,615
140	853,335	640,001	159,999	39,249	290,001	440,001
160	816,517	612,388	187,612	66,862	262,388	412,388
180	779,699	584,774	215,226	94,476	234,774	384,774
200	742,881	557,161	242,839	122,089	207,161	357,161



Site type 7	Description:	Area 6	E4660 psm Southwold	Site area:	1.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,508,370	3,381,278	2,581,278	2,702,028	3,031,278	3,181,278
10	4,489,961	3,367,471	2,567,471	2,688,221	3,017,471	3,167,471
20	4,471,552	3,353,664	2,553,664	2,674,414	3,003,664	3,153,664
30	4,453,143	3,339,858	2,539,858	2,660,608	2,989,858	3,139,858
40	4,434,735	3,326,051	2,526,051	2,646,801	2,976,051	3,126,051
50	4,416,326	3,312,244	2,512,244	2,632,994	2,962,244	3,112,244
60	4,397,917	3,298,438	2,498,438	2,619,188	2,948,438	3,098,438
70	4,379,508	3,284,631	2,484,631	2,605,381	2,934,631	3,084,631
80	4,361,099	3,270,824	2,470,824	2,591,574	2,920,824	3,070,824
90	4,342,690	3,257,017	2,457,017	2,577,767	2,907,017	3,057,017
100	4,324,281	3,243,211	2,443,211	2,563,961	2,893,211	3,043,211
120	4,287,463	3,215,597	2,415,597	2,536,347	2,865,597	3,015,597
140	4,250,645	3,187,984	2,387,984	2,508,734	2,837,984	2,987,984
160	4,213,828	3,160,371	2,360,371	2,481,121	2,810,371	2,960,371
180	4,177,010	3,132,757	2,332,757	2,453,507	2,782,757	2,932,757
200	4,140,192	3,105,144	2,305,144	2,425,894	2,755,144	2,905,144



Site type 7	Description:	Area 7	E3495 psm Reydon	Site area:	1.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,813,352	2,110,014	1,310,014	1,430,764	1,760,014	1,910,014
10	2,794,943	2,096,208	1,296,208	1,416,958	1,746,208	1,896,208
20	2,776,535	2,082,401	1,282,401	1,403,151	1,732,401	1,882,401
30	2,758,126	2,068,594	1,268,594	1,389,344	1,718,594	1,868,594
40	2,739,717	2,054,788	1,254,788	1,375,538	1,704,788	1,854,788
50	2,721,308	2,040,981	1,240,981	1,361,731	1,690,981	1,840,981
60	2,702,899	2,027,174	1,227,174	1,347,924	1,677,174	1,827,174
70	2,684,490	2,013,367	1,213,367	1,334,117	1,663,367	1,813,367
80	2,666,081	1,999,561	1,199,561	1,320,311	1,649,561	1,799,561
90	2,647,672	1,985,754	1,185,754	1,306,504	1,635,754	1,785,754
100	2,629,263	1,971,947	1,171,947	1,292,697	1,621,947	1,771,947
120	2,592,445	1,944,334	1,144,334	1,265,084	1,594,334	1,744,334
140	2,555,628	1,916,721	1,116,721	1,237,471	1,566,721	1,716,721
160	2,518,810	1,889,107	1,089,107	1,209,857	1,539,107	1,689,107
180	2,481,992	1,861,494	1,061,494	1,182,244	1,511,494	1,661,494
200	2,445,174	1,833,881	1,033,881	1,154,631	1,483,881	1,633,881



CIL Viability   Waveney District

SITE TYPE   7

40 UNITS

HOUSES

30 UPH

CSH level:   3

Aff Hsg:   35%

10% Sales value inflation

5% Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

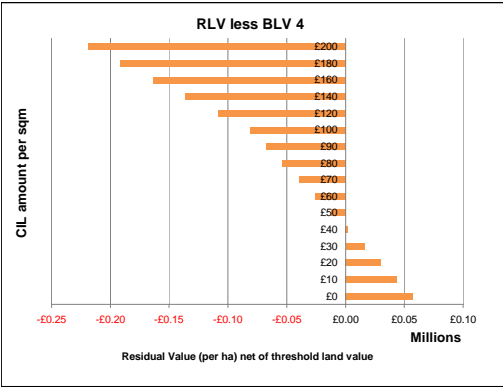
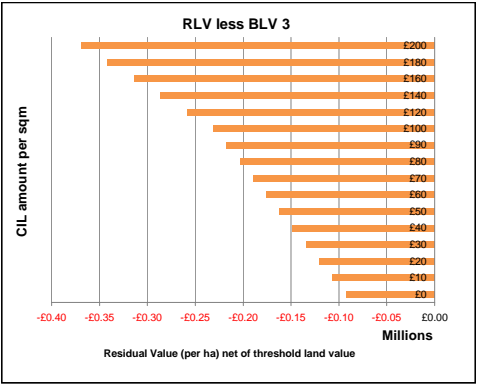
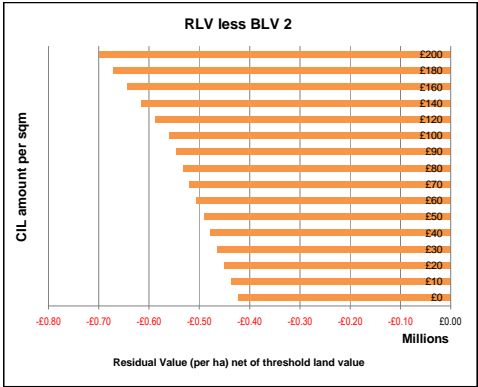
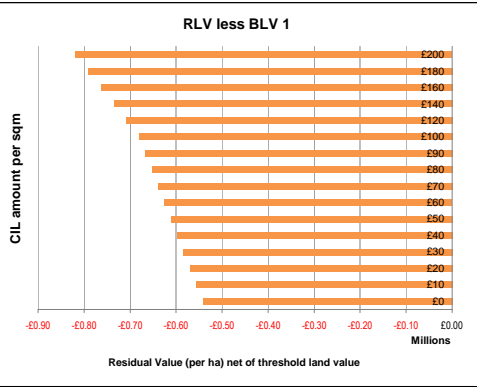
BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

Site type 7

Description:   **Area 1   £1615 psm   Inner Lowestoft**

Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	343,115	257,336	- 542,664	- 421,914	- 92,664	57,336
10	324,706	243,529	- 556,471	- 435,721	- 106,471	43,529
20	306,297	229,723	- 570,277	- 449,527	- 120,277	29,723
30	287,888	215,916	- 584,084	- 463,334	- 134,084	15,916
40	269,479	202,109	- 597,891	- 477,141	- 147,891	2,109
50	251,070	188,303	- 611,697	- 490,947	- 161,697	- 11,697
60	232,661	174,496	- 625,504	- 504,754	- 175,504	- 25,504
70	214,252	160,689	- 639,311	- 518,561	- 189,311	- 39,311
80	195,843	146,882	- 653,118	- 532,368	- 203,118	- 53,118
90	177,434	133,076	- 666,924	- 546,174	- 216,924	- 66,924
100	159,025	119,269	- 680,731	- 559,981	- 230,731	- 80,731
120	122,208	91,656	- 708,344	- 587,594	- 258,344	- 108,344
140	85,390	64,042	- 735,958	- 615,208	- 285,958	- 135,958
160	48,572	36,429	- 763,571	- 642,821	- 313,571	- 163,571
180	11,754	8,816	- 791,184	- 670,434	- 341,184	- 191,184
200	-25,064	- 18,798	- 818,798	- 698,048	- 368,798	- 218,798

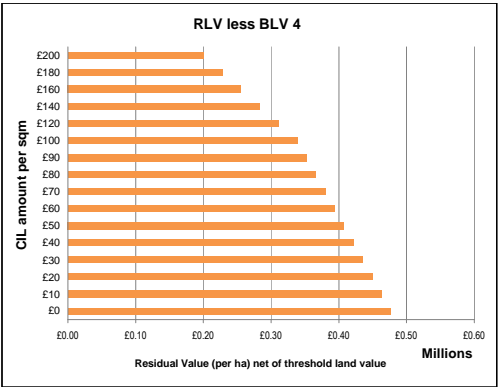
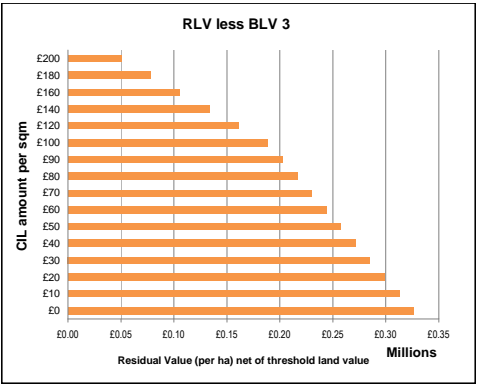
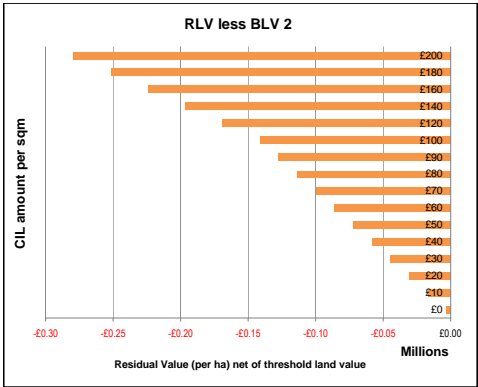
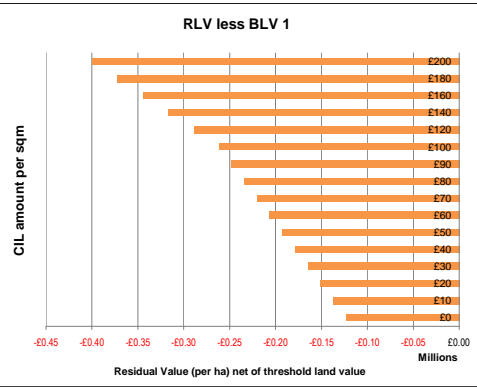


Site type 7

Description:   **Area 2   £1964 psm   Lowestoft Burbs**

Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	901,670	676,253	123,747	2,997	326,253	476,253
10	883,261	662,446	137,554	16,804	312,446	462,446
20	864,853	648,639	151,361	30,611	298,639	448,639
30	846,444	634,833	165,167	44,417	284,833	434,833
40	828,035	621,026	178,974	58,224	271,026	421,026
50	809,626	607,219	192,781	72,031	257,219	407,219
60	791,217	593,413	206,587	85,837	243,413	393,413
70	772,808	579,606	220,394	99,644	229,606	379,606
80	754,399	565,799	234,201	113,451	215,799	365,799
90	735,990	551,993	248,007	127,257	201,993	351,993
100	717,581	538,186	261,814	141,064	188,186	338,186
120	680,763	510,573	289,427	168,677	160,573	310,573
140	643,946	482,959	317,041	196,291	132,959	282,959
160	607,128	455,346	344,654	223,904	105,346	255,346
180	570,310	427,732	372,268	251,518	77,732	227,732
200	533,492	400,119	399,881	279,131	50,119	200,119

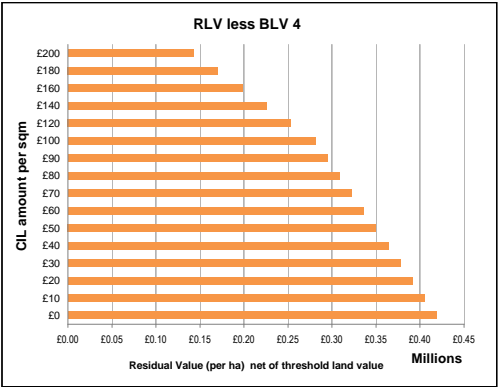
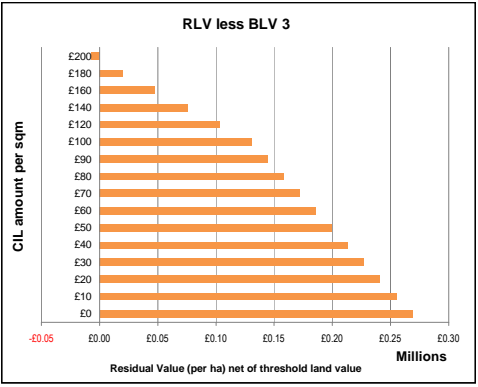
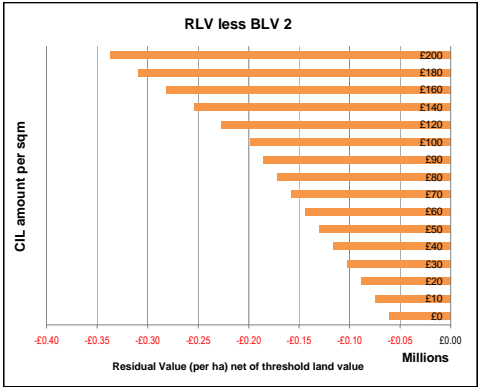
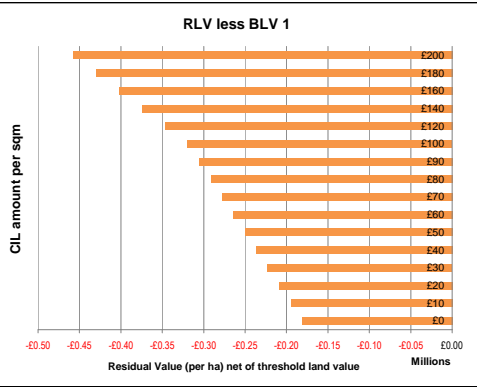


Site type 7

Description:   **Area 3   £1916 psm   Beccles**

Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	824,849	618,637	181,363	60,613	268,637	418,637
10	806,440	604,830	195,170	74,420	254,830	404,830
20	788,031	591,023	208,977	88,227	241,023	391,023
30	769,622	577,217	222,783	102,033	227,217	377,217
40	751,213	563,410	236,590	115,840	213,410	363,410
50	732,804	549,603	250,397	129,647	199,603	349,603
60	714,395	535,797	264,203	143,453	185,797	335,797
70	695,987	521,990	278,010	157,260	171,990	321,990
80	677,578	508,183	291,817	171,067	158,183	308,183
90	659,169	494,377	305,623	184,873	144,377	294,377
100	640,760	480,570	319,430	198,680	130,570	280,570
120	603,942	452,956	347,044	226,294	102,956	252,956
140	567,124	425,343	374,657	253,907	75,343	225,343
160	530,306	397,730	402,270	281,520	47,730	197,730
180	493,488	370,116	429,884	309,134	20,116	170,116
200	456,671	342,503	457,497	336,747	7,497	142,503

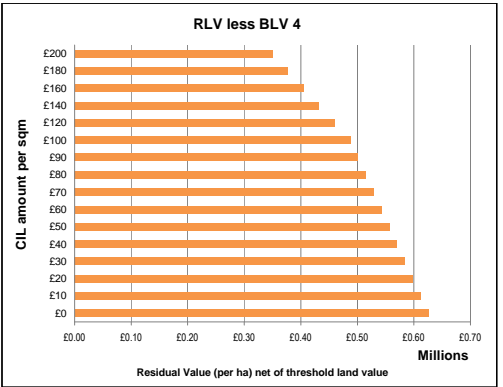
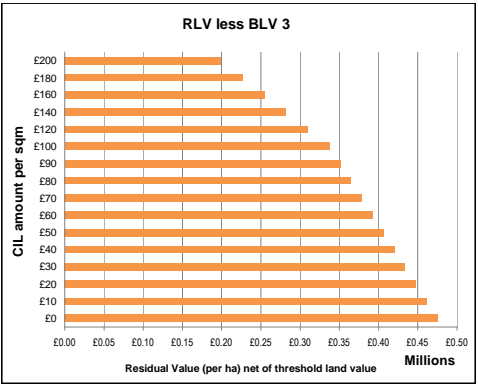
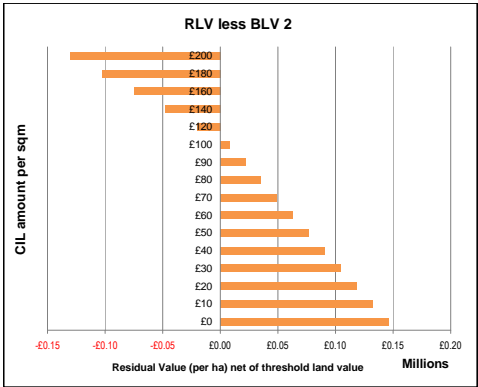
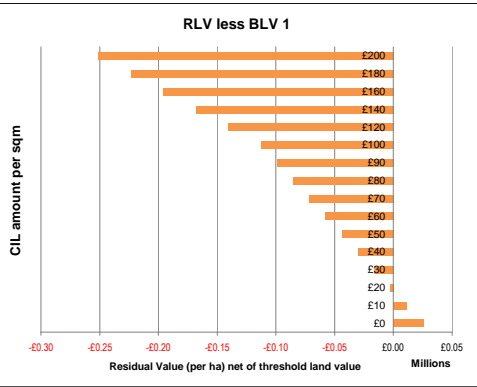


Site type 7

Description:   **Area 4   £2088 psm   Bungay**

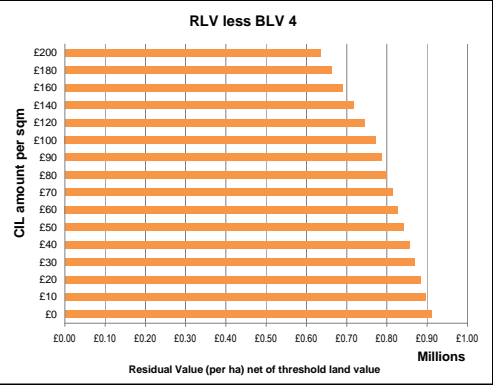
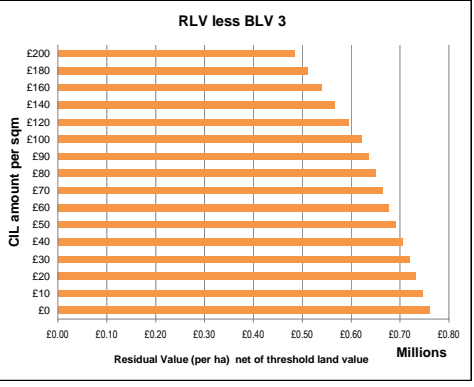
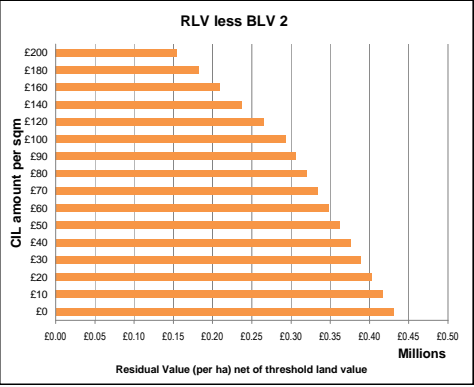
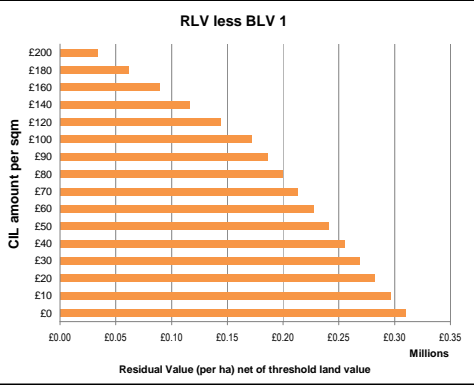
Site area:   1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,100,126	825,094	25,094	145,844	475,094	625,094
10	1,081,717	811,288	11,288	132,038	461,288	611,288
20	1,063,308	797,481	2,519	118,231	447,481	597,481
30	1,044,899	783,674	16,326	104,424	433,674	583,674
40	1,026,490	769,867	30,133	90,617	419,867	569,867
50	1,008,081	756,061	43,939	76,811	406,061	556,061
60	989,672	742,254	57,746	63,004	392,254	542,254
70	971,263	728,447	71,553	49,197	378,447	528,447
80	952,854	714,641	85,359	35,391	364,641	514,641
90	934,445	700,834	99,166	21,584	350,834	500,834
100	916,036	687,027	112,973	7,777	337,027	487,027
120	879,219	659,414	140,586	19,836	309,414	459,414
140	842,401	631,801	168,199	47,449	281,801	431,801
160	805,583	604,187	195,813	75,063	254,187	404,187
180	768,765	576,574	223,426	102,676	226,574	376,574
200	731,947	548,960	251,040	130,290	198,960	348,960



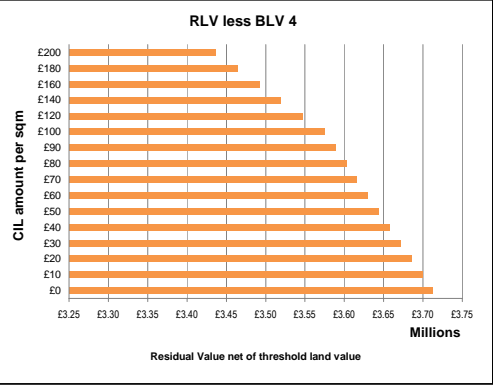
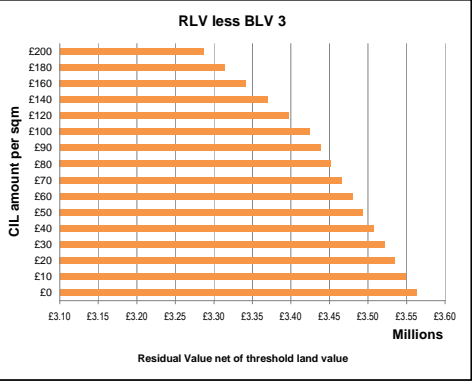
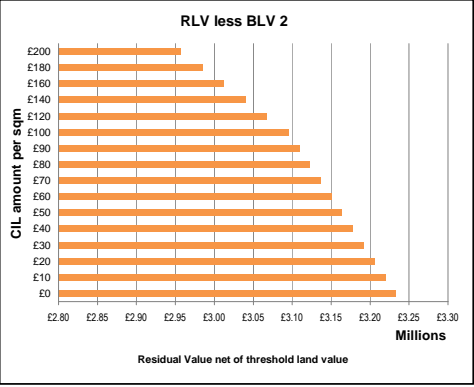
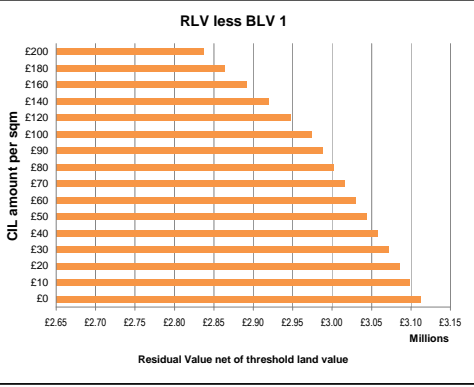
Site type 7 Description: **Area 5** **E2325 psm Halesworth** Site area: 1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,479,431	1,109,574	309,574	430,324	759,574	909,574
10	1,461,022	1,095,767	295,767	416,517	745,767	895,767
20	1,442,614	1,081,960	281,960	402,710	731,960	881,960
30	1,424,205	1,068,153	268,153	388,903	718,153	868,153
40	1,405,796	1,054,347	254,347	375,097	704,347	854,347
50	1,387,387	1,040,540	240,540	361,290	690,540	840,540
60	1,368,978	1,026,733	226,733	347,483	676,733	826,733
70	1,350,569	1,012,927	212,927	333,677	662,927	812,927
80	1,332,160	999,120	199,120	319,870	649,120	799,120
90	1,313,751	985,313	185,313	306,063	635,313	785,313
100	1,295,342	971,507	171,507	292,257	621,507	771,507
120	1,258,524	943,893	143,893	264,643	593,893	743,893
140	1,221,707	916,280	116,280	237,030	566,280	716,280
160	1,184,889	888,667	88,667	209,417	538,667	688,667
180	1,148,071	861,053	61,053	181,803	511,053	661,053
200	1,111,253	833,440	33,440	154,190	483,440	633,440



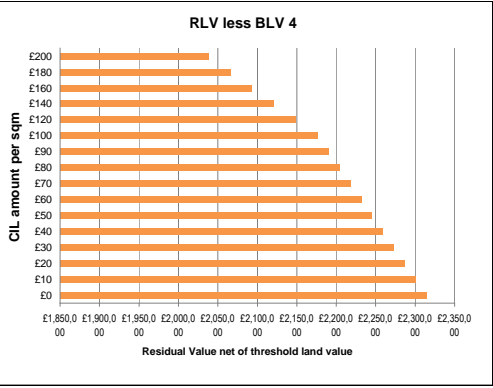
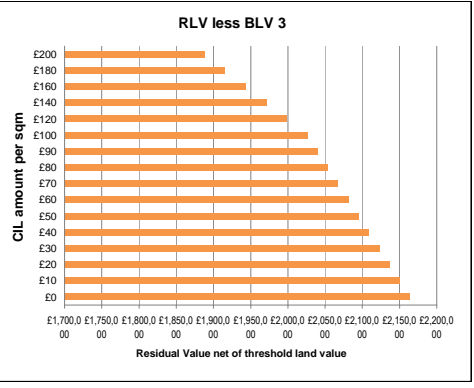
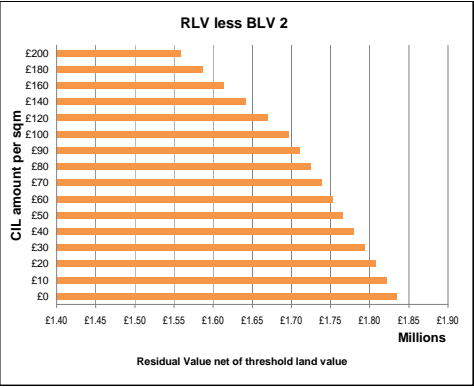
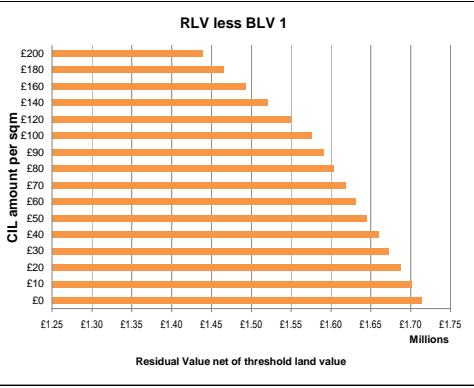
Site type 7 Description: **Area 6** **E4660 psm Southwold** Site area: 1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,216,473	3,912,355	3,112,355	3,233,105	3,562,355	3,712,355
10	5,198,064	3,898,548	3,098,548	3,219,298	3,548,548	3,698,548
20	5,179,655	3,884,741	3,084,741	3,205,491	3,534,741	3,684,741
30	5,161,246	3,870,935	3,070,935	3,191,685	3,520,935	3,670,935
40	5,142,837	3,857,128	3,057,128	3,177,878	3,507,128	3,657,128
50	5,124,428	3,843,321	3,043,321	3,164,071	3,493,321	3,643,321
60	5,106,019	3,829,515	3,029,515	3,150,265	3,479,515	3,629,515
70	5,087,611	3,815,708	3,015,708	3,136,458	3,465,708	3,615,708
80	5,069,202	3,801,901	3,001,901	3,122,651	3,451,901	3,601,901
90	5,050,793	3,788,095	2,988,095	3,108,845	3,438,095	3,588,095
100	5,032,384	3,774,288	2,974,288	3,095,038	3,424,288	3,574,288
120	4,995,566	3,746,674	2,946,674	3,067,424	3,396,674	3,546,674
140	4,958,748	3,719,061	2,919,061	3,039,811	3,369,061	3,519,061
160	4,921,930	3,691,448	2,891,448	3,012,198	3,341,448	3,491,448
180	4,885,112	3,663,834	2,863,834	2,984,584	3,313,834	3,463,834
200	4,848,295	3,636,221	2,836,221	2,956,971	3,286,221	3,436,221



Site type 7 Description: **Area 7** **E3495 psm Reydon** Site area: 1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,351,953	2,513,965	1,713,965	1,834,715	2,163,965	2,313,965
10	3,333,544	2,500,158	1,700,158	1,820,908	2,150,158	2,300,158
20	3,315,135	2,486,352	1,686,352	1,807,102	2,136,352	2,286,352
30	3,296,727	2,472,545	1,672,545	1,793,295	2,122,545	2,272,545
40	3,278,318	2,458,738	1,658,738	1,779,488	2,108,738	2,258,738
50	3,259,909	2,444,932	1,644,932	1,765,682	2,094,932	2,244,932
60	3,241,500	2,431,125	1,631,125	1,751,875	2,081,125	2,231,125
70	3,223,091	2,417,318	1,617,318	1,738,068	2,067,318	2,217,318
80	3,204,682	2,403,511	1,603,511	1,724,261	2,053,511	2,203,511
90	3,186,273	2,389,705	1,589,705	1,710,455	2,039,705	2,189,705
100	3,167,864	2,375,898	1,575,898	1,696,648	2,025,898	2,175,898
120	3,131,046	2,348,285	1,548,285	1,669,035	1,998,285	2,148,285
140	3,094,228	2,320,671	1,520,671	1,641,421	1,970,671	2,120,671
160	3,057,411	2,293,058	1,493,058	1,613,808	1,943,058	2,093,058
180	3,020,593	2,265,445	1,465,445	1,586,195	1,915,445	2,065,445
200	2,983,775	2,237,831	1,437,831	1,558,581	1,887,831	2,037,831



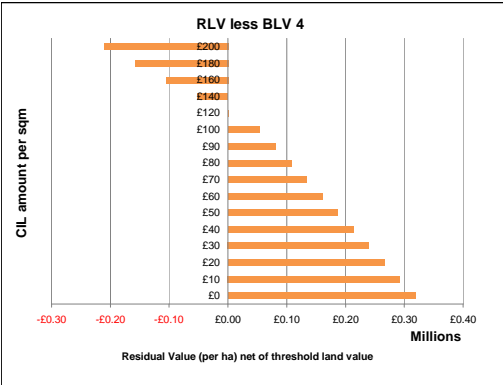
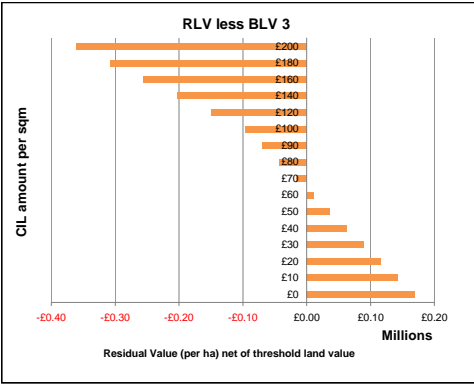
---

## Appendix 3 Filtered residential appraisal results

CIL Viability		Waveney District		Benchmark Land Values (per net developable ha)			
SITE TYPE		1	BLV1	BLV2	BLV3	BLV4	
1 UNITS			Resi land (high)	Resi land (low)	Fmr industrial	Other uses	
HOUSE			£800,000	£679,250	£350,000	£200,000	
30 UPH							
CSH level:		3					
Aff Hsg:		0%					

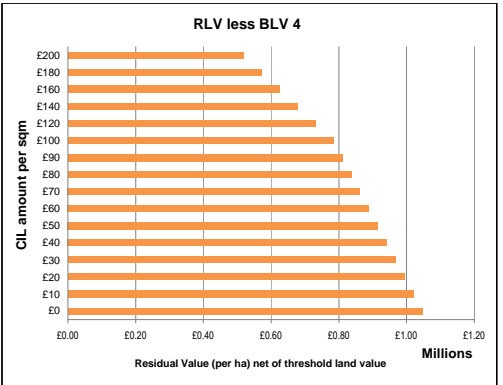
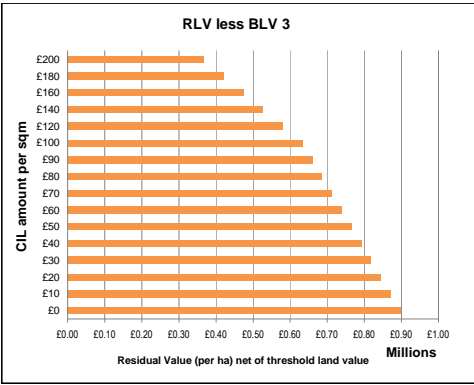
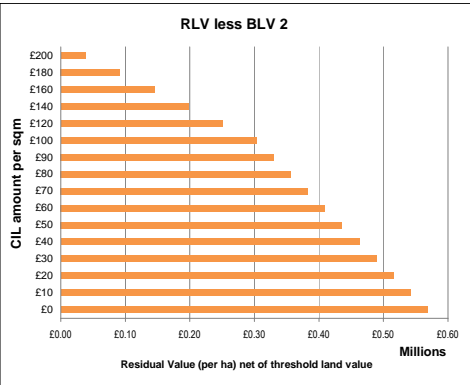
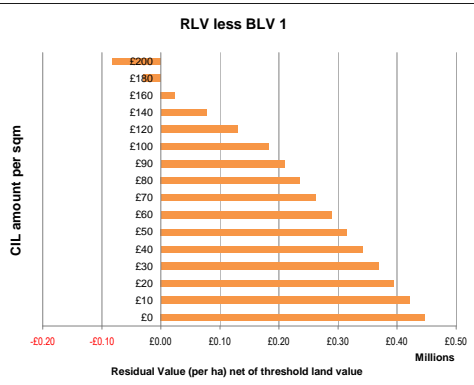
Site type 1	Description:   Area 1   £1615 psm   Inner Lowestoft	Site area:   0.03 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,291	518,726	-	281,274	160,524	168,726
10	16,408	492,246	-	307,754	187,004	142,246
20	15,526	465,767	-	334,233	213,483	115,767
30	14,643	439,287	-	360,713	239,963	89,287
40	13,760	412,808	-	387,192	266,442	62,808
50	12,878	386,329	-	413,671	292,921	36,329
60	11,995	359,849	-	440,151	319,401	9,849
70	11,112	333,370	-	466,630	345,880	-
80	10,230	306,890	-	493,110	372,360	-
90	9,347	280,411	-	519,589	398,839	-
100	8,464	253,931	-	546,069	425,319	-
120	6,699	200,973	-	599,027	478,277	-
140	4,934	148,014	-	651,986	531,236	-
160	3,168	95,055	-	704,945	584,195	-
180	1,403	42,096	-	757,904	637,154	-
200	-362	10,863	-	810,863	690,113	-



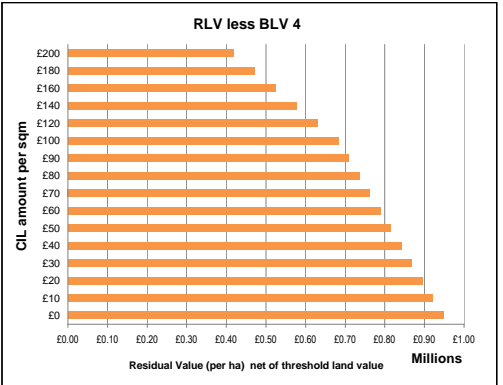
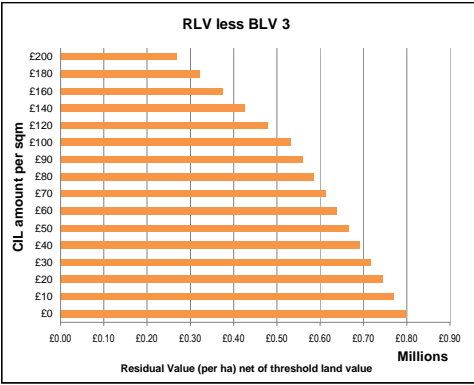
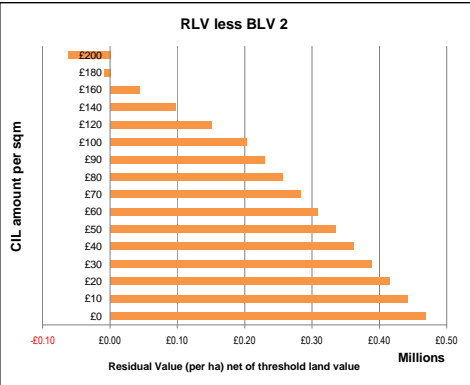
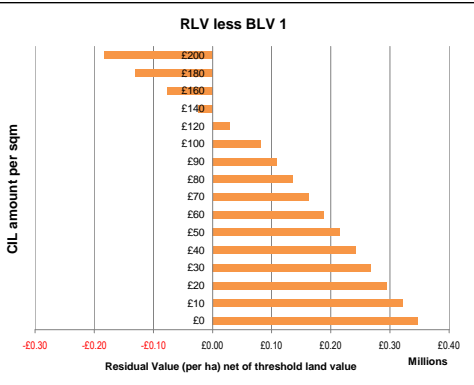
Site type 1	Description:   Area 2   £1964 psm   Lowestoft Burbs	Site area:   0.03 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	41,570	1,247,089	447,089	567,839	897,089	1,047,089
10	40,687	1,220,609	420,609	541,359	870,609	1,020,609
20	39,804	1,194,130	394,130	514,880	844,130	994,130
30	38,922	1,167,651	367,651	488,401	817,651	967,651
40	38,039	1,141,171	341,171	461,921	791,171	941,171
50	37,156	1,114,692	314,692	435,442	764,692	914,692
60	36,274	1,088,212	288,212	408,962	738,212	888,212
70	35,391	1,061,733	261,733	382,483	711,733	861,733
80	34,508	1,035,254	235,254	356,004	685,254	835,254
90	33,626	1,008,774	208,774	329,524	658,774	808,774
100	32,743	982,295	182,295	303,045	632,295	782,295
120	30,978	929,336	129,336	250,086	579,336	729,336
140	29,213	876,377	76,377	197,127	526,377	676,377
160	27,447	823,418	23,418	144,168	473,418	623,418
180	25,682	770,459	-	91,209	420,459	570,459
200	23,917	717,500	-	38,250	367,500	517,500



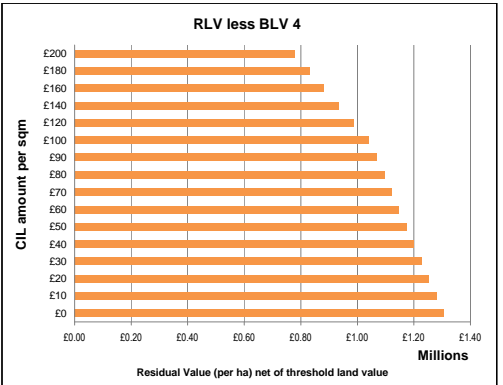
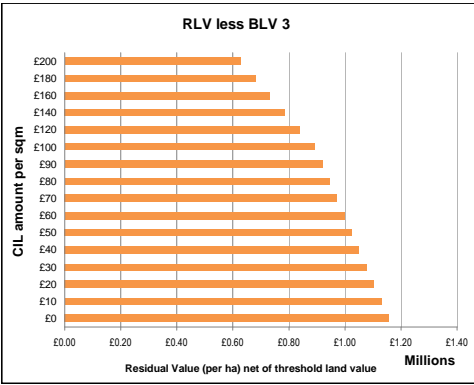
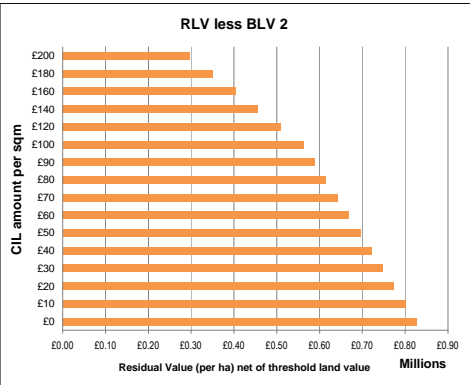
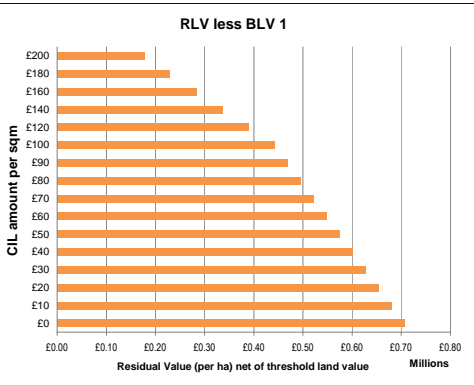
Site type 1	Description:   Area 3   £1916 psm   Beccles	Site area:   0.03 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,230	1,146,913	346,913	467,663	796,913	946,913
10	37,348	1,120,433	320,433	441,183	770,433	920,433
20	36,465	1,093,954	293,954	414,704	743,954	893,954
30	35,582	1,067,475	267,475	388,225	717,475	867,475
40	34,700	1,040,995	240,995	361,745	690,995	840,995
50	33,817	1,014,516	214,516	335,266	664,516	814,516
60	32,935	988,036	188,036	308,786	638,036	788,036
70	32,052	961,557	161,557	282,307	611,557	761,557
80	31,169	935,077	135,077	255,827	585,077	735,077
90	30,287	908,598	108,598	229,348	558,598	708,598
100	29,404	882,119	82,119	202,869	532,119	682,119
120	27,639	829,160	29,160	149,910	479,160	629,160
140	25,873	776,201	-	23,799	96,951	426,201
160	24,108	723,242	-	76,758	43,992	373,242
180	22,343	670,283	-	129,717	8,967	320,283
200	20,577	617,324	-	182,676	61,926	267,324



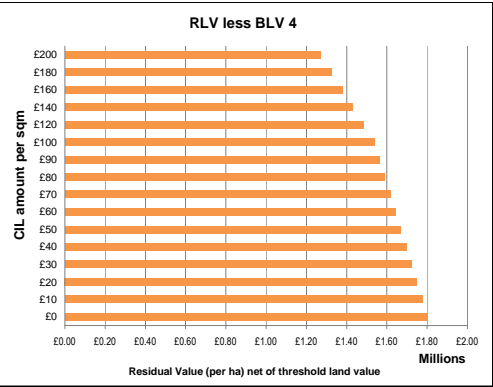
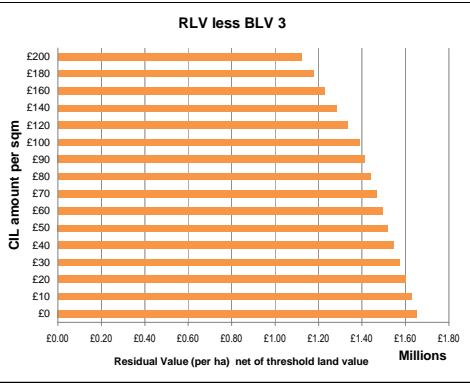
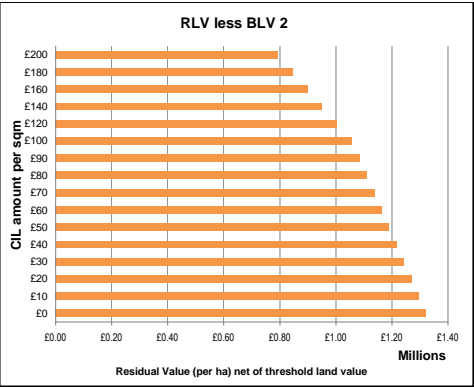
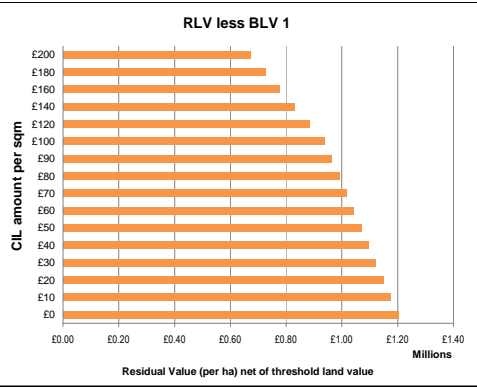
Site type 1	Description:   Area 4   £2088 psm   Bungay	Site area:   0.03 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,196	1,505,877	705,877	826,627	1,155,877	1,305,877
10	49,313	1,479,398	679,398	800,148	1,129,398	1,279,398
20	48,431	1,452,918	652,918	773,668	1,102,918	1,252,918
30	47,548	1,426,439	626,439	747,189	1,076,439	1,226,439
40	46,665	1,399,959	599,959	720,709	1,049,959	1,199,959
50	45,783	1,373,480	573,480	694,230	1,023,480	1,173,480
60	44,900	1,347,000	547,000	667,750	997,000	1,147,000
70	44,017	1,320,521	520,521	641,271	970,521	1,120,521
80	43,135	1,294,042	494,042	614,792	944,042	1,094,042
90	42,252	1,267,562	467,562	588,312	917,562	1,067,562
100	41,369	1,241,083	441,083	561,833	891,083	1,041,083
120	39,604	1,188,124	388,124	508,874	838,124	988,124
140	37,839	1,135,165	335,165	455,915	785,165	935,165
160	36,074	1,082,206	282,206	402,956	732,206	882,206
180	34,308	1,029,247	229,247	349,997	679,247	829,247
200	32,543	976,289	176,289	297,039	626,289	776,289

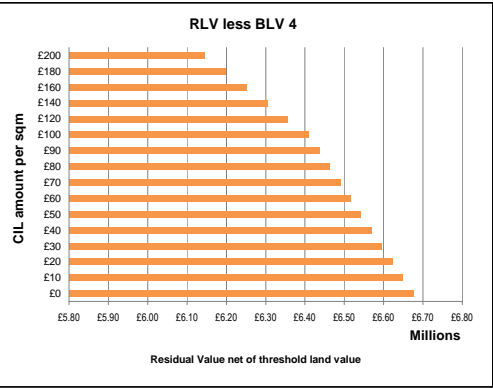
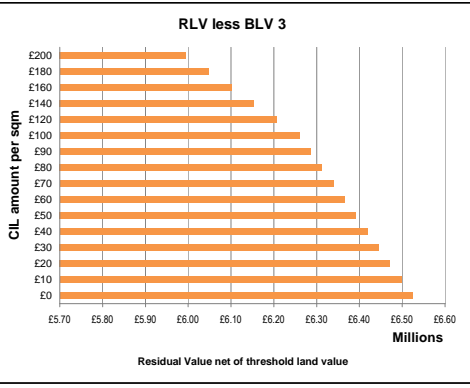
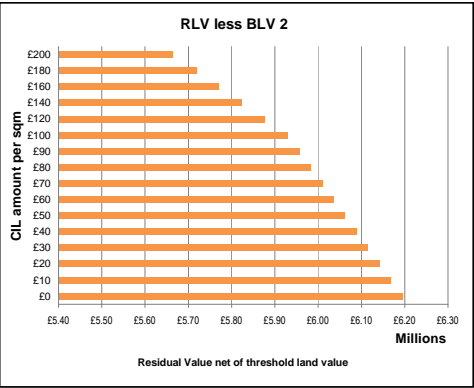
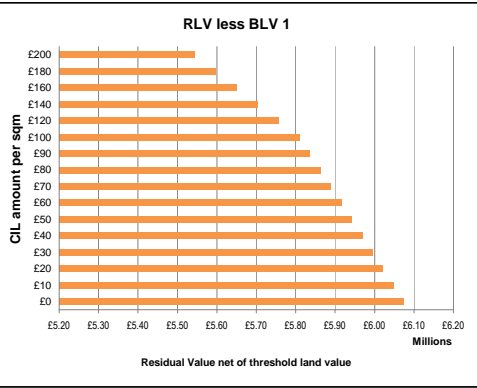




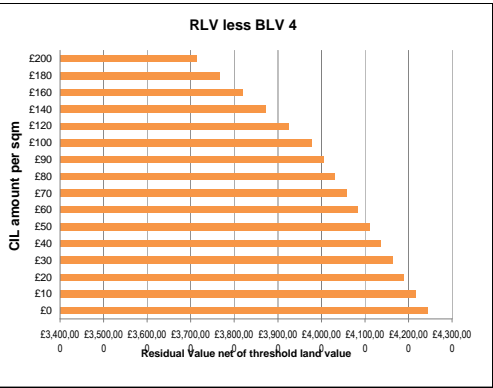
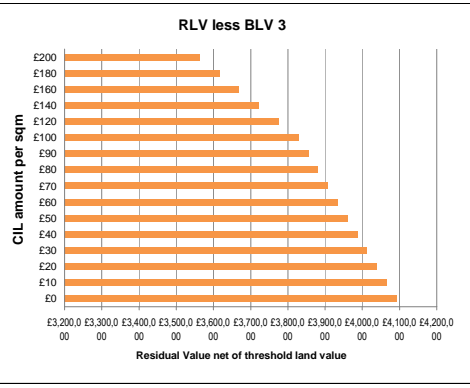
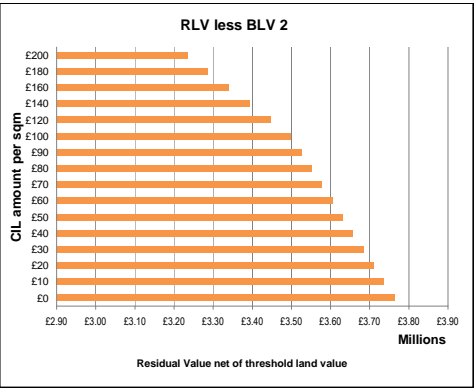
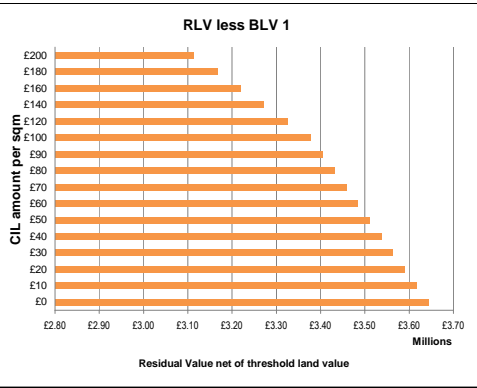
Site type 1	Description:	Area 5	£2325 psm	Halesworth	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	66,683	2,000,496	1,200,496	1,321,246	1,650,496	1,800,496
10	65,801	1,974,017	1,174,017	1,294,767	1,624,017	1,774,017
20	64,918	1,947,537	1,147,537	1,268,287	1,597,537	1,747,537
30	64,035	1,921,058	1,121,058	1,241,808	1,571,058	1,721,058
40	63,153	1,894,579	1,094,579	1,215,329	1,544,579	1,694,579
50	62,270	1,868,099	1,068,099	1,188,849	1,518,099	1,668,099
60	61,387	1,841,620	1,041,620	1,162,370	1,491,620	1,641,620
70	60,505	1,815,140	1,015,140	1,135,890	1,465,140	1,615,140
80	59,622	1,788,661	988,661	1,109,411	1,438,661	1,588,661
90	58,739	1,762,181	962,181	1,082,931	1,412,181	1,562,181
100	57,857	1,735,702	935,702	1,056,452	1,385,702	1,535,702
120	56,091	1,682,743	882,743	1,003,493	1,332,743	1,462,743
140	54,326	1,629,784	829,784	950,534	1,279,784	1,429,784
160	52,561	1,576,825	776,825	897,575	1,226,825	1,376,825
180	50,796	1,523,867	723,867	844,617	1,173,867	1,323,867
200	49,030	1,470,908	670,908	791,658	1,120,908	1,270,908



Site type 1	Description:	Area 6	£4660 psm	Southwold	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	229,121	6,873,643	6,073,643	6,194,393	6,523,643	6,673,643
10	228,239	6,847,164	6,047,164	6,167,914	6,497,164	6,647,164
20	227,356	6,820,684	6,020,684	6,141,434	6,470,684	6,620,684
30	226,473	6,794,205	5,994,205	6,114,955	6,444,205	6,594,205
40	225,591	6,767,725	5,967,725	6,088,475	6,417,725	6,567,725
50	224,708	6,741,246	5,941,246	6,061,996	6,391,246	6,541,246
60	223,826	6,714,767	5,914,767	6,035,517	6,364,767	6,514,767
70	222,943	6,688,287	5,888,287	6,009,037	6,338,287	6,488,287
80	222,060	6,661,808	5,861,808	5,982,558	6,311,808	6,461,808
90	221,178	6,635,328	5,835,328	5,956,078	6,285,328	6,435,328
100	220,295	6,608,849	5,808,849	5,929,599	6,258,849	6,408,849
120	218,530	6,555,890	5,755,890	5,876,640	6,205,890	6,355,890
140	216,764	6,502,931	5,702,931	5,823,681	6,152,931	6,302,931
160	214,999	6,449,972	5,649,972	5,770,722	6,099,972	6,249,972
180	213,234	6,397,013	5,597,013	5,717,763	6,047,013	6,197,013
200	211,468	6,344,055	5,544,055	5,664,805	5,994,055	6,144,055



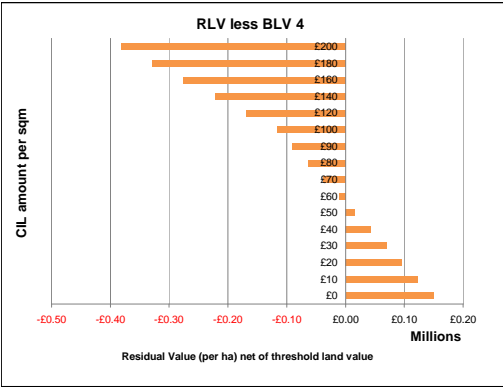
Site type 1	Description:	Area 7	£3495 psm	Reydon	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,076	4,442,287	3,642,287	3,763,037	4,092,287	4,242,287
10	147,194	4,415,808	3,615,808	3,736,558	4,065,808	4,215,808
20	146,311	4,389,328	3,589,328	3,710,078	4,039,328	4,189,328
30	145,428	4,362,849	3,562,849	3,683,599	4,012,849	4,162,849
40	144,546	4,336,369	3,536,369	3,657,119	3,986,369	4,136,369
50	143,663	4,309,890	3,509,890	3,630,640	3,959,890	4,109,890
60	142,780	4,283,411	3,483,411	3,604,161	3,933,411	4,083,411
70	141,898	4,256,931	3,456,931	3,577,681	3,906,931	4,056,931
80	141,015	4,230,452	3,430,452	3,551,202	3,880,452	4,030,452
90	140,132	4,203,972	3,403,972	3,524,722	3,853,972	4,003,972
100	139,250	4,177,493	3,377,493	3,498,243	3,827,493	3,977,493
120	137,484	4,124,534	3,324,534	3,445,284	3,774,534	3,924,534
140	135,719	4,071,575	3,271,575	3,392,325	3,721,575	3,871,575
160	133,954	4,018,616	3,218,616	3,339,366	3,668,616	3,818,616
180	132,189	3,965,658	3,165,658	3,286,408	3,615,658	3,765,658
200	130,423	3,912,699	3,112,699	3,233,449	3,562,699	3,712,699



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
1 UNITS					
HOUSE					
30 UPH					
CSH level:	4		Sales value inflation		
Aff Hsg:	0%		Build cost inflation		
			Profit		

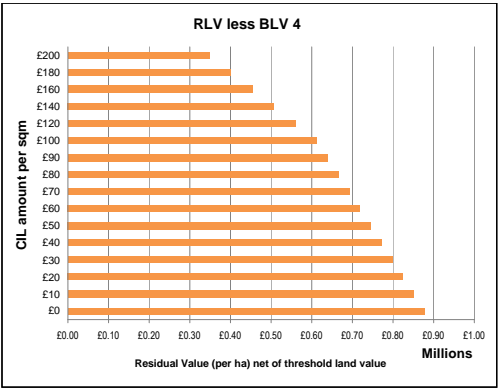
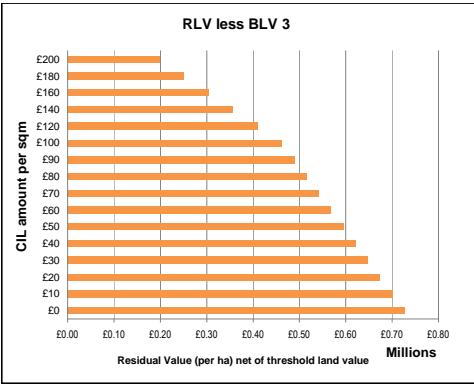
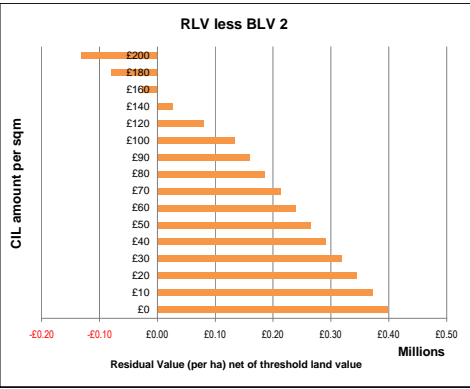
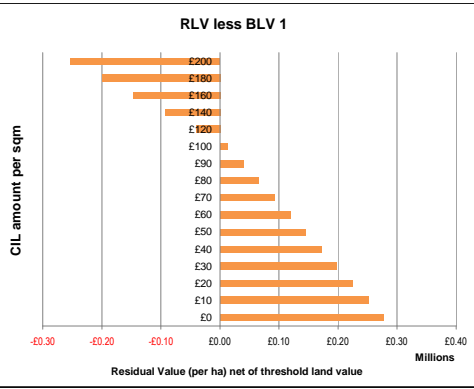
Site type 1	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.03 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,620	348,607	-	451,393	-	330,643
10	10,738	322,128	-	477,872	-	357,122
20	9,855	295,649	-	504,351	-	383,601
30	8,972	269,169	-	530,831	-	410,081
40	8,090	242,690	-	557,310	-	436,560
50	7,207	216,210	-	583,790	-	463,040
60	6,324	189,731	-	610,269	-	489,519
70	5,442	163,251	-	636,749	-	515,999
80	4,559	136,772	-	663,228	-	542,478
90	3,676	110,293	-	689,707	-	568,957
100	2,794	83,813	-	716,187	-	595,437
120	1,028	30,854	-	769,146	-	648,396
140	-737	22,105	-	822,105	-	701,355
160	-2,502	75,063	-	875,063	-	754,313
180	-4,267	128,022	-	928,022	-	807,272
200	-6,033	180,981	-	980,981	-	860,231



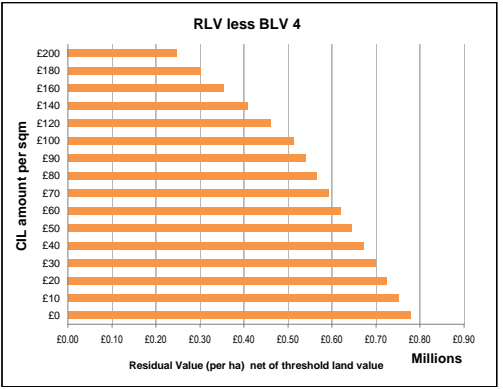
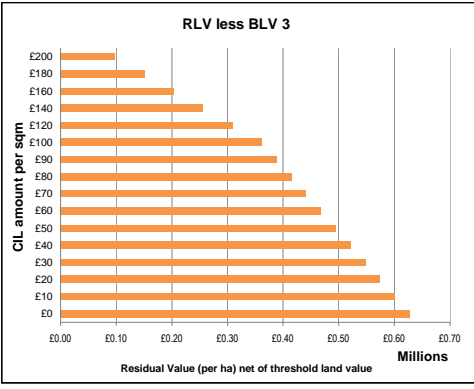
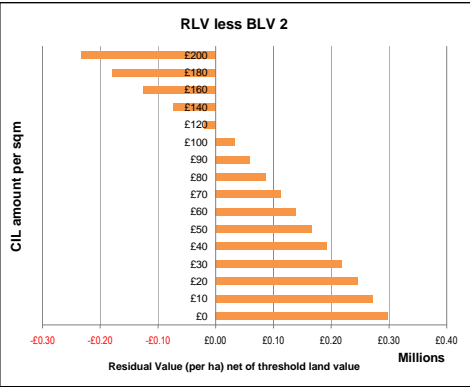
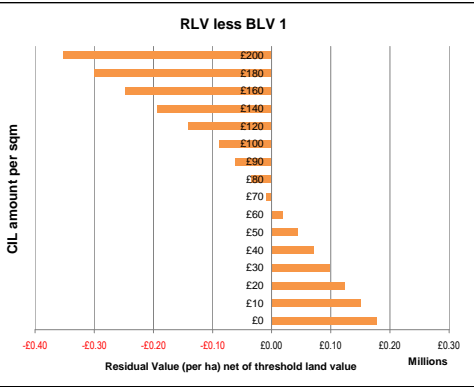
Site type 1	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.03 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,899	1,076,971	-	276,971	-	397,721
10	35,016	1,050,491	-	250,491	-	371,241
20	34,134	1,024,012	-	224,012	-	344,762
30	33,251	997,532	-	197,532	-	318,282
40	32,368	971,053	-	171,053	-	291,803
50	31,486	944,574	-	144,574	-	265,324
60	30,603	918,094	-	118,094	-	238,844
70	29,720	891,615	-	91,615	-	212,365
80	28,838	865,135	-	65,135	-	185,885
90	27,955	838,656	-	38,656	-	159,406
100	27,073	812,176	-	12,176	-	132,926
120	25,307	759,218	-	40,782	-	79,968
140	23,542	706,259	-	93,741	-	27,009
160	21,777	653,300	-	146,700	-	25,950
180	20,011	600,341	-	199,659	-	78,909
200	18,246	547,382	-	252,618	-	131,868



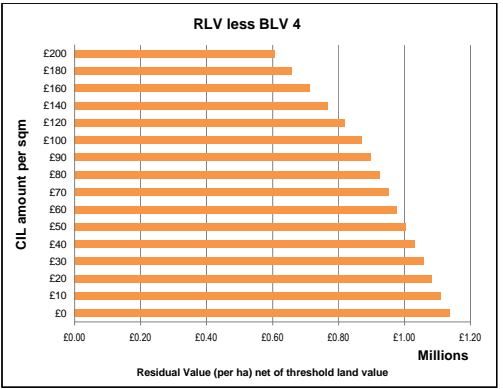
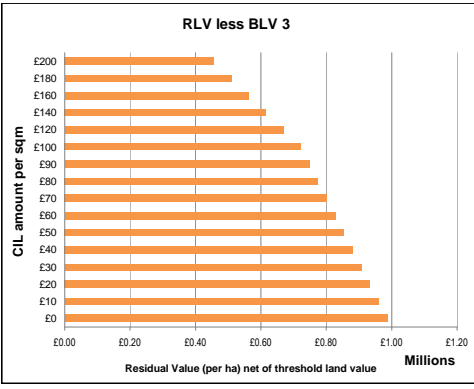
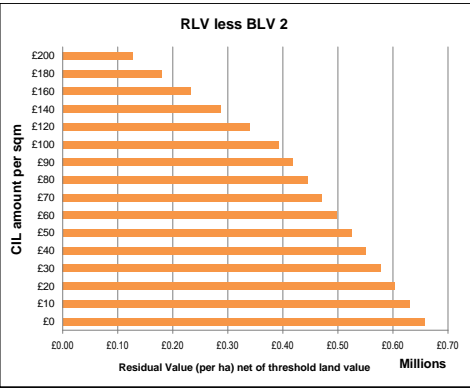
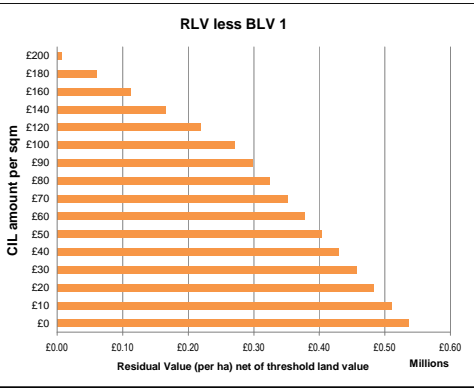
Site type 1	Description:	Area 3	£1916 psm	Beccles	Site area:	0.03 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,560	976,795	-	176,795	-	297,545
10	31,677	950,315	-	150,315	-	271,065
20	30,795	923,836	-	123,836	-	244,586
30	29,912	897,356	-	97,356	-	218,106
40	29,029	870,877	-	70,877	-	191,627
50	28,147	844,398	-	44,398	-	165,148
60	27,264	817,918	-	17,918	-	138,668
70	26,381	791,439	-	8,561	-	112,189
80	25,499	764,959	-	35,041	-	85,709
90	24,616	738,480	-	61,520	-	59,230
100	23,733	712,000	-	88,000	-	32,750
120	21,968	659,042	-	140,958	-	20,208
140	20,203	606,083	-	193,917	-	73,167
160	18,437	553,124	-	246,876	-	126,126
180	16,672	500,165	-	299,835	-	179,085
200	14,907	447,206	-	352,794	-	232,044

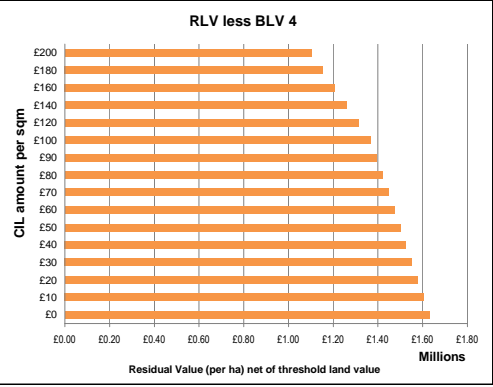
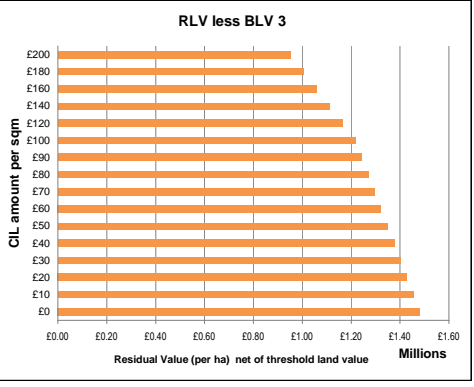
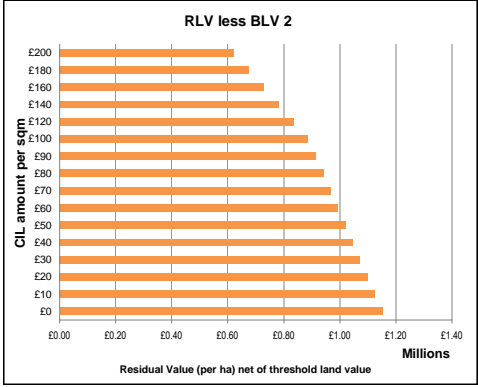
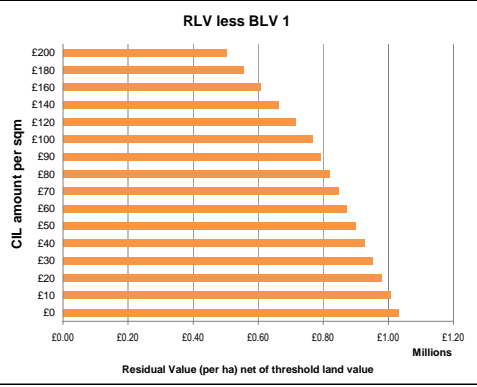


Site type 1	Description:	Area 4	£2088 psm	Bungay	Site area:	0.03 ha
-------------	--------------	--------	-----------	--------	------------	---------

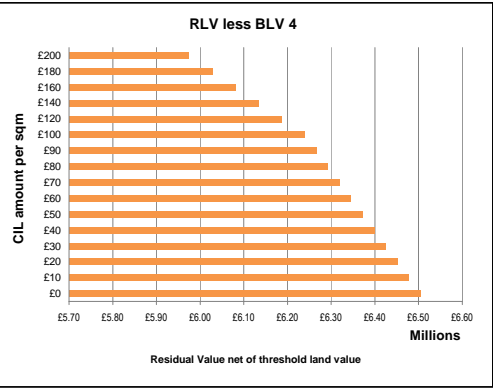
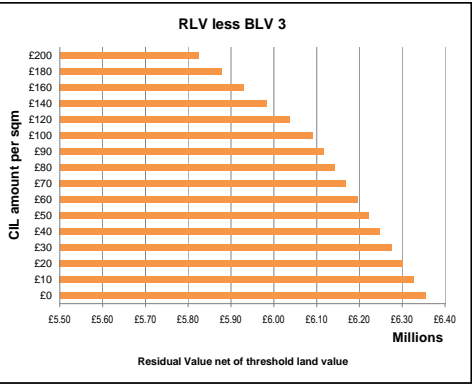
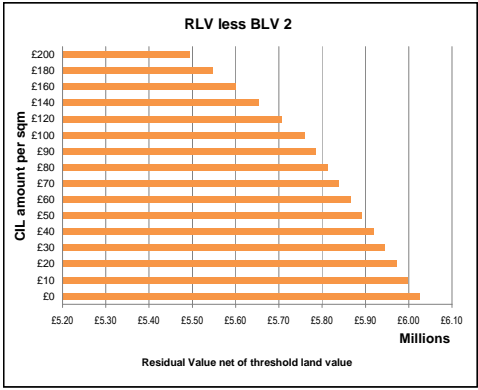
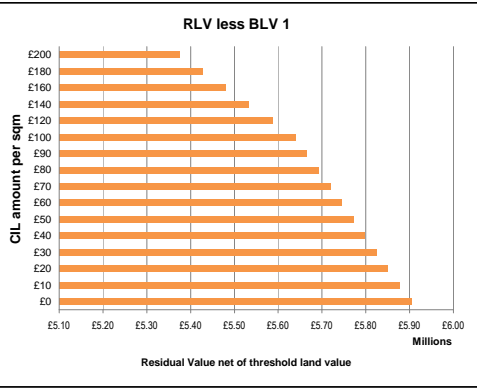
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	44,525	1,335,759	-	535,759	-	656,509
10	43,643	1,309,279	-	509,279	-	630,029
20	42,760	1,282,800	-	482,800	-	603,550
30	41,877	1,256,320	-	456,320	-	577,070
40	40,995	1,229,841	-	429,841	-	550,591
50	40,112	1,203,362	-	403,362	-	524,112
60	39,229	1,176,882	-	376,882	-	497,632
70	38,347	1,150,403	-	350,403	-	471,153
80	37,464	1,123,923	-	323,923	-	444,673
90	36,581	1,097,444	-	297,444	-	418,194
100	35,699	1,070,965	-	270,965	-	391,715
120	33,934	1,018,006	-	218,006	-	338,756
140	32,168	965,047	-	165,047	-	285,797
160	30,403	912,088	-	112,088	-	232,838
180	28,638	859,129	-	59,129	-	179,879
200	26,872	806,170	-	6,170	-	126,920



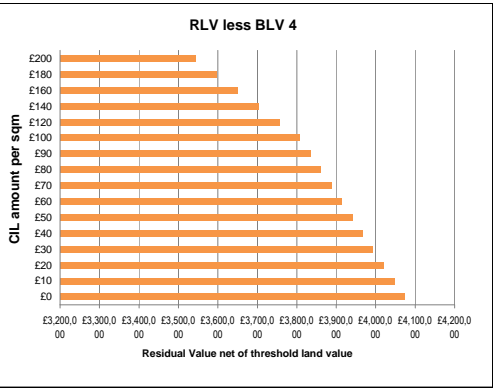
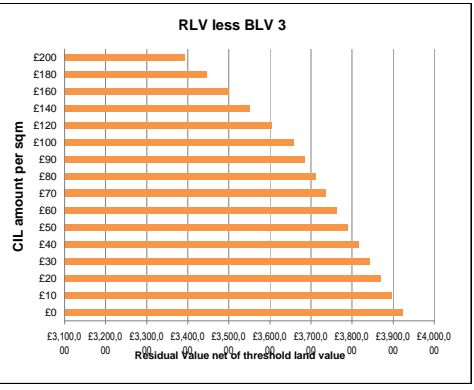
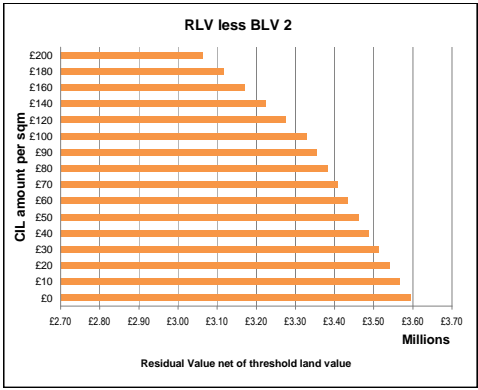
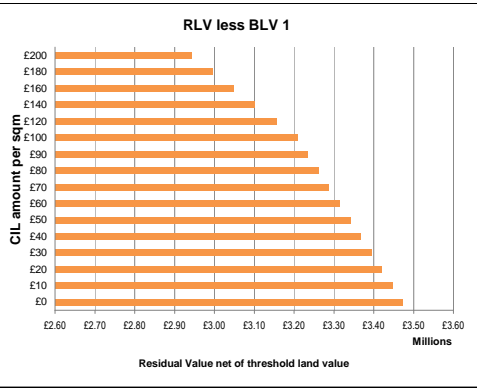
Site type 1	Description:	Area 5 £2325 psm Halesworth			Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	61,013	1,830,378	1,030,378	1,151,128	1,480,378	1,630,378
10	60,130	1,803,899	1,003,899	1,124,649	1,453,899	1,603,899
20	59,247	1,777,419	977,419	1,098,169	1,427,419	1,577,419
30	58,365	1,750,940	950,940	1,071,690	1,400,940	1,550,940
40	57,482	1,724,460	924,460	1,045,210	1,374,460	1,524,460
50	56,599	1,697,981	897,981	1,018,731	1,347,981	1,497,981
60	55,717	1,671,501	871,501	992,251	1,321,501	1,471,501
70	54,834	1,645,022	845,022	965,772	1,295,022	1,445,022
80	53,951	1,618,543	818,543	939,293	1,268,543	1,418,543
90	53,069	1,592,063	792,063	912,813	1,242,063	1,392,063
100	52,186	1,565,584	765,584	886,334	1,215,584	1,365,584
120	50,421	1,512,625	712,625	833,375	1,162,625	1,312,625
140	48,656	1,459,666	659,666	780,416	1,109,666	1,259,666
160	46,890	1,406,707	606,707	727,457	1,056,707	1,206,707
180	45,125	1,353,748	553,748	674,498	1,003,748	1,153,748
200	43,360	1,300,790	500,790	621,540	950,790	1,100,790



Site type 1	Description:	Area 6 £4660 psm Southwold			Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	223,451	6,703,525	5,903,525	6,024,275	6,353,525	6,503,525
10	222,568	6,677,045	5,877,045	5,997,795	6,327,045	6,477,045
20	221,686	6,650,566	5,850,566	5,971,316	6,300,566	6,450,566
30	220,803	6,624,087	5,824,087	5,944,837	6,274,087	6,424,087
40	219,920	6,597,607	5,797,607	5,918,357	6,247,607	6,397,607
50	219,038	6,571,128	5,771,128	5,891,878	6,221,128	6,371,128
60	218,155	6,544,648	5,744,648	5,865,398	6,194,648	6,344,648
70	217,272	6,518,169	5,718,169	5,838,919	6,168,169	6,318,169
80	216,390	6,491,689	5,691,689	5,812,439	6,141,689	6,291,689
90	215,507	6,465,210	5,665,210	5,785,960	6,115,210	6,265,210
100	214,624	6,438,731	5,638,731	5,759,481	6,088,731	6,238,731
120	212,859	6,385,772	5,585,772	5,706,522	6,035,772	6,185,772
140	211,094	6,332,813	5,532,813	5,653,563	5,982,813	6,132,813
160	209,328	6,279,854	5,479,854	5,600,604	5,929,854	6,079,854
180	207,563	6,226,895	5,426,895	5,547,645	5,876,895	6,026,895
200	205,798	6,173,936	5,373,936	5,494,686	5,823,936	5,973,936



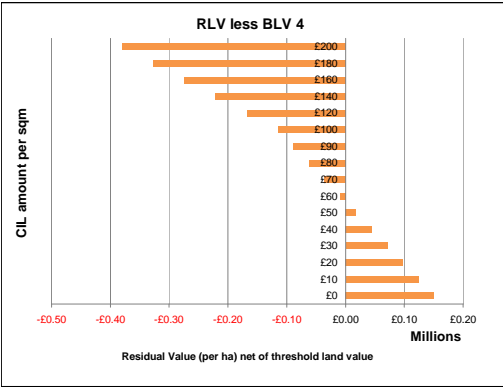
Site type 1	Description:	Area 7 £3495 psm Reydon			Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	142,406	4,272,169	3,472,169	3,592,919	3,922,169	4,072,169
10	141,523	4,245,689	3,445,689	3,566,439	3,895,689	4,045,689
20	140,640	4,219,210	3,419,210	3,539,960	3,869,210	4,019,210
30	139,758	4,192,731	3,392,731	3,513,481	3,842,731	3,992,731
40	138,875	4,166,251	3,366,251	3,487,001	3,816,251	3,966,251
50	137,992	4,139,772	3,339,772	3,460,522	3,789,772	3,939,772
60	137,110	4,113,292	3,313,292	3,434,042	3,763,292	3,913,292
70	136,227	4,086,813	3,286,813	3,407,563	3,736,813	3,886,813
80	135,344	4,060,333	3,260,333	3,381,083	3,710,333	3,860,333
90	134,462	4,033,854	3,233,854	3,354,604	3,683,854	3,833,854
100	133,579	4,007,375	3,207,375	3,328,125	3,657,375	3,807,375
120	131,814	3,954,416	3,154,416	3,275,166	3,604,416	3,754,416
140	130,049	3,901,457	3,101,457	3,222,207	3,551,457	3,701,457
160	128,283	3,848,498	3,048,498	3,169,248	3,498,498	3,648,498
180	126,518	3,795,539	2,995,539	3,116,289	3,445,539	3,595,539
200	124,753	3,742,580	2,942,580	3,063,330	3,392,580	3,542,580



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   1	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
1 UNITS				
HOUSE				
30 UPH				
CSH level:   3	-5% Sales value inflation			
Aff Hsg:       0%	Build cost inflation			
	Profit			

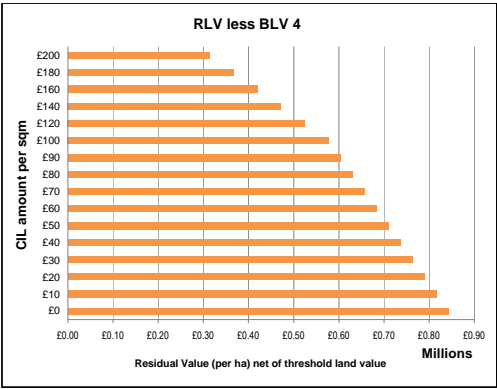
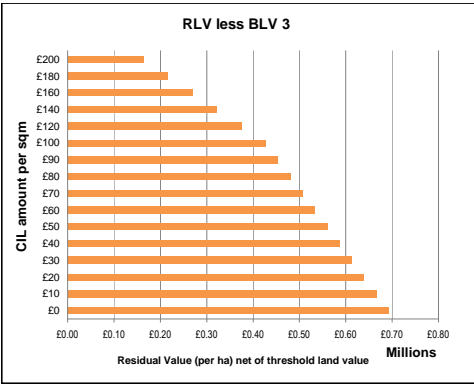
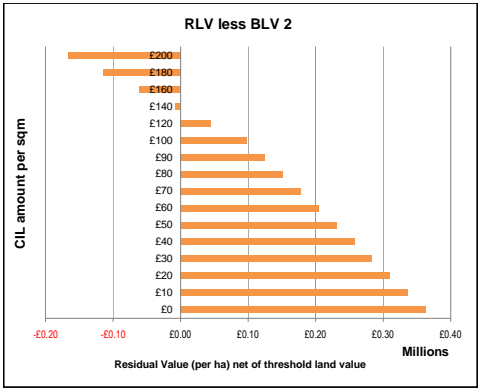
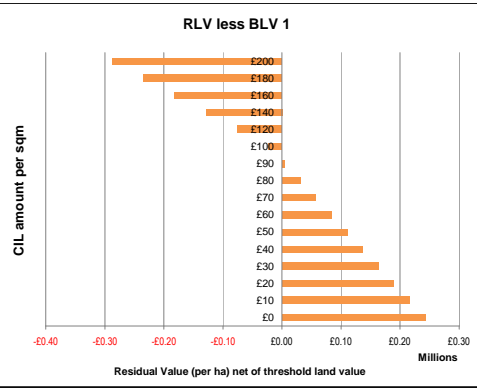
Site type 1	Description:   Area 1   £1615 psm   Inner Lowestoft	Site area:       0.03 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,673	350,200	-	449,800	-	329,050
10	10,791	323,721	-	476,279	-	355,529
20	9,908	297,241	-	502,759	-	382,009
30	9,025	270,762	-	529,238	-	408,488
40	8,143	244,283	-	555,717	-	434,967
50	7,260	217,803	-	582,197	-	461,447
60	6,377	191,324	-	608,676	-	487,926
70	5,495	164,844	-	635,156	-	514,406
80	4,612	138,365	-	661,635	-	540,885
90	3,730	111,886	-	688,114	-	567,364
100	2,847	85,406	-	714,594	-	593,844
120	1,082	32,447	-	767,553	-	646,803
140	-684	20,512	-	820,512	-	699,762
160	-2,449	73,470	-	873,470	-	752,720
180	-4,214	126,429	-	926,429	-	805,679
200	-5,980	179,388	-	979,388	-	858,638



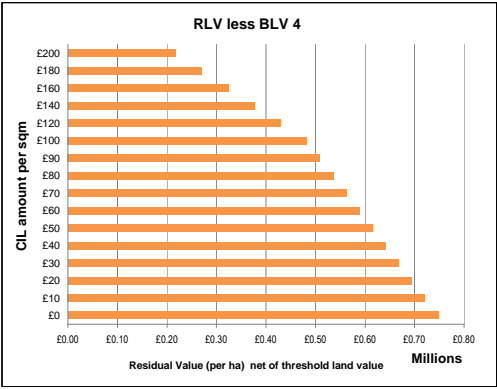
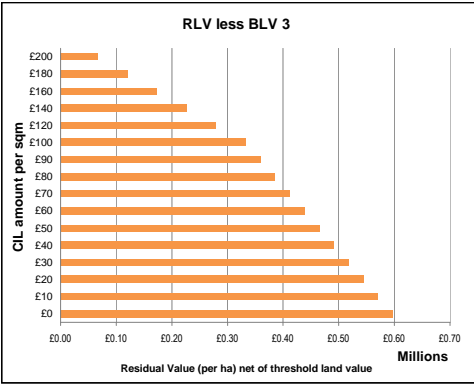
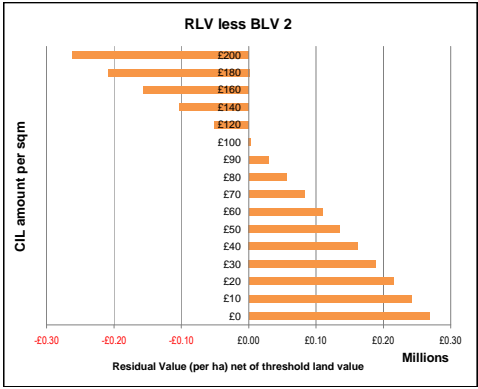
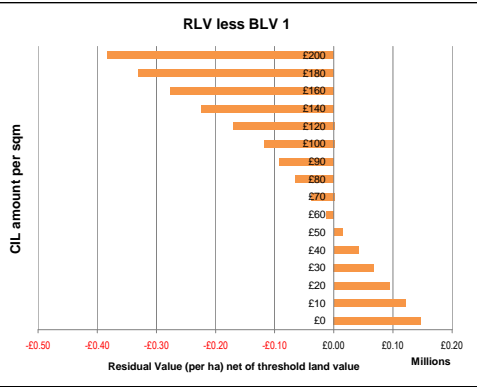
Site type 1	Description:   Area 2   £1964 psm   Lowestoft Burbs	Site area:       0.03 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,738	1,042,145	-	242,145	-	362,895
10	33,856	1,015,666	-	215,666	-	336,416
20	32,973	989,187	-	189,187	-	309,937
30	32,090	962,707	-	162,707	-	283,457
40	31,208	936,228	-	136,228	-	256,978
50	30,325	909,748	-	109,748	-	230,498
60	29,442	883,269	-	83,269	-	204,019
70	28,560	856,789	-	56,789	-	177,539
80	27,677	830,310	-	30,310	-	151,060
90	26,794	803,831	-	3,831	-	124,581
100	25,912	777,351	-	22,649	-	98,101
120	24,146	724,392	-	75,608	-	45,142
140	22,381	671,434	-	128,566	-	7,816
160	20,616	618,475	-	181,525	-	60,775
180	18,851	565,516	-	234,484	-	113,734
200	17,085	512,557	-	287,443	-	166,693



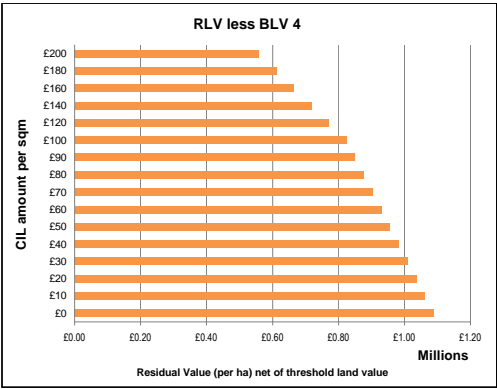
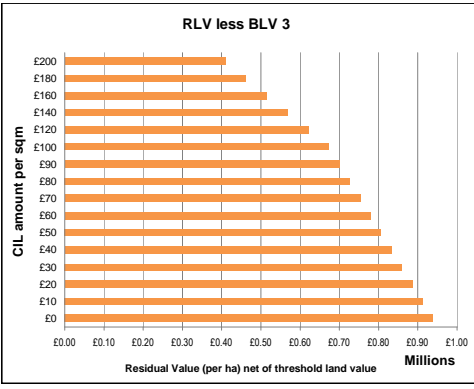
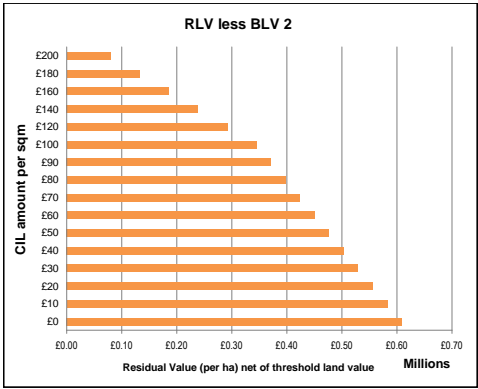
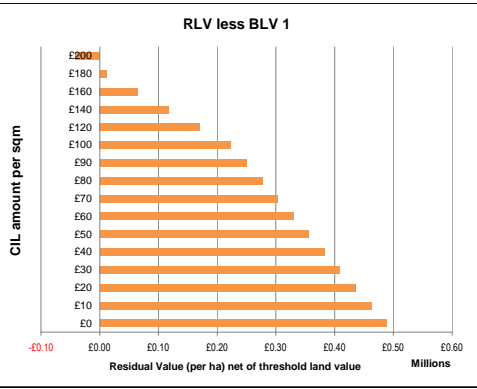
Site type 1	Description:   Area 3   £1916 psm   Beccles	Site area:       0.03 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,566	946,978	-	146,978	-	267,728
10	30,683	920,499	-	120,499	-	241,249
20	29,801	894,019	-	94,019	-	214,769
30	28,918	867,540	-	67,540	-	188,290
40	28,035	841,061	-	41,061	-	161,811
50	27,153	814,581	-	14,581	-	135,331
60	26,270	788,102	-	11,898	-	108,852
70	25,387	761,622	-	38,378	-	82,372
80	24,505	735,143	-	64,857	-	55,893
90	23,622	708,663	-	91,337	-	29,413
100	22,739	682,184	-	117,816	-	2,934
120	20,974	629,225	-	170,775	-	50,025
140	19,209	576,266	-	223,734	-	102,984
160	17,444	523,307	-	276,693	-	155,943
180	15,678	470,349	-	329,651	-	208,901
200	13,913	417,390	-	382,610	-	261,860



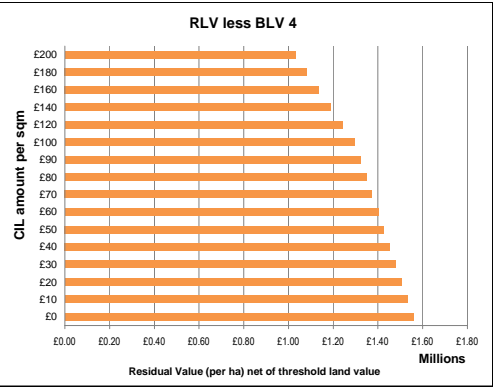
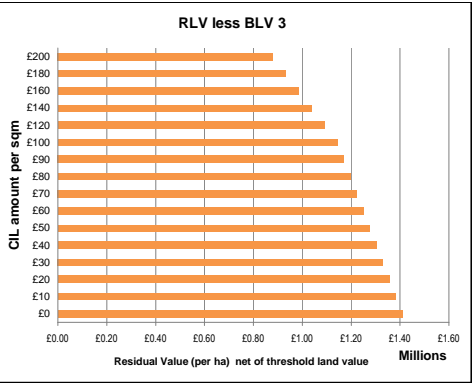
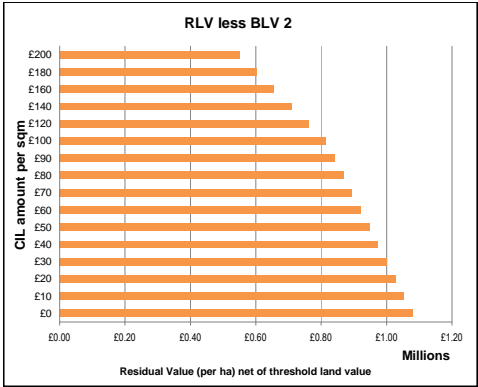
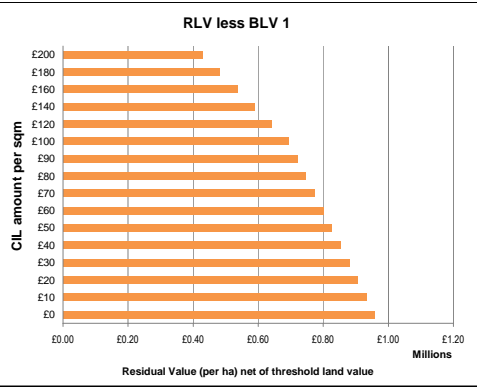
Site type 1	Description:   Area 4   £2088 psm   Bungay	Site area:       0.03 ha
-------------	--	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,933	1,287,994	-	487,994	-	608,744
10	42,050	1,261,515	-	461,515	-	582,265
20	41,168	1,235,035	-	435,035	-	555,785
30	40,285	1,208,556	-	408,556	-	529,306
40	39,403	1,182,076	-	382,076	-	502,826
50	38,520	1,155,597	-	355,597	-	476,347
60	37,637	1,129,118	-	329,118	-	449,868
70	36,755	1,102,638	-	302,638	-	423,388
80	35,872	1,076,159	-	276,159	-	396,909
90	34,989	1,049,679	-	249,679	-	370,429
100	34,107	1,023,200	-	223,200	-	343,950
120	32,341	970,241	-	170,241	-	290,991
140	30,576	917,282	-	117,282	-	238,032
160	28,811	864,323	-	64,323	-	185,073
180	27,045	811,365	-	11,365	-	132,115
200	25,280	758,406	-	41,594	-	79,156



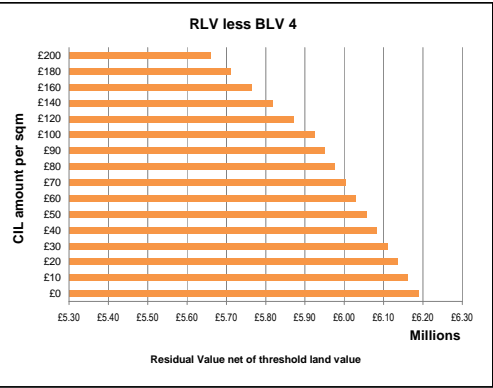
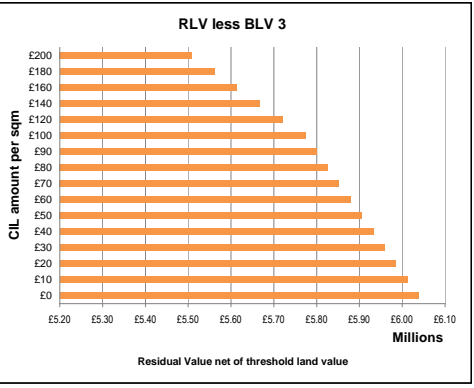
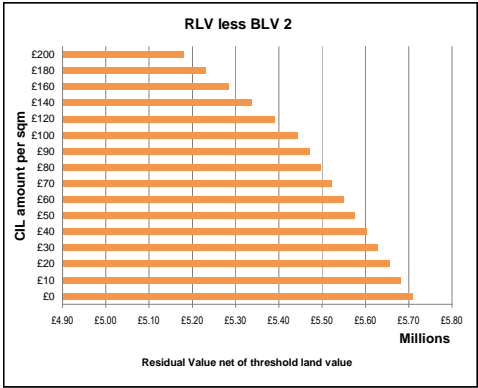
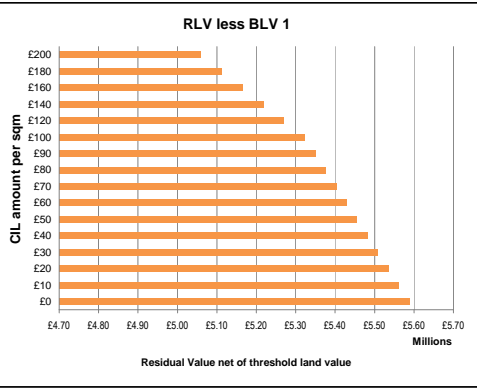
Site type 1Description:Area 5£2325 psm HalesworthSite area:0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,596	1,757,882	957,882	1,078,632	1,407,882	1,557,882
10	57,713	1,731,403	931,403	1,052,153	1,381,403	1,531,403
20	56,831	1,704,924	904,924	1,025,674	1,354,924	1,504,924
30	55,948	1,678,444	878,444	999,194	1,328,444	1,478,444
40	55,065	1,651,965	851,965	972,715	1,301,965	1,451,965
50	54,183	1,625,485	825,485	946,235	1,275,485	1,425,485
60	53,300	1,599,006	799,006	919,756	1,249,006	1,399,006
70	52,418	1,572,526	772,526	893,276	1,222,526	1,372,526
80	51,535	1,546,047	746,047	866,797	1,196,047	1,346,047
90	50,652	1,519,568	719,568	840,318	1,169,568	1,319,568
100	49,770	1,493,088	693,088	813,838	1,143,088	1,293,088
120	48,004	1,440,129	640,129	760,879	1,090,129	1,240,129
140	46,239	1,387,170	587,170	707,920	1,037,170	1,187,170
160	44,474	1,334,212	534,212	654,962	984,212	1,134,212
180	42,708	1,281,253	481,253	602,003	931,253	1,081,253
200	40,943	1,228,294	428,294	549,044	878,294	1,028,294



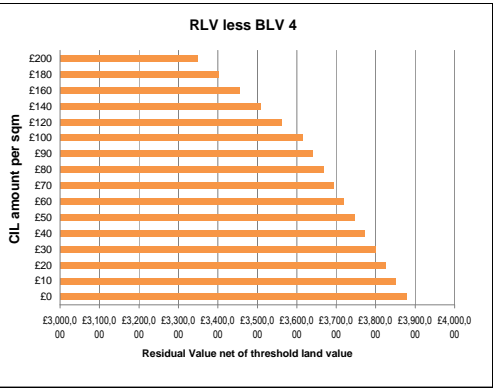
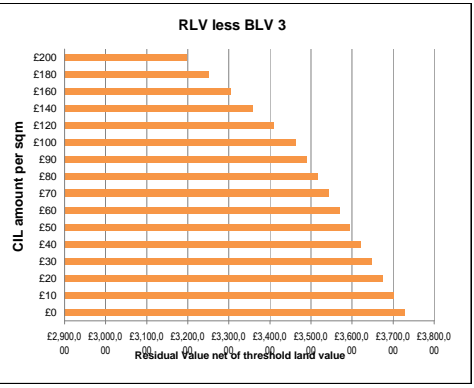
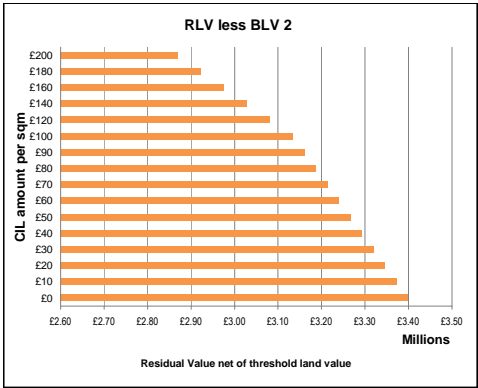
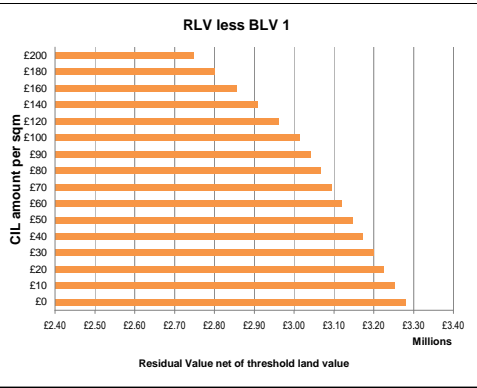
Site type 1Description:Area 6£4660 psm SouthwoldSite area:0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	212,912	6,387,372	5,587,372	5,708,122	6,037,372	6,187,372
10	212,030	6,360,892	5,560,892	5,681,642	6,010,892	6,160,892
20	211,147	6,334,413	5,534,413	5,655,163	5,984,413	6,134,413
30	210,264	6,307,934	5,507,934	5,628,684	5,957,934	6,107,934
40	209,382	6,281,454	5,481,454	5,602,204	5,931,454	6,081,454
50	208,499	6,254,975	5,454,975	5,575,725	5,904,975	6,054,975
60	207,617	6,228,495	5,428,495	5,549,245	5,878,495	6,028,495
70	206,734	6,202,016	5,402,016	5,522,766	5,852,016	6,002,016
80	205,851	6,175,536	5,375,536	5,496,286	5,825,536	5,975,536
90	204,969	6,149,057	5,349,057	5,469,807	5,799,057	5,949,057
100	204,086	6,122,578	5,322,578	5,443,328	5,772,578	5,922,578
120	202,321	6,069,619	5,269,619	5,390,369	5,719,619	5,869,619
140	200,555	6,016,660	5,216,660	5,337,410	5,666,660	5,816,660
160	198,790	5,963,701	5,163,701	5,284,451	5,613,701	5,763,701
180	197,025	5,910,742	5,110,742	5,231,492	5,560,742	5,710,742
200	195,259	5,857,783	5,057,783	5,178,533	5,507,783	5,657,783



Site type 1Description:Area 7£3495 psm ReydonSite area:0.03 ha

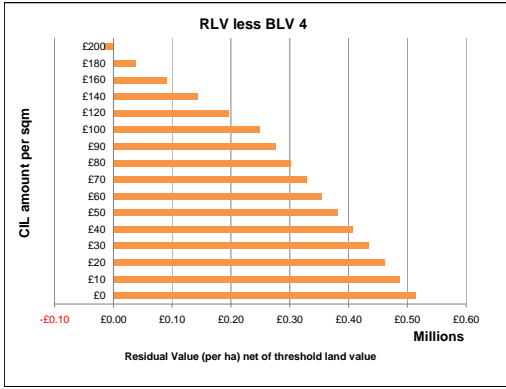
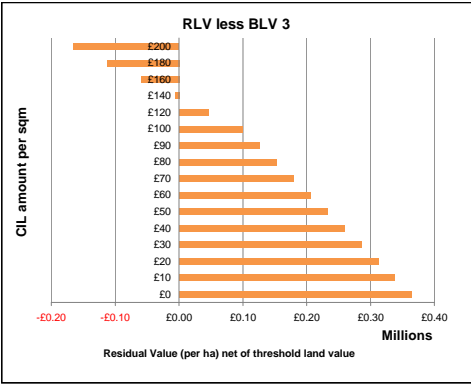
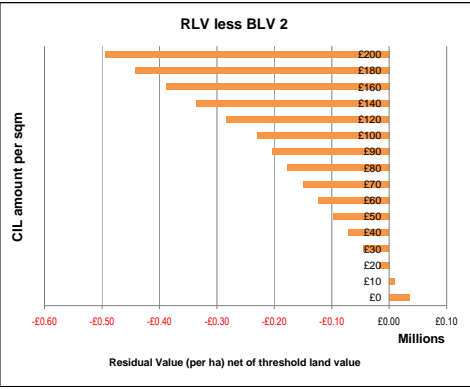
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	135,919	4,077,584	3,277,584	3,398,334	3,727,584	3,877,584
10	135,037	4,051,104	3,251,104	3,371,854	3,701,104	3,851,104
20	134,154	4,024,625	3,224,625	3,345,375	3,674,625	3,824,625
30	133,272	3,998,145	3,198,145	3,318,895	3,648,145	3,798,145
40	132,389	3,971,666	3,171,666	3,292,416	3,621,666	3,771,666
50	131,506	3,945,187	3,145,187	3,265,937	3,595,187	3,745,187
60	130,624	3,918,707	3,118,707	3,239,457	3,568,707	3,718,707
70	129,741	3,892,228	3,092,228	3,212,978	3,542,228	3,692,228
80	128,858	3,865,748	3,065,748	3,186,498	3,515,748	3,665,748
90	127,976	3,839,269	3,039,269	3,160,019	3,489,269	3,639,269
100	127,093	3,812,790	3,012,790	3,133,540	3,462,790	3,612,790
120	125,328	3,759,831	2,959,831	3,080,581	3,409,831	3,559,831
140	123,562	3,706,872	2,906,872	3,027,622	3,356,872	3,506,872
160	121,797	3,653,913	2,853,913	2,974,663	3,303,913	3,453,913
180	120,032	3,600,954	2,800,954	2,921,704	3,250,954	3,400,954
200	118,267	3,547,995	2,747,995	2,868,745	3,197,995	3,347,995



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   1	BLV1	BLV2	BLV3	BLV4
1 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSE	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:   3	10% Sales value inflation			
Aff Hsg:   0%	5% Build cost inflation			
	Profit			

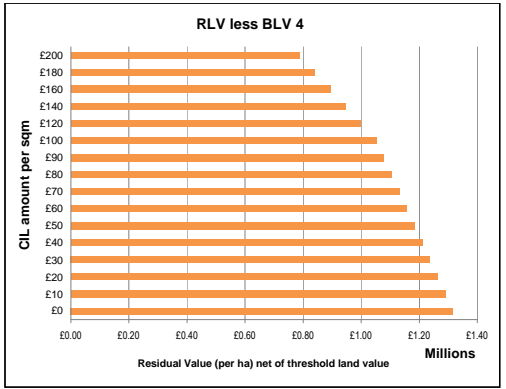
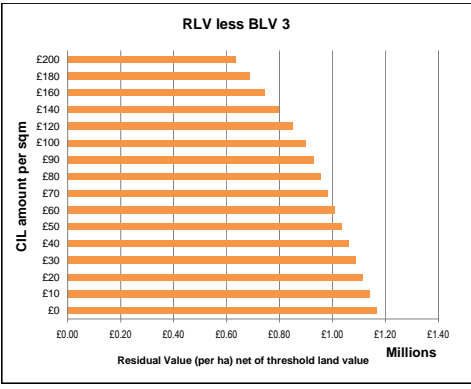
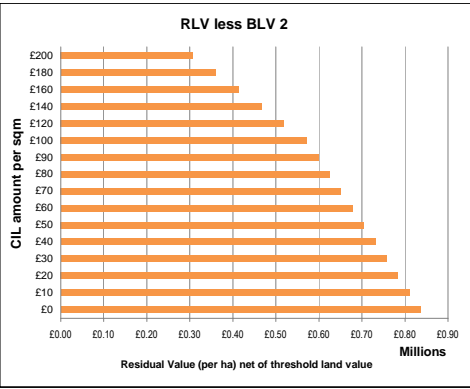
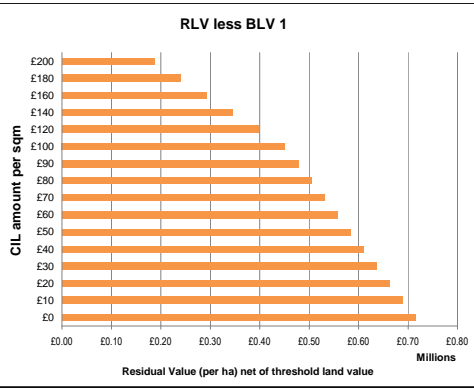
Site type 1	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   0.03 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,800	714,011	- 85,989	34,761	364,011	514,011
10	22,918	687,532	- 112,468	8,282	337,532	487,532
20	22,035	661,052	- 138,948	18,198	311,052	461,052
30	21,152	634,573	- 165,427	44,677	284,573	434,573
40	20,270	608,093	- 191,907	71,157	258,093	408,093
50	19,387	581,614	- 218,386	97,636	231,614	381,614
60	18,504	555,135	- 244,865	124,115	205,135	355,135
70	17,622	528,655	- 271,345	150,595	178,655	328,655
80	16,739	502,176	- 297,824	177,074	152,176	302,176
90	15,857	475,696	- 324,304	203,554	125,696	275,696
100	14,974	449,217	- 350,783	230,033	99,217	249,217
120	13,209	396,258	- 403,742	282,992	46,258	196,258
140	11,443	343,299	- 456,701	335,951	6,701	143,299
160	9,678	290,340	- 509,660	388,910	59,660	90,340
180	7,913	237,381	- 562,619	441,869	112,619	37,381
200	6,147	184,423	- 615,577	494,827	165,577	15,577



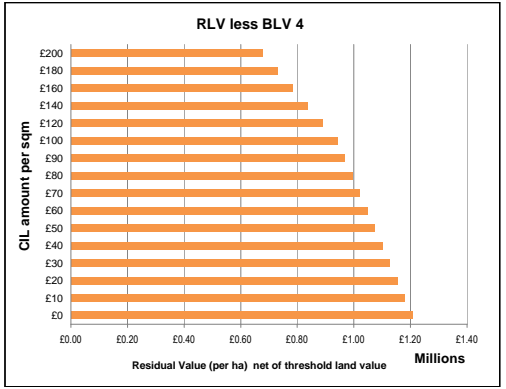
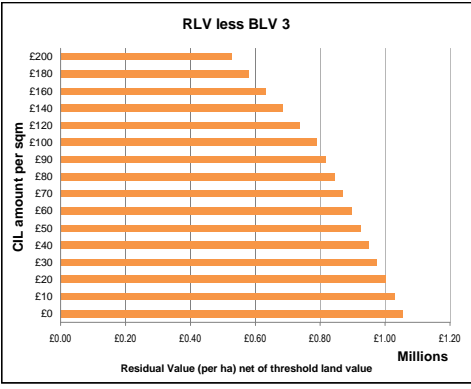
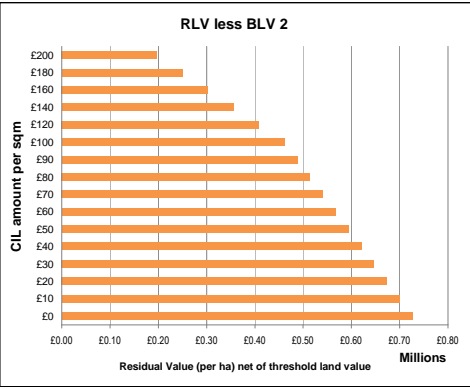
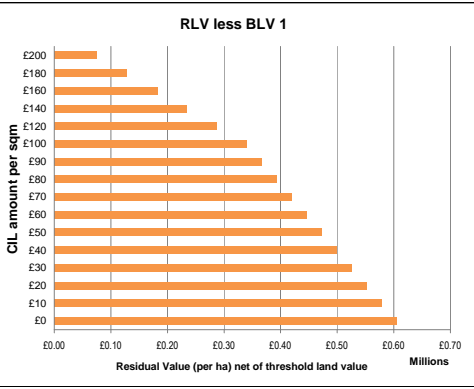
Site type 1	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.03 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,507	1,515,211	715,211	835,961	1,165,211	1,315,211
10	49,624	1,488,731	688,731	809,481	1,138,731	1,288,731
20	48,742	1,462,252	662,252	783,002	1,112,252	1,262,252
30	47,859	1,435,772	635,772	756,522	1,085,772	1,235,772
40	46,976	1,409,293	609,293	730,043	1,059,293	1,209,293
50	46,094	1,382,814	582,814	703,564	1,032,814	1,182,814
60	45,211	1,356,334	556,334	677,084	1,006,334	1,156,334
70	44,328	1,329,855	529,855	650,605	979,855	1,129,855
80	43,446	1,303,375	503,375	624,125	953,375	1,103,375
90	42,563	1,276,896	476,896	597,646	926,896	1,076,896
100	41,681	1,250,416	450,416	571,166	900,416	1,050,416
120	39,915	1,197,458	397,458	518,208	847,458	997,458
140	38,150	1,144,499	344,499	465,249	794,499	944,499
160	36,385	1,091,540	291,540	412,290	741,540	891,540
180	34,619	1,038,581	238,581	359,331	688,581	838,581
200	32,854	985,622	185,622	306,372	635,622	785,622



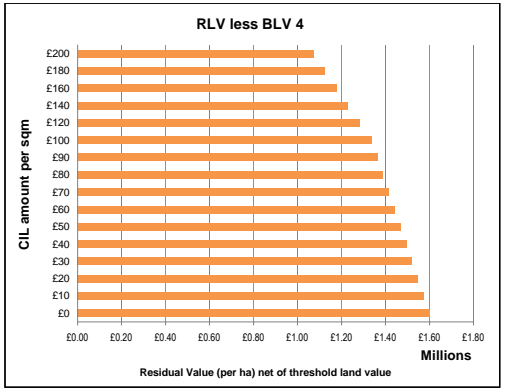
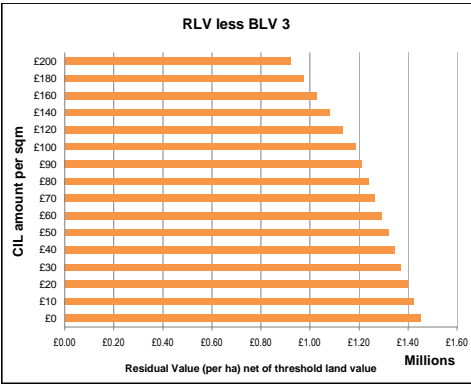
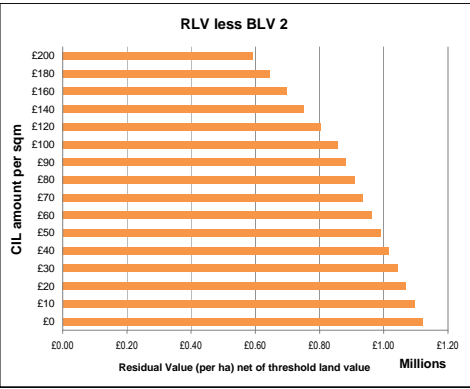
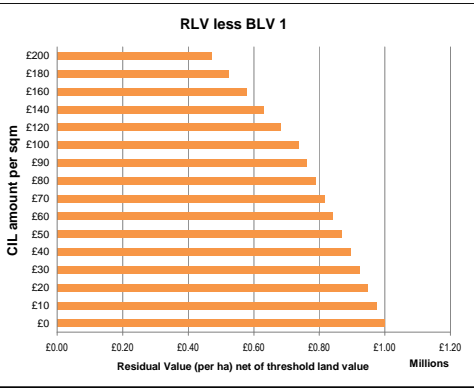
Site type 1	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.03 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	46,834	1,405,017	605,017	725,767	1,055,017	1,205,017
10	45,951	1,378,538	578,538	699,288	1,028,538	1,178,538
20	45,069	1,352,058	552,058	672,808	1,002,058	1,152,058
30	44,186	1,325,579	525,579	646,329	975,579	1,125,579
40	43,303	1,299,099	499,099	619,849	949,099	1,099,099
50	42,421	1,272,620	472,620	593,370	922,620	1,072,620
60	41,538	1,246,140	446,140	566,890	896,140	1,046,140
70	40,655	1,219,661	419,661	540,411	869,661	1,019,661
80	39,773	1,193,182	393,182	513,932	843,182	993,182
90	38,890	1,166,702	366,702	487,452	816,702	966,702
100	38,007	1,140,223	340,223	460,973	790,223	940,223
120	36,242	1,087,264	287,264	408,014	737,264	887,264
140	34,477	1,034,305	234,305	355,055	684,305	834,305
160	32,712	981,346	181,346	302,096	631,346	781,346
180	30,946	928,387	128,387	249,137	578,387	728,387
200	29,181	875,429	75,429	196,179	525,429	675,429



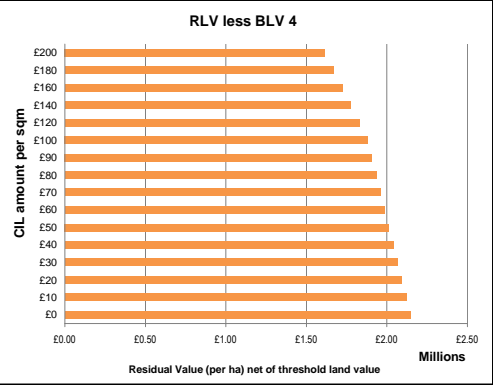
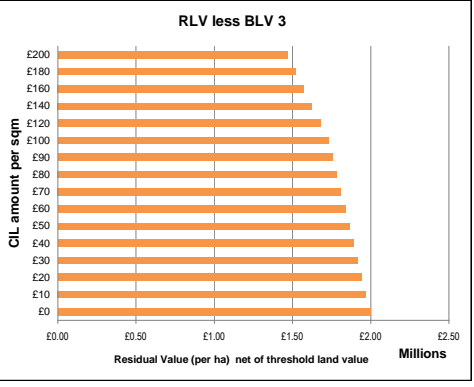
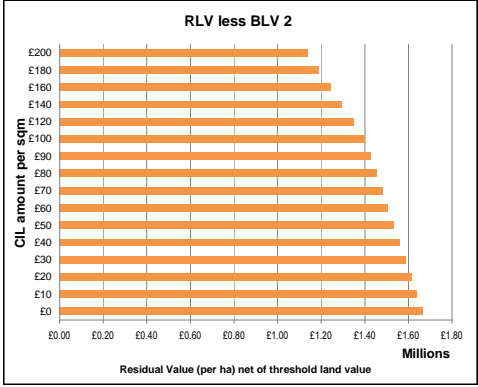
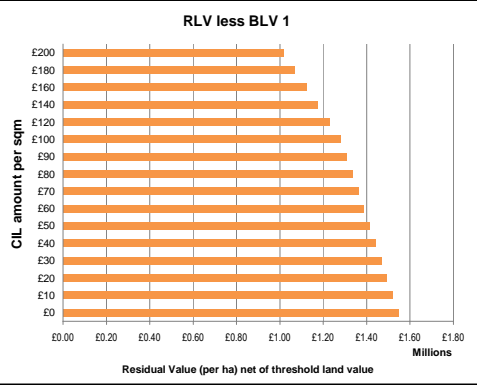
Site type 1	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.03 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,996	1,799,878	999,878	1,120,628	1,449,878	1,599,878
10	59,113	1,773,398	973,398	1,094,148	1,423,398	1,573,398
20	58,231	1,746,919	946,919	1,067,669	1,396,919	1,546,919
30	57,348	1,720,439	920,439	1,041,189	1,370,439	1,520,439
40	56,465	1,693,960	893,960	1,014,710	1,343,960	1,493,960
50	55,583	1,667,480	867,480	988,230	1,317,480	1,467,480
60	54,700	1,641,001	841,001	961,751	1,291,001	1,441,001
70	53,817	1,614,522	814,522	935,272	1,264,522	1,414,522
80	52,935	1,588,042	788,042	908,792	1,238,042	1,388,042
90	52,052	1,561,563	761,563	882,313	1,211,563	1,361,563
100	51,169	1,535,083	735,083	855,833	1,185,083	1,335,083
120	49,404	1,482,125	682,125	802,875	1,132,125	1,282,125
140	47,639	1,429,166	629,166	749,916	1,079,166	1,229,166
160	45,874	1,376,207	576,207	696,957	1,026,207	1,176,207
180	44,108	1,323,248	523,248	643,998	973,248	1,123,248
200	42,343	1,270,289	470,289	591,039	920,289	1,070,289

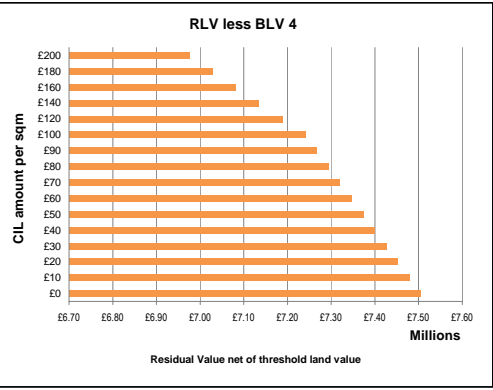
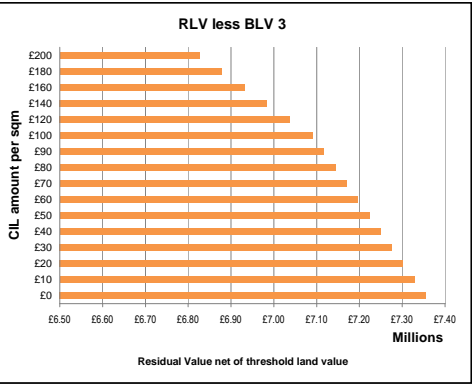
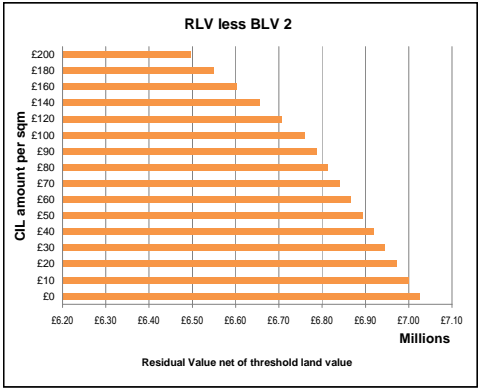
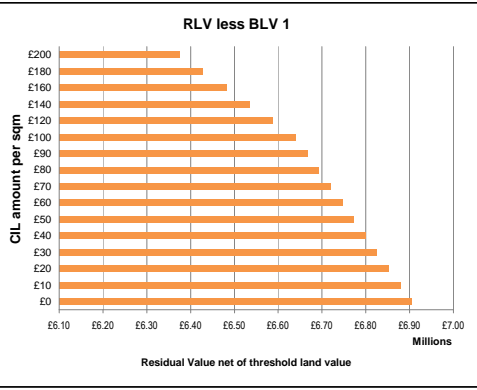




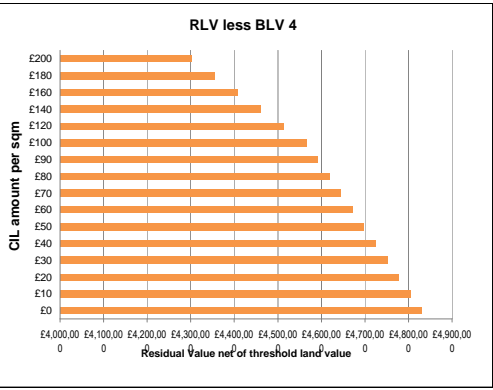
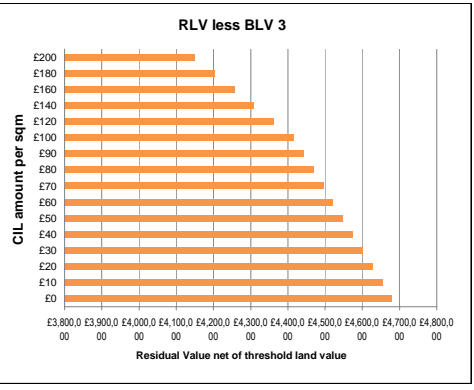
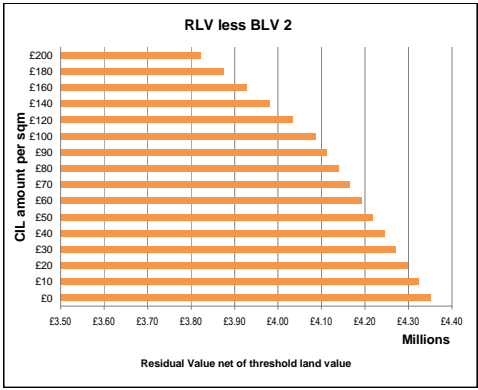
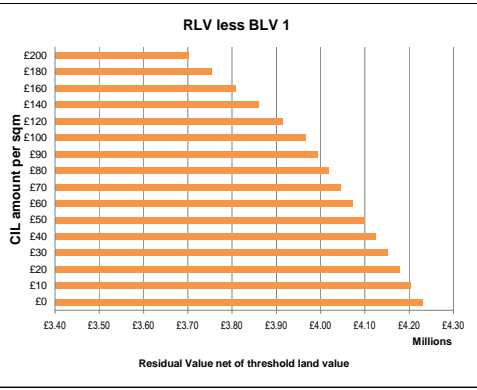
Site type 1	Description:	Area 5	£2325 psm Halesworth		Site area:	0.03 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,132	2,343,959	1,543,959	1,664,709	1,993,959	2,143,959
10	77,249	2,317,479	1,517,479	1,638,229	1,967,479	2,117,479
20	76,367	2,291,000	1,491,000	1,611,750	1,941,000	2,091,000
30	75,484	2,264,520	1,464,520	1,585,270	1,914,520	2,064,520
40	74,601	2,238,041	1,438,041	1,558,791	1,888,041	2,038,041
50	73,719	2,211,562	1,411,562	1,532,312	1,861,562	2,011,562
60	72,836	2,185,082	1,385,082	1,505,832	1,835,082	1,985,082
70	71,953	2,158,603	1,358,603	1,479,353	1,808,603	1,958,603
80	71,071	2,132,123	1,332,123	1,452,873	1,782,123	1,932,123
90	70,188	2,105,644	1,305,644	1,426,394	1,755,644	1,905,644
100	69,305	2,079,164	1,279,164	1,399,914	1,729,164	1,879,164
120	67,540	2,026,206	1,226,206	1,346,956	1,676,206	1,826,206
140	65,775	1,973,247	1,173,247	1,293,997	1,623,247	1,773,247
160	64,010	1,920,288	1,120,288	1,241,038	1,570,288	1,720,288
180	62,244	1,867,329	1,067,329	1,188,079	1,517,329	1,667,329
200	60,479	1,814,370	1,014,370	1,135,120	1,464,370	1,614,370



Site type 1	Description:	Area 6	£4660 psm Southwold	Site area:	0.03 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	256,814	7,704,420	6,904,420	7,025,170	7,354,420	7,504,420
10	255,931	7,677,941	6,877,941	6,998,691	7,327,941	7,477,941
20	255,049	7,651,461	6,851,461	6,972,211	7,301,461	7,451,461
30	254,166	7,624,982	6,824,982	6,945,732	7,274,982	7,424,982
40	253,283	7,598,503	6,798,503	6,919,253	7,248,503	7,398,503
50	252,401	7,572,023	6,772,023	6,892,773	7,222,023	7,372,023
60	251,518	7,545,544	6,745,544	6,866,294	7,195,544	7,345,544
70	250,635	7,519,064	6,719,064	6,839,814	7,169,064	7,319,064
80	249,753	7,492,585	6,692,585	6,813,335	7,142,585	7,292,585
90	248,870	7,466,105	6,666,105	6,786,855	7,116,105	7,266,105
100	247,988	7,439,626	6,639,626	6,760,376	7,089,626	7,239,626
120	246,222	7,386,667	6,586,667	6,707,417	7,036,667	7,186,667
140	244,457	7,333,708	6,533,708	6,654,458	6,983,708	7,133,708
160	242,692	7,280,749	6,480,749	6,601,499	6,930,749	7,080,749
180	240,926	7,227,791	6,427,791	6,548,541	6,877,791	7,027,791
200	239,161	7,174,832	6,374,832	6,495,582	6,824,832	6,974,832



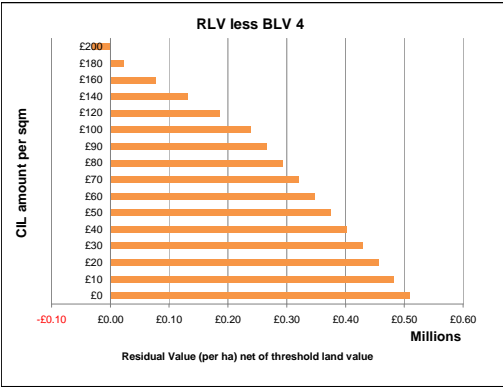
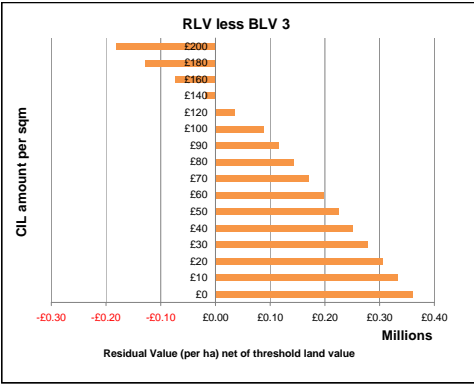
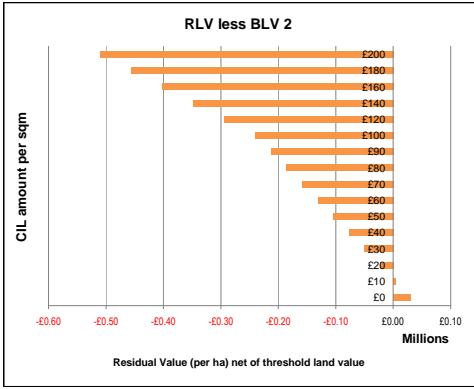
Site type 1	Description:	Area 7	£3495 psm Reydon	Site area:	0.03 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	167,664	5,029,929	4,229,929	4,350,679	4,679,929	4,829,929
10	166,782	5,003,449	4,203,449	4,324,199	4,653,449	4,803,449
20	165,899	4,976,970	4,176,970	4,297,720	4,626,970	4,776,970
30	165,016	4,950,490	4,150,490	4,271,240	4,600,490	4,750,490
40	164,134	4,924,011	4,124,011	4,244,761	4,574,011	4,724,011
50	163,251	4,897,532	4,097,532	4,218,282	4,547,532	4,697,532
60	162,368	4,871,052	4,071,052	4,191,802	4,521,052	4,671,052
70	161,486	4,844,573	4,044,573	4,165,323	4,494,573	4,644,573
80	160,603	4,818,093	4,018,093	4,138,843	4,468,093	4,618,093
90	159,720	4,791,614	3,991,614	4,112,364	4,441,614	4,591,614
100	158,838	4,765,134	3,965,134	4,085,884	4,415,134	4,565,134
120	157,073	4,712,176	3,912,176	4,032,926	4,362,176	4,512,176
140	155,307	4,659,217	3,859,217	3,979,967	4,309,217	4,459,217
160	153,542	4,606,258	3,806,258	3,927,008	4,256,258	4,406,258
180	151,777	4,553,299	3,753,299	3,874,049	4,203,299	4,353,299
200	150,011	4,500,340	3,700,340	3,821,090	4,150,340	4,300,340



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
4 UNITS				
HOUSE				
30 UPH				
CSH level:   3		Sales value inflation		
Aff Hsg:   0%		Build cost inflation		
		Profit		

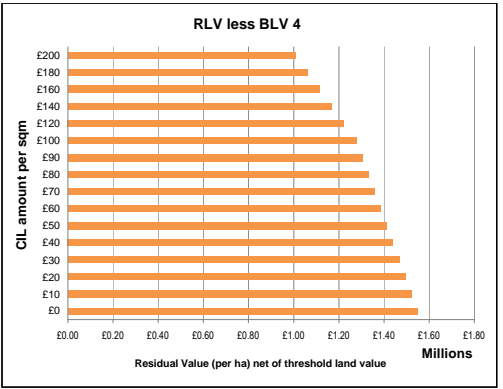
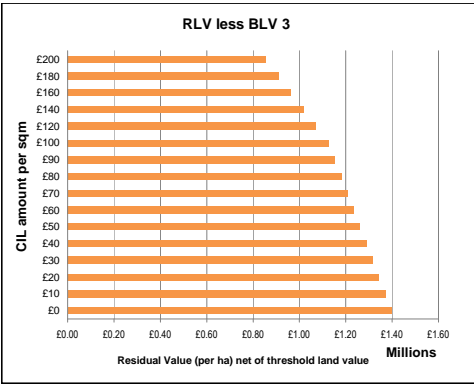
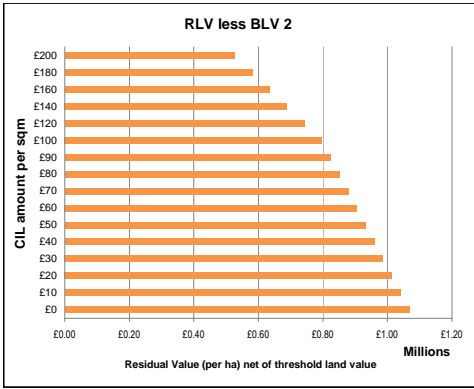
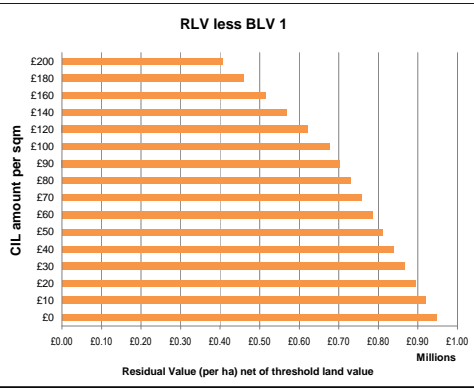
Site type 2 Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	94,623	709,674	-	90,326	30,424	359,674
10	91,015	682,614	-	117,386	3,364	332,614
20	87,407	655,554	-	144,446	23,696	305,554
30	83,799	628,494	-	171,506	50,756	278,494
40	80,191	601,435	-	198,565	77,815	251,435
50	76,583	574,375	-	225,625	104,875	224,375
60	72,975	547,315	-	252,685	131,935	197,315
70	69,367	520,255	-	279,745	158,995	170,255
80	65,759	493,196	-	306,804	186,054	143,196
90	62,151	466,136	-	333,864	213,114	116,136
100	58,543	439,076	-	360,924	240,174	89,076
120	51,328	384,957	-	415,043	294,293	34,957
140	44,112	330,837	-	469,163	348,413	19,163
160	36,896	276,717	-	523,283	402,533	73,283
180	29,680	222,598	-	577,402	456,652	127,402
200	22,464	168,478	-	631,522	510,772	181,522



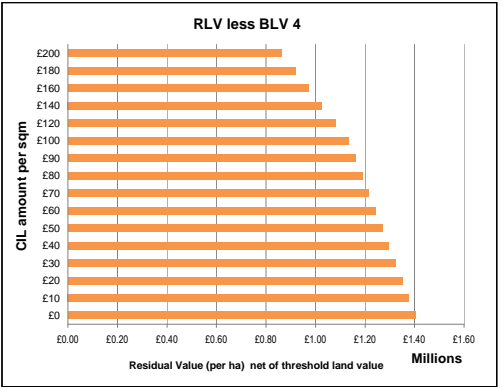
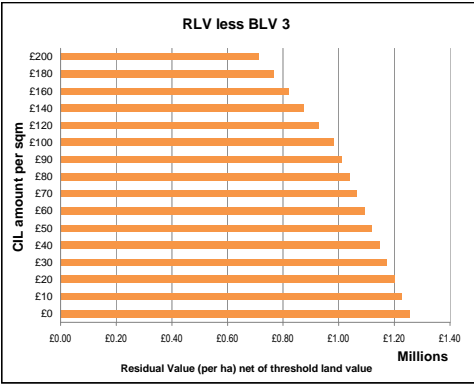
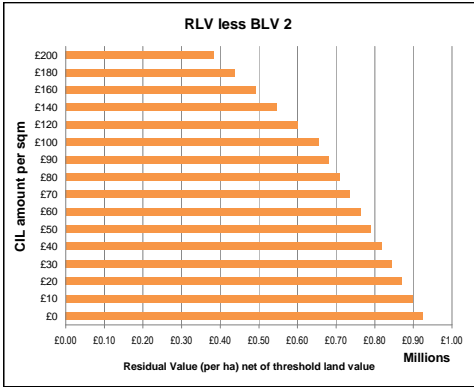
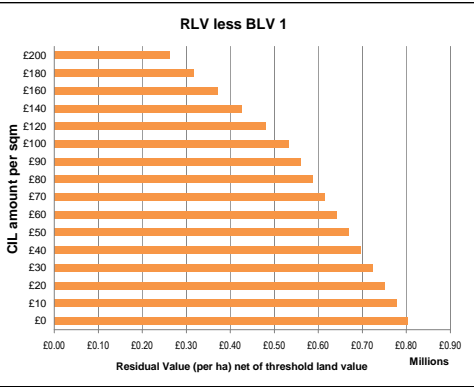
Site type 2 Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,819	1,746,140	-	946,140	1,066,890	1,396,140
10	229,211	1,719,080	-	919,080	1,039,830	1,369,080
20	225,603	1,692,020	-	892,020	1,012,770	1,342,020
30	221,995	1,664,960	-	864,960	985,710	1,314,960
40	218,387	1,637,901	-	837,901	958,651	1,287,901
50	214,779	1,610,841	-	810,841	931,591	1,260,841
60	211,171	1,583,781	-	783,781	904,531	1,233,781
70	207,563	1,556,721	-	756,721	877,471	1,206,721
80	203,955	1,529,661	-	729,661	850,411	1,179,661
90	200,347	1,502,602	-	702,602	823,352	1,152,602
100	196,739	1,475,542	-	675,542	796,292	1,125,542
120	189,523	1,421,422	-	621,422	742,172	1,071,422
140	182,307	1,367,303	-	567,303	688,053	1,017,303
160	175,091	1,313,183	-	513,183	633,933	963,183
180	167,875	1,259,064	-	459,064	579,814	909,064
200	160,659	1,204,944	-	404,944	525,694	854,944



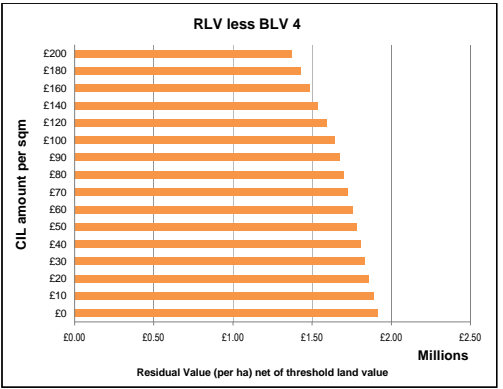
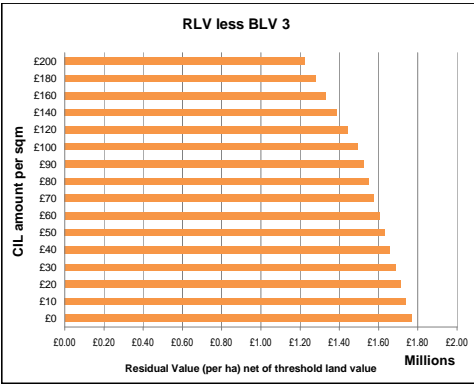
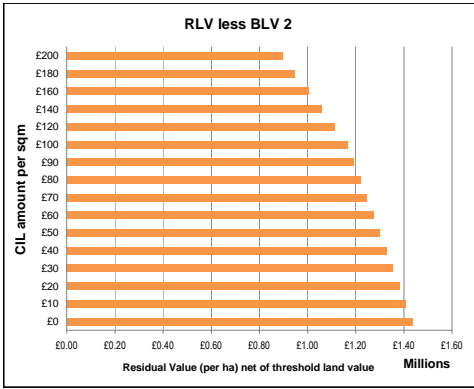
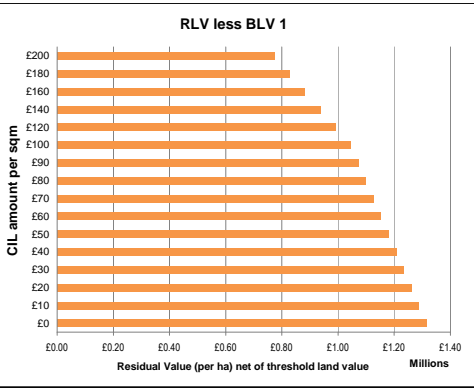
Site type 2 Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	213,812	1,603,588	-	803,588	924,338	1,253,588
10	210,204	1,576,529	-	776,529	897,279	1,226,529
20	206,596	1,549,469	-	749,469	870,219	1,199,469
30	202,988	1,522,409	-	722,409	843,159	1,172,409
40	199,380	1,495,349	-	695,349	816,099	1,145,349
50	195,772	1,468,290	-	668,290	789,040	1,118,290
60	192,164	1,441,230	-	641,230	761,980	1,091,230
70	188,556	1,414,170	-	614,170	734,920	1,064,170
80	184,948	1,387,110	-	587,110	707,860	1,037,110
90	181,340	1,360,051	-	560,051	680,801	1,010,051
100	177,732	1,332,991	-	532,991	653,741	982,991
120	170,516	1,278,871	-	478,871	599,621	928,871
140	163,300	1,224,752	-	424,752	545,502	874,752
160	156,084	1,170,632	-	370,632	491,382	820,632
180	148,868	1,116,513	-	316,513	437,263	766,513
200	141,652	1,062,393	-	262,393	383,143	712,393



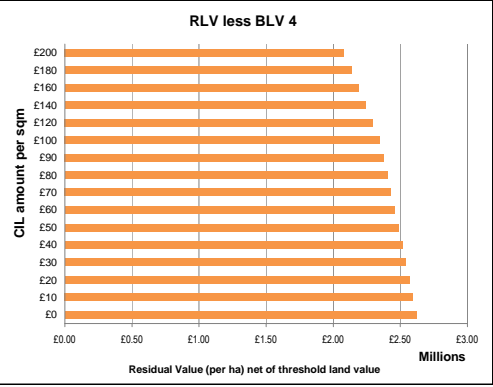
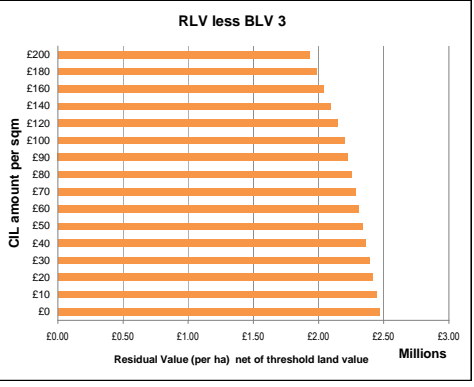
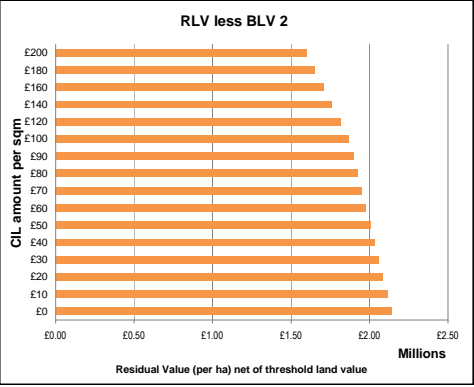
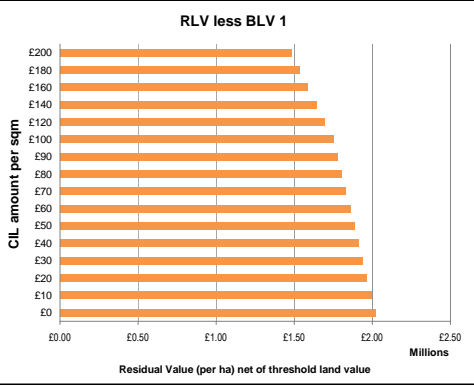
Site type 2 Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	281,920	2,114,397	-	1,314,397	1,435,147	1,764,397
10	278,312	2,087,337	-	1,287,337	1,408,087	1,737,337
20	274,704	2,060,277	-	1,260,277	1,381,027	1,710,277
30	271,096	2,033,218	-	1,233,218	1,353,968	1,683,218
40	267,488	2,006,158	-	1,206,158	1,326,908	1,656,158
50	263,880	1,979,098	-	1,179,098	1,299,848	1,629,098
60	260,272	1,952,038	-	1,152,038	1,272,788	1,602,038
70	256,664	1,924,978	-	1,124,978	1,245,728	1,574,978
80	253,056	1,897,919	-	1,097,919	1,218,669	1,547,919
90	249,448	1,870,859	-	1,070,859	1,191,609	1,520,859
100	245,840	1,843,799	-	1,043,799	1,164,549	1,493,799
120	238,624	1,789,680	-	989,680	1,110,430	1,439,680
140	231,408	1,735,560	-	935,560	1,056,310	1,385,560
160	224,192	1,681,440	-	881,440	1,002,190	1,331,440
180	216,976	1,627,321	-	827,321	948,071	1,277,321
200	209,760	1,573,201	-	773,201	893,951	1,223,201



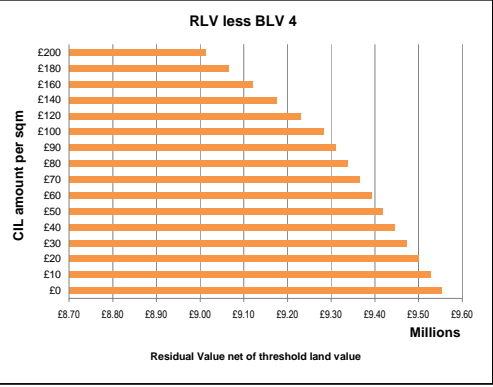
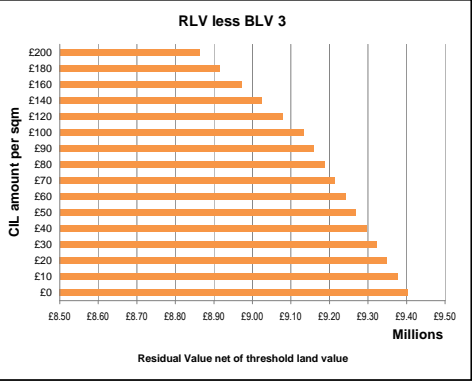
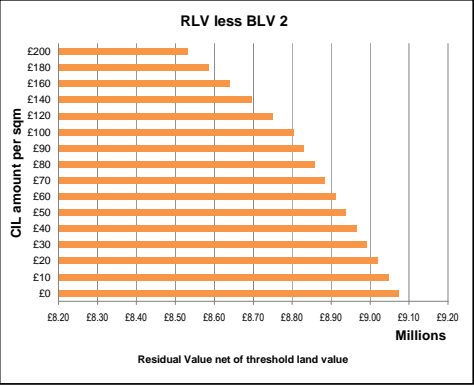
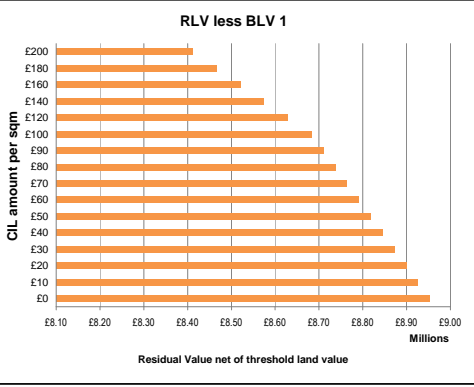
Site type 2 Description: **Area 5 £2325 psm Halesworth** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	375,766	2,818,243	2,018,243	2,138,993	2,468,243	2,618,243
10	372,158	2,791,184	1,991,184	2,111,934	2,441,184	2,591,184
20	368,550	2,764,124	1,964,124	2,084,874	2,414,124	2,564,124
30	364,942	2,737,064	1,937,064	2,057,814	2,387,064	2,537,064
40	361,334	2,710,004	1,910,004	2,030,754	2,360,004	2,510,004
50	357,726	2,682,944	1,882,944	2,003,694	2,332,944	2,482,944
60	354,118	2,655,885	1,855,885	1,976,635	2,305,885	2,455,885
70	350,510	2,628,825	1,828,825	1,949,575	2,278,825	2,428,825
80	346,902	2,601,765	1,801,765	1,922,515	2,251,765	2,401,765
90	343,294	2,574,705	1,774,705	1,895,455	2,224,705	2,374,705
100	339,686	2,547,646	1,747,646	1,868,396	2,197,646	2,347,646
120	332,470	2,493,526	1,693,526	1,814,276	2,143,526	2,293,526
140	325,254	2,439,406	1,639,406	1,760,156	2,089,406	2,239,406
160	318,038	2,385,287	1,585,287	1,706,037	2,035,287	2,185,287
180	310,822	2,331,167	1,531,167	1,651,917	1,981,167	2,131,167
200	303,606	2,277,048	1,477,048	1,597,798	1,927,048	2,077,048



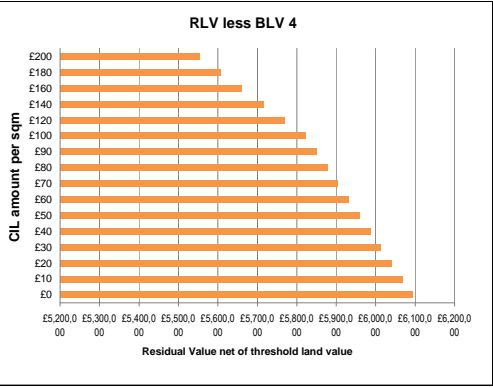
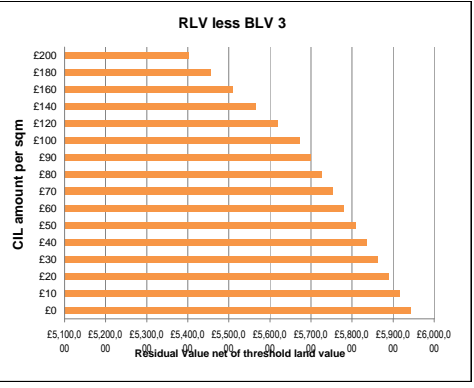
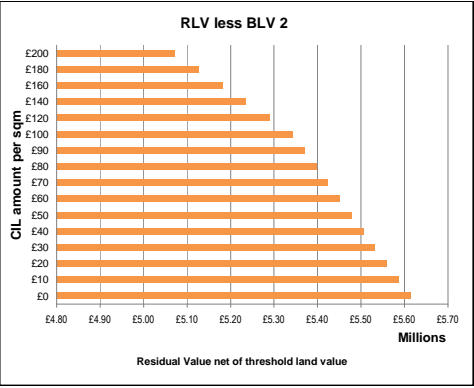
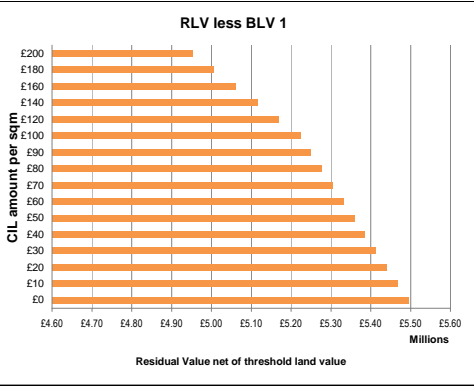
Site type 2 Description: **Area 6 £4660 psm Southwold** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,300,369	9,752,764	8,952,764	9,073,514	9,402,764	9,552,764
10	1,296,761	9,725,704	8,925,704	9,046,454	9,375,704	9,525,704
20	1,293,153	9,698,645	8,898,645	9,019,395	9,348,645	9,498,645
30	1,289,545	9,671,585	8,871,585	8,992,335	9,321,585	9,471,585
40	1,285,937	9,644,525	8,844,525	8,965,275	9,294,525	9,444,525
50	1,282,329	9,617,465	8,817,465	8,938,215	9,267,465	9,417,465
60	1,278,721	9,590,406	8,790,406	8,911,156	9,240,406	9,390,406
70	1,275,113	9,563,346	8,763,346	8,884,096	9,213,346	9,363,346
80	1,271,505	9,536,286	8,736,286	8,857,036	9,186,286	9,336,286
90	1,267,897	9,509,226	8,709,226	8,829,976	9,159,226	9,309,226
100	1,264,289	9,482,166	8,682,166	8,802,916	9,132,166	9,282,166
120	1,257,073	9,428,047	8,628,047	8,748,797	9,078,047	9,228,047
140	1,249,857	9,373,927	8,573,927	8,694,677	9,023,927	9,173,927
160	1,242,641	9,319,808	8,519,808	8,640,558	8,969,808	9,119,808
180	1,235,425	9,265,688	8,465,688	8,586,438	8,915,688	9,065,688
200	1,228,209	9,211,569	8,411,569	8,532,319	8,861,569	9,011,569



Site type 2 Description: **Area 7 £3495 psm Reydon** Site area: 0.13 ha

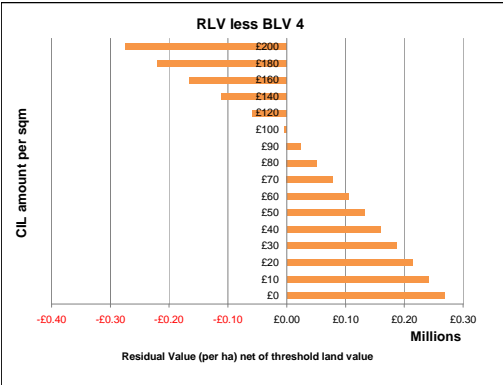
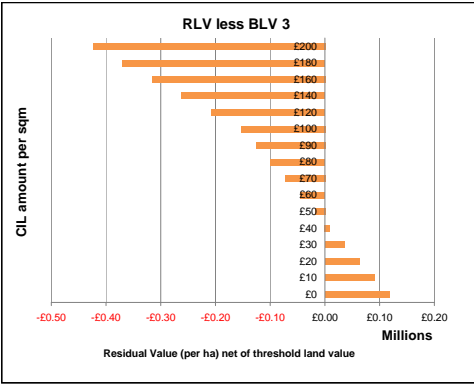
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	839,057	6,292,928	5,492,928	5,613,678	5,942,928	6,092,928
10	835,449	6,265,868	5,465,868	5,586,618	5,915,868	6,065,868
20	831,841	6,238,809	5,438,809	5,559,559	5,888,809	6,038,809
30	828,233	6,211,749	5,411,749	5,532,499	5,861,749	6,011,749
40	824,625	6,184,689	5,384,689	5,505,439	5,834,689	5,984,689
50	821,017	6,157,629	5,357,629	5,478,379	5,807,629	5,957,629
60	817,409	6,130,570	5,330,570	5,451,320	5,780,570	5,930,570
70	813,801	6,103,510	5,303,510	5,424,260	5,753,510	5,903,510
80	810,193	6,076,450	5,276,450	5,397,200	5,726,450	5,876,450
90	806,585	6,049,390	5,249,390	5,370,140	5,699,390	5,849,390
100	802,977	6,022,331	5,222,331	5,343,081	5,672,331	5,822,331
120	795,761	5,968,211	5,168,211	5,288,961	5,618,211	5,768,211
140	788,546	5,914,091	5,114,091	5,234,841	5,564,091	5,714,091
160	781,330	5,859,972	5,059,972	5,180,722	5,509,972	5,659,972
180	774,114	5,805,852	5,005,852	5,126,602	5,455,852	5,605,852
200	766,898	5,751,733	4,951,733	5,072,483	5,401,733	5,551,733



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
4 UNITS				
HOUSE				
30 UPH				
CSH level:   4		Sales value inflation		
Aff Hsg:   0%		Build cost inflation		
		Profit		

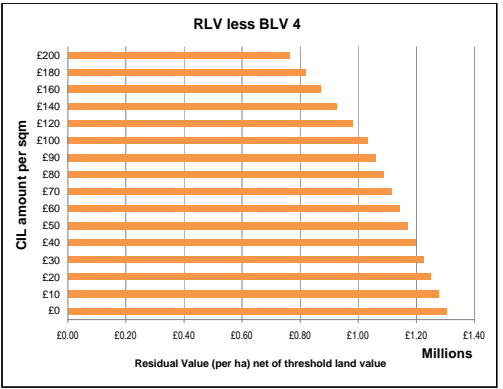
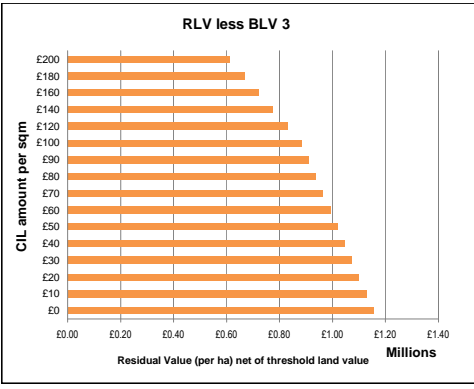
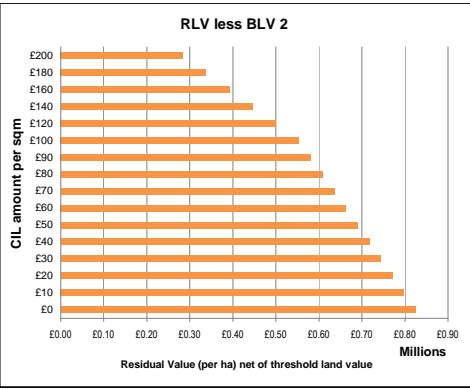
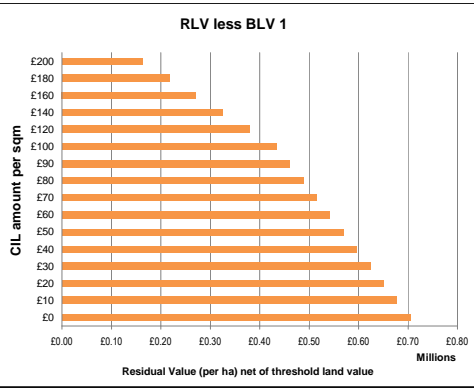
Site type 2 Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,281	467,105	- 332,895	- 212,145	- 117,105	- 267,105
10	58,673	440,045	- 359,955	- 239,205	- 90,045	- 240,045
20	55,065	412,985	- 387,015	- 266,265	- 62,985	- 212,985
30	51,457	385,925	- 414,075	- 293,325	- 35,925	- 185,925
40	47,849	358,866	- 441,134	- 320,384	- 8,866	- 158,866
50	44,241	331,806	- 468,194	- 347,444	- 18,194	- 131,806
60	40,633	304,746	- 495,254	- 374,504	- 45,254	- 104,746
70	37,025	277,686	- 522,314	- 401,564	- 72,314	- 77,686
80	33,417	250,627	- 549,373	- 428,623	- 99,373	- 50,627
90	29,809	223,567	- 576,433	- 455,683	- 126,433	- 23,567
100	26,201	196,507	- 603,493	- 482,743	- 153,493	- 3,493
120	18,985	142,387	- 657,613	- 536,863	- 207,613	- 57,613
140	11,769	88,268	- 711,732	- 590,982	- 261,732	- 111,732
160	4,553	34,148	- 765,852	- 645,102	- 315,852	- 165,852
180	-2,663	19,971	- 819,971	- 699,221	- 369,971	- 219,971
200	-9,879	74,091	- 874,091	- 753,341	- 424,091	- 274,091



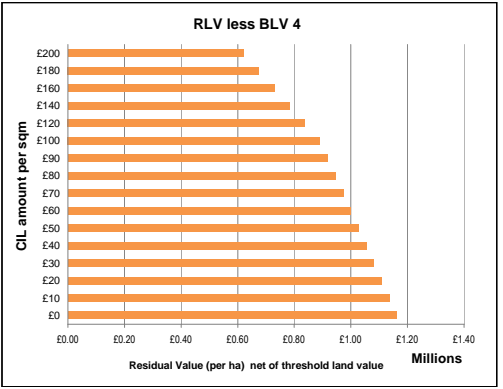
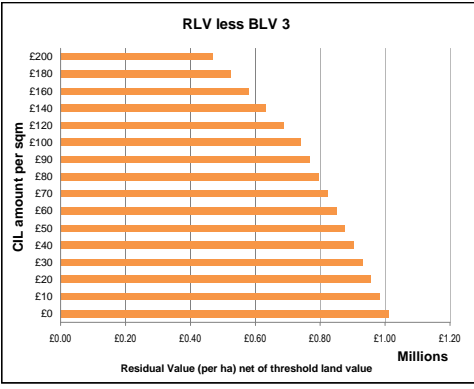
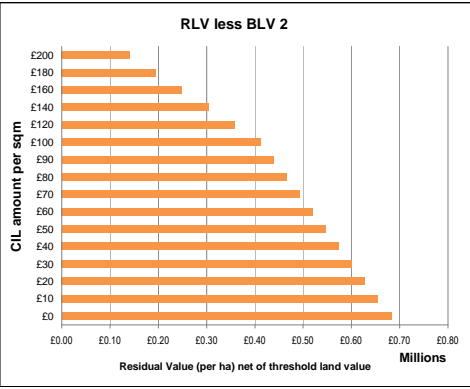
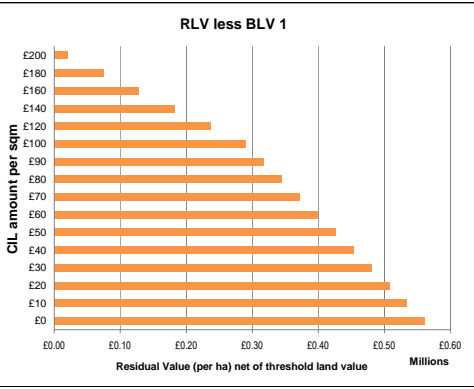
Site type 2 Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	200,476	1,503,571	703,571	824,321	1,153,571	1,303,571
10	196,868	1,476,511	676,511	797,261	1,126,511	1,276,511
20	193,260	1,449,451	649,451	770,201	1,099,451	1,249,451
30	189,652	1,422,391	622,391	743,141	1,072,391	1,222,391
40	186,044	1,395,332	595,332	716,082	1,045,332	1,195,332
50	182,436	1,368,272	568,272	689,022	1,018,272	1,168,272
60	178,828	1,341,212	541,212	661,962	991,212	1,141,212
70	175,220	1,314,152	514,152	634,902	964,152	1,114,152
80	171,612	1,287,092	487,092	607,842	937,092	1,087,092
90	168,004	1,260,033	460,033	580,783	910,033	1,060,033
100	164,396	1,232,973	432,973	553,723	882,973	1,032,973
120	157,180	1,178,853	378,853	499,603	828,853	978,853
140	149,965	1,124,734	324,734	445,484	774,734	924,734
160	142,749	1,070,614	270,614	391,364	720,614	870,614
180	135,533	1,016,495	216,495	337,245	666,495	816,495
200	128,317	962,375	162,375	283,125	612,375	762,375



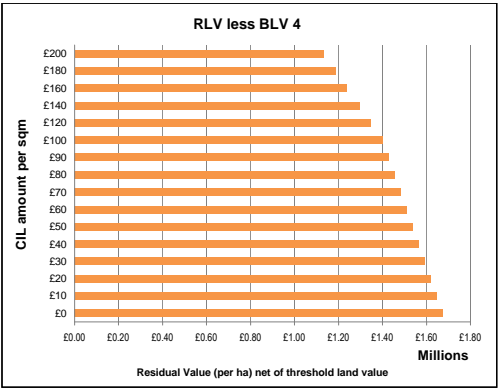
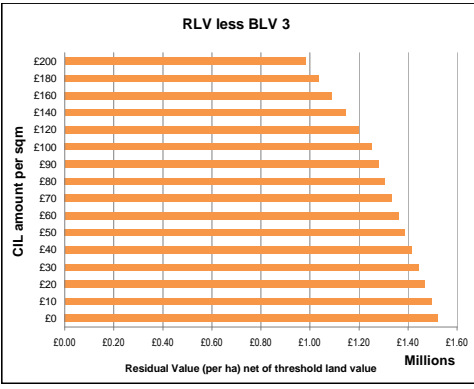
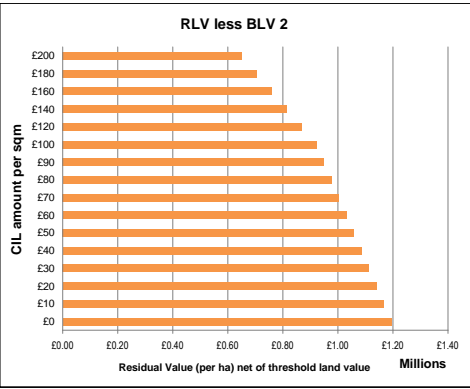
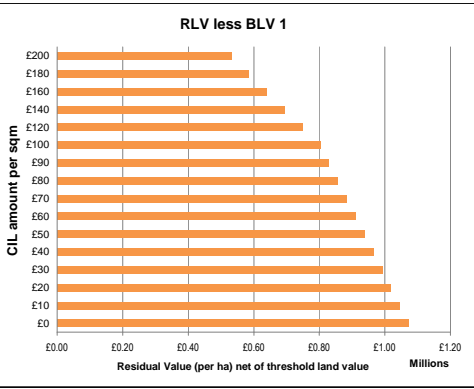
Site type 2 Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	181,469	1,361,019	561,019	681,769	1,011,019	1,161,019
10	177,861	1,333,960	533,960	654,710	983,960	1,133,960
20	174,253	1,306,900	506,900	627,650	956,900	1,106,900
30	170,645	1,279,840	479,840	600,590	929,840	1,079,840
40	167,037	1,252,780	452,780	573,530	902,780	1,052,780
50	163,429	1,225,721	425,721	546,471	875,721	1,025,721
60	159,821	1,198,661	398,661	519,411	848,661	998,661
70	156,213	1,171,601	371,601	492,351	821,601	971,601
80	152,605	1,144,541	344,541	465,291	794,541	944,541
90	148,998	1,117,481	317,481	438,231	767,481	917,481
100	145,390	1,090,422	290,422	411,172	740,422	890,422
120	138,174	1,036,302	236,302	357,052	686,302	836,302
140	130,958	982,183	182,183	302,933	632,183	782,183
160	123,742	928,063	128,063	248,813	578,063	728,063
180	116,526	873,943	73,943	194,693	523,943	673,943
200	109,310	819,824	19,824	140,574	469,824	619,824



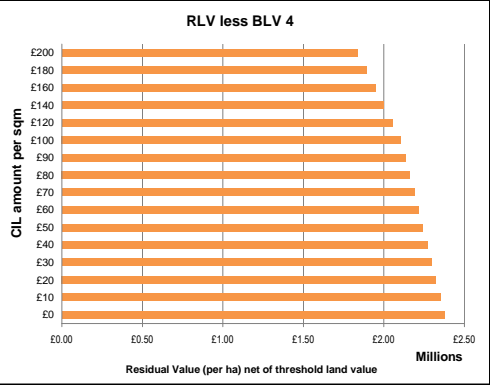
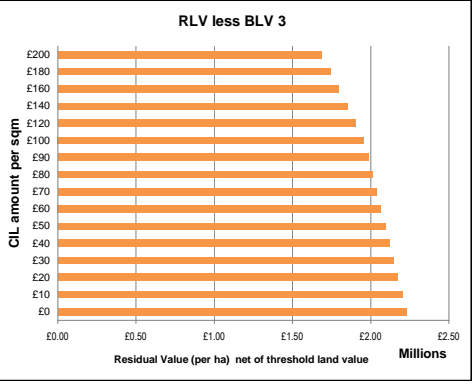
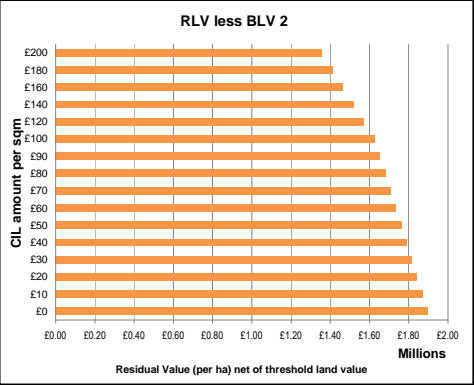
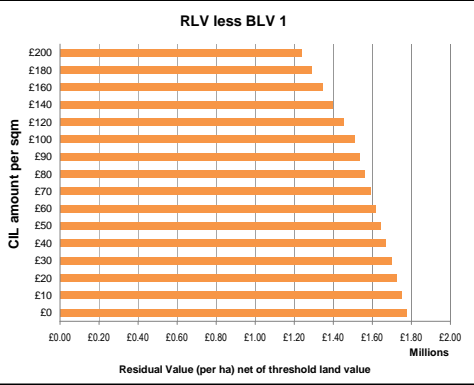
Site type 2 Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	249,577	1,871,828	1,071,828	1,192,578	1,521,828	1,671,828
10	245,969	1,844,768	1,044,768	1,165,518	1,494,768	1,644,768
20	242,361	1,817,708	1,017,708	1,138,458	1,467,708	1,617,708
30	238,753	1,790,648	990,648	1,111,398	1,440,648	1,590,648
40	235,145	1,763,589	963,589	1,084,339	1,413,589	1,563,589
50	231,537	1,736,529	936,529	1,057,279	1,386,529	1,536,529
60	227,929	1,709,469	909,469	1,030,219	1,359,469	1,509,469
70	224,321	1,682,409	882,409	1,003,159	1,332,409	1,482,409
80	220,713	1,655,350	855,350	976,100	1,305,350	1,455,350
90	217,105	1,628,290	828,290	949,040	1,278,290	1,428,290
100	213,497	1,601,230	801,230	921,980	1,251,230	1,401,230
120	206,281	1,547,111	747,111	867,861	1,197,111	1,347,111
140	199,065	1,492,991	692,991	813,741	1,142,991	1,292,991
160	191,850	1,438,871	638,871	759,621	1,088,871	1,238,871
180	184,634	1,384,752	584,752	705,502	1,034,752	1,184,752
200	177,418	1,330,632	530,632	651,382	980,632	1,130,632



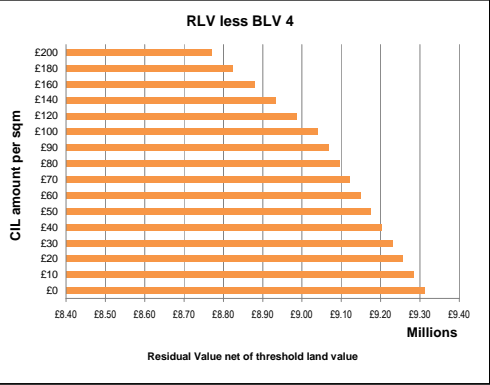
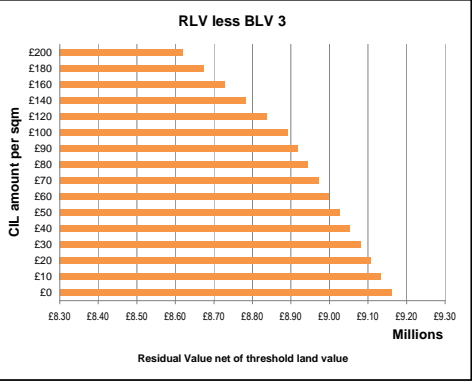
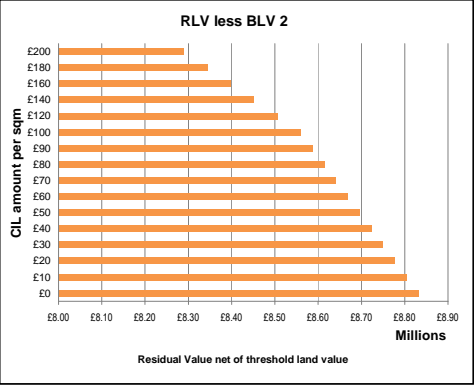
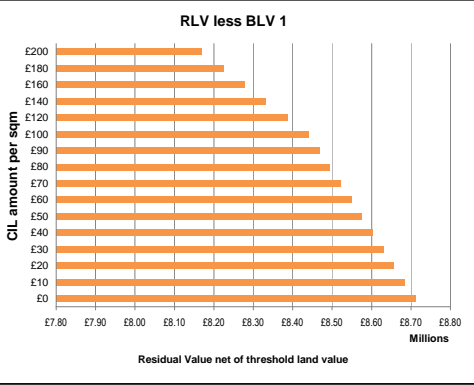
Site type 2 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	343,423	2,575,674	1,775,674	1,896,424	2,225,674	2,375,674
10	339,815	2,548,614	1,748,614	1,869,364	2,198,614	2,348,614
20	336,207	2,521,555	1,721,555	1,842,305	2,171,555	2,321,555
30	332,599	2,494,495	1,694,495	1,815,245	2,144,495	2,294,495
40	328,991	2,467,435	1,667,435	1,788,185	2,117,435	2,267,435
50	325,383	2,440,375	1,640,375	1,761,125	2,090,375	2,240,375
60	321,775	2,413,316	1,613,316	1,734,066	2,063,316	2,213,316
70	318,167	2,386,256	1,586,256	1,707,006	2,036,256	2,186,256
80	314,559	2,359,196	1,559,196	1,679,946	2,009,196	2,159,196
90	310,952	2,332,136	1,532,136	1,652,886	1,982,136	2,132,136
100	307,344	2,305,077	1,505,077	1,625,827	1,955,077	2,105,077
120	300,128	2,250,957	1,450,957	1,571,707	1,900,957	2,050,957
140	292,912	2,196,837	1,396,837	1,517,587	1,846,837	1,996,837
160	285,696	2,142,718	1,342,718	1,463,468	1,792,718	1,942,718
180	278,480	2,088,598	1,288,598	1,409,348	1,738,598	1,888,598
200	271,264	2,034,479	1,234,479	1,355,229	1,684,479	1,834,479



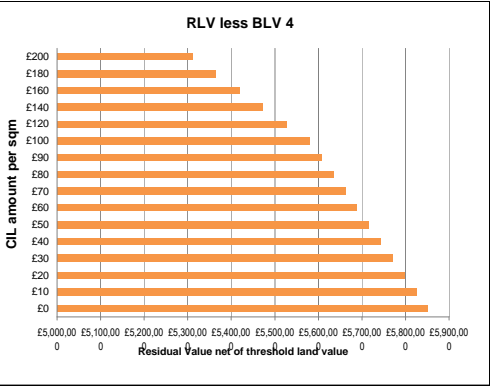
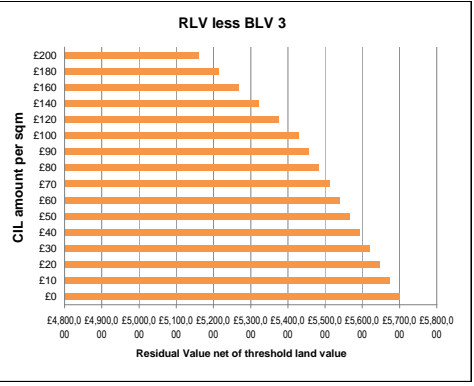
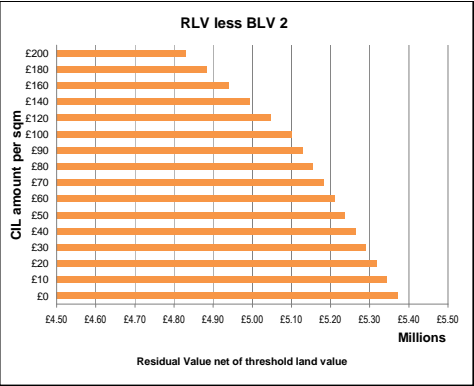
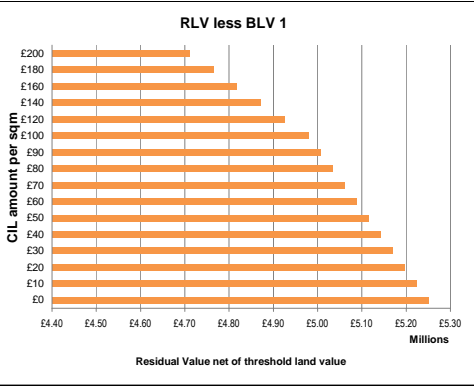
Site type 2 Description: **Area 6** **E4660 psm Southwold** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,268,026	9,510,195	8,710,195	8,830,945	9,160,195	9,310,195
10	1,264,418	9,483,135	8,683,135	8,803,885	9,133,135	9,283,135
20	1,260,810	9,456,076	8,656,076	8,776,826	9,106,076	9,256,076
30	1,257,202	9,429,016	8,629,016	8,749,766	9,079,016	9,229,016
40	1,253,594	9,401,956	8,601,956	8,722,706	9,051,956	9,201,956
50	1,249,986	9,374,896	8,574,896	8,695,646	9,024,896	9,174,896
60	1,246,378	9,347,836	8,547,836	8,668,586	8,997,836	9,147,836
70	1,242,770	9,320,777	8,520,777	8,641,527	8,970,777	9,120,777
80	1,239,162	9,293,717	8,493,717	8,614,467	8,943,717	9,093,717
90	1,235,554	9,266,657	8,466,657	8,587,407	8,916,657	9,066,657
100	1,231,946	9,239,597	8,439,597	8,560,347	8,889,597	9,039,597
120	1,224,730	9,185,478	8,385,478	8,506,228	8,835,478	8,985,478
140	1,217,514	9,131,358	8,331,358	8,452,108	8,781,358	8,931,358
160	1,210,298	9,077,239	8,277,239	8,397,989	8,727,239	8,877,239
180	1,203,083	9,023,119	8,223,119	8,343,869	8,673,119	8,823,119
200	1,195,867	8,969,000	8,169,000	8,289,750	8,619,000	8,769,000



Site type 2 Description: **Area 7** **E3495 psm Reydon** Site area: 0.13 ha

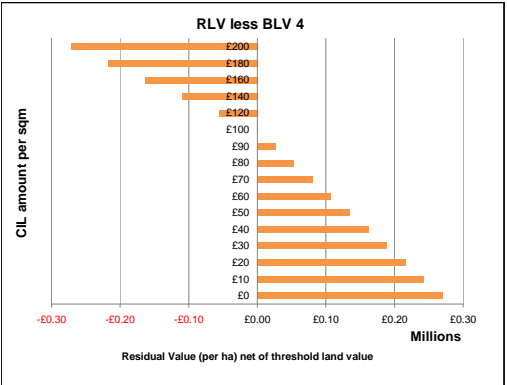
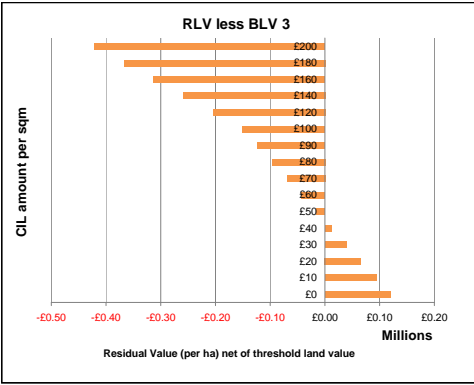
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	806,715	6,050,359	5,250,359	5,371,109	5,700,359	5,850,359
10	803,107	6,023,299	5,223,299	5,344,049	5,673,299	5,823,299
20	799,499	5,996,240	5,196,240	5,316,990	5,646,240	5,796,240
30	795,891	5,969,180	5,169,180	5,289,930	5,619,180	5,769,180
40	792,283	5,942,120	5,142,120	5,262,870	5,592,120	5,742,120
50	788,675	5,915,060	5,115,060	5,235,810	5,565,060	5,715,060
60	785,067	5,888,001	5,088,001	5,208,751	5,538,001	5,688,001
70	781,459	5,860,941	5,060,941	5,181,691	5,510,941	5,660,941
80	777,851	5,833,881	5,033,881	5,154,631	5,483,881	5,633,881
90	774,243	5,806,821	5,006,821	5,127,571	5,456,821	5,606,821
100	770,635	5,779,761	4,979,761	5,100,511	5,429,761	5,579,761
120	763,419	5,725,642	4,925,642	5,046,392	5,375,642	5,525,642
140	756,203	5,671,522	4,871,522	4,992,272	5,321,522	5,471,522
160	748,987	5,617,403	4,817,403	4,938,153	5,267,403	5,417,403
180	741,771	5,563,283	4,763,283	4,884,033	5,213,283	5,363,283
200	734,555	5,509,164	4,709,164	4,829,914	5,159,164	5,309,164



CIL Viability    Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE    2	BLV1	BLV2	BLV3	BLV4
4 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSE	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:    3	-5% Sales value inflation			
Aff Hsg:       0%	Build cost inflation			
	Profit			

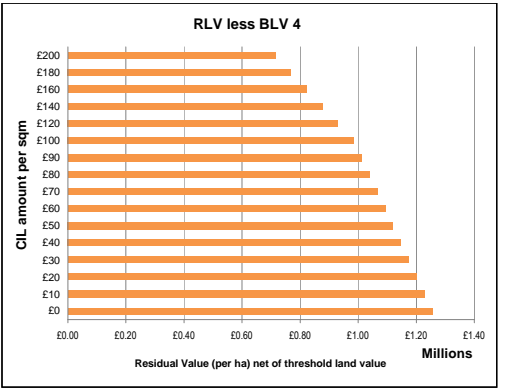
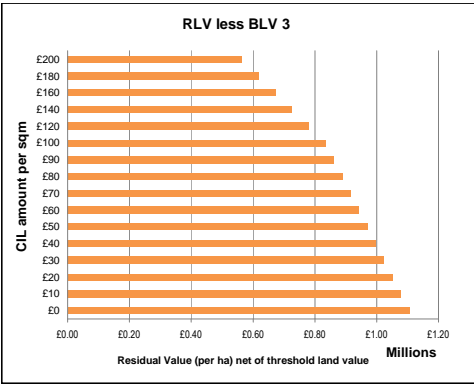
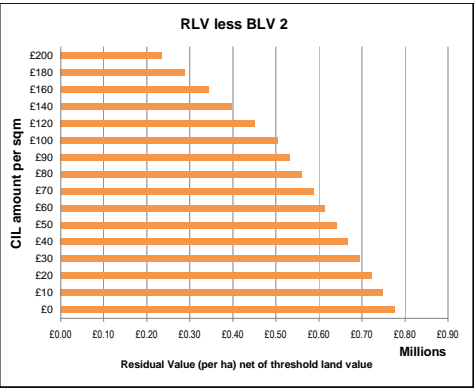
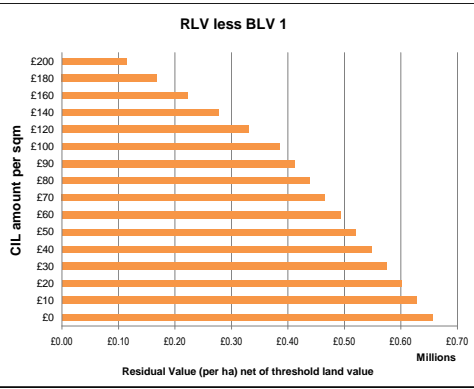
Site type 2 Description: **Area 1    £1615 psm    Inner Lowestoft**    Site area:    0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,648	469,861	- 330,139	- 209,389	- 119,861	- 269,861
10	59,040	442,801	- 357,199	- 236,449	- 92,801	- 242,801
20	55,432	415,742	- 384,258	- 263,508	- 65,742	- 215,742
30	51,824	388,682	- 411,318	- 290,568	- 38,682	- 188,682
40	48,216	361,622	- 438,378	- 317,628	- 11,622	- 161,622
50	44,608	334,562	- 465,438	- 344,688	- 15,438	- 134,562
60	41,000	307,503	- 492,497	- 371,747	- 42,497	- 107,503
70	37,392	280,443	- 519,557	- 398,807	- 69,557	- 80,443
80	33,784	253,383	- 546,617	- 425,867	- 96,617	- 53,383
90	30,176	226,323	- 573,677	- 452,927	- 123,677	- 26,323
100	26,568	199,263	- 600,737	- 479,987	- 150,737	- 737
120	19,353	145,144	- 654,856	- 534,106	- 204,856	- 54,856
140	12,137	91,024	- 708,976	- 588,226	- 258,976	- 108,976
160	4,921	36,905	- 763,095	- 642,345	- 313,095	- 163,095
180	-2,295	17,215	- 817,215	- 696,465	- 367,215	- 217,215
200	-9,511	71,334	- 871,334	- 750,584	- 421,334	- 271,334



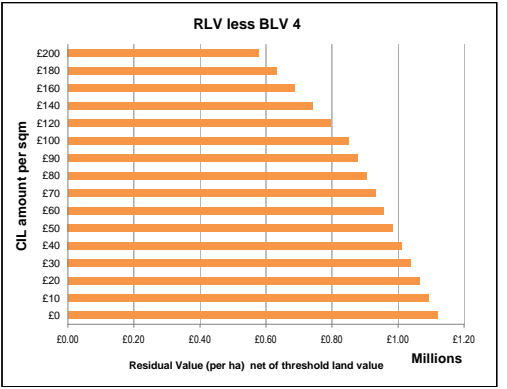
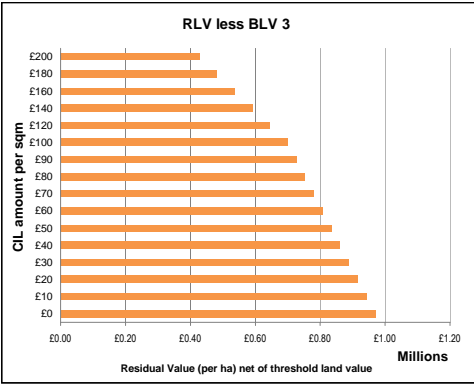
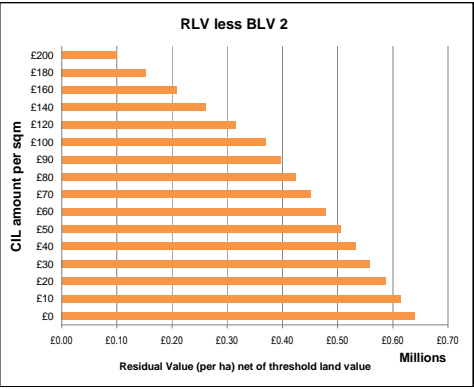
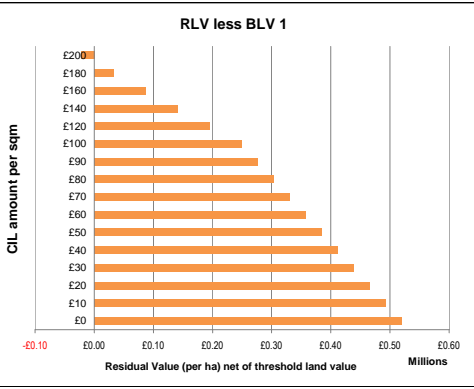
Site type 2 Description: **Area 2    £1964 psm    Lowestoft Burbs**    Site area:    0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	193,934	1,454,504	654,504	775,254	1,104,504	1,254,504
10	190,326	1,427,444	627,444	748,194	1,077,444	1,227,444
20	186,718	1,400,384	600,384	721,134	1,050,384	1,200,384
30	183,110	1,373,324	573,324	694,074	1,023,324	1,173,324
40	179,502	1,346,265	546,265	667,015	996,265	1,146,265
50	175,894	1,319,205	519,205	639,955	969,205	1,119,205
60	172,286	1,292,145	492,145	612,895	942,145	1,092,145
70	168,678	1,265,085	465,085	585,835	915,085	1,065,085
80	165,070	1,238,026	438,026	558,776	888,026	1,038,026
90	161,462	1,210,966	410,966	531,716	860,966	1,010,966
100	157,854	1,183,906	383,906	504,656	833,906	983,906
120	150,638	1,129,786	329,786	450,536	779,786	929,786
140	143,422	1,075,667	275,667	396,417	725,667	875,667
160	136,206	1,021,547	221,547	342,297	671,547	821,547
180	128,990	967,428	167,428	288,178	617,428	767,428
200	121,774	913,308	113,308	234,058	563,308	713,308



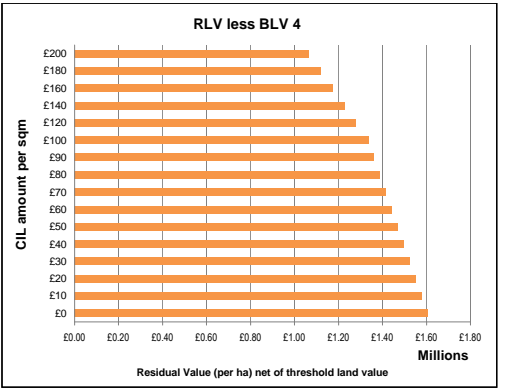
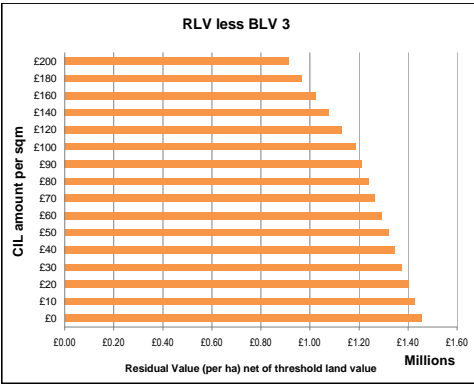
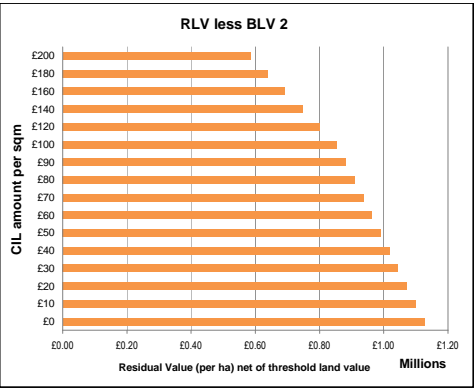
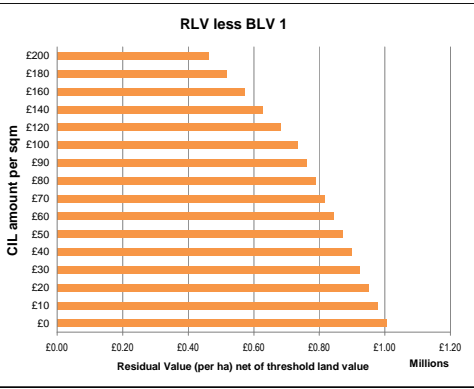
Site type 2 Description: **Area 3    £1916 psm    Beccles**    Site area:    0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	175,877	1,319,080	519,080	639,830	969,080	1,119,080
10	172,269	1,292,020	492,020	612,770	942,020	1,092,020
20	168,661	1,264,961	464,961	585,711	914,961	1,064,961
30	165,053	1,237,901	437,901	558,651	887,901	1,037,901
40	161,445	1,210,841	410,841	531,591	860,841	1,010,841
50	157,837	1,183,781	383,781	504,531	833,781	983,781
60	154,230	1,156,721	356,721	477,471	806,721	956,721
70	150,622	1,129,662	329,662	450,412	779,662	929,662
80	147,014	1,102,602	302,602	423,352	752,602	902,602
90	143,406	1,075,542	275,542	396,292	725,542	875,542
100	139,798	1,048,482	248,482	369,232	698,482	848,482
120	132,582	994,363	194,363	315,113	644,363	794,363
140	125,366	940,243	140,243	260,993	590,243	740,243
160	118,150	886,124	86,124	206,874	536,124	686,124
180	110,934	832,004	32,004	152,754	482,004	632,004
200	103,718	777,885	- 22,115	98,635	427,885	577,885



Site type 2 Description: **Area 4    £2088 psm    Bungay**    Site area:    0.13 ha

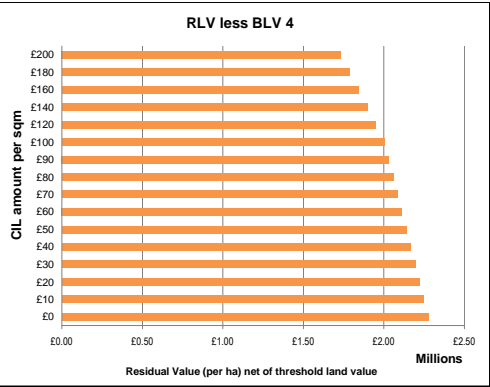
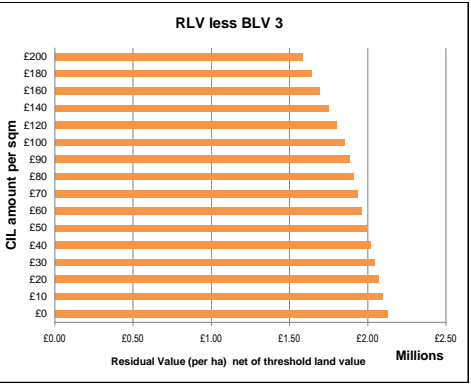
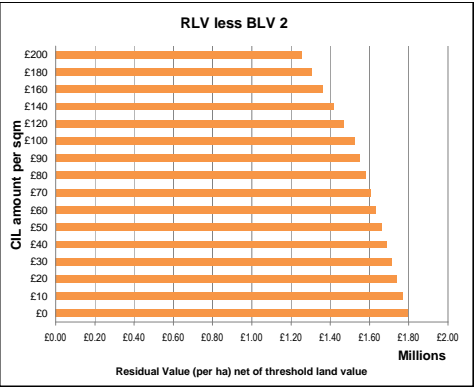
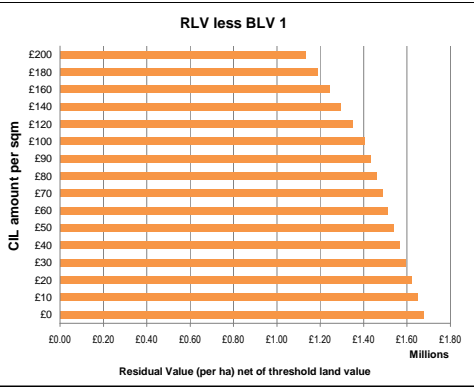
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	240,580	1,804,348	1,004,348	1,125,098	1,454,348	1,604,348
10	236,972	1,777,288	977,288	1,098,038	1,427,288	1,577,288
20	233,364	1,750,229	950,229	1,070,979	1,400,229	1,550,229
30	229,756	1,723,169	923,169	1,043,919	1,373,169	1,523,169
40	226,148	1,696,109	896,109	1,016,859	1,346,109	1,496,109
50	222,540	1,669,049	869,049	989,799	1,319,049	1,469,049
60	218,932	1,641,989	841,989	962,739	1,291,989	1,441,989
70	215,324	1,614,930	814,930	935,680	1,264,930	1,414,930
80	211,716	1,587,870	787,870	908,620	1,237,870	1,387,870
90	208,108	1,560,810	760,810	881,560	1,210,810	1,360,810
100	204,500	1,533,750	733,750	854,500	1,183,750	1,333,750
120	197,284	1,479,631	679,631	800,381	1,129,631	1,279,631
140	190,068	1,425,511	625,511	746,261	1,075,511	1,225,511
160	182,852	1,371,392	571,392	692,142	1,021,392	1,171,392
180	175,636	1,317,272	517,272	638,022	967,272	1,117,272
200	168,420	1,263,153	463,153	583,903	913,153	1,063,153





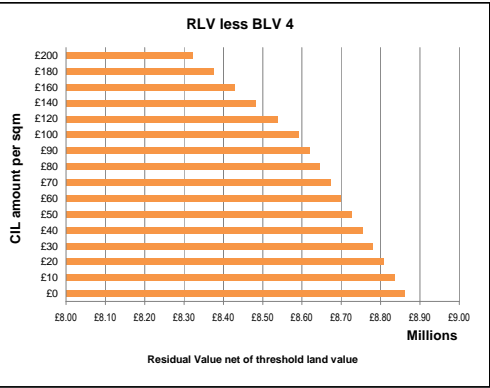
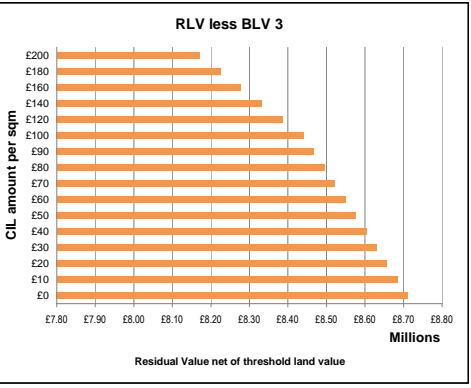
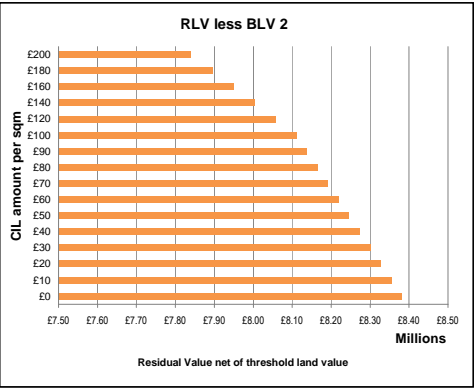
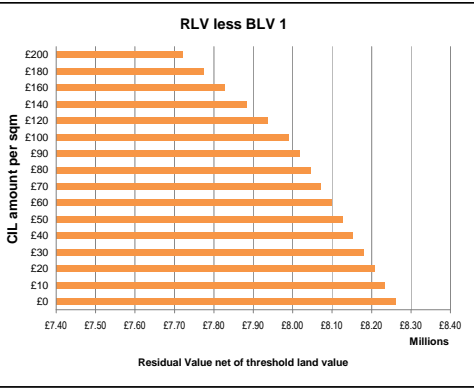
Site type 2 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	329,734	2,473,002	1,673,002	1,793,752	2,123,002	2,273,002
10	326,126	2,445,942	1,645,942	1,766,692	2,095,942	2,245,942
20	322,518	2,418,883	1,618,883	1,739,633	2,068,883	2,218,883
30	318,910	2,391,823	1,591,823	1,712,573	2,041,823	2,191,823
40	315,302	2,364,763	1,564,763	1,685,513	2,014,763	2,164,763
50	311,694	2,337,703	1,537,703	1,658,453	1,987,703	2,137,703
60	308,086	2,310,644	1,510,644	1,631,394	1,960,644	2,110,644
70	304,478	2,283,584	1,483,584	1,604,334	1,933,584	2,083,584
80	300,870	2,256,524	1,456,524	1,577,274	1,906,524	2,056,524
90	297,262	2,229,464	1,429,464	1,550,214	1,879,464	2,029,464
100	293,654	2,202,404	1,402,404	1,523,154	1,852,404	2,002,404
120	286,438	2,148,285	1,348,285	1,469,035	1,798,285	1,948,285
140	279,222	2,094,165	1,294,165	1,414,915	1,744,165	1,894,165
160	272,006	2,040,046	1,240,046	1,360,796	1,690,046	1,840,046
180	264,790	1,985,926	1,185,926	1,306,676	1,635,926	1,785,926
200	257,574	1,931,807	1,131,807	1,252,557	1,581,807	1,731,807



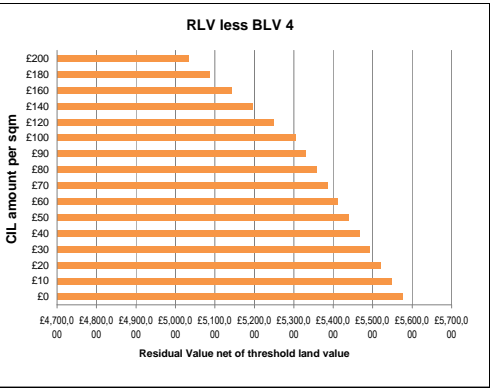
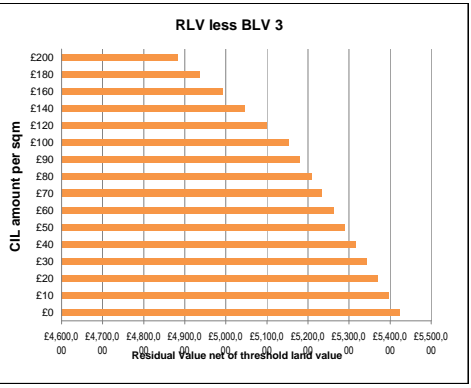
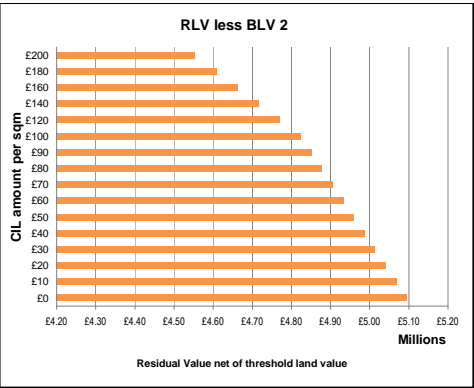
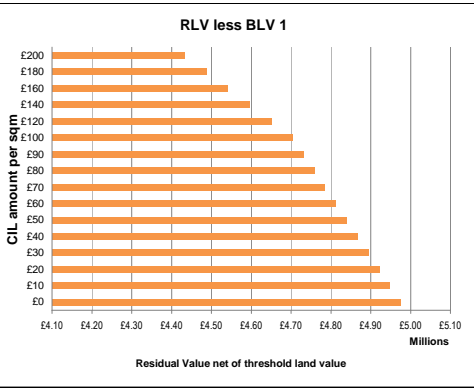
Site type 2 Description: **Area 6** **E4660 psm Southwold** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,208,106	9,060,797	8,260,797	8,381,547	8,710,797	8,860,797
10	1,204,498	9,033,737	8,233,737	8,354,487	8,683,737	8,833,737
20	1,200,890	9,006,677	8,206,677	8,327,427	8,656,677	8,806,677
30	1,197,282	8,979,618	8,179,618	8,300,368	8,629,618	8,779,618
40	1,193,674	8,952,558	8,152,558	8,273,308	8,602,558	8,752,558
50	1,190,066	8,925,498	8,125,498	8,246,248	8,575,498	8,725,498
60	1,186,458	8,898,438	8,098,438	8,219,188	8,548,438	8,698,438
70	1,182,850	8,871,379	8,071,379	8,192,129	8,521,379	8,671,379
80	1,179,243	8,844,319	8,044,319	8,165,069	8,494,319	8,644,319
90	1,175,635	8,817,259	8,017,259	8,138,009	8,467,259	8,617,259
100	1,172,027	8,790,199	7,990,199	8,110,949	8,440,199	8,590,199
120	1,164,811	8,736,080	7,936,080	8,056,830	8,386,080	8,536,080
140	1,157,595	8,681,960	7,881,960	8,002,710	8,331,960	8,481,960
160	1,150,379	8,627,841	7,827,841	7,948,591	8,277,841	8,427,841
180	1,143,163	8,573,721	7,773,721	7,894,471	8,223,721	8,373,721
200	1,135,947	8,519,602	7,719,602	7,840,352	8,169,602	8,319,602



Site type 2 Description: **Area 7** **E3495 psm Reydon** Site area: 0.13 ha

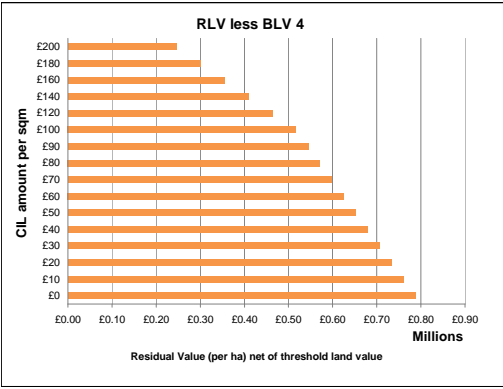
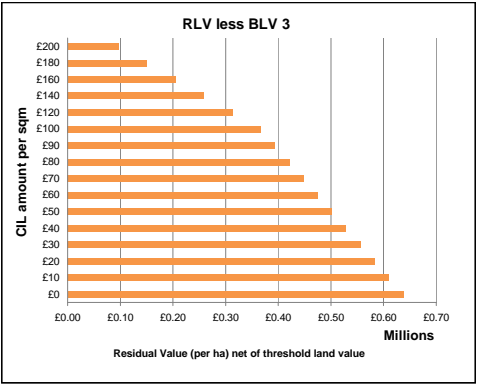
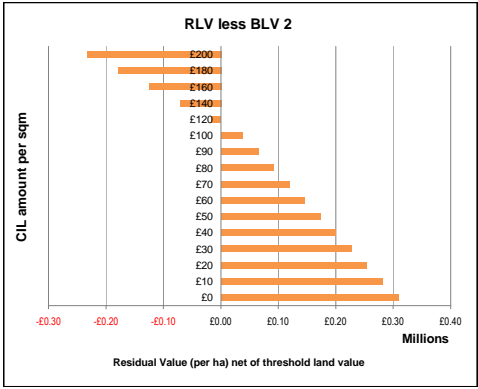
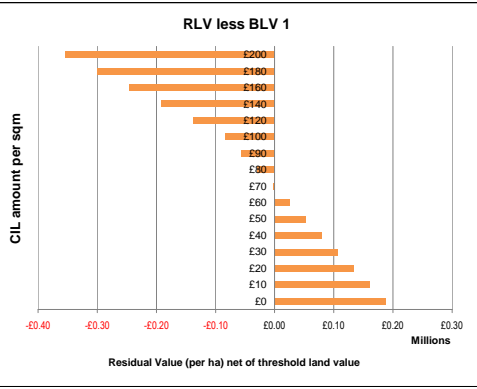
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	769,860	5,773,953	4,973,953	5,094,703	5,423,953	5,573,953
10	766,252	5,746,893	4,946,893	5,067,643	5,396,893	5,546,893
20	762,644	5,719,833	4,919,833	5,040,583	5,369,833	5,519,833
30	759,036	5,692,774	4,892,774	5,013,524	5,342,774	5,492,774
40	755,429	5,665,714	4,865,714	4,986,464	5,315,714	5,465,714
50	751,821	5,638,654	4,838,654	4,959,404	5,288,654	5,438,654
60	748,213	5,611,594	4,811,594	4,932,344	5,261,594	5,411,594
70	744,605	5,584,534	4,784,534	4,905,284	5,234,534	5,384,534
80	740,997	5,557,475	4,757,475	4,878,225	5,207,475	5,357,475
90	737,389	5,530,415	4,730,415	4,851,165	5,180,415	5,330,415
100	733,781	5,503,355	4,703,355	4,824,105	5,153,355	5,303,355
120	726,565	5,449,236	4,649,236	4,769,986	5,099,236	5,249,236
140	719,349	5,395,116	4,595,116	4,715,866	5,045,116	5,195,116
160	712,133	5,340,997	4,540,997	4,661,747	4,990,997	5,140,997
180	704,917	5,286,877	4,486,877	4,607,627	4,936,877	5,086,877
200	697,701	5,232,757	4,432,757	4,553,507	4,882,757	5,032,757



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   2	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
4 UNITS HOUSE 30 UPH				
CSH level:   3	10% Sales value inflation			
Aff Hsg:   0%	5% Build cost inflation			
	Profit			

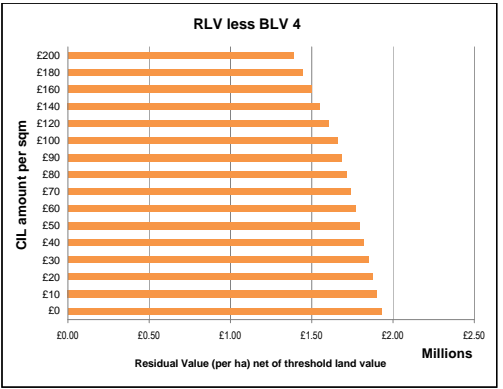
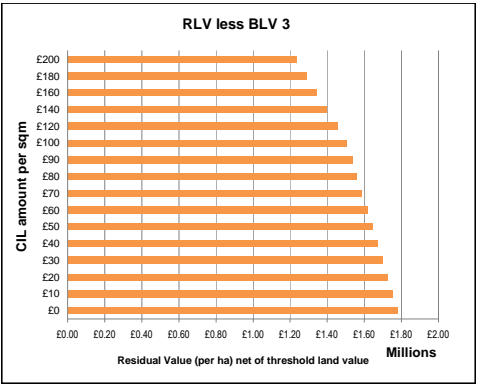
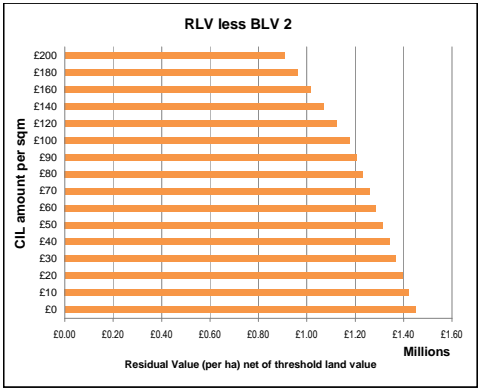
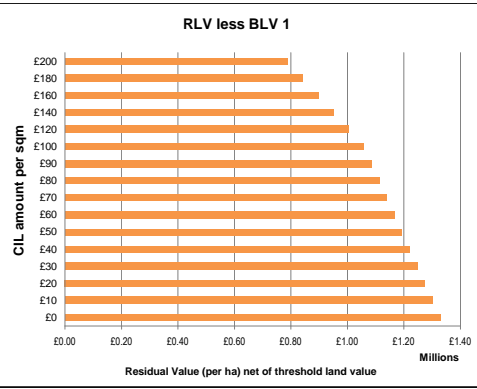
Site type 2 Description: **Area 1   £1615 psm   Inner Lowestoft**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	131,621	987,158	187,158	307,908	637,158	787,158
10	128,013	960,098	160,098	280,848	610,098	760,098
20	124,405	933,039	133,039	253,789	583,039	733,039
30	120,797	905,979	105,979	226,729	555,979	705,979
40	117,189	878,919	78,919	199,669	528,919	678,919
50	113,581	851,859	51,859	172,609	501,859	651,859
60	109,973	824,800	24,800	145,550	474,800	624,800
70	106,365	797,740	- 2,260	118,490	447,740	597,740
80	102,757	770,680	- 29,320	91,430	420,680	570,680
90	99,149	743,620	- 56,380	64,370	393,620	543,620
100	95,541	716,561	- 83,439	37,311	366,561	516,561
120	88,325	662,441	- 137,559	- 16,809	312,441	462,441
140	81,110	608,321	- 191,679	- 70,929	258,321	408,321
160	73,894	554,202	- 245,798	- 125,048	204,202	354,202
180	66,678	500,082	- 299,918	- 179,168	150,082	300,082
200	59,462	445,963	- 354,037	- 233,287	95,963	245,963



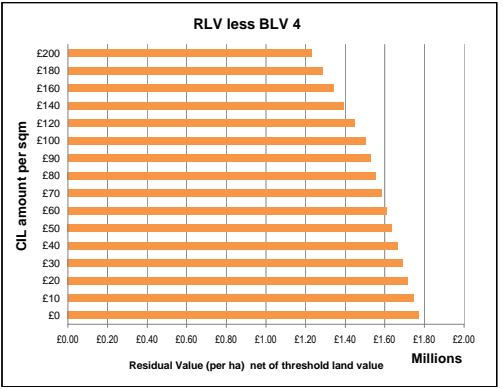
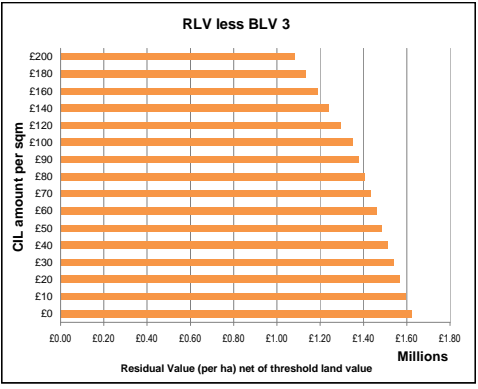
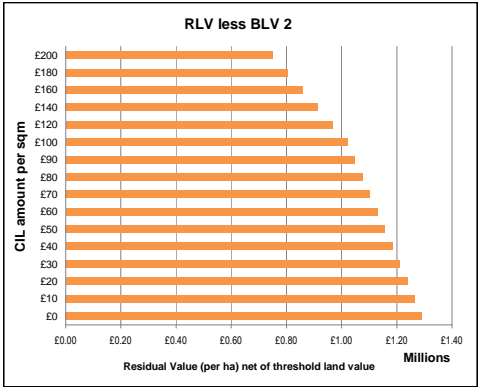
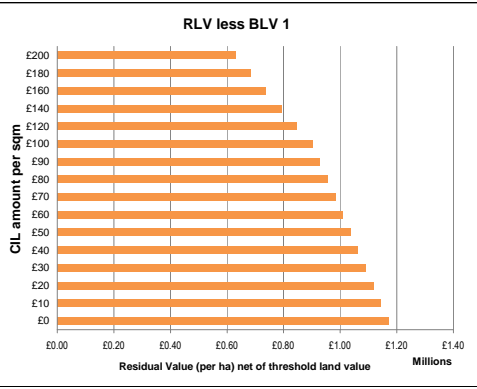
Site type 2 Description: **Area 2   £1964 psm   Lowestoft Burbs**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	283,636	2,127,271	1,327,271	1,448,021	1,777,271	1,927,271
10	280,028	2,100,211	1,300,211	1,420,961	1,750,211	1,900,211
20	276,420	2,073,151	1,273,151	1,393,901	1,723,151	1,873,151
30	272,812	2,046,091	1,246,091	1,366,841	1,696,091	1,846,091
40	269,204	2,019,032	1,219,032	1,339,782	1,669,032	1,819,032
50	265,596	1,991,972	1,191,972	1,312,722	1,641,972	1,791,972
60	261,988	1,964,912	1,164,912	1,285,662	1,614,912	1,764,912
70	258,380	1,937,852	1,137,852	1,258,602	1,587,852	1,737,852
80	254,772	1,910,792	1,110,792	1,231,542	1,560,792	1,710,792
90	251,164	1,883,733	1,083,733	1,204,483	1,533,733	1,683,733
100	247,556	1,856,673	1,056,673	1,177,423	1,506,673	1,656,673
120	240,340	1,802,553	1,002,553	1,123,303	1,452,553	1,602,553
140	233,125	1,748,434	948,434	1,069,184	1,398,434	1,548,434
160	225,909	1,694,314	894,314	1,015,064	1,344,314	1,494,314
180	218,693	1,640,195	840,195	960,945	1,290,195	1,440,195
200	211,477	1,586,075	786,075	906,825	1,236,075	1,386,075



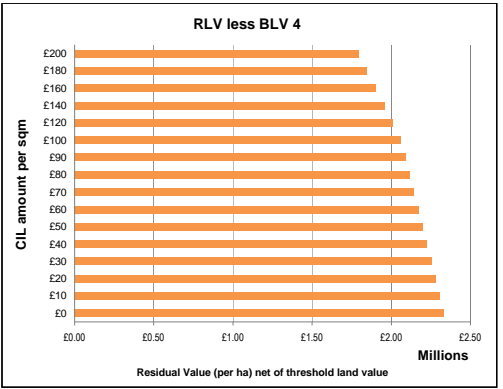
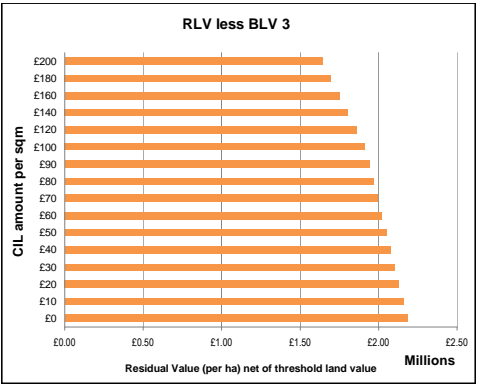
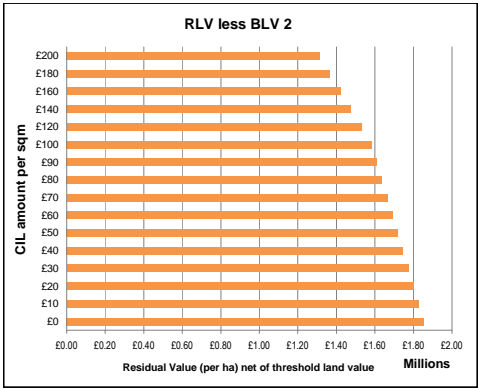
Site type 2 Description: **Area 3   £1916 psm   Beccles**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	262,729	1,970,464	1,170,464	1,291,214	1,620,464	1,770,464
10	259,121	1,943,405	1,143,405	1,264,155	1,593,405	1,743,405
20	255,513	1,916,345	1,116,345	1,237,095	1,566,345	1,716,345
30	251,905	1,889,285	1,089,285	1,210,035	1,539,285	1,689,285
40	248,297	1,862,225	1,062,225	1,182,975	1,512,225	1,662,225
50	244,689	1,835,166	1,035,166	1,155,916	1,485,166	1,635,166
60	241,081	1,808,106	1,008,106	1,128,856	1,458,106	1,608,106
70	237,473	1,781,046	981,046	1,101,796	1,431,046	1,581,046
80	233,865	1,753,986	953,986	1,074,736	1,403,986	1,553,986
90	230,257	1,726,926	926,926	1,047,676	1,376,926	1,526,926
100	226,649	1,699,867	899,867	1,020,617	1,349,867	1,499,867
120	219,433	1,645,747	845,747	966,497	1,295,747	1,445,747
140	212,217	1,591,628	791,628	912,378	1,241,628	1,391,628
160	205,001	1,537,508	737,508	858,258	1,187,508	1,337,508
180	197,785	1,483,388	683,388	804,138	1,133,388	1,283,388
200	190,569	1,429,269	629,269	750,019	1,079,269	1,229,269



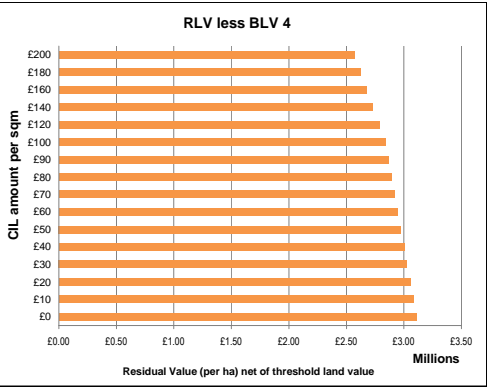
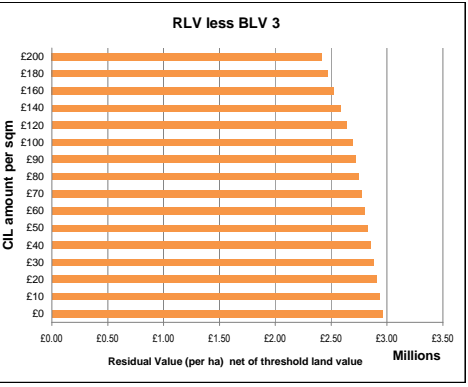
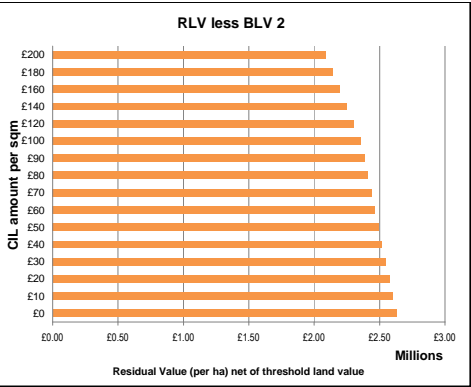
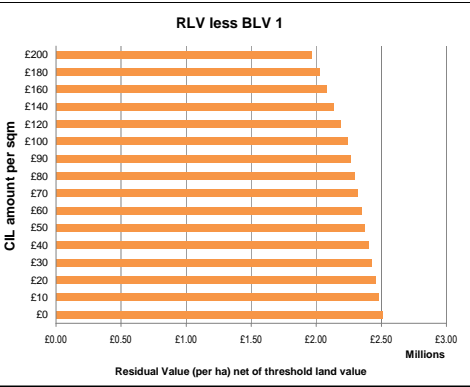
Site type 2 Description: **Area 4   £2088 psm   Bungay**   Site area:   0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	337,647	2,532,354	1,732,354	1,853,104	2,182,354	2,332,354
10	334,039	2,505,294	1,705,294	1,826,044	2,155,294	2,305,294
20	330,431	2,478,234	1,678,234	1,798,984	2,128,234	2,278,234
30	326,823	2,451,174	1,651,174	1,771,924	2,101,174	2,251,174
40	323,215	2,424,115	1,624,115	1,744,865	2,074,115	2,224,115
50	319,607	2,397,055	1,597,055	1,717,805	2,047,055	2,197,055
60	315,999	2,369,995	1,569,995	1,690,745	2,019,995	2,169,995
70	312,391	2,342,935	1,542,935	1,663,685	1,992,935	2,142,935
80	308,783	2,315,875	1,515,875	1,636,625	1,965,875	2,115,875
90	305,175	2,288,816	1,488,816	1,609,566	1,938,816	2,088,816
100	301,567	2,261,756	1,461,756	1,582,506	1,911,756	2,061,756
120	294,352	2,207,636	1,407,636	1,528,386	1,857,636	2,007,636
140	287,136	2,153,517	1,353,517	1,474,267	1,803,517	1,953,517
160	279,920	2,099,397	1,299,397	1,420,147	1,749,397	1,899,397
180	272,704	2,045,278	1,245,278	1,366,028	1,695,278	1,845,278
200	265,488	1,991,158	1,191,158	1,311,908	1,641,158	1,791,158



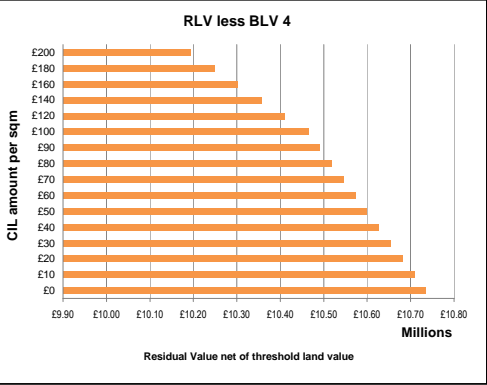
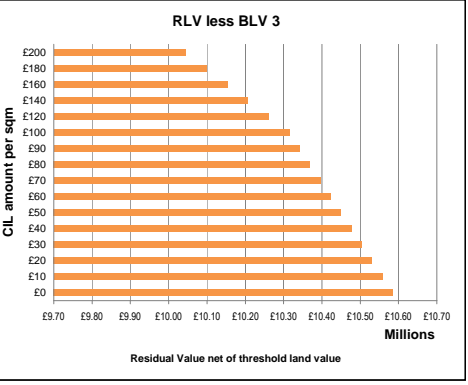
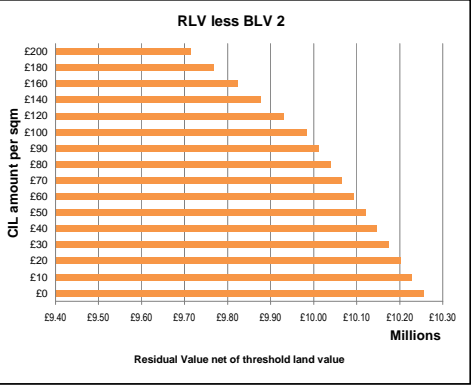
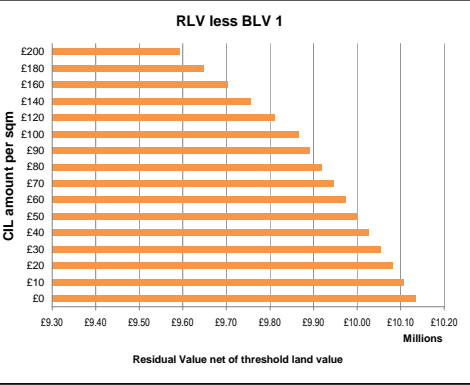
Site type 2 Description: **Area 5 £2325 psm Halesworth** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,878	3,306,585	2,506,585	2,627,335	2,956,585	3,106,585
10	437,270	3,279,525	2,479,525	2,600,275	2,929,525	3,079,525
20	433,662	3,252,465	2,452,465	2,573,215	2,902,465	3,052,465
30	430,054	3,225,405	2,425,405	2,546,155	2,875,405	3,025,405
40	426,446	3,198,346	2,398,346	2,519,096	2,848,346	2,998,346
50	422,838	3,171,286	2,371,286	2,492,036	2,821,286	2,971,286
60	419,230	3,144,226	2,344,226	2,464,976	2,794,226	2,944,226
70	415,622	3,117,166	2,317,166	2,437,916	2,767,166	2,917,166
80	412,014	3,090,107	2,290,107	2,410,857	2,740,107	2,890,107
90	408,406	3,063,047	2,263,047	2,383,797	2,713,047	2,863,047
100	404,798	3,035,987	2,235,987	2,356,737	2,685,987	2,835,987
120	397,582	2,961,867	2,161,867	2,302,617	2,631,867	2,781,867
140	390,366	2,927,748	2,127,748	2,248,498	2,577,748	2,727,748
160	383,150	2,873,628	2,073,628	2,194,378	2,523,628	2,673,628
180	375,935	2,819,509	2,019,509	2,140,259	2,469,509	2,619,509
200	368,719	2,765,389	1,965,389	2,086,139	2,415,389	2,565,389



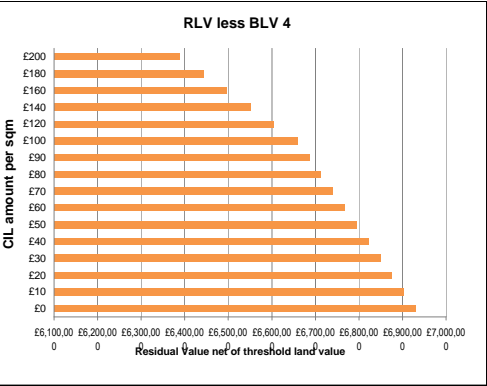
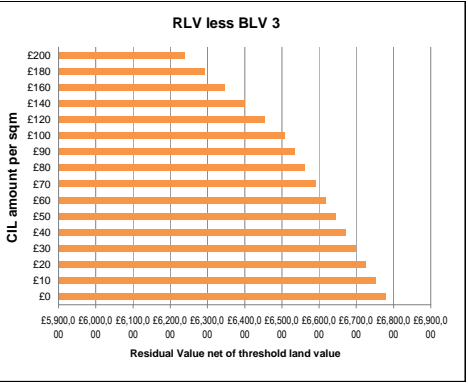
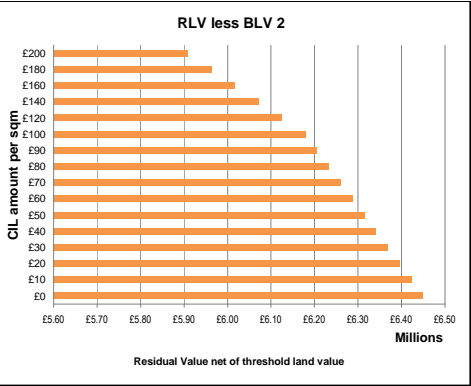
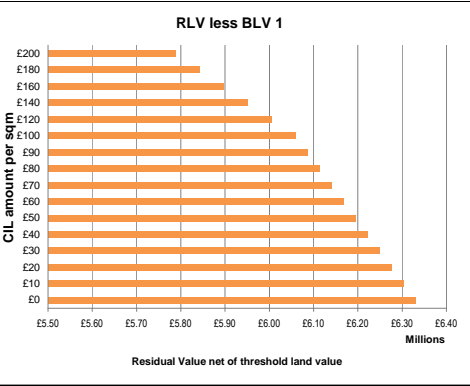
Site type 2 Description: **Area 6 £4660 psm Southwold** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,457,941	10,934,558	10,134,558	10,255,308	10,584,558	10,734,558
10	1,454,333	10,907,498	10,107,498	10,228,248	10,557,498	10,707,498
20	1,450,725	10,880,438	10,080,438	10,201,188	10,530,438	10,680,438
30	1,447,117	10,853,378	10,053,378	10,174,128	10,503,378	10,653,378
40	1,443,509	10,826,319	10,026,319	10,147,069	10,476,319	10,626,319
50	1,439,901	10,799,259	9,999,259	10,120,009	10,449,259	10,599,259
60	1,436,293	10,772,199	9,972,199	10,092,949	10,422,199	10,572,199
70	1,432,685	10,745,139	9,945,139	10,065,889	10,395,139	10,545,139
80	1,429,077	10,718,079	9,918,079	10,038,829	10,368,079	10,518,079
90	1,425,469	10,691,020	9,891,020	10,011,770	10,341,020	10,491,020
100	1,421,861	10,663,960	9,863,960	9,984,710	10,313,960	10,463,960
120	1,414,645	10,609,840	9,809,840	9,930,590	10,259,840	10,409,840
140	1,407,429	10,555,721	9,755,721	9,876,471	10,205,721	10,355,721
160	1,400,213	10,501,601	9,701,601	9,822,351	10,151,601	10,301,601
180	1,392,998	10,447,482	9,647,482	9,768,232	10,097,482	10,247,482
200	1,385,782	10,393,362	9,593,362	9,714,112	10,043,362	10,193,362



Site type 2 Description: **Area 7 £3495 psm Reydon** Site area: 0.13 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	950,498	7,128,738	6,328,738	6,449,488	6,778,738	6,928,738
10	946,890	7,101,678	6,301,678	6,422,428	6,751,678	6,901,678
20	943,282	7,074,619	6,274,619	6,395,369	6,724,619	6,874,619
30	939,675	7,047,559	6,247,559	6,368,309	6,697,559	6,847,559
40	936,067	7,020,499	6,220,499	6,341,249	6,670,499	6,820,499
50	932,459	6,993,439	6,193,439	6,314,189	6,643,439	6,793,439
60	928,851	6,966,380	6,166,380	6,287,130	6,616,380	6,766,380
70	925,243	6,939,320	6,139,320	6,260,070	6,589,320	6,739,320
80	921,635	6,912,260	6,112,260	6,233,010	6,562,260	6,712,260
90	918,027	6,885,200	6,085,200	6,205,950	6,535,200	6,685,200
100	914,419	6,858,140	6,058,140	6,178,890	6,508,140	6,658,140
120	907,203	6,804,021	6,004,021	6,124,771	6,454,021	6,604,021
140	899,987	6,749,901	5,949,901	6,070,651	6,399,901	6,549,901
160	892,771	6,695,782	5,895,782	6,016,532	6,345,782	6,495,782
180	885,555	6,641,662	5,841,662	5,962,412	6,291,662	6,441,662
200	878,339	6,587,543	5,787,543	5,908,293	6,237,543	6,387,543



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
8 UNITS					
HOUSES					
30 UPH					
CSH level:	3		Sales value inflation		
Aff Hsg:	20%		Build cost inflation		
			Profit		

Site type 3	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.27 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,298	293,618	-	506,382	-	385,632
10	74,845	280,669	-	519,331	-	398,581
20	71,392	267,720	-	532,280	-	411,530
30	67,939	254,771	-	545,229	-	424,479
40	64,486	241,822	-	558,178	-	437,428
50	61,033	228,873	-	571,127	-	450,377
60	57,580	215,925	-	584,076	-	463,325
70	54,127	202,976	-	597,024	-	476,274
80	50,674	190,027	-	609,973	-	489,223
90	47,221	177,078	-	622,922	-	502,172
100	43,768	164,129	-	635,871	-	515,121
120	36,862	138,231	-	661,769	-	541,019
140	29,956	112,333	-	687,667	-	566,917
160	23,049	86,436	-	713,564	-	592,814
180	16,143	60,538	-	739,462	-	618,712
200	9,237	34,640	-	765,360	-	644,610

Site type 3	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.27 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

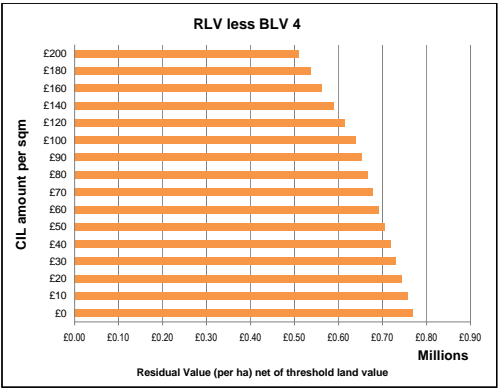
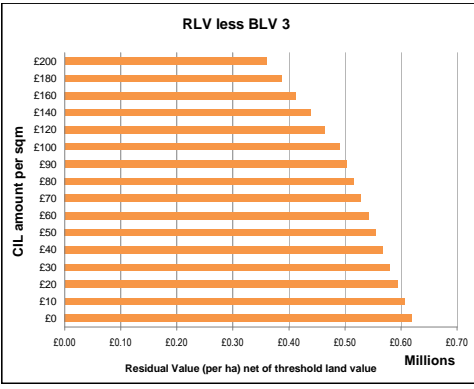
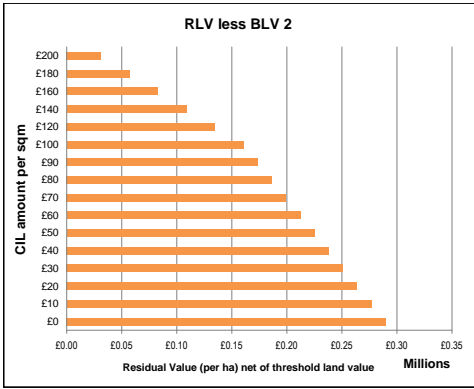
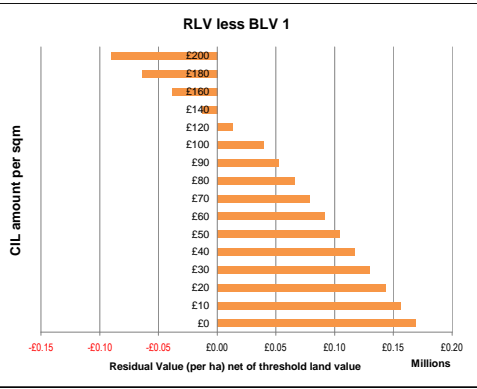
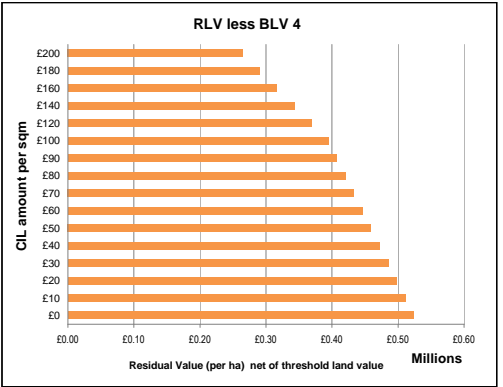
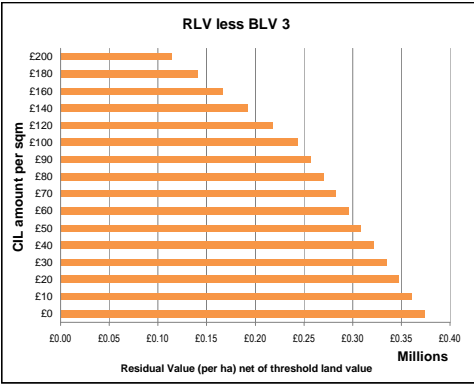
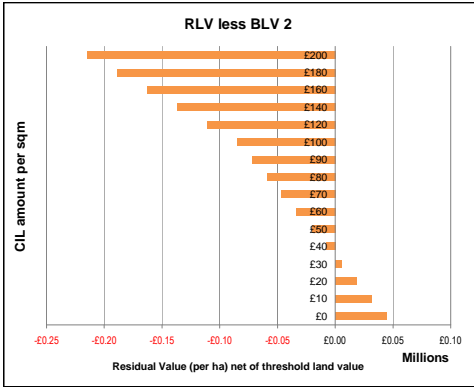
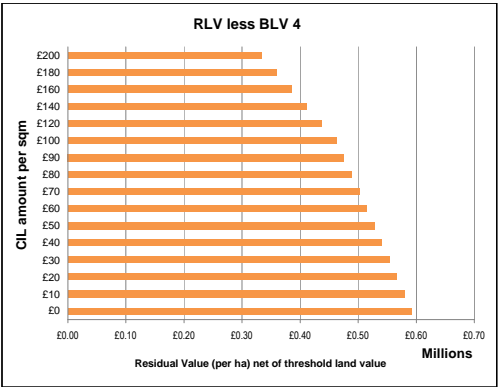
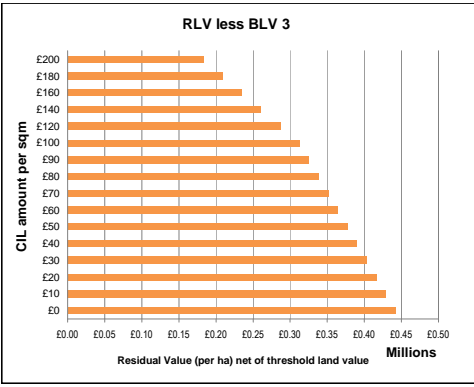
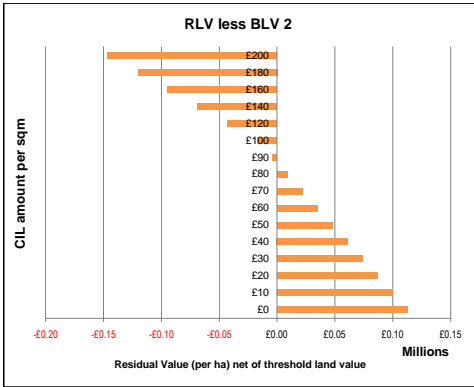
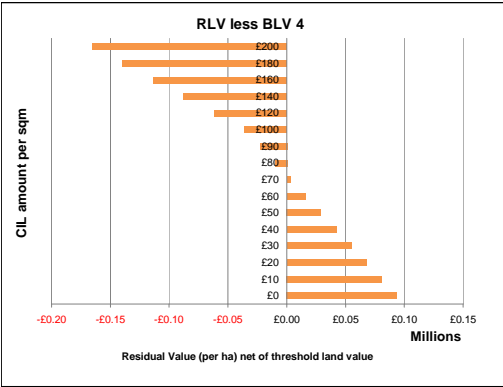
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	211,172	791,894	-	8,106	-	112,644
10	207,719	778,945	-	21,055	-	99,695
20	204,266	765,996	-	34,004	-	86,746
30	200,812	753,047	-	46,953	-	73,797
40	197,359	740,098	-	59,902	-	60,848
50	193,906	727,149	-	72,851	-	47,899
60	190,453	714,200	-	85,800	-	34,950
70	187,000	701,251	-	98,749	-	22,001
80	183,547	688,302	-	111,698	-	9,052
90	180,094	675,353	-	124,647	-	3,897
100	176,641	662,404	-	137,596	-	16,846
120	169,735	636,507	-	163,493	-	42,743
140	162,829	610,609	-	189,391	-	68,641
160	155,923	584,711	-	215,289	-	94,539
180	149,017	558,813	-	241,187	-	120,437
200	142,111	532,915	-	267,085	-	146,335

Site type 3	Description:	Area 3	£1916 psm	Beccles	Site area:	0.27 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,897	723,363	-	76,637	-	44,113
10	189,444	710,414	-	89,586	-	31,164
20	185,991	697,465	-	102,535	-	18,215
30	182,538	684,516	-	115,484	-	5,266
40	179,085	671,567	-	128,433	-	7,683
50	175,632	658,618	-	141,382	-	20,632
60	172,178	645,669	-	154,331	-	33,581
70	168,725	632,720	-	167,280	-	46,530
80	165,272	619,772	-	180,228	-	59,478
90	161,819	606,823	-	193,177	-	72,427
100	158,366	593,874	-	206,126	-	85,376
120	151,460	567,976	-	232,024	-	111,274
140	144,554	542,078	-	257,922	-	137,172
160	137,648	516,180	-	283,820	-	163,070
180	130,742	490,282	-	309,718	-	188,968
200	123,836	464,385	-	335,615	-	214,865

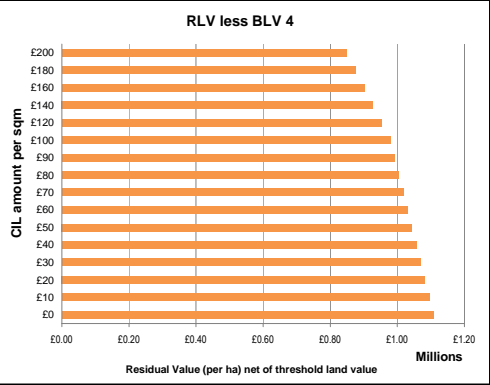
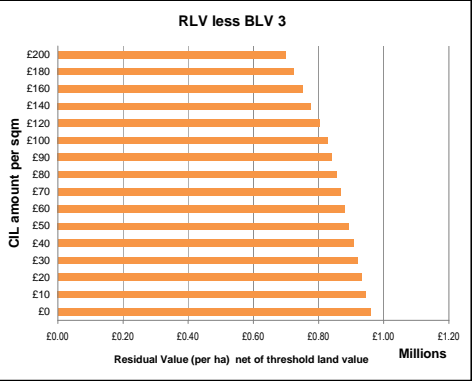
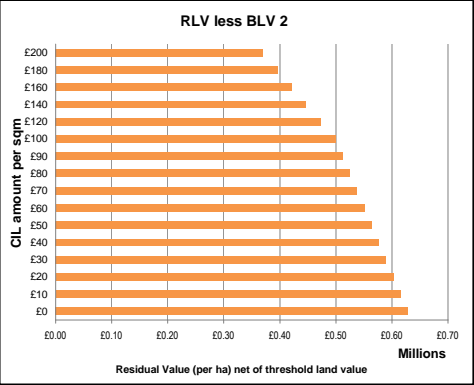
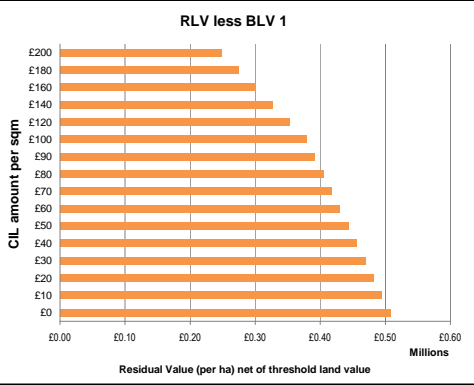
Site type 3	Description:	Area 4	£2088 psm	Bungay	Site area:	0.27 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,382	968,931	-	168,931	-	289,681
10	254,929	955,982	-	155,982	-	276,732
20	251,476	943,033	-	143,033	-	263,783
30	248,023	930,085	-	130,085	-	250,835
40	244,570	917,136	-	117,136	-	237,886
50	241,116	904,187	-	104,187	-	224,937
60	237,663	891,238	-	91,238	-	211,988
70	234,210	878,289	-	78,289	-	199,039
80	230,757	865,340	-	65,340	-	186,090
90	227,304	852,391	-	52,391	-	173,141
100	223,851	839,442	-	39,442	-	160,192
120	216,945	813,544	-	13,544	-	134,294
140	210,039	787,647	-	12,353	-	108,397
160	203,133	761,749	-	38,251	-	82,499
180	196,227	735,851	-	64,149	-	56,601
200	189,321	709,953	-	90,047	-	30,703



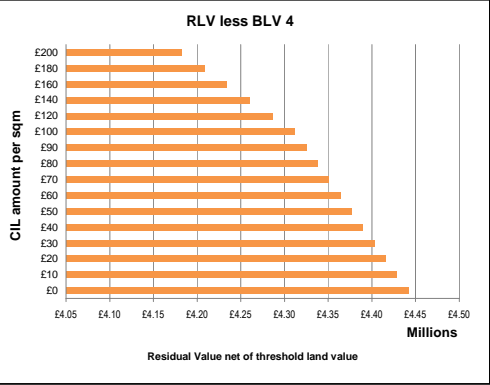
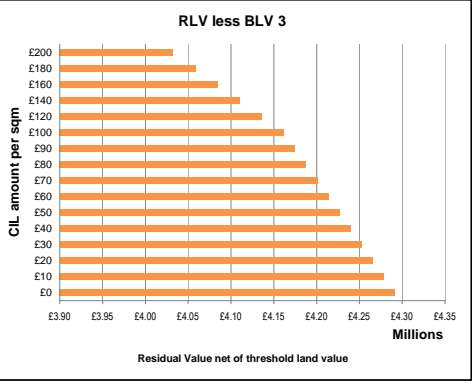
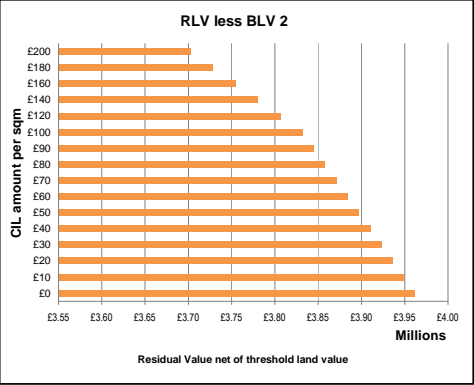
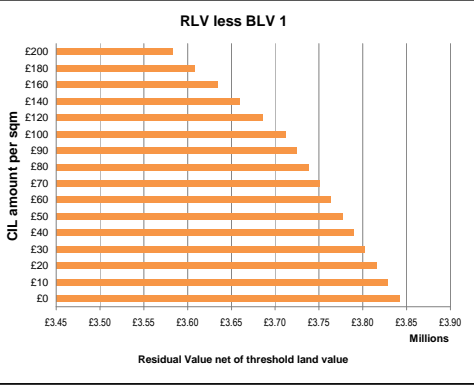
Site type 3 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,614	1,307,302	507,302	628,052	957,302	1,107,302
10	345,161	1,294,353	494,353	615,103	944,353	1,094,353
20	341,708	1,281,404	481,404	602,154	931,404	1,081,404
30	338,255	1,268,455	468,455	589,205	918,455	1,068,455
40	334,802	1,255,506	455,506	576,256	905,506	1,055,506
50	331,349	1,242,557	442,557	563,307	892,557	1,042,557
60	327,896	1,229,608	429,608	550,358	879,608	1,029,608
70	324,443	1,216,659	416,659	537,409	866,659	1,016,659
80	320,989	1,203,710	403,710	524,460	853,710	1,003,710
90	317,536	1,190,762	390,762	511,512	840,762	990,762
100	314,083	1,177,813	377,813	498,563	827,813	977,813
120	307,177	1,151,915	351,915	472,665	801,915	951,915
140	300,271	1,126,017	326,017	446,767	776,017	926,017
160	293,365	1,100,119	300,119	420,869	750,119	900,119
180	286,459	1,074,221	274,221	394,971	724,221	874,221
200	279,553	1,048,324	248,324	369,074	698,324	848,324



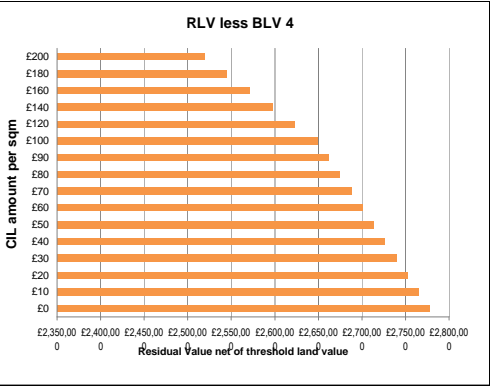
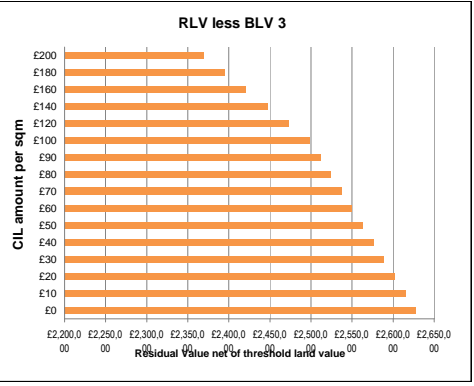
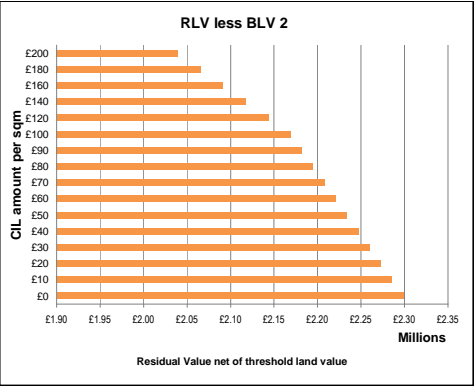
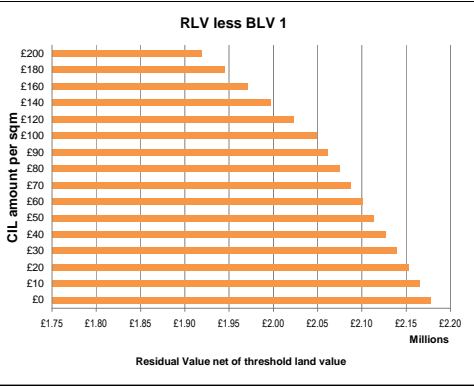
Site type 3 Description: **Area 6** **E4660 psm Southwold** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,237,610	4,641,036	3,841,036	3,961,786	4,291,036	4,441,036
10	1,234,157	4,628,087	3,828,087	3,948,837	4,278,087	4,428,087
20	1,230,704	4,615,138	3,815,138	3,935,888	4,265,138	4,415,138
30	1,227,251	4,602,189	3,802,189	3,922,939	4,252,189	4,402,189
40	1,223,797	4,589,241	3,789,241	3,909,991	4,239,241	4,389,241
50	1,220,344	4,576,292	3,776,292	3,897,042	4,226,292	4,376,292
60	1,216,891	4,563,343	3,763,343	3,884,093	4,213,343	4,363,343
70	1,213,438	4,550,394	3,750,394	3,871,144	4,200,394	4,350,394
80	1,209,985	4,537,445	3,737,445	3,858,195	4,187,445	4,337,445
90	1,206,532	4,524,496	3,724,496	3,845,246	4,174,496	4,324,496
100	1,203,079	4,511,547	3,711,547	3,832,297	4,161,547	4,311,547
120	1,196,173	4,485,649	3,685,649	3,806,399	4,135,649	4,285,649
140	1,189,267	4,459,752	3,659,752	3,780,502	4,109,752	4,259,752
160	1,182,361	4,433,854	3,633,854	3,754,604	4,083,854	4,233,854
180	1,175,455	4,407,956	3,607,956	3,728,706	4,057,956	4,207,956
200	1,168,549	4,382,058	3,582,058	3,702,808	4,032,058	4,182,058



Site type 3 Description: **Area 7** **E3495 psm Reydon** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,064	2,977,738	2,177,738	2,298,488	2,627,738	2,777,738
10	790,611	2,964,789	2,164,789	2,285,539	2,614,789	2,764,789
20	787,157	2,951,840	2,151,840	2,272,590	2,601,840	2,751,840
30	783,704	2,938,892	2,138,892	2,259,642	2,588,892	2,738,892
40	780,251	2,925,943	2,125,943	2,246,693	2,575,943	2,725,943
50	776,798	2,912,994	2,112,994	2,233,744	2,562,994	2,712,994
60	773,345	2,900,045	2,100,045	2,220,795	2,550,045	2,700,045
70	769,892	2,887,096	2,087,096	2,207,846	2,537,096	2,687,096
80	766,439	2,874,147	2,074,147	2,194,897	2,524,147	2,674,147
90	762,986	2,861,198	2,061,198	2,181,948	2,511,198	2,661,198
100	759,533	2,848,249	2,048,249	2,168,999	2,498,249	2,648,249
120	752,627	2,822,351	2,022,351	2,143,101	2,472,351	2,622,351
140	745,721	2,796,454	1,996,454	2,117,204	2,446,454	2,596,454
160	738,815	2,770,556	1,970,556	2,091,306	2,420,556	2,570,556
180	731,909	2,744,658	1,944,658	2,065,408	2,394,658	2,544,658
200	725,003	2,718,760	1,918,760	2,039,510	2,368,760	2,518,760



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   3	BLV1	BLV2	BLV3	BLV4
8 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:   4		Sales value inflation		
Aff Hsg:   20%		Build cost inflation		
		Profit		

Site type 3	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   0.27 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,358	147,594	- 652,406	- 531,656	- 202,406	- 52,406
10	35,905	134,645	- 665,355	- 544,605	- 215,355	- 65,355
20	32,452	121,696	- 678,304	- 557,554	- 228,304	- 78,304
30	28,999	108,747	- 691,253	- 570,503	- 241,253	- 91,253
40	25,546	95,798	- 704,202	- 583,452	- 254,202	- 104,202
50	22,093	82,849	- 717,151	- 596,401	- 267,151	- 117,151
60	18,640	69,900	- 730,100	- 609,350	- 280,100	- 130,100
70	15,187	56,951	- 743,049	- 622,299	- 293,049	- 143,049
80	11,734	44,002	- 755,998	- 635,248	- 305,998	- 155,998
90	8,281	31,054	- 768,946	- 648,196	- 318,946	- 168,946
100	4,828	18,105	- 781,895	- 661,145	- 331,895	- 181,895
120	-2,078	- 7,793	- 807,793	- 687,043	- 357,793	- 207,793
140	-8,984	-33,691	- 833,691	- 712,941	- 383,691	- 233,691
160	-15,890	-59,589	- 859,589	- 738,839	- 409,589	- 259,589
180	-22,796	-85,487	- 885,487	- 764,737	- 435,487	- 285,487
200	-29,703	-111,384	- 911,384	- 790,634	- 461,384	- 311,384

Site type 3	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.27 ha
-------------	--	----------------------

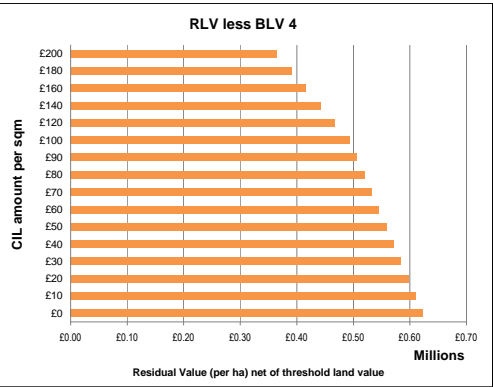
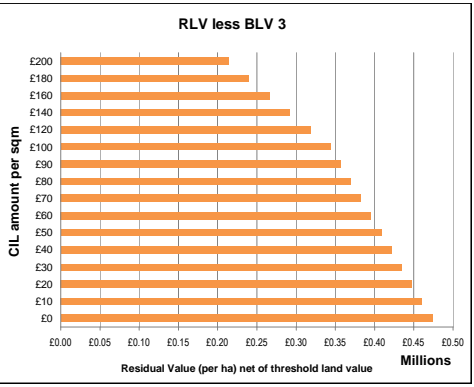
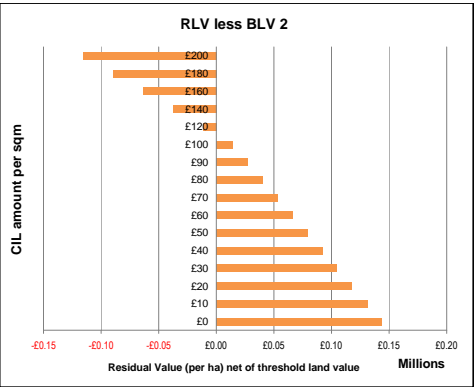
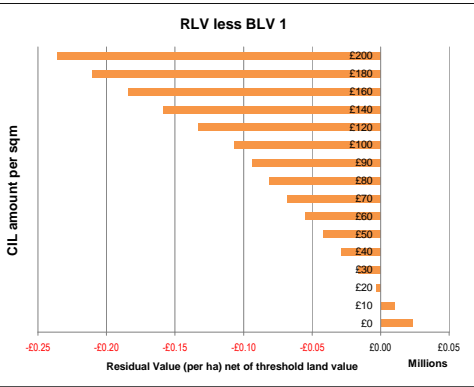
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	172,232	645,869	- 154,131	- 33,381	- 295,869	- 445,869
10	168,779	632,920	- 167,080	- 46,330	- 282,920	- 432,920
20	165,326	619,971	- 180,029	- 59,279	- 269,971	- 419,971
30	161,873	607,022	- 192,978	- 72,228	- 257,022	- 407,022
40	158,420	594,074	- 205,926	- 85,176	- 244,074	- 394,074
50	154,967	581,125	- 218,875	- 98,125	- 231,125	- 381,125
60	151,514	568,176	- 231,824	- 111,074	- 218,176	- 368,176
70	148,060	555,227	- 244,773	- 124,023	- 205,227	- 355,227
80	144,607	542,278	- 257,722	- 136,972	- 192,278	- 342,278
90	141,154	529,329	- 270,671	- 149,921	- 179,329	- 329,329
100	137,701	516,380	- 283,620	- 162,870	- 166,380	- 316,380
120	130,795	490,482	- 309,518	- 188,768	- 140,482	- 290,482
140	123,889	464,585	- 335,415	- 214,665	- 114,585	- 264,585
160	116,983	438,687	- 361,313	- 240,563	- 88,687	- 238,687
180	110,077	412,789	- 387,211	- 266,461	- 62,789	- 212,789
200	103,171	386,891	- 413,109	- 292,359	- 36,891	- 186,891

Site type 3	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.27 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,957	577,338	- 222,662	- 101,912	- 227,338	- 377,338
10	150,504	564,390	- 235,610	- 114,860	- 214,390	- 364,390
20	147,051	551,441	- 248,559	- 127,809	- 201,441	- 351,441
30	143,598	538,492	- 261,508	- 140,758	- 188,492	- 338,492
40	140,145	525,543	- 274,457	- 153,707	- 175,543	- 325,543
50	136,692	512,594	- 287,406	- 166,656	- 162,594	- 312,594
60	133,239	499,645	- 300,355	- 179,605	- 149,645	- 299,645
70	129,786	486,696	- 313,304	- 192,554	- 136,696	- 286,696
80	126,333	473,747	- 326,253	- 205,503	- 123,747	- 273,747
90	122,880	460,798	- 339,202	- 218,452	- 110,798	- 260,798
100	119,427	447,849	- 352,151	- 231,401	- 97,849	- 247,849
120	112,520	421,952	- 378,048	- 257,298	- 71,952	- 221,952
140	105,614	396,054	- 403,946	- 283,196	- 46,054	- 196,054
160	98,708	370,156	- 429,844	- 309,094	- 20,156	- 170,156
180	91,802	344,258	- 455,742	- 334,992	- 5,742	- 144,258
200	84,896	318,360	- 481,640	- 360,890	- 31,640	- 118,360

Site type 3	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.27 ha
-------------	---	----------------------

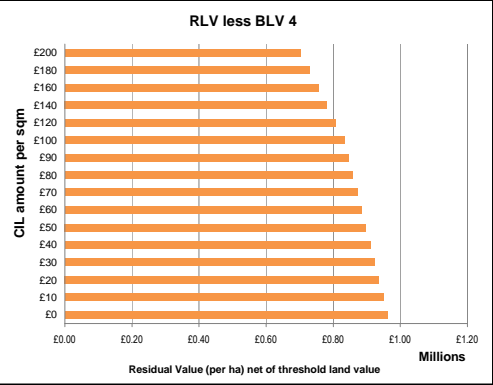
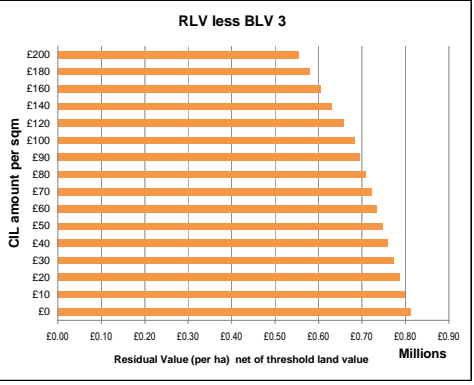
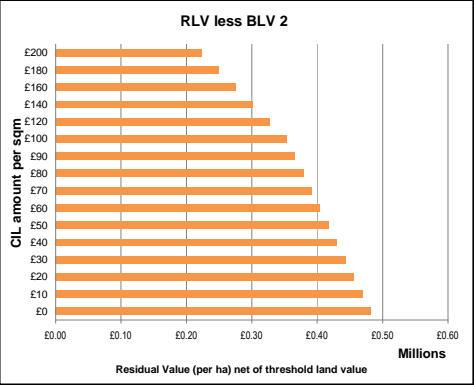
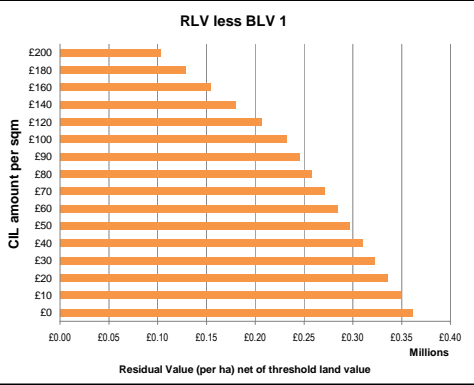
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	219,442	822,907	- 22,907	- 143,657	- 472,907	- 622,907
10	215,989	809,958	- 9,958	- 130,708	- 459,958	- 609,958
20	212,536	797,009	- 2,991	- 117,759	- 447,009	- 597,009
30	209,083	784,060	- 15,940	- 104,810	- 434,060	- 584,060
40	205,630	771,111	- 28,889	- 91,861	- 421,111	- 571,111
50	202,177	758,162	- 41,838	- 78,912	- 408,162	- 558,162
60	198,724	745,213	- 54,787	- 65,963	- 395,213	- 545,213
70	195,271	732,265	- 67,735	- 53,015	- 382,265	- 532,265
80	191,818	719,316	- 80,684	- 40,066	- 369,316	- 519,316
90	188,364	706,367	- 93,633	- 27,117	- 356,367	- 506,367
100	184,911	693,418	- 106,582	- 14,168	- 343,418	- 493,418
120	178,005	667,520	- 132,480	- 11,730	- 317,520	- 467,520
140	171,099	641,622	- 158,378	- 37,628	- 291,622	- 441,622
160	164,193	615,724	- 184,276	- 63,526	- 265,724	- 415,724
180	157,287	589,827	- 210,173	- 89,423	- 239,827	- 389,827
200	150,381	563,929	- 236,071	- 115,321	- 213,929	- 363,929





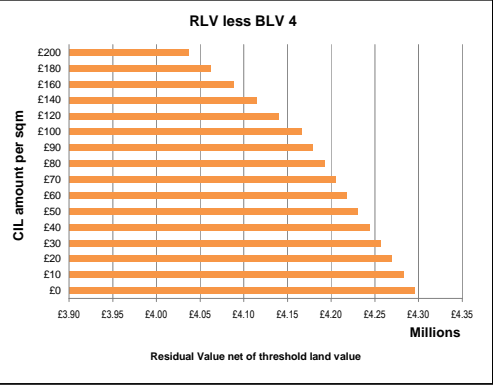
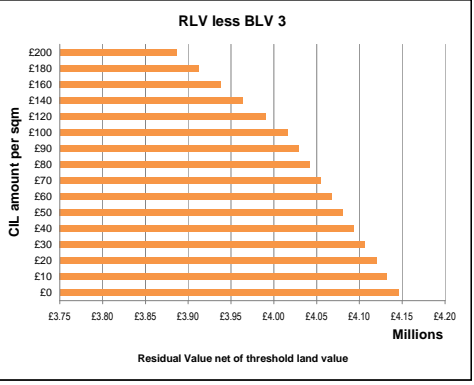
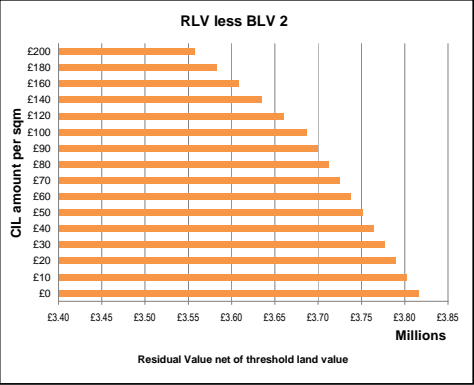
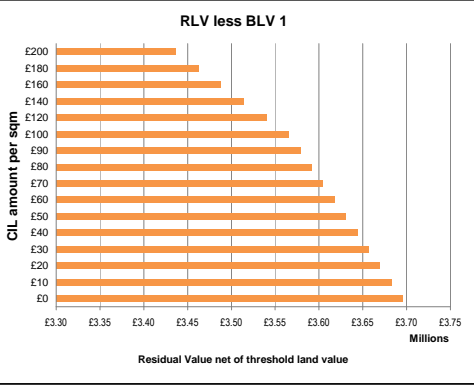
Site type 3 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	309,674	1,161,277	361,277	482,027	811,277	961,277
10	306,221	1,148,329	348,329	469,079	798,329	948,329
20	302,768	1,135,380	335,380	456,130	785,380	935,380
30	299,315	1,122,431	322,431	443,181	772,431	922,431
40	295,862	1,109,482	309,482	430,232	759,482	909,482
50	292,409	1,096,533	296,533	417,283	746,533	896,533
60	288,956	1,083,584	283,584	404,334	733,584	883,584
70	285,503	1,070,635	270,635	391,385	720,635	870,635
80	282,050	1,057,686	257,686	378,436	707,686	857,686
90	278,597	1,044,737	244,737	365,487	694,737	844,737
100	275,144	1,031,788	231,788	352,538	681,788	831,788
120	268,237	1,005,891	205,891	326,641	655,891	805,891
140	261,331	979,993	179,993	300,743	629,993	779,993
160	254,425	954,095	154,095	274,845	604,095	754,095
180	247,519	928,197	128,197	248,947	578,197	728,197
200	240,613	902,299	102,299	223,049	552,299	702,299



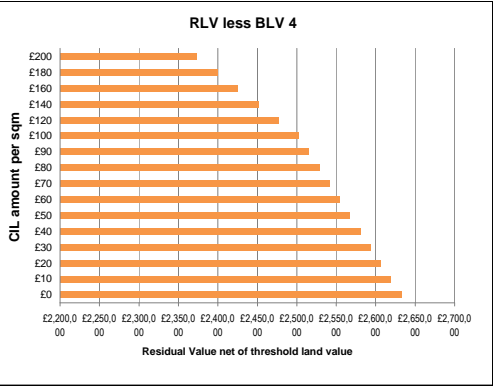
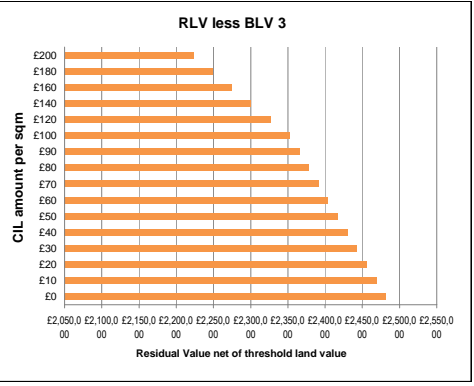
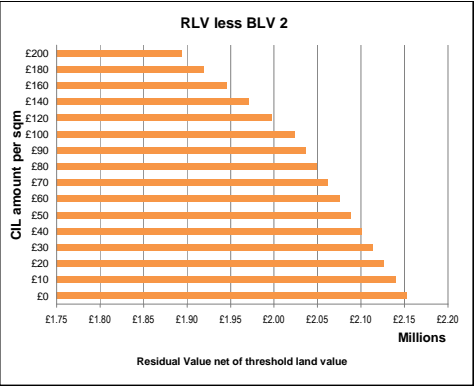
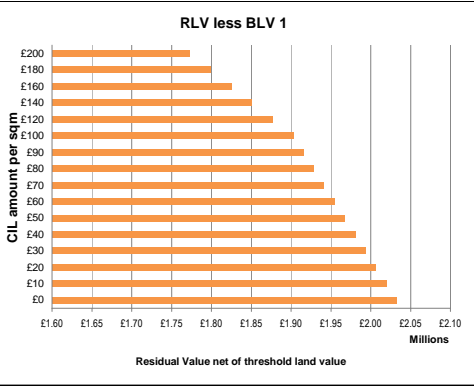
Site type 3 Description: **Area 6** **E4660 psm Southwold** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,198,670	4,495,012	3,695,012	3,815,762	4,145,012	4,295,012
10	1,195,217	4,482,063	3,682,063	3,802,813	4,132,063	4,282,063
20	1,191,764	4,469,114	3,669,114	3,789,864	4,119,114	4,269,114
30	1,188,311	4,456,165	3,656,165	3,776,915	4,106,165	4,256,165
40	1,184,858	4,443,216	3,643,216	3,763,966	4,093,216	4,243,216
50	1,181,405	4,430,267	3,630,267	3,751,017	4,080,267	4,230,267
60	1,177,952	4,417,318	3,617,318	3,738,068	4,067,318	4,217,318
70	1,174,499	4,404,370	3,604,370	3,725,120	4,054,370	4,204,370
80	1,171,046	4,391,421	3,591,421	3,712,171	4,041,421	4,191,421
90	1,167,592	4,378,472	3,578,472	3,699,222	4,028,472	4,178,472
100	1,164,139	4,365,523	3,565,523	3,686,273	4,015,523	4,165,523
120	1,157,233	4,339,625	3,539,625	3,660,375	3,989,625	4,139,625
140	1,150,327	4,313,727	3,513,727	3,634,477	3,963,727	4,113,727
160	1,143,421	4,287,829	3,487,829	3,608,579	3,937,829	4,087,829
180	1,136,515	4,261,932	3,461,932	3,582,682	3,911,932	4,061,932
200	1,129,609	4,236,034	3,436,034	3,556,784	3,886,034	4,036,034



Site type 3 Description: **Area 7** **E3495 psm Reydon** Site area: 0.27 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,124	2,831,714	2,031,714	2,152,464	2,481,714	2,631,714
10	751,671	2,818,765	2,018,765	2,139,515	2,468,765	2,618,765
20	748,218	2,805,816	2,005,816	2,126,566	2,455,816	2,605,816
30	744,765	2,792,867	1,992,867	2,113,617	2,442,867	2,592,867
40	741,312	2,779,918	1,979,918	2,100,668	2,429,918	2,579,918
50	737,859	2,766,969	1,966,969	2,087,719	2,416,969	2,566,969
60	734,405	2,754,021	1,954,021	2,074,771	2,404,021	2,554,021
70	730,952	2,741,072	1,941,072	2,061,822	2,391,072	2,541,072
80	727,499	2,728,123	1,928,123	2,048,873	2,378,123	2,528,123
90	724,046	2,715,174	1,915,174	2,035,924	2,365,174	2,515,174
100	720,593	2,702,225	1,902,225	2,022,975	2,352,225	2,502,225
120	713,687	2,676,327	1,876,327	1,997,077	2,326,327	2,476,327
140	706,781	2,650,429	1,850,429	1,971,179	2,300,429	2,450,429
160	699,875	2,624,531	1,824,531	1,945,281	2,274,531	2,424,531
180	692,969	2,598,634	1,798,634	1,919,384	2,248,634	2,398,634
200	686,063	2,572,736	1,772,736	1,893,486	2,222,736	2,372,736



CIL Viability   Waveney District

SITE TYPE   3

8 UNITS

HOUSES

30 UPH

CSH level:   3

Aff Hsg:   20%

-5% Sales value inflation

Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

Site type 3

Description:   Area 1   £1615 psm   Inner Lowestoft

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,554	178,329	- 621,671	- 500,921	- 171,671	- 21,671
10	44,101	165,380	- 634,620	- 513,870	- 184,620	- 34,620
20	40,648	152,432	- 647,568	- 526,818	- 197,568	- 47,568
30	37,195	139,483	- 660,517	- 539,767	- 210,517	- 60,517
40	33,742	126,534	- 673,466	- 552,716	- 223,466	- 73,466
50	30,289	113,585	- 686,415	- 565,665	- 236,415	- 86,415
60	26,836	100,636	- 699,364	- 578,614	- 249,364	- 99,364
70	23,383	87,687	- 712,313	- 591,563	- 262,313	- 112,313
80	19,930	74,738	- 725,262	- 604,512	- 275,262	- 125,262
90	16,477	61,789	- 738,211	- 617,461	- 288,211	- 138,211
100	13,024	48,840	- 751,160	- 630,410	- 301,160	- 151,160
120	6,118	22,942	- 777,058	- 656,308	- 327,058	- 177,058
140	-788	2,955	- 802,955	- 682,205	- 352,955	- 202,955
160	-7,694	28,853	- 828,853	- 708,103	- 378,853	- 228,853
180	-14,600	54,751	- 854,751	- 734,001	- 404,751	- 254,751
200	-21,506	80,649	- 880,649	- 759,899	- 430,649	- 280,649

Site type 3

Description:   Area 2   £1964 psm   Lowestoft Burbs

Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,784	651,691	- 148,309	- 27,559	- 301,691	- 451,691
10	170,331	638,742	- 161,258	- 40,508	- 288,742	- 438,742
20	166,878	625,793	- 174,207	- 53,457	- 275,793	- 425,793
30	163,425	612,844	- 187,156	- 66,406	- 262,844	- 412,844
40	159,972	599,895	- 200,105	- 79,355	- 249,895	- 399,895
50	156,519	586,947	- 213,053	- 92,303	- 236,947	- 386,947
60	153,066	573,998	- 226,002	- 105,252	- 223,998	- 373,998
70	149,613	561,049	- 238,951	- 118,201	- 211,049	- 361,049
80	146,160	548,100	- 251,900	- 131,150	- 198,100	- 348,100
90	142,707	535,151	- 264,849	- 144,099	- 185,151	- 335,151
100	139,254	522,202	- 277,798	- 157,048	- 172,202	- 322,202
120	132,348	496,304	- 303,696	- 182,946	- 146,304	- 296,304
140	125,442	470,406	- 329,594	- 208,844	- 120,406	- 270,406
160	118,536	444,509	- 355,491	- 234,741	- 94,509	- 244,509
180	111,630	418,611	- 381,389	- 260,639	- 68,611	- 218,611
200	104,723	392,713	- 407,287	- 286,537	- 42,713	- 192,713

Site type 3

Description:   Area 3   £1916 psm   Beccles

Site area:   0.27 ha

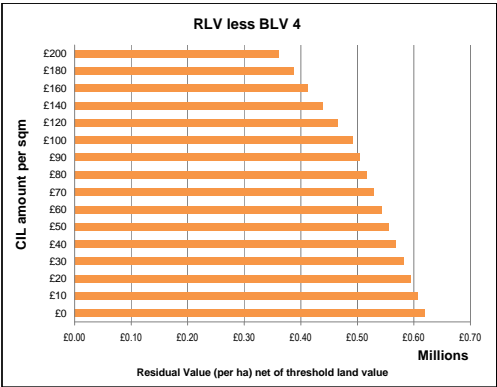
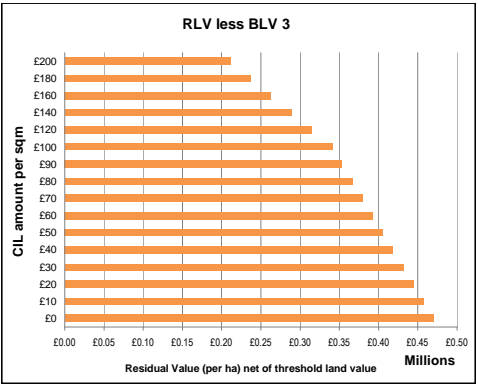
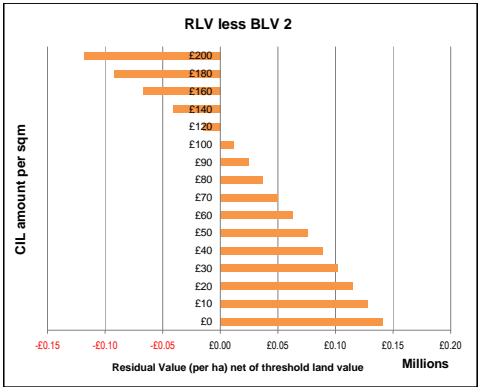
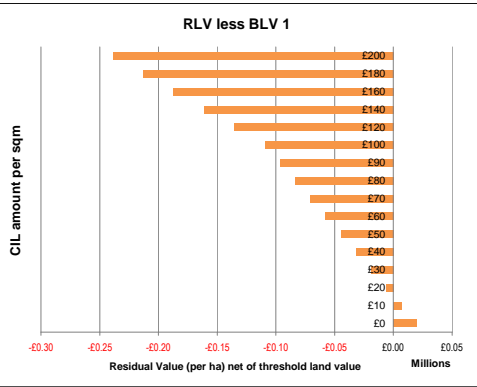
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,423	586,587	- 213,413	- 92,663	- 236,587	- 386,587
10	152,970	573,638	- 226,362	- 105,612	- 223,638	- 373,638
20	149,517	560,689	- 239,311	- 118,561	- 210,689	- 360,689
30	146,064	547,740	- 252,260	- 131,510	- 197,740	- 347,740
40	142,611	534,791	- 265,209	- 144,459	- 184,791	- 334,791
50	139,158	521,842	- 278,158	- 157,408	- 171,842	- 321,842
60	135,705	508,893	- 291,107	- 170,357	- 158,893	- 308,893
70	132,252	495,945	- 304,055	- 183,305	- 145,945	- 295,945
80	128,799	482,996	- 317,004	- 196,254	- 132,996	- 282,996
90	125,346	470,047	- 329,953	- 209,203	- 120,047	- 270,047
100	121,893	457,098	- 342,902	- 222,152	- 107,098	- 257,098
120	114,987	431,200	- 368,800	- 248,050	- 81,200	- 231,200
140	108,081	405,302	- 394,698	- 273,948	- 55,302	- 205,302
160	101,175	379,404	- 420,596	- 299,846	- 29,404	- 179,404
180	94,268	353,507	- 446,493	- 325,743	- 3,507	- 153,507
200	87,362	327,609	- 472,391	- 351,641	- 22,391	- 127,609

Site type 3

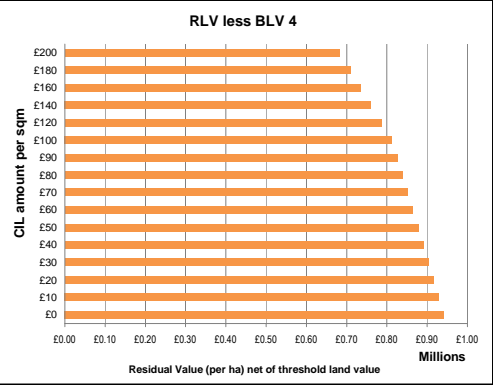
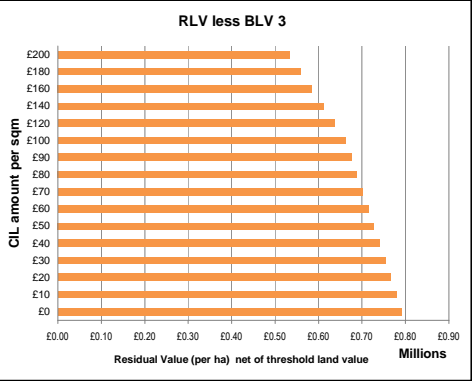
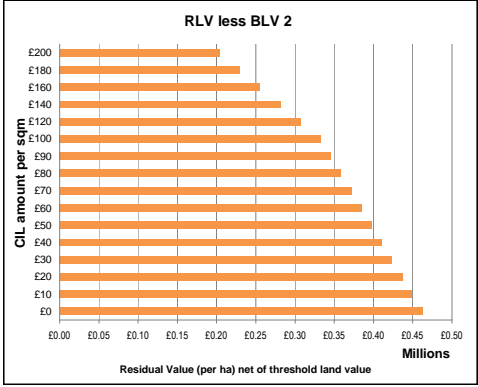
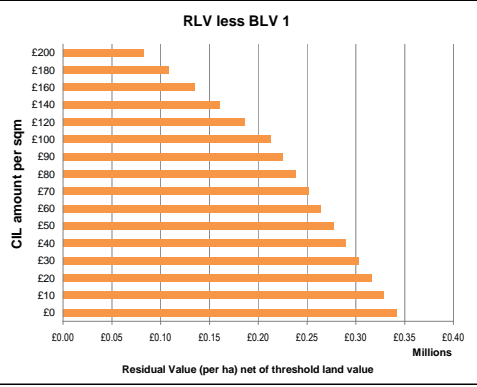
Description:   Area 4   £2088 psm   Bungay

Site area:   0.27 ha

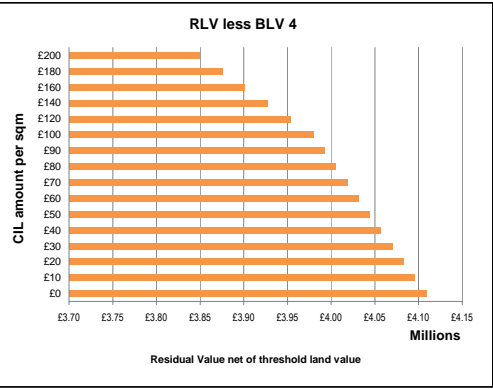
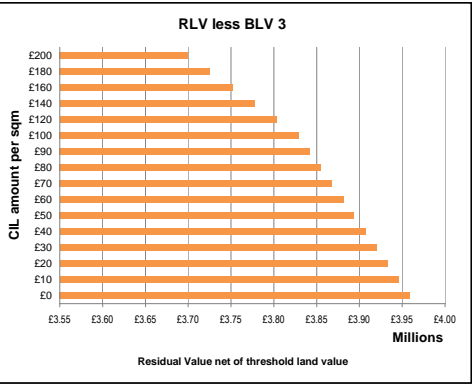
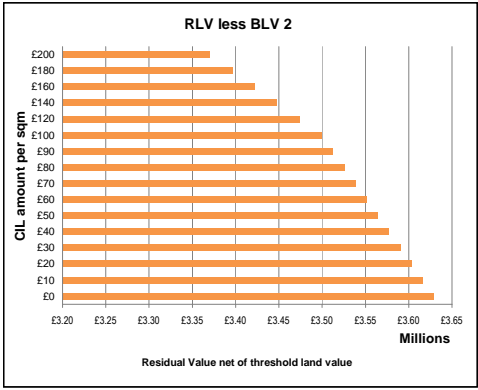
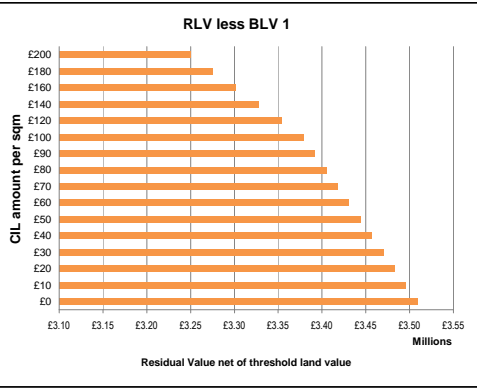
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	218,634	819,877	- 19,877	- 140,627	- 469,877	- 619,877
10	215,181	806,928	- 6,928	- 127,678	- 456,928	- 606,928
20	211,728	793,979	- 6,021	- 114,729	- 443,979	- 593,979
30	208,275	781,030	- 18,970	- 101,780	- 431,030	- 581,030
40	204,822	768,081	- 31,919	- 88,831	- 418,081	- 568,081
50	201,369	755,132	- 44,868	- 75,882	- 405,132	- 555,132
60	197,916	742,183	- 57,817	- 62,933	- 392,183	- 542,183
70	194,463	729,235	- 70,765	- 49,985	- 379,235	- 529,235
80	191,010	716,286	- 83,714	- 37,036	- 366,286	- 516,286
90	187,556	703,337	- 96,663	- 24,087	- 353,337	- 503,337
100	184,103	690,388	- 109,612	- 11,138	- 340,388	- 490,388
120	177,197	664,490	- 135,510	- 14,760	- 314,490	- 464,490
140	170,291	638,592	- 161,408	- 40,658	- 288,592	- 438,592
160	163,385	612,694	- 187,306	- 66,556	- 262,694	- 412,694
180	156,479	586,797	- 213,203	- 92,453	- 236,797	- 386,797
200	149,573	560,899	- 239,101	- 118,351	- 210,899	- 360,899



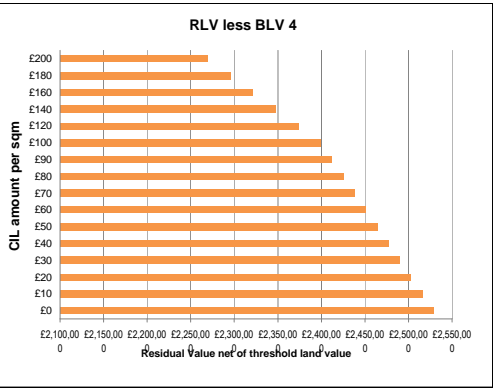
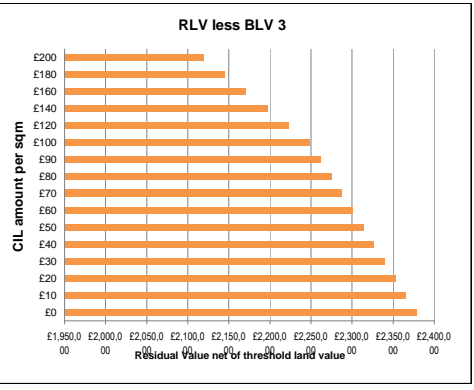
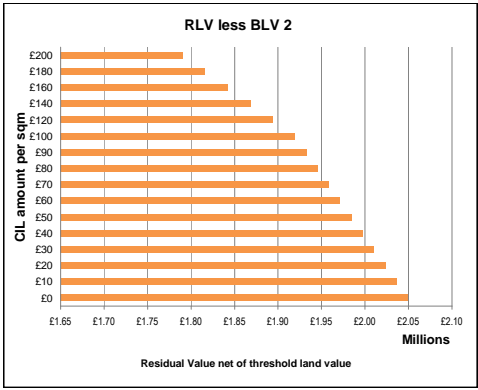
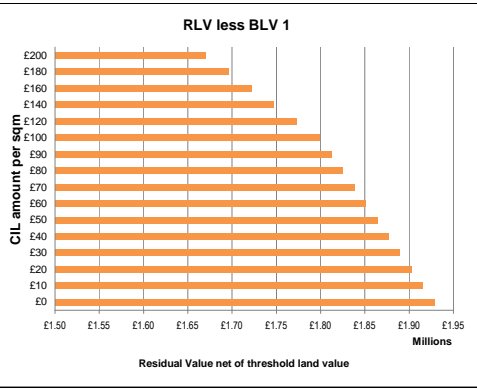
Site type 3	Description:	Area 5	E2325 psm Halesworth	Site area:	0.27 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	304,354	1,141,329	341,329	462,079	791,329	941,329
10	300,901	1,128,380	328,380	448,130	778,380	928,380
20	297,448	1,115,431	315,431	436,181	765,431	915,431
30	293,995	1,102,482	302,482	423,232	752,482	902,482
40	290,542	1,089,533	289,533	410,283	739,533	889,533
50	287,089	1,076,584	276,584	397,334	726,584	876,584
60	283,636	1,063,635	263,635	384,385	713,635	863,635
70	280,183	1,050,687	250,687	371,437	700,687	850,687
80	276,730	1,037,738	237,738	358,488	687,738	837,738
90	273,277	1,024,789	224,789	345,539	674,789	824,789
100	269,824	1,011,840	211,840	332,590	661,840	811,840
120	262,918	985,942	185,942	306,692	635,942	785,942
140	256,012	960,044	160,044	280,794	610,044	760,044
160	249,106	934,146	134,146	254,896	584,146	734,146
180	242,200	908,249	108,249	228,999	558,249	708,249
200	235,294	882,351	82,351	203,101	532,351	682,351



Site type 3	Description:	Area 6	E4660 psm Southwold	Site area:	0.27 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,148,900	4,308,377	3,508,377	3,629,127	3,958,377	4,108,377
10	1,145,447	4,295,428	3,495,428	3,616,178	3,945,428	4,095,428
20	1,141,994	4,282,479	3,482,479	3,603,229	3,932,479	4,082,479
30	1,138,541	4,269,530	3,469,530	3,590,280	3,919,530	4,069,530
40	1,135,088	4,256,581	3,456,581	3,577,331	3,906,581	4,056,581
50	1,131,635	4,243,632	3,443,632	3,564,382	3,893,632	4,043,632
60	1,128,182	4,230,683	3,430,683	3,551,433	3,880,683	4,030,683
70	1,124,729	4,217,734	3,417,734	3,538,484	3,867,734	4,017,734
80	1,121,276	4,204,785	3,404,785	3,525,535	3,854,785	4,004,785
90	1,117,823	4,191,836	3,391,836	3,512,586	3,841,836	3,991,836
100	1,114,370	4,178,888	3,378,888	3,499,638	3,828,888	3,978,888
120	1,107,464	4,152,990	3,352,990	3,473,740	3,802,990	3,952,990
140	1,100,558	4,127,092	3,327,092	3,447,842	3,777,092	3,927,092
160	1,093,652	4,101,194	3,301,194	3,421,944	3,751,194	3,901,194
180	1,086,746	4,075,296	3,275,296	3,396,046	3,725,296	3,875,296
200	1,079,840	4,049,398	3,249,398	3,370,148	3,699,398	3,849,398



Site type 3	Description:	Area 7	£3495 psm Reydon		Site area:	0.27 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	727,532	2,728,244	1,928,244	2,048,994	2,378,244	2,528,244
10	724,079	2,715,295	1,915,295	2,036,045	2,365,295	2,515,295
20	720,626	2,702,346	1,902,346	2,023,096	2,352,346	2,502,346
30	717,172	2,689,397	1,889,397	2,010,147	2,339,397	2,489,397
40	713,719	2,676,448	1,876,448	1,997,198	2,326,448	2,476,448
50	710,266	2,663,499	1,863,499	1,984,249	2,313,499	2,463,499
60	706,813	2,650,550	1,850,550	1,971,300	2,300,550	2,450,550
70	703,360	2,637,601	1,837,601	1,958,351	2,287,601	2,437,601
80	699,907	2,624,652	1,824,652	1,945,402	2,274,652	2,424,652
90	696,454	2,611,703	1,811,703	1,932,453	2,261,703	2,411,703
100	693,001	2,598,755	1,798,755	1,919,505	2,248,755	2,398,755
120	686,095	2,572,857	1,772,857	1,893,607	2,222,857	2,372,857
140	679,189	2,546,959	1,746,959	1,867,709	2,196,959	2,346,959
160	672,283	2,521,061	1,721,061	1,841,811	2,171,061	2,321,061
180	665,377	2,495,163	1,695,163	1,815,913	2,145,163	2,295,163
200	658,471	2,469,265	1,669,265	1,790,015	2,119,265	2,269,265



CIL Viability   Waveney District

SITE TYPE   3

8 UNITS

HOUSES

30 UPH

CSH level:   3

Aff Hsg:   20%

10% Sales value inflation

5% Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

Site type 3Description:   Area 1   £1615 psm   Inner Lowestoft

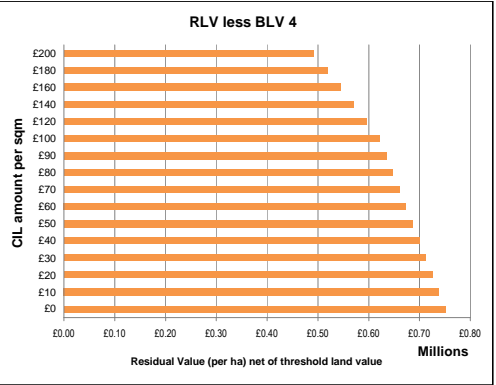
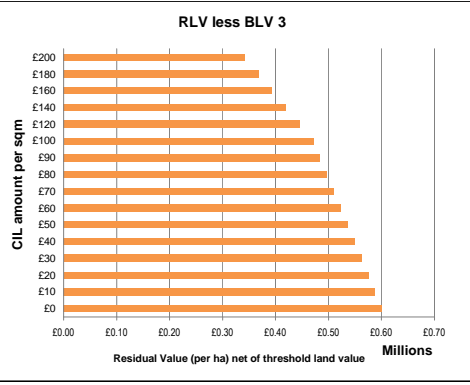
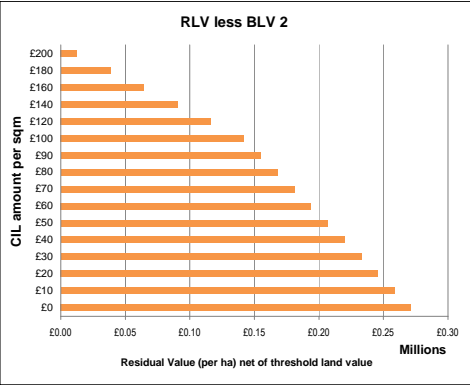
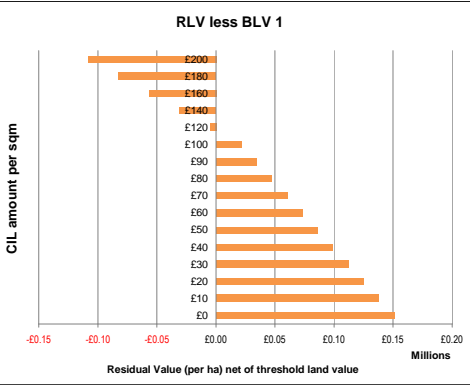
Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,336	402,508	-397,492	-	276,742	52,508
10	103,883	389,560	-410,440	-	289,690	39,560
20	100,430	376,611	-423,389	-	302,639	26,611
30	96,976	363,662	-436,338	-	315,588	13,662
40	93,523	350,713	-449,287	-	328,537	713
50	90,070	337,764	-462,236	-	341,486	-12,236
60	86,617	324,815	-475,185	-	354,435	-25,185
70	83,164	311,866	-488,134	-	367,384	-38,134
80	79,711	298,917	-501,083	-	380,333	-51,083
90	76,258	285,968	-514,032	-	393,282	-64,032
100	72,805	273,019	-526,981	-	406,231	-76,981
120	65,899	247,122	-552,878	-	432,128	-102,878
140	58,993	221,224	-578,776	-	458,026	-128,776
160	52,087	195,326	-604,674	-	483,924	-154,674
180	45,181	169,428	-630,572	-	509,822	-180,572
200	38,275	143,530	-656,470	-	535,720	-206,470

Site type 3Description:   Area 2   £1964 psm   Lowestoft Burbs

Site area:   0.27 ha

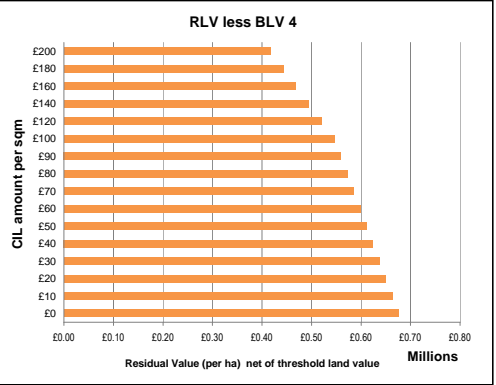
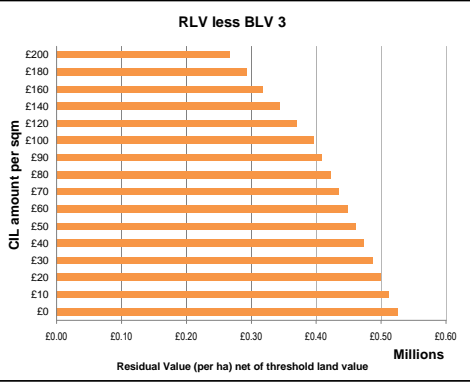
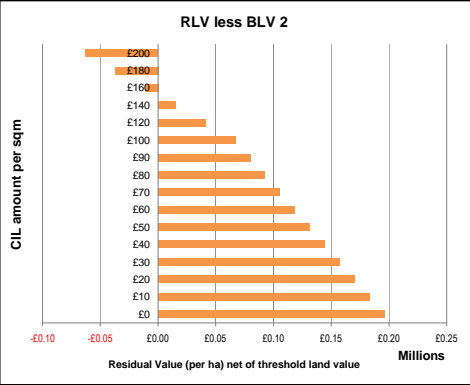
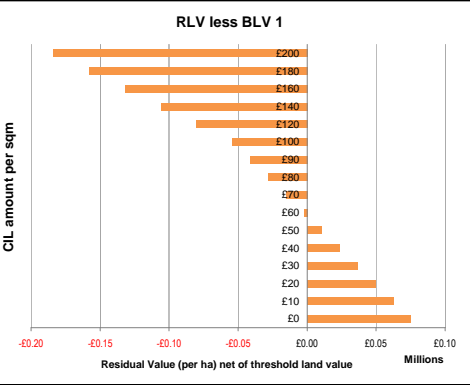
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	253,496	950,612	150,612	271,362	600,612	750,612
10	250,043	937,663	137,663	258,413	587,663	737,663
20	246,590	924,714	124,714	245,464	574,714	724,714
30	243,137	911,765	111,765	232,515	561,765	711,765
40	239,684	898,816	98,816	219,566	548,816	698,816
50	236,231	885,867	85,867	206,617	535,867	685,867
60	232,778	872,918	72,918	193,668	522,918	672,918
70	229,325	859,969	59,969	180,719	509,969	659,969
80	225,872	847,020	47,020	167,770	497,020	647,020
90	222,419	834,071	34,071	154,821	484,071	634,071
100	218,966	821,122	21,122	141,872	471,122	621,122
120	212,060	795,225	-4,775	115,975	445,225	595,225
140	205,154	769,327	-30,673	90,077	419,327	569,327
160	198,248	743,429	-56,571	64,179	393,429	543,429
180	191,342	717,531	-82,469	38,281	367,531	517,531
200	184,436	691,633	-108,367	12,383	341,633	491,633



Site type 3Description:   Area 3   £1916 psm   Beccles

Site area:   0.27 ha

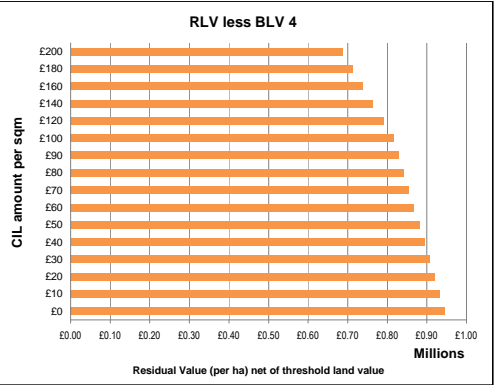
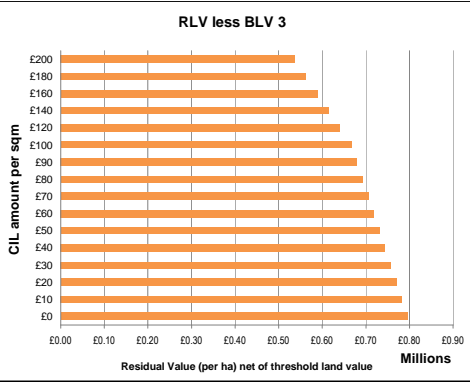
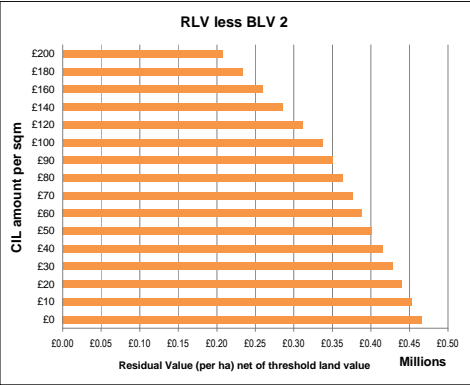
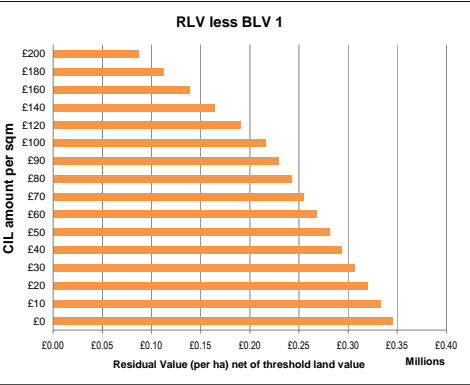
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	233,394	875,228	75,228	195,978	525,228	675,228
10	229,941	862,279	62,279	183,029	512,279	662,279
20	226,488	849,330	49,330	170,080	499,330	649,330
30	223,035	836,381	36,381	157,131	486,381	636,381
40	219,582	823,432	23,432	144,182	473,432	623,432
50	216,129	810,483	10,483	131,233	460,483	610,483
60	212,676	797,534	-2,466	118,284	447,534	597,534
70	209,223	784,585	-15,415	105,335	434,585	584,585
80	205,770	771,636	-28,364	92,386	421,636	571,636
90	202,317	758,688	-41,312	79,438	408,688	558,688
100	198,864	745,739	-54,261	66,489	395,739	545,739
120	191,958	719,841	-80,159	40,591	369,841	519,841
140	185,051	693,943	-106,057	14,693	343,943	493,943
160	178,145	668,045	-131,955	-11,205	318,045	468,045
180	171,239	642,147	-157,853	-37,103	292,147	442,147
200	164,333	616,250	-183,750	-63,000	266,250	416,250



Site type 3Description:   Area 4   £2088 psm   Bungay

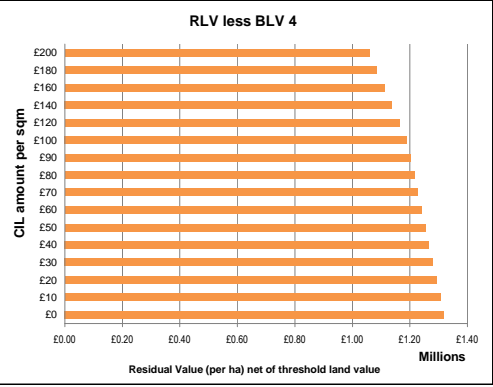
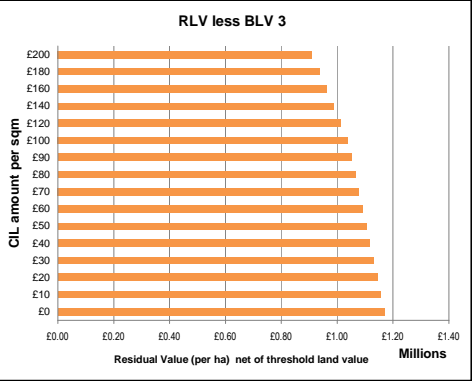
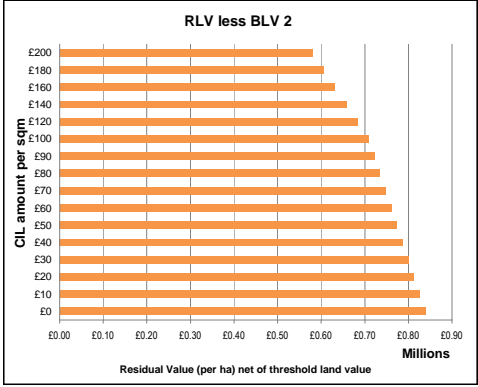
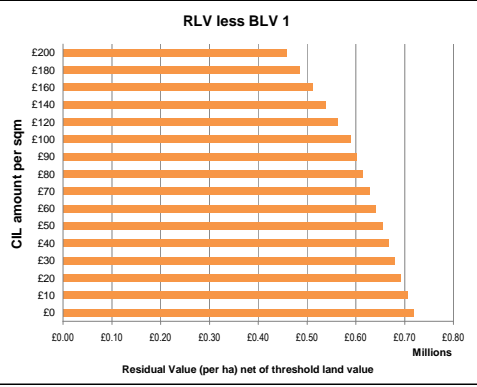
Site area:   0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	305,427	1,145,353	345,353	466,103	795,353	945,353
10	301,974	1,132,404	332,404	453,154	782,404	932,404
20	298,521	1,119,455	319,455	440,205	769,455	919,455
30	295,068	1,106,506	306,506	427,256	756,506	906,506
40	291,615	1,093,557	293,557	414,307	743,557	893,557
50	288,162	1,080,608	280,608	401,358	730,608	880,608
60	284,709	1,067,660	267,660	388,410	717,660	867,660
70	281,256	1,054,711	254,711	375,461	704,711	854,711
80	277,803	1,041,762	241,762	362,512	691,762	841,762
90	274,350	1,028,813	228,813	349,563	678,813	828,813
100	270,897	1,015,864	215,864	336,614	665,864	815,864
120	263,991	989,966	189,966	310,716	639,966	789,966
140	257,085	964,068	164,068	284,818	614,068	764,068
160	250,179	938,170	138,170	258,920	588,170	738,170
180	243,273	912,273	112,273	233,023	562,273	712,273
200	236,367	886,375	86,375	207,125	536,375	686,375



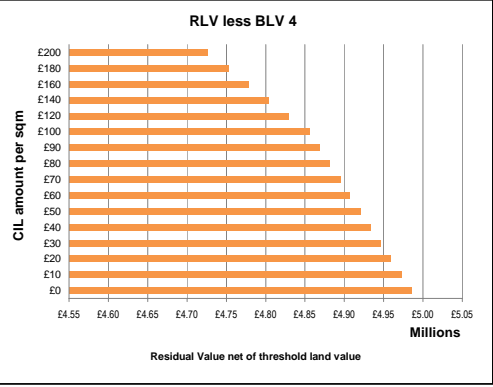
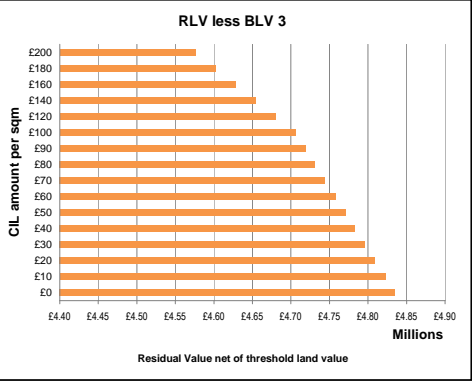
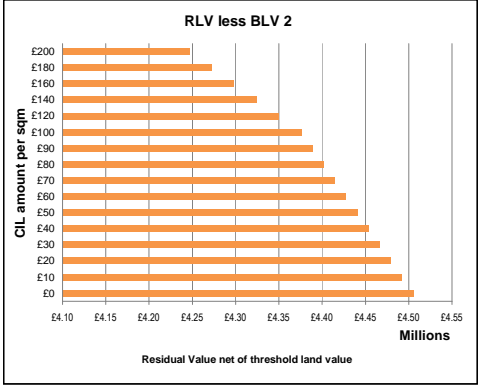
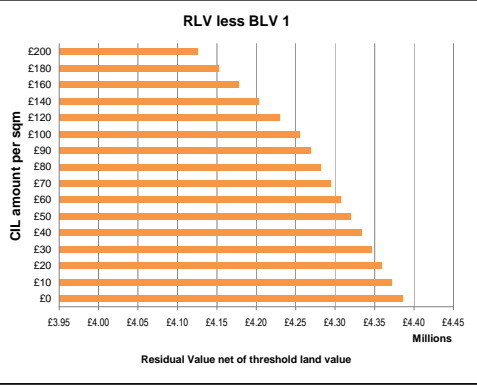
Site type 3 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,683	1,517,561	717,561	838,311	1,167,561	1,317,561
10	401,230	1,504,612	704,612	825,362	1,154,612	1,304,612
20	397,777	1,491,663	691,663	812,413	1,141,663	1,291,663
30	394,324	1,478,714	678,714	799,464	1,128,714	1,278,714
40	390,871	1,465,765	665,765	786,515	1,115,765	1,265,765
50	387,418	1,452,816	652,816	773,566	1,102,816	1,252,816
60	383,965	1,439,867	639,867	760,617	1,089,867	1,239,867
70	380,512	1,426,918	626,918	747,668	1,076,918	1,226,918
80	377,058	1,413,969	613,969	734,719	1,063,969	1,213,969
90	373,605	1,401,020	601,020	721,770	1,051,020	1,201,020
100	370,152	1,388,071	588,071	708,821	1,038,071	1,188,071
120	363,246	1,362,174	562,174	682,924	1,012,174	1,162,174
140	356,340	1,336,276	536,276	657,026	986,276	1,136,276
160	349,434	1,310,378	510,378	631,128	960,378	1,110,378
180	342,528	1,284,480	484,480	605,230	934,480	1,084,480
200	335,622	1,258,582	458,582	579,332	908,582	1,058,582



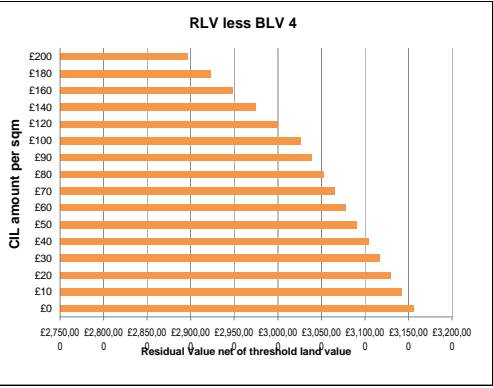
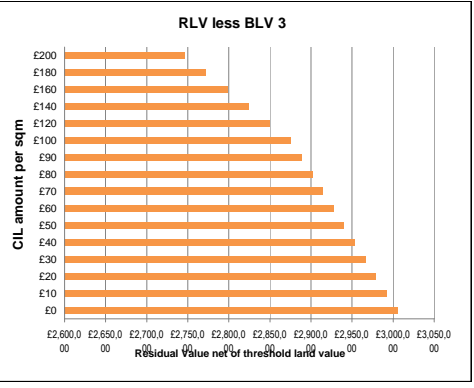
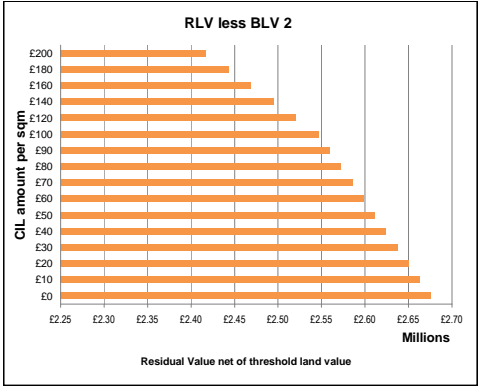
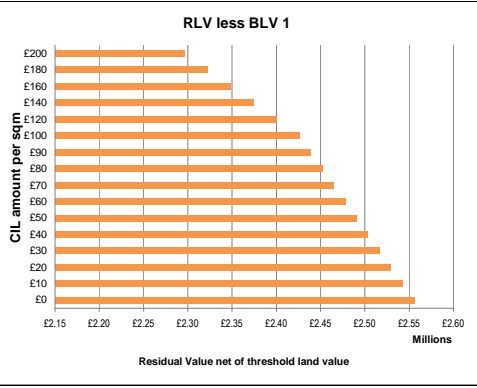
Site type 3 Description: **Area 6** **E4660 psm Southwold** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,382,578	5,184,668	4,384,668	4,505,418	4,834,668	4,984,668
10	1,379,125	5,171,720	4,371,720	4,492,470	4,821,720	4,971,720
20	1,375,672	5,158,771	4,358,771	4,479,521	4,808,771	4,958,771
30	1,372,219	5,145,822	4,345,822	4,466,572	4,795,822	4,945,822
40	1,368,766	5,132,873	4,332,873	4,453,623	4,782,873	4,932,873
50	1,365,313	5,119,924	4,319,924	4,440,674	4,769,924	4,919,924
60	1,361,860	5,106,975	4,306,975	4,427,725	4,756,975	4,906,975
70	1,358,407	5,094,026	4,294,026	4,414,776	4,744,026	4,894,026
80	1,354,954	5,081,077	4,281,077	4,401,827	4,731,077	4,881,077
90	1,351,501	5,068,128	4,268,128	4,388,878	4,718,128	4,868,128
100	1,348,048	5,055,179	4,255,179	4,375,929	4,705,179	4,855,179
120	1,341,142	5,029,282	4,229,282	4,350,032	4,679,282	4,829,282
140	1,334,236	5,003,384	4,203,384	4,324,134	4,653,384	4,803,384
160	1,327,330	4,977,486	4,177,486	4,298,236	4,627,486	4,777,486
180	1,320,424	4,951,588	4,151,588	4,272,338	4,601,588	4,751,588
200	1,313,517	4,925,690	4,125,690	4,246,440	4,575,690	4,725,690



Site type 3 Description: **Area 7** **E3495 psm Reydon** Site area: 0.27 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	894,678	3,355,041	2,555,041	2,675,791	3,005,041	3,155,041
10	891,224	3,342,092	2,542,092	2,662,842	2,992,092	3,142,092
20	887,771	3,329,143	2,529,143	2,649,893	2,979,143	3,129,143
30	884,318	3,316,194	2,516,194	2,636,944	2,966,194	3,116,194
40	880,865	3,303,245	2,503,245	2,623,995	2,953,245	3,103,245
50	877,412	3,290,296	2,490,296	2,611,046	2,940,296	3,090,296
60	873,959	3,277,347	2,477,347	2,598,097	2,927,347	3,077,347
70	870,506	3,264,398	2,464,398	2,585,148	2,914,398	3,064,398
80	867,053	3,251,449	2,451,449	2,572,199	2,901,449	3,051,449
90	863,600	3,238,501	2,438,501	2,559,251	2,888,501	3,038,501
100	860,147	3,225,552	2,425,552	2,546,302	2,875,552	3,025,552
120	853,241	3,199,654	2,399,654	2,520,404	2,849,654	2,999,654
140	846,335	3,173,756	2,373,756	2,494,506	2,823,756	2,973,756
160	839,429	3,147,858	2,347,858	2,468,608	2,797,858	2,947,858
180	832,523	3,121,960	2,321,960	2,442,710	2,771,960	2,921,960
200	825,617	3,096,063	2,296,063	2,416,813	2,746,063	2,896,063



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   3	BLV1	BLV2	BLV3	BLV4
8 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:   4	10% Sales value inflation			
Aff Hsg:   35%	5% Build cost inflation			
	Profit			

Site type 3	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   0.27 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,506	133,149	- 666,851	- 546,101	- 216,851	- 66,851
10	32,701	122,628	- 677,372	- 556,622	- 227,372	- 77,372
20	29,895	112,107	- 687,893	- 567,143	- 237,893	- 87,893
30	27,090	101,586	- 698,414	- 577,664	- 248,414	- 98,414
40	24,284	91,065	- 708,935	- 588,185	- 258,935	- 108,935
50	21,479	80,544	- 719,456	- 598,706	- 269,456	- 119,456
60	18,673	70,023	- 729,977	- 609,227	- 279,977	- 129,977
70	15,867	59,502	- 740,498	- 619,748	- 290,498	- 140,498
80	13,062	48,981	- 751,019	- 630,269	- 301,019	- 151,019
90	10,256	38,460	- 761,540	- 640,790	- 311,540	- 161,540
100	7,451	27,940	- 772,060	- 651,310	- 322,060	- 172,060
120	1,839	6,898	- 793,102	- 672,352	- 343,102	- 193,102
140	-3,772	14,144	- 814,144	- 693,394	- 364,144	- 214,144
160	-9,383	35,186	- 835,186	- 714,436	- 385,186	- 235,186
180	-14,994	56,228	- 856,228	- 735,478	- 406,228	- 256,228
200	-20,605	77,270	- 877,270	- 756,520	- 427,270	- 277,270

Site type 3	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   0.27 ha
-------------	--	----------------------

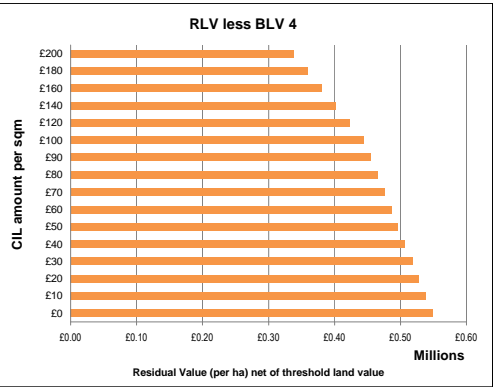
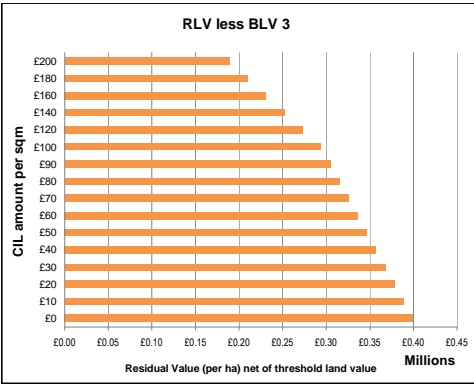
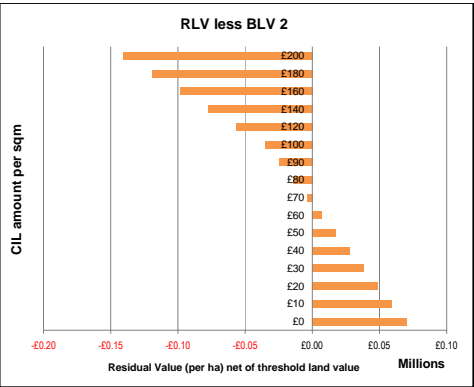
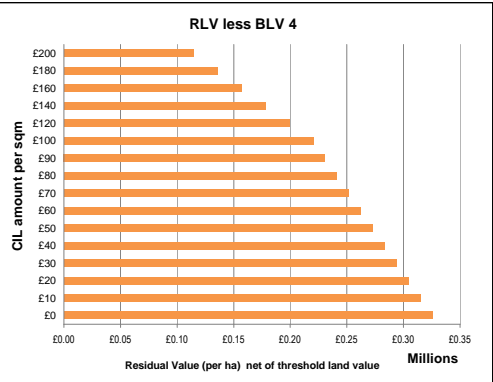
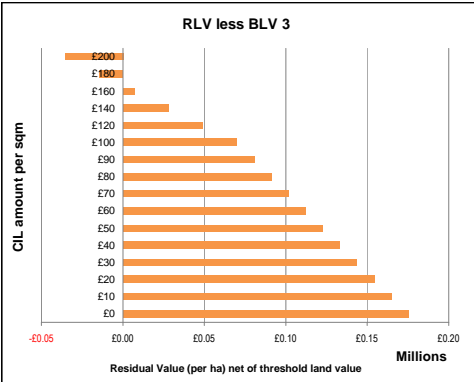
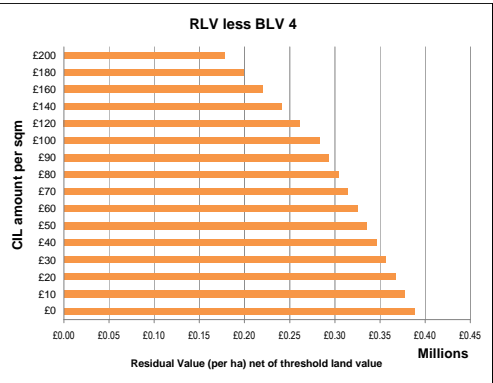
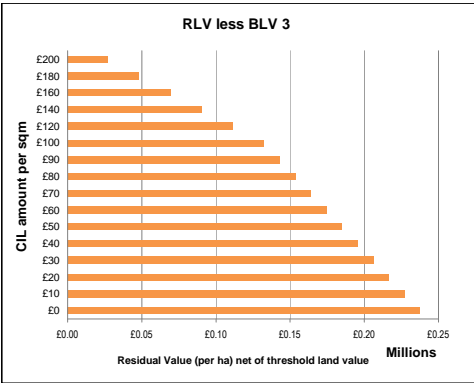
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,678	587,541	- 212,459	- 91,709	- 237,541	- 387,541
10	153,872	577,020	- 222,980	- 102,230	- 227,020	- 377,020
20	151,067	566,499	- 233,501	- 112,751	- 216,499	- 366,499
30	148,261	555,978	- 244,022	- 123,272	- 205,978	- 355,978
40	145,455	545,457	- 254,543	- 133,793	- 195,457	- 345,457
50	142,650	534,937	- 265,063	- 144,313	- 184,937	- 334,937
60	139,844	524,416	- 275,584	- 154,834	- 174,416	- 324,416
70	137,039	513,895	- 286,105	- 165,355	- 163,895	- 313,895
80	134,233	503,374	- 296,626	- 175,876	- 153,374	- 303,374
90	131,427	492,853	- 307,147	- 186,397	- 142,853	- 292,853
100	128,622	482,332	- 317,668	- 196,918	- 132,332	- 282,332
120	123,011	461,290	- 338,710	- 217,960	- 111,290	- 261,290
140	117,399	440,248	- 359,752	- 239,002	- 90,248	- 240,248
160	111,788	419,206	- 380,794	- 260,044	- 69,206	- 219,206
180	106,177	398,164	- 401,836	- 281,086	- 48,164	- 198,164
200	100,566	377,122	- 422,878	- 302,128	- 27,122	- 177,122

Site type 3	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   0.27 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	140,012	525,046	- 274,954	- 154,204	- 175,046	- 325,046
10	137,207	514,525	- 285,475	- 164,725	- 164,525	- 314,525
20	134,401	504,004	- 295,996	- 175,246	- 154,004	- 304,004
30	131,596	493,483	- 306,517	- 185,767	- 143,483	- 293,483
40	128,790	482,962	- 317,038	- 196,288	- 132,962	- 282,962
50	125,984	472,441	- 327,559	- 206,809	- 122,441	- 272,441
60	123,179	461,920	- 338,080	- 217,330	- 111,920	- 261,920
70	120,373	451,399	- 348,601	- 227,851	- 101,399	- 251,399
80	117,568	440,878	- 359,122	- 238,372	- 90,878	- 240,878
90	114,762	430,357	- 369,643	- 248,893	- 80,357	- 230,357
100	111,956	419,836	- 380,164	- 259,414	- 69,836	- 219,836
120	106,345	398,794	- 401,206	- 280,456	- 48,794	- 198,794
140	100,734	377,752	- 422,248	- 301,498	- 27,752	- 177,752
160	95,123	356,710	- 443,290	- 322,540	- 6,710	- 156,710
180	89,512	335,668	- 464,332	- 343,582	- 14,332	- 135,668
200	83,900	314,627	- 485,373	- 364,623	- 35,373	- 114,627

Site type 3	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   0.27 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	199,730	748,987	- 51,013	- 69,737	- 398,987	- 548,987
10	196,924	738,466	- 61,534	- 59,216	- 388,466	- 538,466
20	194,119	727,945	- 72,055	- 48,695	- 377,945	- 527,945
30	191,313	717,424	- 82,576	- 38,174	- 367,424	- 517,424
40	188,508	706,903	- 93,097	- 27,653	- 356,903	- 506,903
50	185,702	696,382	- 103,618	- 17,132	- 346,382	- 496,382
60	182,896	685,861	- 114,139	- 6,611	- 335,861	- 485,861
70	180,091	675,340	- 124,660	- 3,910	- 325,340	- 475,340
80	177,285	664,819	- 135,181	- 14,431	- 314,819	- 464,819
90	174,480	654,298	- 145,702	- 24,952	- 304,298	- 454,298
100	171,674	643,777	- 156,223	- 35,473	- 293,777	- 443,777
120	166,063	622,735	- 177,265	- 56,515	- 272,735	- 422,735
140	160,452	601,694	- 198,306	- 77,556	- 251,694	- 401,694
160	154,840	580,652	- 219,348	- 98,598	- 230,652	- 380,652
180	149,229	559,610	- 240,390	- 119,640	- 209,610	- 359,610
200	143,618	538,568	- 261,432	- 140,682	- 188,568	- 338,568





Site type 3

Description: 

Area 5

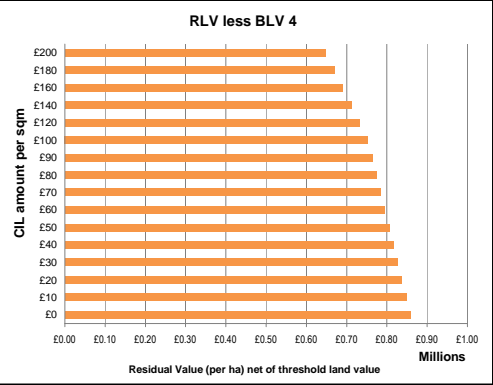
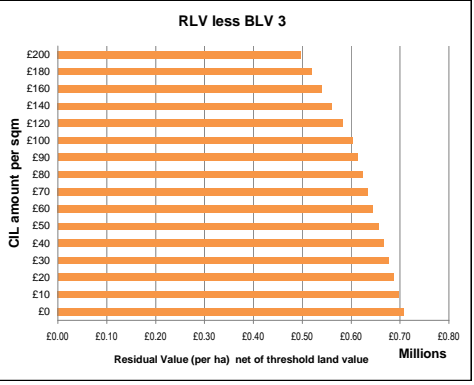
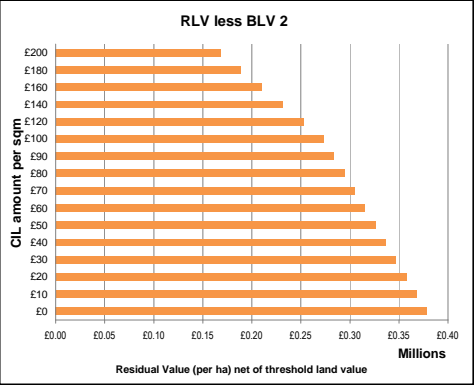
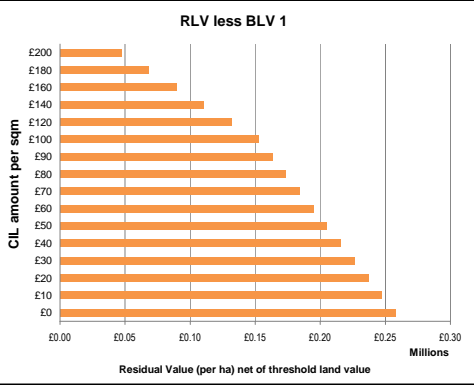
E2325 psm Halesworth

Site area: 

0.27

 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	282,015	1,057,557	257,557	378,307	707,557	857,557
10	279,210	1,047,036	247,036	367,786	697,036	847,036
20	276,404	1,036,515	236,515	357,265	686,515	836,515
30	273,598	1,025,994	225,994	346,744	675,994	825,994
40	270,793	1,015,473	215,473	336,223	665,473	815,473
50	267,987	1,004,952	204,952	325,702	654,952	804,952
60	265,182	994,431	194,431	315,181	644,431	794,431
70	262,376	983,910	183,910	304,660	633,910	783,910
80	259,571	973,389	173,389	294,139	623,389	773,389
90	256,765	962,868	162,868	283,618	612,868	762,868
100	253,959	952,347	152,347	273,097	602,347	752,347
120	248,348	931,305	131,305	252,055	581,305	731,305
140	242,737	910,263	110,263	231,013	560,263	710,263
160	237,126	889,222	89,222	209,972	539,222	689,222
180	231,515	868,180	68,180	188,930	518,180	668,180
200	225,903	847,138	47,138	167,888	497,138	647,138



Site type 3

Description: 

Area 6

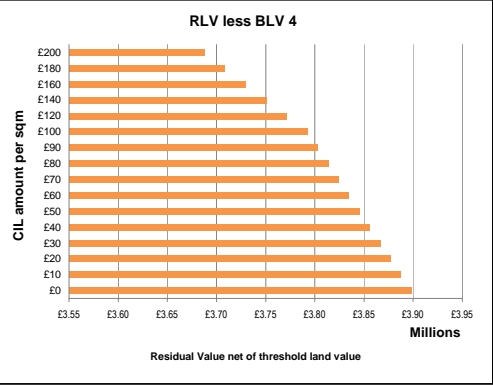
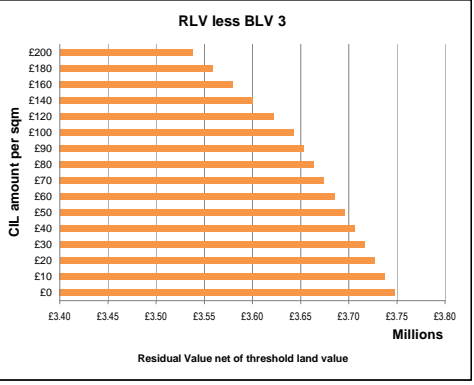
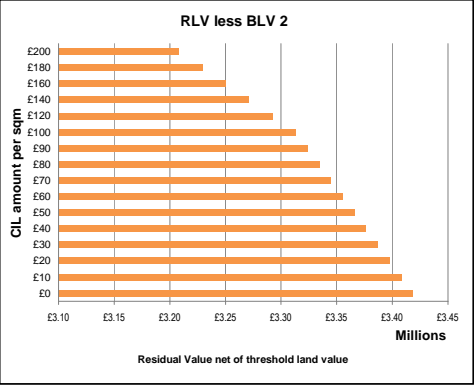
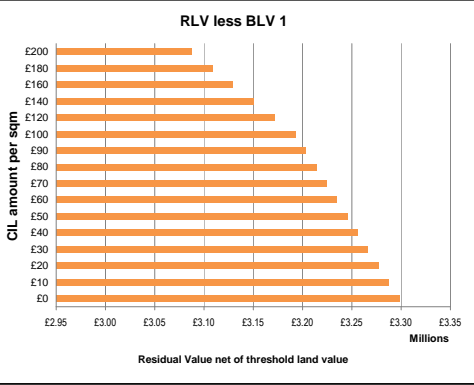
E4660 psm Southwold

Site area: 

0.27

 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,092,717	4,097,688	3,297,688	3,418,438	3,747,688	3,897,688
10	1,089,911	4,087,167	3,287,167	3,407,917	3,737,167	3,887,167
20	1,087,105	4,076,646	3,276,646	3,397,396	3,726,646	3,876,646
30	1,084,300	4,066,125	3,266,125	3,386,875	3,716,125	3,866,125
40	1,081,494	4,055,604	3,255,604	3,376,354	3,705,604	3,855,604
50	1,078,689	4,045,083	3,245,083	3,365,833	3,695,083	3,845,083
60	1,075,883	4,034,562	3,234,562	3,355,312	3,684,562	3,834,562
70	1,073,078	4,024,041	3,224,041	3,344,791	3,674,041	3,824,041
80	1,070,272	4,013,520	3,213,520	3,334,270	3,663,520	3,813,520
90	1,067,466	4,002,999	3,202,999	3,323,749	3,652,999	3,802,999
100	1,064,661	3,992,478	3,192,478	3,313,228	3,642,478	3,792,478
120	1,059,050	3,971,436	3,171,436	3,292,186	3,621,436	3,771,436
140	1,053,438	3,950,394	3,150,394	3,271,144	3,600,394	3,750,394
160	1,047,827	3,929,352	3,129,352	3,250,102	3,579,352	3,729,352
180	1,042,216	3,908,310	3,108,310	3,229,060	3,558,310	3,708,310
200	1,036,605	3,887,268	3,087,268	3,208,018	3,537,268	3,687,268



Site type 3

Description: 

Area 7

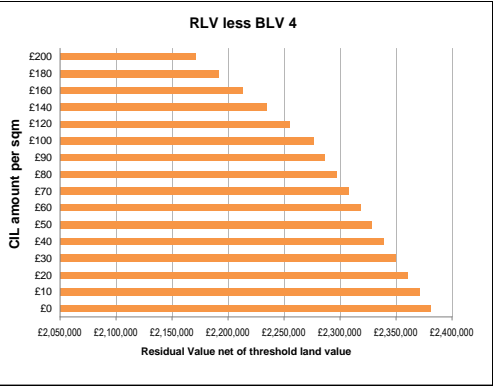
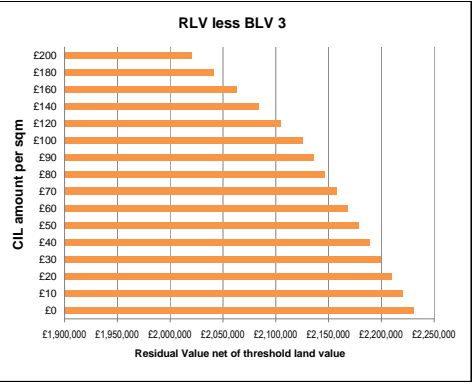
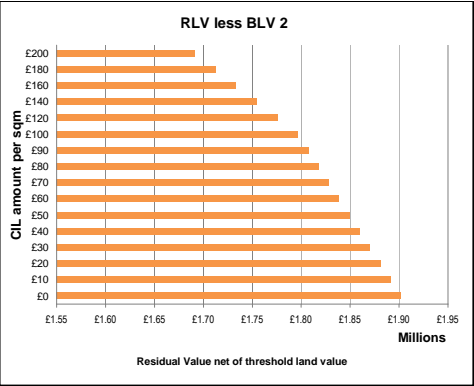
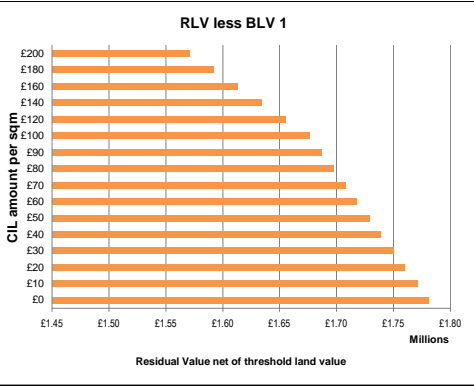
E3495 psm Reydon

Site area: 

0.27

 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,234	2,580,877	1,780,877	1,901,627	2,230,877	2,380,877
10	685,428	2,570,356	1,770,356	1,891,106	2,220,356	2,370,356
20	682,623	2,559,835	1,759,835	1,880,585	2,209,835	2,359,835
30	679,817	2,549,314	1,749,314	1,870,064	2,199,314	2,349,314
40	677,012	2,538,793	1,738,793	1,859,543	2,188,793	2,338,793
50	674,206	2,528,272	1,728,272	1,849,022	2,178,272	2,328,272
60	671,400	2,517,751	1,717,751	1,838,501	2,167,751	2,317,751
70	668,595	2,507,230	1,707,230	1,827,980	2,157,230	2,307,230
80	665,789	2,496,710	1,696,710	1,817,460	2,146,710	2,296,710
90	662,984	2,486,189	1,686,189	1,806,939	2,136,189	2,286,189
100	660,178	2,475,668	1,675,668	1,796,418	2,125,668	2,275,668
120	654,567	2,454,626	1,654,626	1,775,376	2,104,626	2,254,626
140	648,956	2,433,584	1,633,584	1,754,334	2,083,584	2,233,584
160	643,344	2,412,542	1,612,542	1,733,292	2,062,542	2,212,542
180	637,733	2,391,500	1,591,500	1,712,250	2,041,500	2,191,500
200	632,122	2,370,458	1,570,458	1,691,208	2,020,458	2,170,458



CIL Viability   Waveney District

SITE TYPE   4

15 UNITS

HOUSES

45 UPH

CSH level:   3

Aff Hsg:   35%

	Sales value inflation
	Build cost inflation
	Profit

Benchmark Land Values (per net developable ha)

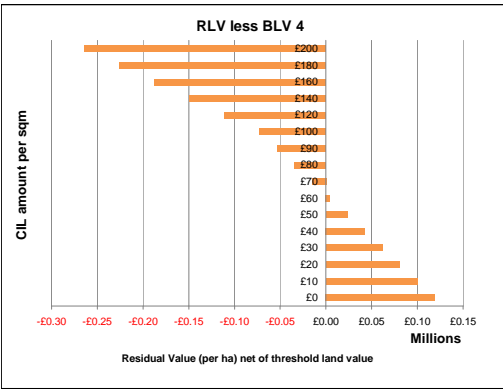
BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

Site type 4

Description:   **Area 1   £1615 psm   Inner Lowestoft**

Site area:   0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	106,266	318,797	-	481,203	-	360,453
10	99,889	299,668	-	500,332	-	379,582
20	93,513	280,539	-	519,461	-	398,711
30	87,137	261,410	-	538,590	-	417,840
40	80,760	242,281	-	557,719	-	436,969
50	74,384	223,152	-	576,848	-	456,098
60	68,008	204,023	-	595,977	-	475,227
70	61,631	184,894	-	615,106	-	494,356
80	55,255	165,765	-	634,235	-	513,485
90	48,879	146,636	-	653,364	-	532,614
100	42,502	127,507	-	672,493	-	551,743
120	29,750	89,249	-	710,751	-	590,001
140	16,997	50,990	-	749,010	-	628,260
160	4,244	12,732	-	787,268	-	666,518
180	-8,509	25,526	-	825,526	-	704,776
200	-21,261	63,784	-	863,784	-	743,034

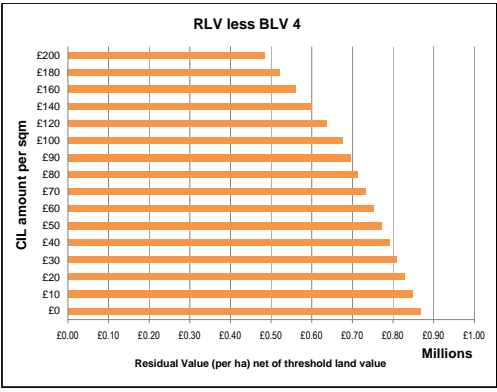
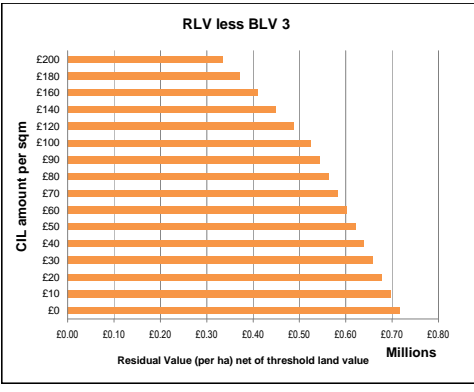
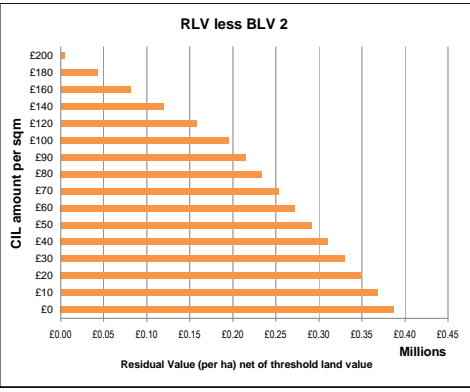
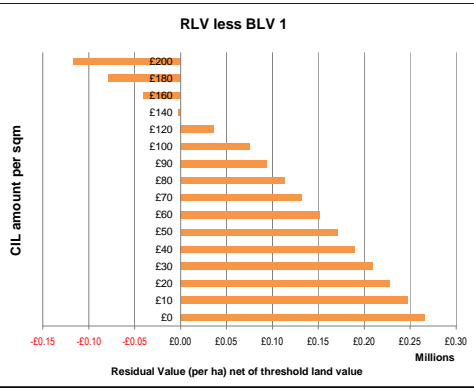


Site type 4

Description:   **Area 2   £1964 psm   Lowestoft Burbs**

Site area:   0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,324	1,065,972	-	265,972	-	386,722
10	348,948	1,046,843	-	246,843	-	367,593
20	342,571	1,027,714	-	227,714	-	348,464
30	336,195	1,008,584	-	208,584	-	329,334
40	329,818	989,455	-	189,455	-	310,205
50	323,442	970,326	-	170,326	-	291,076
60	317,066	951,197	-	151,197	-	271,947
70	310,689	932,068	-	132,068	-	252,818
80	304,313	912,939	-	112,939	-	233,689
90	297,937	893,810	-	93,810	-	214,560
100	291,560	874,681	-	74,681	-	195,431
120	278,808	836,423	-	36,423	-	157,173
140	266,055	798,165	-	1,835	-	118,915
160	253,302	759,907	-	40,093	-	80,657
180	240,549	721,648	-	78,352	-	42,398
200	227,797	683,390	-	116,610	-	4,140

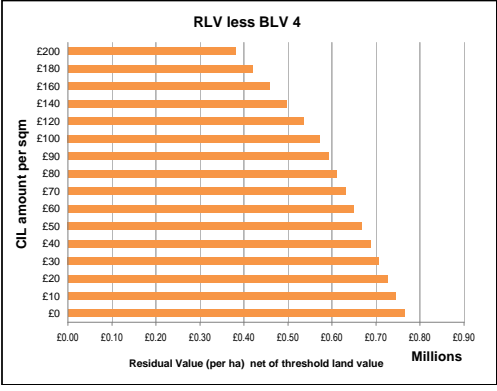
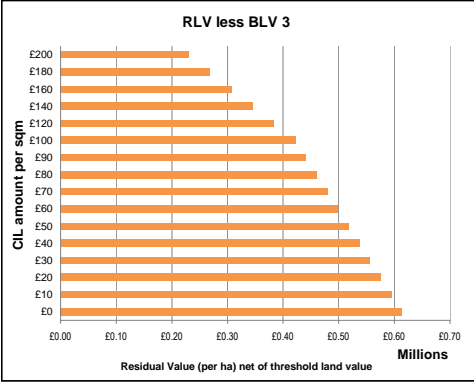
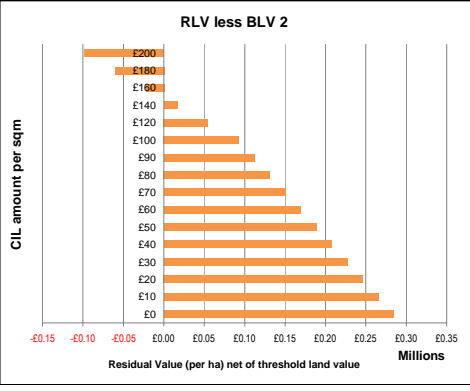
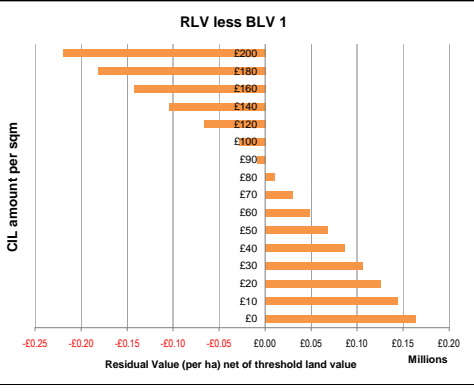


Site type 4

Description:   **Area 3   £1916 psm   Beccles**

Site area:   0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	321,069	963,208	-	163,208	-	283,958
10	314,693	944,079	-	144,079	-	264,829
20	308,317	924,950	-	124,950	-	245,700
30	301,940	905,821	-	105,821	-	226,571
40	295,564	886,692	-	86,692	-	207,442
50	289,188	867,563	-	67,563	-	188,313
60	282,811	848,434	-	48,434	-	169,184
70	276,435	829,305	-	29,305	-	150,055
80	270,059	810,176	-	10,176	-	130,926
90	263,682	791,047	-	8,953	-	111,797
100	257,306	771,918	-	28,082	-	92,668
120	244,553	733,660	-	66,340	-	54,410
140	231,801	695,402	-	104,598	-	16,152
160	219,048	657,143	-	142,857	-	22,107
180	206,295	618,885	-	181,115	-	60,365
200	193,542	580,627	-	219,373	-	98,623

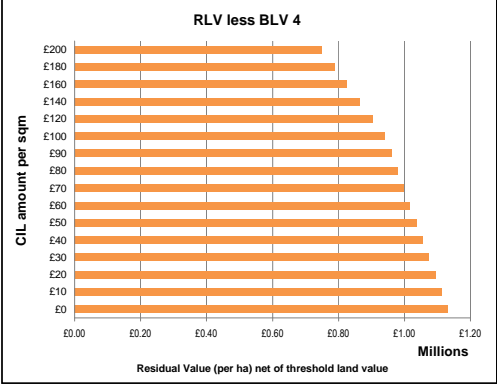
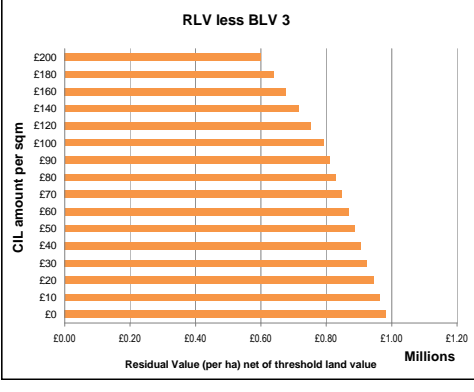
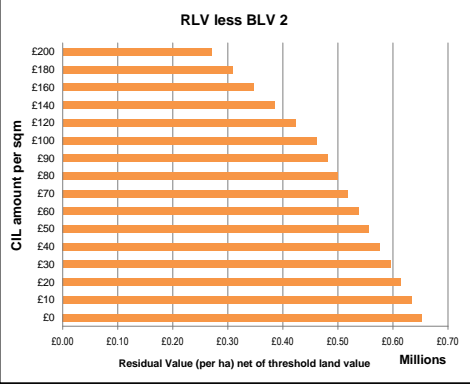
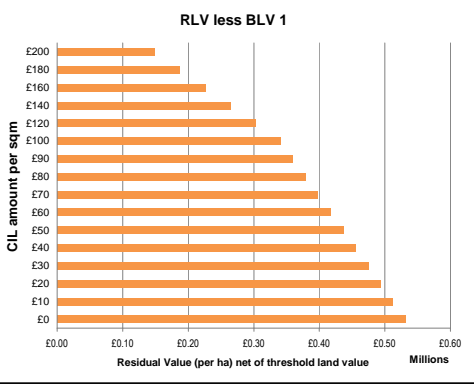


Site type 4

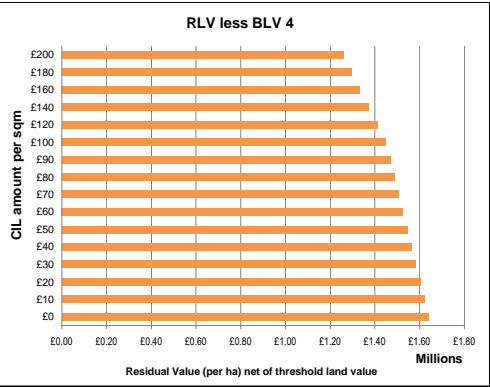
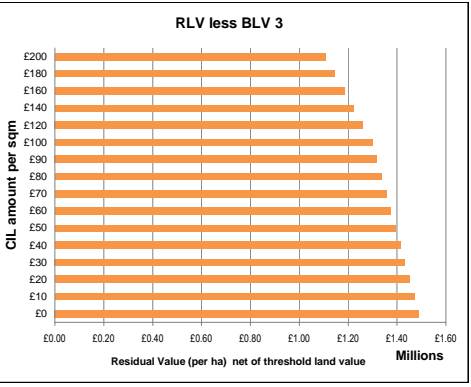
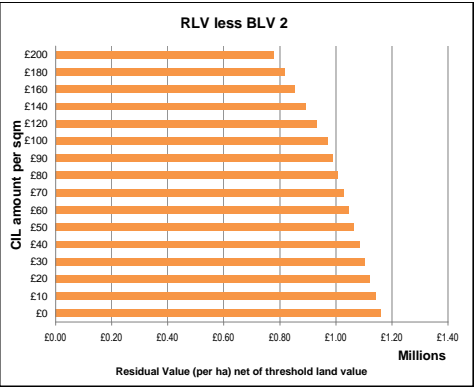
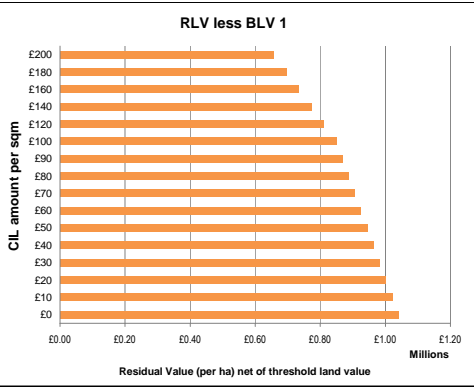
Description:   **Area 4   £2088 psm   Bungay**

Site area:   0.33 ha

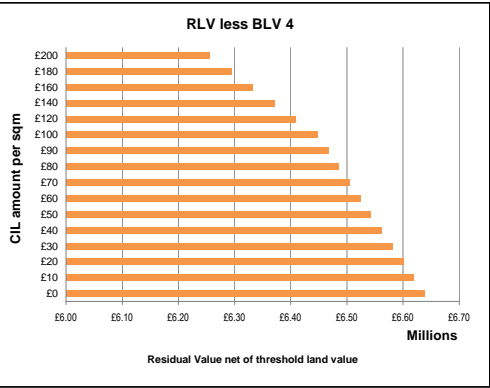
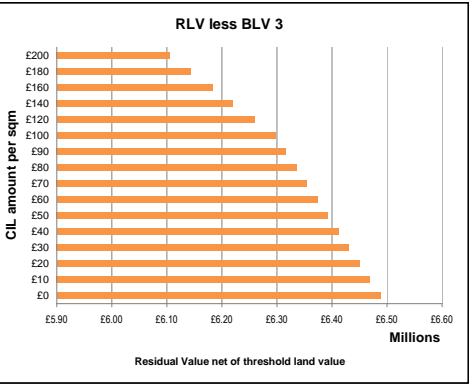
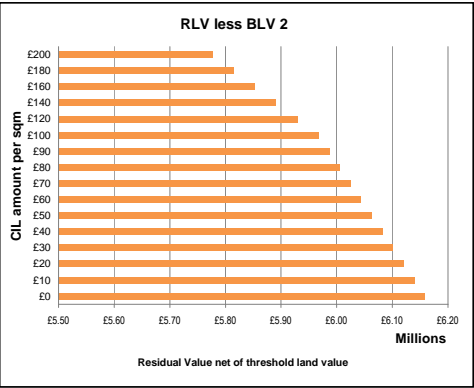
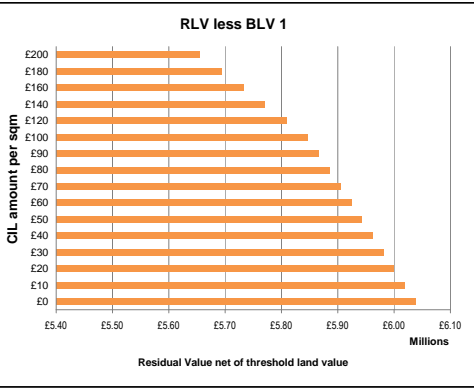
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	443,814	1,331,443	-	531,443	-	652,193
10	437,438	1,312,314	-	512,314	-	633,064
20	431,062	1,293,185	-	493,185	-	613,935
30	424,685	1,274,056	-	474,056	-	594,806
40	418,309	1,254,927	-	454,927	-	575,677
50	411,933	1,235,798	-	435,798	-	556,548
60	405,556	1,216,669	-	416,669	-	537,419
70	399,180	1,197,540	-	397,540	-	518,290
80	392,804	1,178,411	-	378,411	-	499,161
90	386,427	1,159,282	-	359,282	-	480,032
100	380,051	1,140,153	-	340,153	-	460,903
120	367,298	1,101,895	-	301,895	-	422,645
140	354,545	1,063,636	-	263,636	-	384,386
160	341,793	1,025,378	-	225,378	-	346,128
180	329,040	987,120	-	187,120	-	307,870
200	316,287	948,862	-	148,862	-	269,612



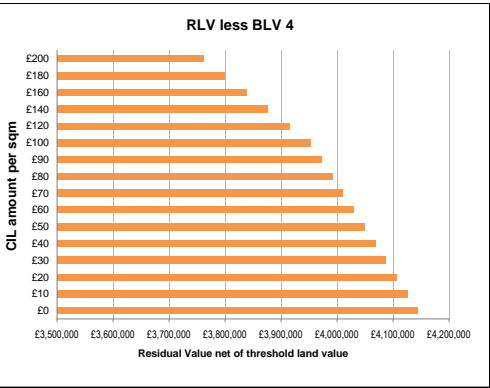
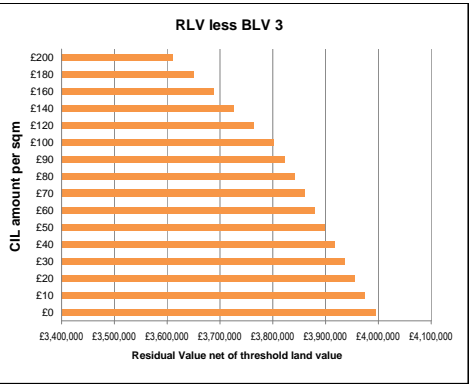
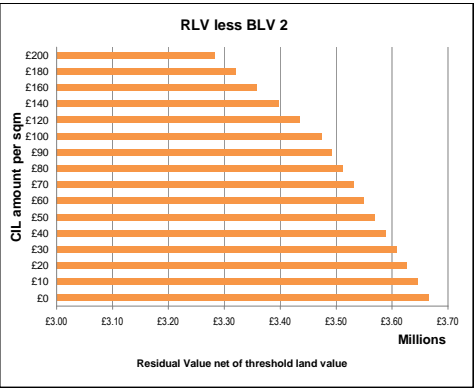
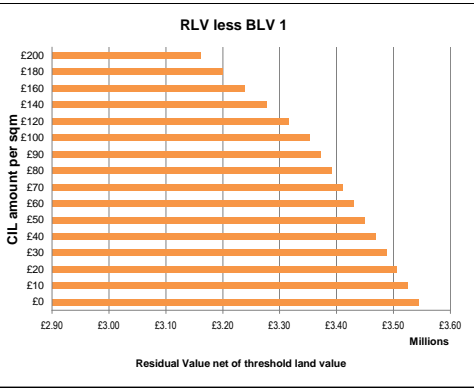
Site type 4	Description:	Area 5 £2325 psm Halesworth			Site area:	0.33 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	612,946	1,838,837	1,038,837	1,159,587	1,488,837	1,638,837
10	606,569	1,819,708	1,019,708	1,140,458	1,469,708	1,619,708
20	600,193	1,800,579	1,000,579	1,121,329	1,450,579	1,600,579
30	593,817	1,781,450	981,450	1,102,200	1,431,450	1,581,450
40	587,440	1,762,321	962,321	1,083,071	1,412,321	1,562,321
50	581,064	1,743,191	943,191	1,063,941	1,393,191	1,543,191
60	574,687	1,724,062	924,062	1,044,812	1,374,062	1,524,062
70	568,311	1,704,933	904,933	1,025,683	1,354,933	1,504,933
80	561,935	1,685,804	885,804	1,006,554	1,335,804	1,485,804
90	555,558	1,666,675	866,675	987,425	1,316,675	1,466,675
100	549,182	1,647,546	847,546	968,296	1,297,546	1,447,546
120	536,429	1,609,288	809,288	930,038	1,259,288	1,409,288
140	523,677	1,571,030	771,030	891,780	1,221,030	1,371,030
160	510,924	1,532,772	732,772	853,522	1,182,772	1,332,772
180	498,171	1,494,514	694,514	815,264	1,144,514	1,294,514
200	485,418	1,456,255	656,255	777,005	1,106,255	1,256,255



Site type 4	Description:	Area 6 £4660 psm Southwold			Site area:	0.33 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,279,280	6,837,840	6,037,840	6,158,590	6,487,840	6,637,840
10	2,272,904	6,818,711	6,018,711	6,139,461	6,468,711	6,618,711
20	2,266,527	6,799,582	5,999,582	6,120,332	6,449,582	6,599,582
30	2,260,151	6,780,452	5,980,452	6,101,202	6,430,452	6,580,452
40	2,253,774	6,761,323	5,961,323	6,082,073	6,411,323	6,561,323
50	2,247,398	6,742,194	5,942,194	6,062,944	6,392,194	6,542,194
60	2,241,022	6,723,065	5,923,065	6,043,815	6,373,065	6,523,065
70	2,234,645	6,703,936	5,903,936	6,024,686	6,353,936	6,503,936
80	2,228,269	6,684,807	5,884,807	6,005,557	6,334,807	6,484,807
90	2,221,893	6,665,678	5,865,678	5,986,428	6,315,678	6,465,678
100	2,215,516	6,646,549	5,846,549	5,967,299	6,296,549	6,446,549
120	2,202,764	6,608,291	5,808,291	5,929,041	6,258,291	6,408,291
140	2,190,011	6,570,033	5,770,033	5,890,783	6,220,033	6,370,033
160	2,177,258	6,531,775	5,731,775	5,852,525	6,181,775	6,331,775
180	2,164,505	6,493,516	5,693,516	5,814,266	6,143,516	6,293,516
200	2,151,753	6,455,258	5,655,258	5,776,008	6,105,258	6,255,258



Site type 4	Description:	Area 7 £3495 psm Reydon			Site area:	0.33 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,447,897	4,343,690	3,543,690	3,664,440	3,993,690	4,143,690
10	1,441,520	4,324,561	3,524,561	3,645,311	3,974,561	4,124,561
20	1,435,144	4,305,432	3,505,432	3,626,182	3,955,432	4,105,432
30	1,428,768	4,286,303	3,486,303	3,607,053	3,936,303	4,086,303
40	1,422,391	4,267,174	3,467,174	3,587,924	3,917,174	4,067,174
50	1,416,015	4,248,045	3,448,045	3,568,795	3,898,045	4,048,045
60	1,409,639	4,228,916	3,428,916	3,549,666	3,878,916	4,028,916
70	1,403,262	4,209,787	3,409,787	3,530,537	3,859,787	4,009,787
80	1,396,886	4,190,658	3,390,658	3,511,408	3,840,658	3,990,658
90	1,390,510	4,171,529	3,371,529	3,492,279	3,821,529	3,971,529
100	1,384,133	4,152,400	3,352,400	3,473,150	3,802,400	3,952,400
120	1,371,381	4,114,142	3,314,142	3,434,892	3,764,142	3,914,142
140	1,358,628	4,075,884	3,275,884	3,396,634	3,725,884	3,875,884
160	1,345,875	4,037,625	3,237,625	3,358,375	3,687,625	3,837,625
180	1,333,122	3,999,367	3,199,367	3,320,117	3,649,367	3,799,367
200	1,320,370	3,961,109	3,161,109	3,281,859	3,611,109	3,761,109



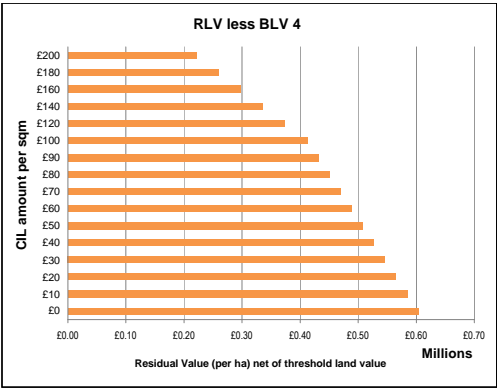
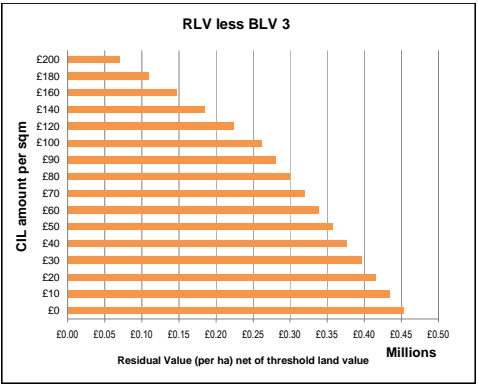
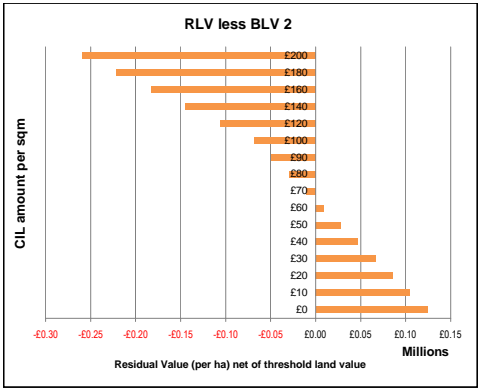
CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   4 15 UNITS HOUSES 45 UPH	BLV1	BLV2	BLV3	BLV4
	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
	£800,000	£679,250	£350,000	£200,000
CSH level:	4		Sales value inflation	
Aff Hsg:	35%		Build cost inflation	
			Profit	

Site type 4	Description:	Area 1   £1615 psm   Inner Lowestoft	Site area:	0.33 ha
-------------	--------------	--------------------------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,557	55,671	- 744,329	- 623,579	- 294,329	- 144,329
10	12,181	36,542	- 763,458	- 642,708	- 313,458	- 163,458
20	5,804	17,413	- 782,587	- 661,837	- 332,587	- 182,587
30	-572	1,716	- 801,716	- 680,966	- 351,716	- 201,716
40	-6,948	20,845	- 820,845	- 700,095	- 370,845	- 220,845
50	-13,325	39,974	- 839,974	- 719,224	- 389,974	- 239,974
60	-19,701	59,103	- 859,103	- 738,353	- 409,103	- 259,103
70	-26,077	78,232	- 878,232	- 757,482	- 428,232	- 278,232
80	-32,454	97,361	- 897,361	- 776,611	- 447,361	- 297,361
90	-38,830	116,490	- 916,490	- 795,740	- 466,490	- 316,490
100	-45,206	135,619	- 935,619	- 814,869	- 485,619	- 335,619
120	-57,959	173,877	- 973,877	- 853,127	- 523,877	- 373,877
140	-70,712	212,136	- 1,012,136	- 891,386	- 562,136	- 412,136
160	-83,465	250,394	- 1,050,394	- 929,644	- 600,394	- 450,394
180	-96,217	288,652	- 1,088,652	- 967,902	- 638,652	- 488,652
200	-108,970	326,910	- 1,126,910	- 1,006,160	- 676,910	- 526,910

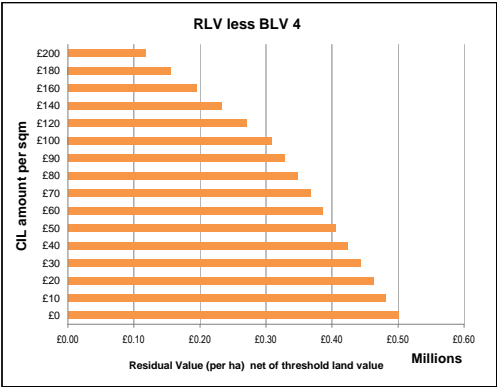
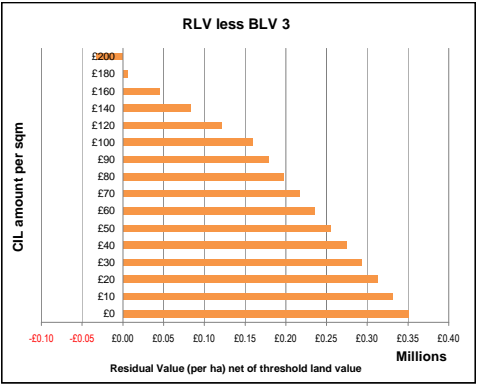
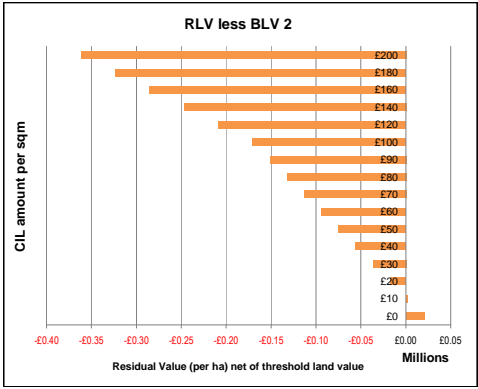
Site type 4	Description:	Area 2   £1964 psm   Lowestoft Burbs	Site area:	0.33 ha
-------------	--------------	--------------------------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	267,615	802,846	2,846	123,596	452,846	602,846
10	261,239	783,717	- 16,283	104,467	433,717	583,717
20	254,862	764,587	- 35,413	85,337	414,587	564,587
30	248,486	745,458	- 54,542	66,208	395,458	545,458
40	242,110	726,329	- 73,671	47,079	376,329	526,329
50	235,733	707,200	- 92,800	27,950	357,200	507,200
60	229,357	688,071	- 111,929	8,821	338,071	488,071
70	222,981	668,942	- 131,058	- 10,308	318,942	468,942
80	216,604	649,813	- 150,187	- 29,437	299,813	449,813
90	210,228	630,684	- 169,316	- 48,566	280,684	430,684
100	203,852	611,555	- 188,445	- 67,695	261,555	411,555
120	191,099	573,297	- 226,703	- 105,953	223,297	373,297
140	178,346	535,039	- 264,961	- 144,211	185,039	335,039
160	165,594	496,781	- 303,219	- 182,469	146,781	296,781
180	152,841	458,522	- 341,478	- 220,728	108,522	258,522
200	140,088	420,264	- 379,736	- 258,986	70,264	220,264



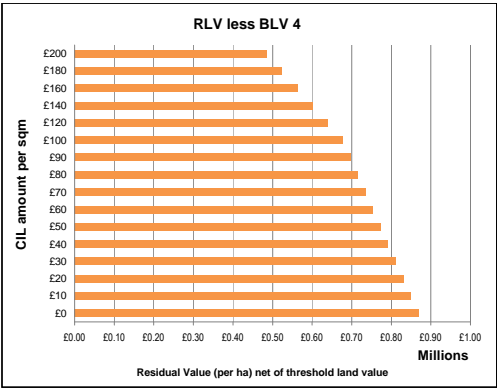
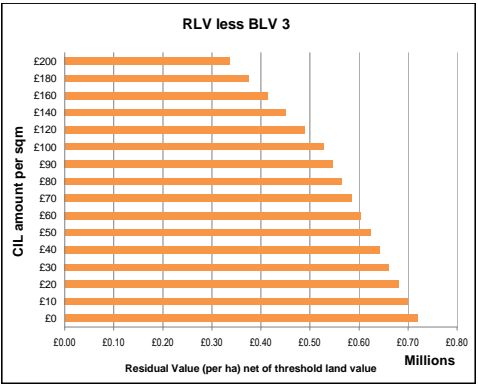
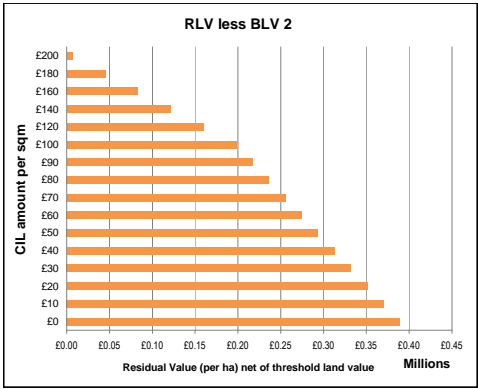
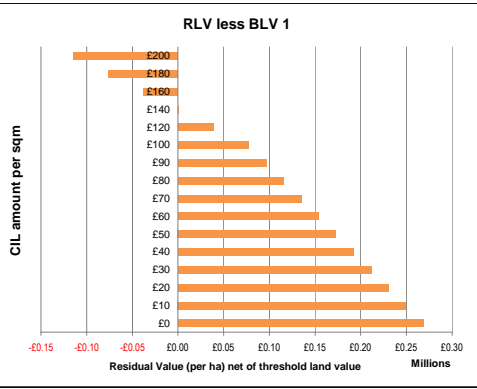
Site type 4	Description:	Area 3   £1916 psm   Beccles	Site area:	0.33 ha
-------------	--------------	------------------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	233,361	700,082	- 99,918	20,832	350,082	500,082
10	226,984	680,953	- 119,047	1,703	330,953	480,953
20	220,608	661,824	- 138,176	17,426	311,824	461,824
30	214,232	642,695	- 157,305	36,555	292,695	442,695
40	207,855	623,566	- 176,434	55,684	273,566	423,566
50	201,479	604,437	- 195,563	74,813	254,437	404,437
60	195,103	585,308	- 214,692	93,942	235,308	385,308
70	188,726	566,179	- 233,821	113,071	216,179	366,179
80	182,350	547,050	- 252,950	132,200	197,050	347,050
90	175,974	527,921	- 272,079	151,329	177,921	327,921
100	169,597	508,792	- 291,208	170,458	158,792	308,792
120	156,845	470,534	- 329,466	208,716	120,534	270,534
140	144,092	432,275	- 367,725	246,975	82,275	232,275
160	131,339	394,017	- 405,983	285,233	44,017	194,017
180	118,586	355,759	- 444,241	323,491	5,759	155,759
200	105,834	317,501	- 482,499	361,749	- 32,499	117,501

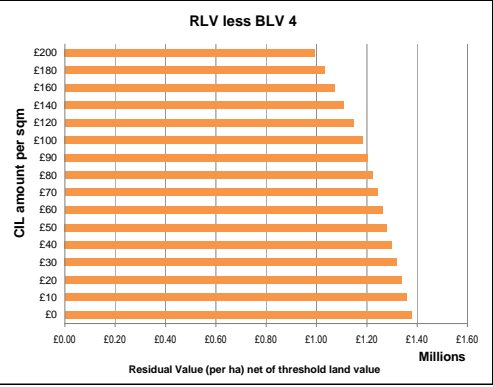
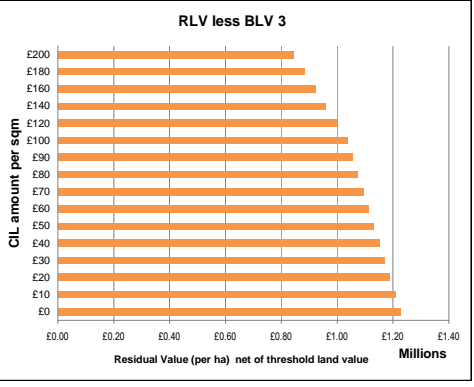
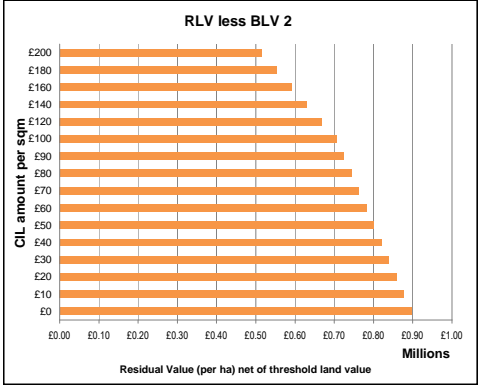
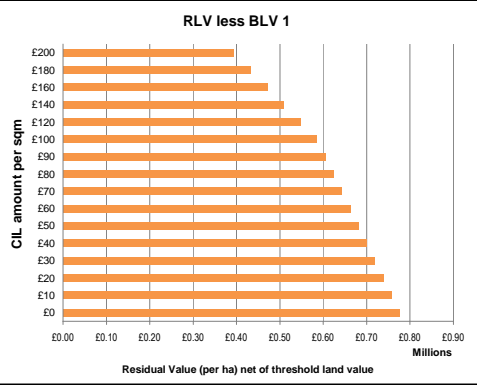


Site type 4	Description:	Area 4   £2088 psm   Bungay	Site area:	0.33 ha
-------------	--------------	-----------------------------	------------	---------

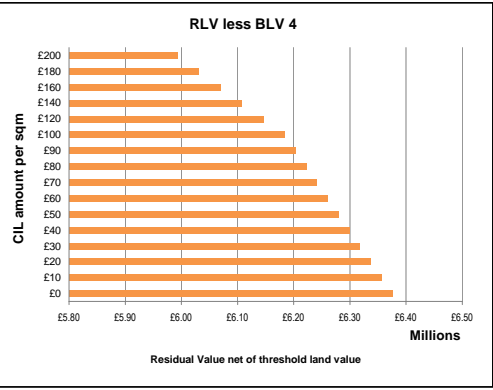
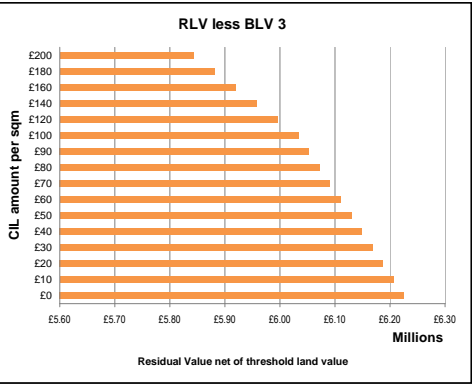
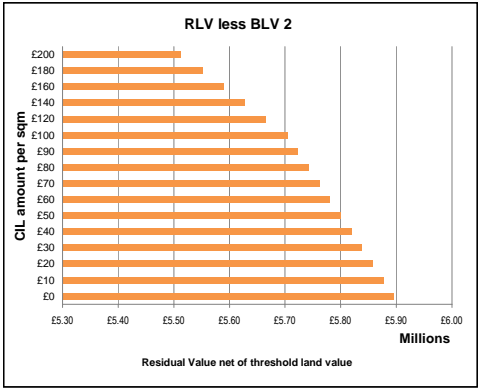
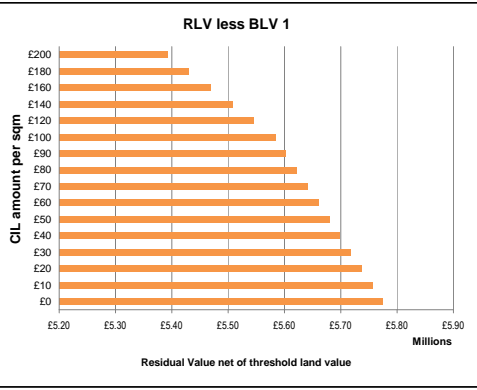
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	356,106	1,068,317	268,317	389,067	718,317	868,317
10	349,729	1,049,188	249,188	369,938	699,188	849,188
20	343,353	1,030,059	230,059	350,809	680,059	830,059
30	336,977	1,010,930	210,930	331,680	660,930	810,930
40	330,600	991,801	191,801	312,551	641,801	791,801
50	324,224	972,672	172,672	293,422	622,672	772,672
60	317,848	953,543	153,543	274,293	603,543	753,543
70	311,471	934,414	134,414	255,164	584,414	734,414
80	305,095	915,285	115,285	236,035	565,285	715,285
90	298,719	896,156	96,156	216,906	546,156	696,156
100	292,342	877,027	77,027	197,777	527,027	677,027
120	279,589	838,768	38,768	159,518	488,768	638,768
140	266,837	800,510	510	121,260	450,510	600,510
160	254,084	762,252	- 37,748	83,002	412,252	562,252
180	241,331	723,994	- 76,006	44,744	373,994	523,994
200	228,579	685,736	- 114,264	6,486	335,736	485,736



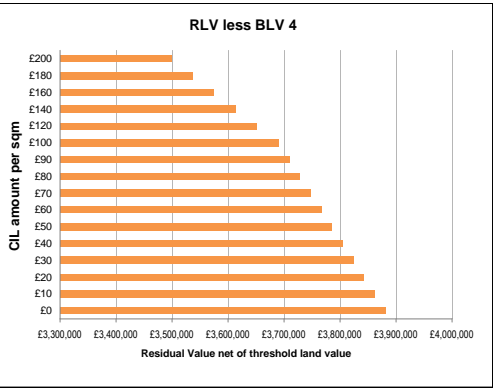
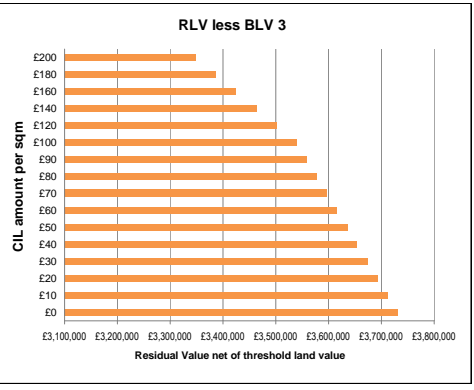
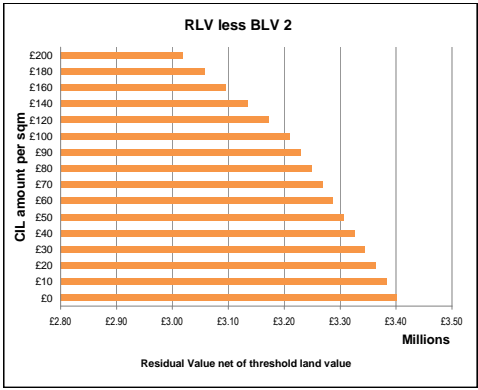
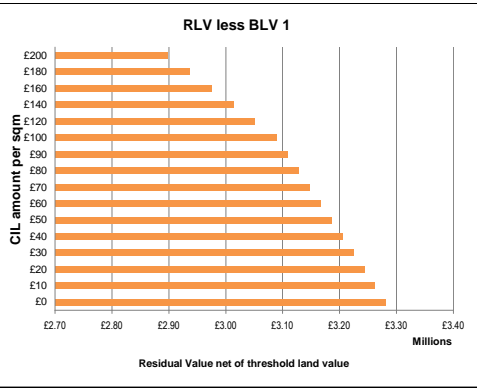
Site type 4	Description:	Area 5	E2325 psm Halesworth	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	525,237	1,575,711	775,711	896,461	1,225,711	1,375,711
10	518,861	1,566,582	756,582	877,332	1,206,582	1,356,582
20	512,484	1,537,453	737,453	858,203	1,187,453	1,337,453
30	506,108	1,518,324	718,324	839,074	1,168,324	1,318,324
40	499,731	1,499,194	699,194	819,944	1,149,194	1,299,194
50	493,355	1,480,065	680,065	800,815	1,130,065	1,280,065
60	486,979	1,460,936	660,936	781,686	1,110,936	1,260,936
70	480,602	1,441,807	641,807	762,557	1,091,807	1,241,807
80	474,226	1,422,678	622,678	743,428	1,072,678	1,222,678
90	467,850	1,403,549	603,549	724,299	1,053,549	1,203,549
100	461,473	1,384,420	584,420	705,170	1,034,420	1,184,420
120	448,721	1,346,162	546,162	666,912	996,162	1,146,162
140	435,968	1,307,904	507,904	628,654	957,904	1,107,904
160	423,215	1,269,646	469,646	590,396	919,646	1,069,646
180	410,463	1,231,388	431,388	552,138	881,388	1,031,388
200	397,710	1,193,129	393,129	513,879	843,129	993,129



Site type 4	Description:	Area 6	E4660 psm Southwold	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,191,571	6,574,714	5,774,714	5,895,464	6,224,714	6,374,714
10	2,185,195	6,555,585	5,755,585	5,876,335	6,205,585	6,355,585
20	2,178,818	6,536,455	5,736,455	5,857,205	6,186,455	6,336,455
30	2,172,442	6,517,326	5,717,326	5,838,076	6,167,326	6,317,326
40	2,166,066	6,498,197	5,698,197	5,818,947	6,148,197	6,298,197
50	2,159,689	6,479,068	5,679,068	5,799,818	6,129,068	6,279,068
60	2,153,313	6,459,939	5,659,939	5,780,689	6,109,939	6,259,939
70	2,146,937	6,440,810	5,640,810	5,761,560	6,090,810	6,240,810
80	2,140,560	6,421,681	5,621,681	5,742,431	6,071,681	6,221,681
90	2,134,184	6,402,552	5,602,552	5,723,302	6,052,552	6,202,552
100	2,127,808	6,383,423	5,583,423	5,704,173	6,033,423	6,183,423
120	2,115,055	6,345,165	5,545,165	5,665,915	5,995,165	6,145,165
140	2,102,302	6,306,907	5,506,907	5,627,657	5,956,907	6,106,907
160	2,089,550	6,268,649	5,468,649	5,589,399	5,918,649	6,068,649
180	2,076,797	6,230,390	5,430,390	5,551,140	5,880,390	6,030,390
200	2,064,044	6,192,132	5,392,132	5,512,882	5,842,132	5,992,132



Site type 4	Description:	Area 7	£3495 psm Reydon		Site area:	0.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,360,188	4,080,564	3,280,564	3,401,314	3,730,564	3,880,564
10	1,353,812	4,061,435	3,261,435	3,382,185	3,711,435	3,861,435
20	1,347,435	4,042,306	3,242,306	3,363,056	3,692,306	3,842,306
30	1,341,059	4,023,177	3,223,177	3,343,927	3,673,177	3,823,177
40	1,334,683	4,004,048	3,204,048	3,324,798	3,654,048	3,804,048
50	1,328,306	3,984,919	3,184,919	3,305,669	3,634,919	3,784,919
60	1,321,930	3,965,790	3,165,790	3,286,540	3,615,790	3,765,790
70	1,315,554	3,946,661	3,146,661	3,267,411	3,596,661	3,746,661
80	1,309,177	3,927,532	3,127,532	3,248,282	3,577,532	3,727,532
90	1,302,801	3,908,403	3,108,403	3,229,153	3,558,403	3,708,403
100	1,296,425	3,889,274	3,089,274	3,210,024	3,539,274	3,689,274
120	1,283,672	3,851,016	3,051,016	3,171,766	3,501,016	3,651,016
140	1,270,919	3,812,757	3,012,757	3,133,507	3,462,757	3,612,757
160	1,258,166	3,774,499	2,974,499	3,095,249	3,424,499	3,574,499
180	1,245,414	3,736,241	2,936,241	3,056,991	3,386,241	3,536,241
200	1,232,661	3,697,983	2,897,983	3,018,733	3,347,983	3,497,983



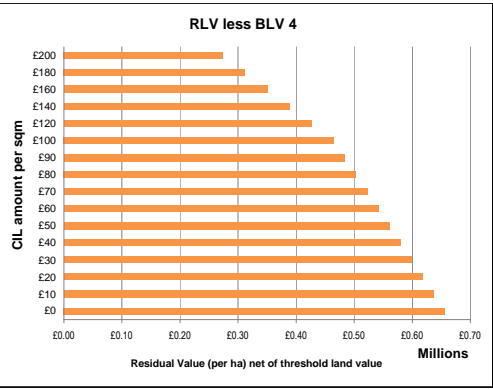
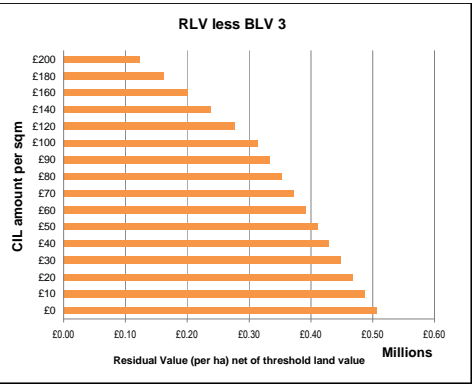
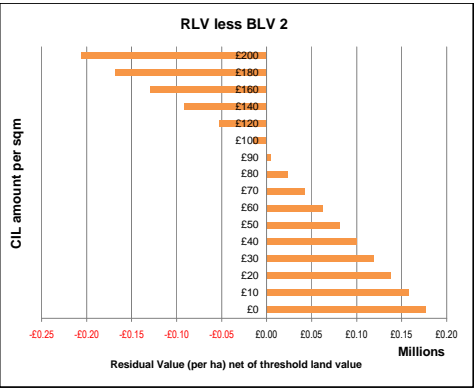
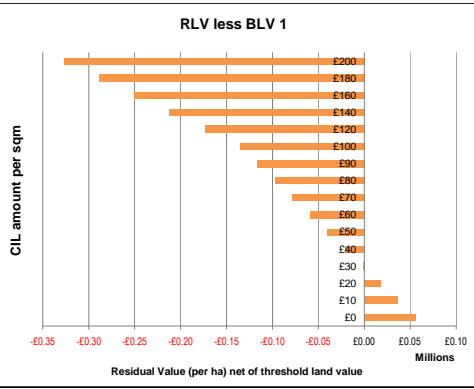
CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE    4 15 UNITS HOUSES 45 UPH	BLV1	BLV2	BLV3	BLV4
	Resi land (high) £800,000	Resi land (low) £679,250	Fmr industrial £350,000	Other uses £200,000
CSH level:	3	-5% Sales value inflation		
Aff Hsg:	35%	Build cost inflation		
		Profit		

Site type 4	Description: <b>Area 1    £1615 psm   Inner Lowestoft</b>	Site area:    0.33 ha
-------------	---	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	48,640	145,920	- 654,080	- 533,330	- 204,080	- 54,080
10	42,264	126,791	- 673,209	- 552,459	- 223,209	- 73,209
20	35,887	107,662	- 692,338	- 571,588	- 242,338	- 92,338
30	29,511	88,532	- 711,468	- 590,718	- 261,468	- 111,468
40	23,134	69,403	- 730,597	- 609,847	- 280,597	- 130,597
50	16,758	50,274	- 749,726	- 628,976	- 299,726	- 149,726
60	10,382	31,145	- 768,855	- 648,105	- 318,855	- 168,855
70	4,005	12,016	- 787,984	- 667,234	- 337,984	- 187,984
80	-2,371	7,113	- 807,113	- 686,363	- 357,113	- 207,113
90	-8,747	26,242	- 826,242	- 705,492	- 376,242	- 226,242
100	-15,124	45,371	- 845,371	- 724,621	- 395,371	- 245,371
120	-27,876	83,629	- 883,629	- 762,879	- 433,629	- 283,629
140	-40,629	121,887	- 921,887	- 801,137	- 471,887	- 321,887
160	-53,382	160,145	- 960,145	- 839,395	- 510,145	- 360,145
180	-66,135	198,404	- 998,404	- 877,654	- 548,404	- 398,404
200	-78,887	236,662	- 1,036,662	- 915,912	- 586,662	- 436,662

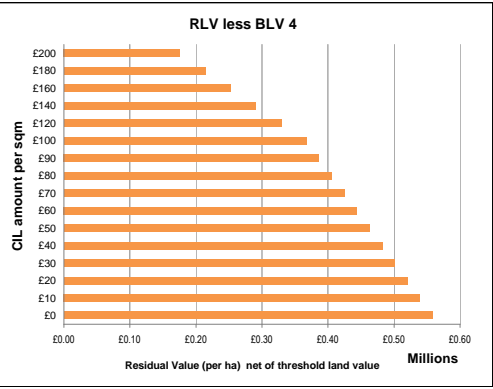
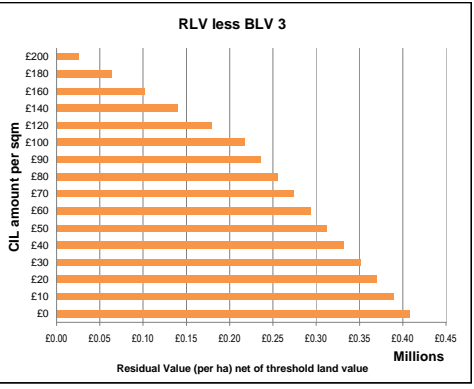
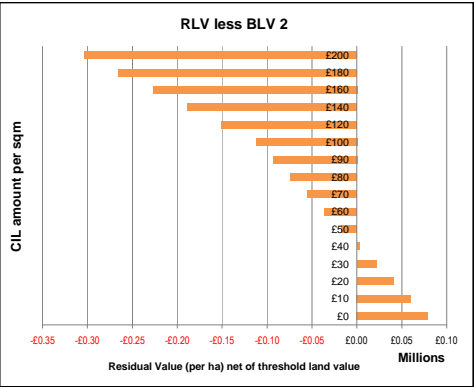
Site type 4	Description: <b>Area 2    £1964 psm   Lowestoft Burbs</b>	Site area:    0.33 ha
-------------	---	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	285,245	855,735	55,735	176,485	505,735	655,735
10	278,869	836,606	36,606	157,356	486,606	636,606
20	272,492	817,477	17,477	138,227	467,477	617,477
30	266,116	798,348	- 1,652	119,098	448,348	598,348
40	259,740	779,219	- 20,781	99,969	429,219	579,219
50	253,363	760,090	- 39,910	80,840	410,090	560,090
60	246,987	740,961	- 59,039	61,711	390,961	540,961
70	240,611	721,832	- 78,168	42,582	371,832	521,832
80	234,234	702,703	- 97,297	23,453	352,703	502,703
90	227,858	683,574	- 116,426	4,324	333,574	483,574
100	221,482	664,445	- 135,555	- 14,805	314,445	464,445
120	208,729	626,186	- 173,814	- 53,064	276,186	426,186
140	195,976	587,928	- 212,072	- 91,322	237,928	387,928
160	183,223	549,670	- 250,330	- 129,580	199,670	349,670
180	170,471	511,412	- 288,588	- 167,838	161,412	311,412
200	157,718	473,154	- 326,846	- 206,096	123,154	273,154



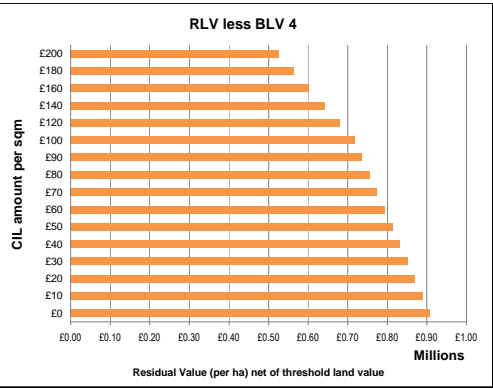
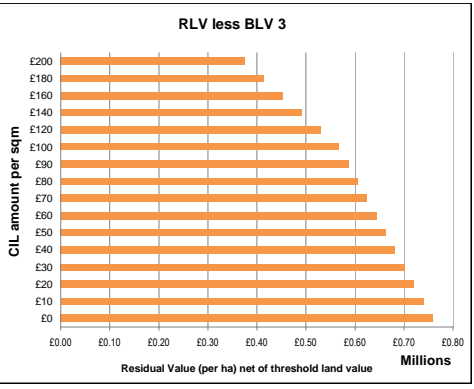
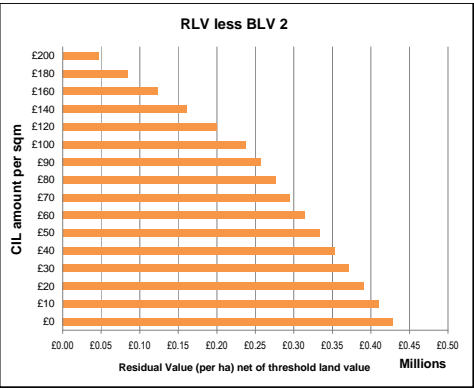
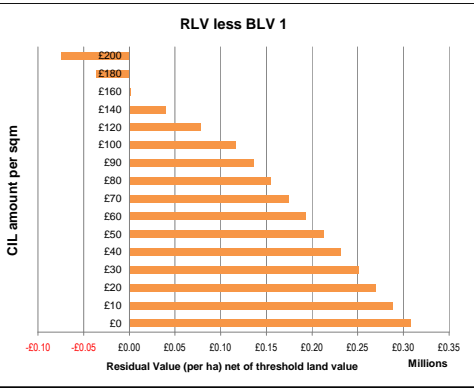
Site type 4	Description: <b>Area 3    £1916 psm   Beccles</b>	Site area:    0.33 ha
-------------	---	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,703	758,110	- 41,890	78,860	408,110	558,110
10	246,327	738,981	- 61,019	59,731	388,981	538,981
20	239,951	719,852	- 80,148	40,602	369,852	519,852
30	233,574	700,723	- 99,277	21,473	350,723	500,723
40	227,198	681,594	- 118,406	2,344	331,594	481,594
50	220,822	662,465	- 137,535	- 16,785	312,465	462,465
60	214,445	643,336	- 156,664	- 35,914	293,336	443,336
70	208,069	624,207	- 175,793	- 55,043	274,207	424,207
80	201,693	605,078	- 194,922	- 74,172	255,078	405,078
90	195,316	585,949	- 214,051	- 93,301	235,949	385,949
100	188,940	566,819	- 233,181	- 112,431	216,819	366,819
120	176,187	528,561	- 271,439	- 150,689	178,561	328,561
140	163,434	490,303	- 309,697	- 188,947	140,303	290,303
160	150,682	452,045	- 347,955	- 227,205	102,045	252,045
180	137,929	413,787	- 386,213	- 265,463	63,787	213,787
200	125,176	375,529	- 424,471	- 303,721	25,529	175,529



Site type 4	Description: <b>Area 4    £2088 psm   Bungay</b>	Site area:    0.33 ha
-------------	--	-----------------------

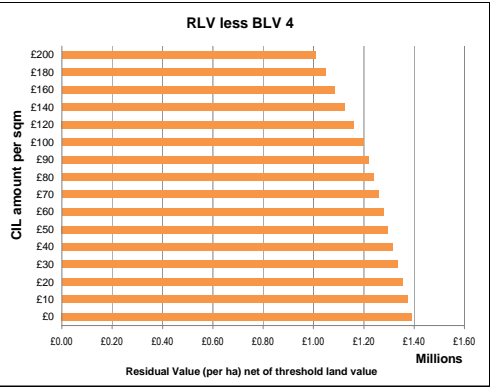
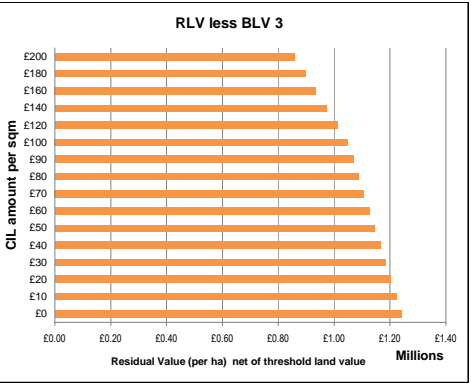
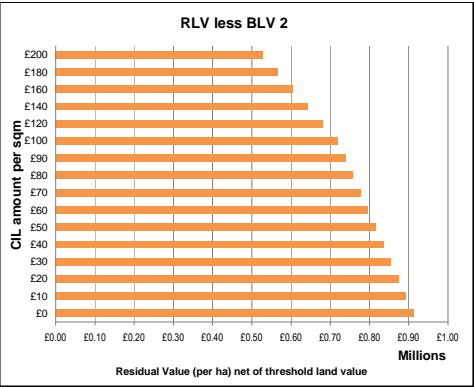
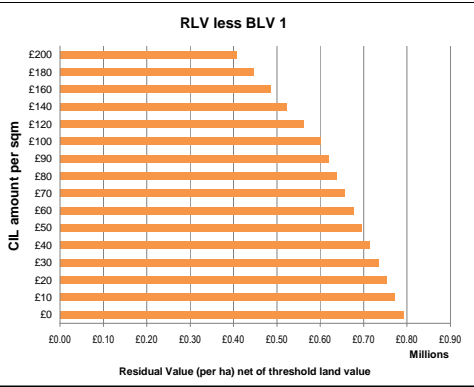
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,311	1,107,933	307,933	428,683	757,933	907,933
10	362,935	1,088,804	288,804	409,554	738,804	888,804
20	356,558	1,069,675	269,675	390,425	719,675	869,675
30	350,182	1,050,546	250,546	371,296	700,546	850,546
40	343,806	1,031,417	231,417	352,167	681,417	831,417
50	337,429	1,012,288	212,288	333,038	662,288	812,288
60	331,053	993,159	193,159	313,909	643,159	793,159
70	324,677	974,030	174,030	294,780	624,030	774,030
80	318,300	954,901	154,901	275,651	604,901	754,901
90	311,924	935,772	135,772	256,522	585,772	735,772
100	305,548	916,643	116,643	237,393	566,643	716,643
120	292,795	878,385	78,385	199,135	528,385	678,385
140	280,042	840,126	40,126	160,876	490,126	640,126
160	267,289	801,868	- 1,868	122,618	451,868	601,868
180	254,537	763,610	- 36,390	84,360	413,610	563,610
200	241,784	725,352	- 74,648	46,102	375,352	525,352





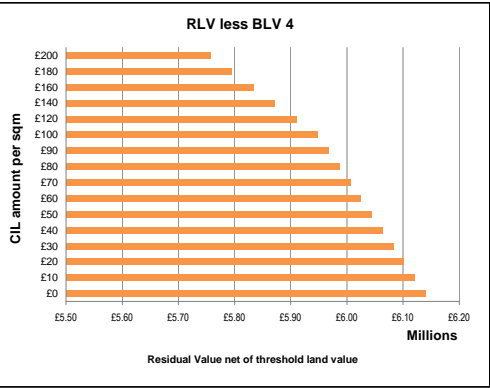
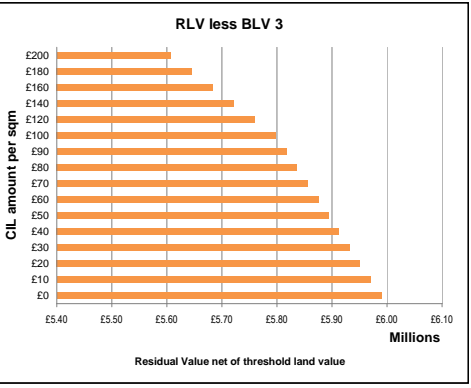
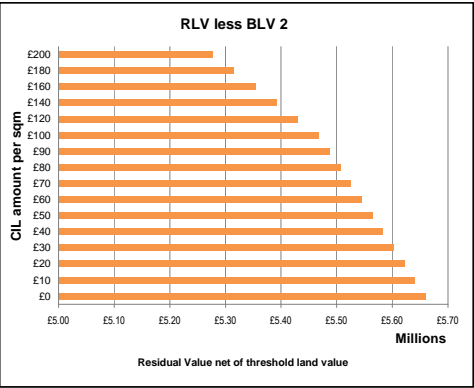
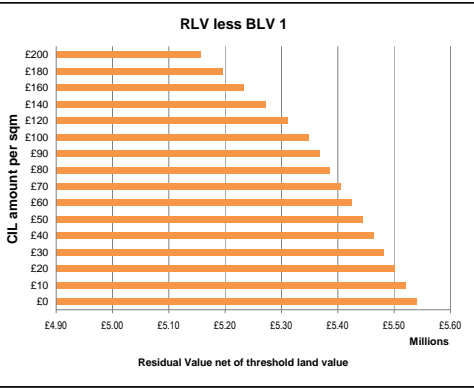
Site type 4Description: **Area 5** **E2325 psm Halesworth**Site area: 0.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	529,986	1,589,957	789,957	910,707	1,239,957	1,389,957
10	523,609	1,570,828	770,828	891,578	1,220,828	1,370,828
20	517,233	1,551,699	751,699	872,449	1,201,699	1,351,699
30	510,857	1,532,570	732,570	853,320	1,182,570	1,332,570
40	504,480	1,513,441	713,441	834,191	1,163,441	1,313,441
50	498,104	1,494,312	694,312	815,062	1,144,312	1,294,312
60	491,728	1,475,183	675,183	795,933	1,125,183	1,275,183
70	485,351	1,456,054	656,054	776,804	1,106,054	1,256,054
80	478,975	1,436,925	636,925	757,675	1,086,925	1,236,925
90	472,598	1,417,795	617,795	738,545	1,067,795	1,217,795
100	466,222	1,398,666	598,666	719,416	1,048,666	1,198,666
120	453,469	1,360,408	560,408	681,158	1,010,408	1,160,408
140	440,717	1,322,150	522,150	642,900	972,150	1,122,150
160	427,964	1,283,892	483,892	604,642	933,892	1,083,892
180	415,211	1,245,634	445,634	566,384	895,634	1,045,634
200	402,459	1,207,376	407,376	528,126	857,376	1,007,376



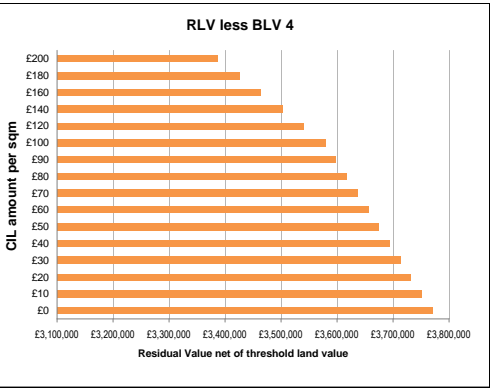
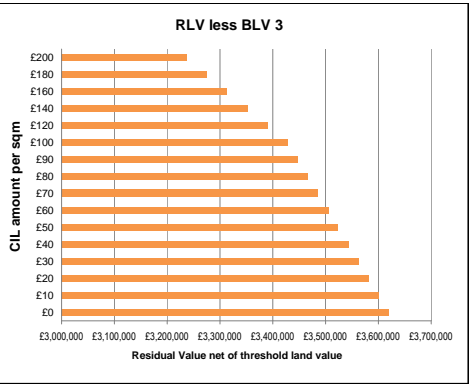
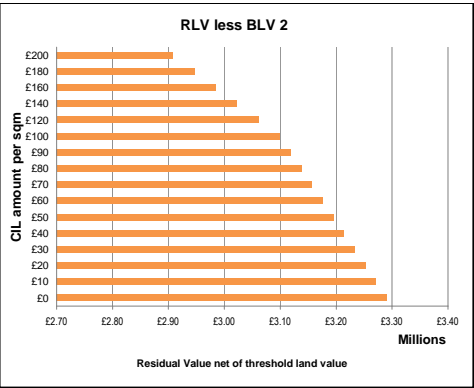
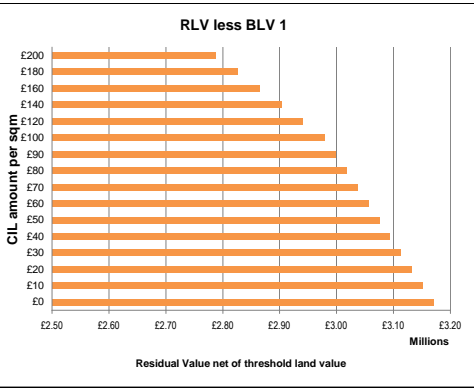
Site type 4Description: **Area 6** **E4660 psm Southwold**Site area: 0.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,113,003	6,339,010	5,539,010	5,659,760	5,989,010	6,139,010
10	2,106,627	6,319,881	5,519,881	5,640,631	5,969,881	6,119,881
20	2,100,251	6,300,752	5,500,752	5,621,502	5,950,752	6,100,752
30	2,093,874	6,281,623	5,481,623	5,602,373	5,931,623	6,081,623
40	2,087,498	6,262,494	5,462,494	5,583,244	5,912,494	6,062,494
50	2,081,121	6,243,364	5,443,364	5,564,114	5,893,364	6,043,364
60	2,074,745	6,224,235	5,424,235	5,544,985	5,874,235	6,024,235
70	2,068,369	6,205,106	5,405,106	5,525,856	5,855,106	6,005,106
80	2,061,992	6,185,977	5,385,977	5,506,727	5,835,977	5,985,977
90	2,055,616	6,166,848	5,366,848	5,487,598	5,816,848	5,966,848
100	2,049,240	6,147,719	5,347,719	5,468,469	5,797,719	5,947,719
120	2,036,487	6,109,461	5,309,461	5,430,211	5,759,461	5,909,461
140	2,023,734	6,071,203	5,271,203	5,391,953	5,721,203	5,871,203
160	2,010,982	6,032,945	5,232,945	5,353,695	5,682,945	5,832,945
180	1,998,229	5,994,687	5,194,687	5,315,437	5,644,687	5,794,687
200	1,985,476	5,956,428	5,156,428	5,277,178	5,606,428	5,756,428



Site type 4Description: **Area 7** **E3495 psm Reydon**Site area: 0.33 ha

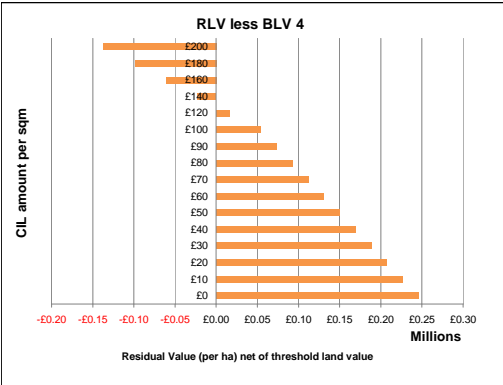
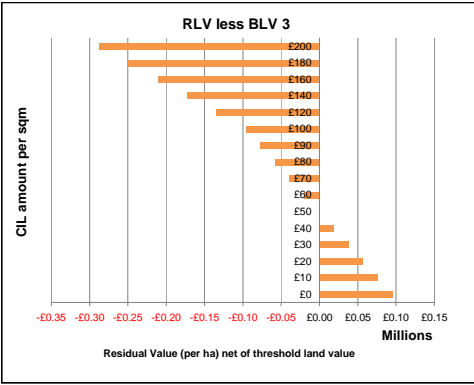
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,323,189	3,969,568	3,169,568	3,290,318	3,619,568	3,769,568
10	1,316,813	3,950,439	3,150,439	3,271,189	3,600,439	3,750,439
20	1,310,437	3,931,310	3,131,310	3,252,060	3,581,310	3,731,310
30	1,304,060	3,912,181	3,112,181	3,232,931	3,562,181	3,712,181
40	1,297,684	3,893,052	3,093,052	3,213,802	3,543,052	3,693,052
50	1,291,308	3,873,923	3,073,923	3,194,673	3,523,923	3,673,923
60	1,284,931	3,854,794	3,054,794	3,175,544	3,504,794	3,654,794
70	1,278,555	3,835,665	3,035,665	3,156,415	3,485,665	3,635,665
80	1,272,179	3,816,536	3,016,536	3,137,286	3,466,536	3,616,536
90	1,265,802	3,797,406	2,997,406	3,118,156	3,447,406	3,597,406
100	1,259,426	3,778,277	2,978,277	3,099,027	3,428,277	3,578,277
120	1,246,673	3,740,019	2,940,019	3,060,769	3,390,019	3,540,019
140	1,233,920	3,701,761	2,901,761	3,022,511	3,351,761	3,501,761
160	1,221,168	3,663,503	2,863,503	2,984,253	3,313,503	3,463,503
180	1,208,415	3,625,245	2,825,245	2,945,995	3,275,245	3,425,245
200	1,195,662	3,586,987	2,786,987	2,907,737	3,236,987	3,386,987



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE    4	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
15 UNITS				
HOUSES				
45 UPH				
CSH level:    3	10% Sales value inflation			
Aff Hsg:       35%	5% Build cost inflation			
	Profit			

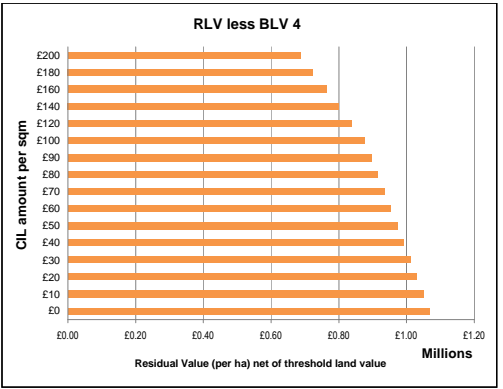
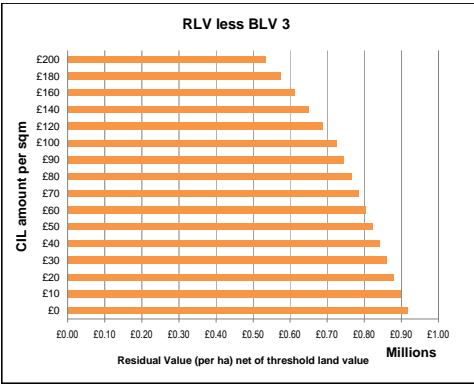
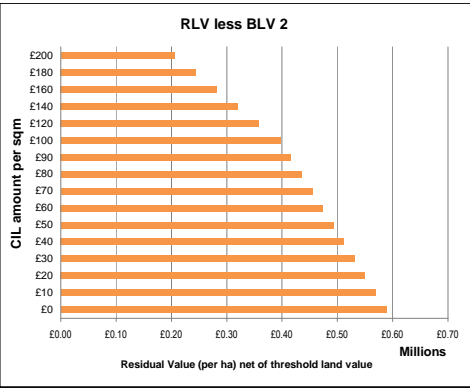
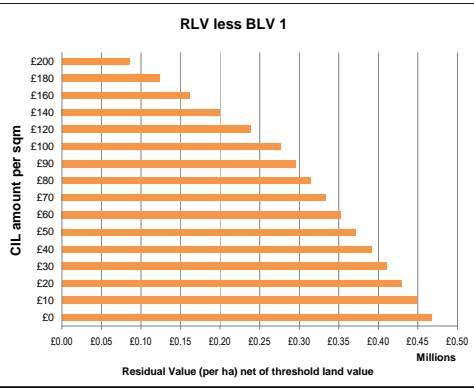
Site type 4	Description:    Area 1    £1615 psm   Inner Lowestoft	Site area:       0.33 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,427	445,281	-	354,719	-	233,969
10	142,051	426,152	-	373,848	-	253,098
20	135,674	407,023	-	392,977	-	272,227
30	129,298	387,894	-	412,106	-	291,356
40	122,922	368,765	-	431,235	-	310,485
50	116,545	349,636	-	450,364	-	329,614
60	110,169	330,507	-	469,493	-	348,743
70	103,793	311,378	-	488,622	-	367,872
80	97,416	292,249	-	507,751	-	387,001
90	91,040	273,119	-	526,881	-	406,131
100	84,663	253,990	-	546,010	-	425,260
120	71,911	215,732	-	584,268	-	463,518
140	59,158	177,474	-	622,526	-	501,776
160	46,405	139,216	-	660,784	-	540,034
180	33,653	100,958	-	699,042	-	578,292
200	20,900	62,700	-	737,300	-	616,550



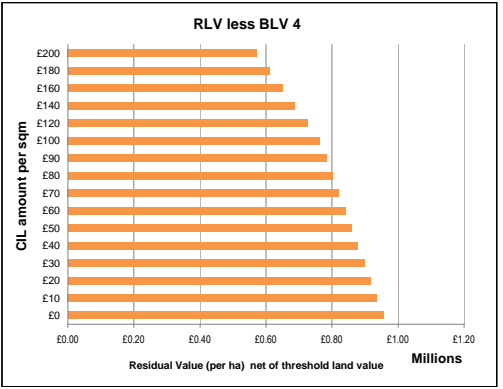
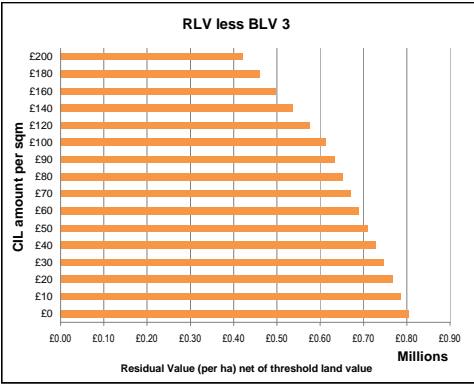
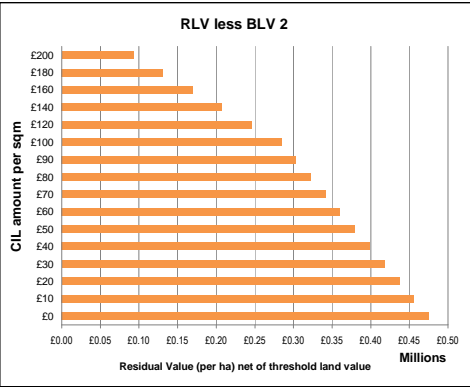
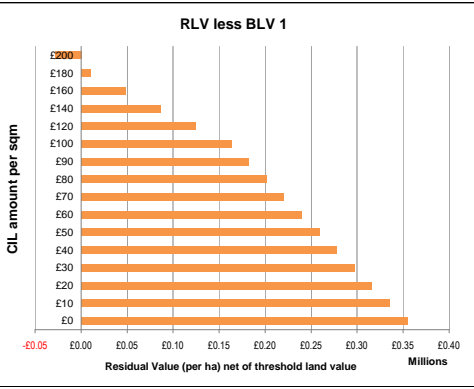
Site type 4	Description:    Area 2    £1964 psm   Lowestoft Burbs	Site area:       0.33 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	422,391	1,267,173	467,173	587,923	917,173	1,067,173
10	416,015	1,248,044	448,044	568,794	898,044	1,048,044
20	409,638	1,228,915	428,915	549,665	878,915	1,028,915
30	403,262	1,209,786	409,786	530,536	859,786	1,009,786
40	396,886	1,190,657	390,657	511,407	840,657	990,657
50	390,509	1,171,527	371,527	492,277	821,527	971,527
60	384,133	1,152,398	352,398	473,148	802,398	952,398
70	377,756	1,133,269	333,269	454,019	783,269	933,269
80	371,380	1,114,140	314,140	434,890	764,140	914,140
90	365,004	1,095,011	295,011	415,761	745,011	895,011
100	358,627	1,075,882	275,882	396,632	725,882	875,882
120	345,875	1,037,624	237,624	358,374	687,624	837,624
140	333,122	999,366	199,366	320,116	649,366	799,366
160	320,369	961,108	161,108	281,858	611,108	761,108
180	307,617	922,850	122,850	243,600	572,850	722,850
200	294,864	884,591	84,591	205,341	534,591	684,591



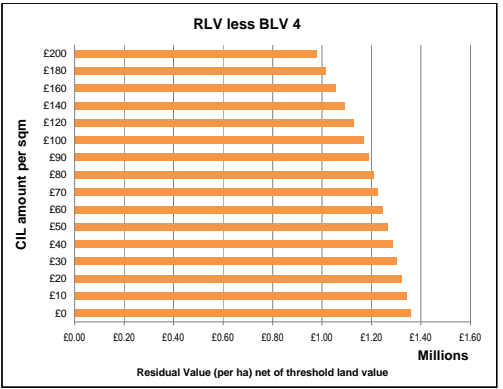
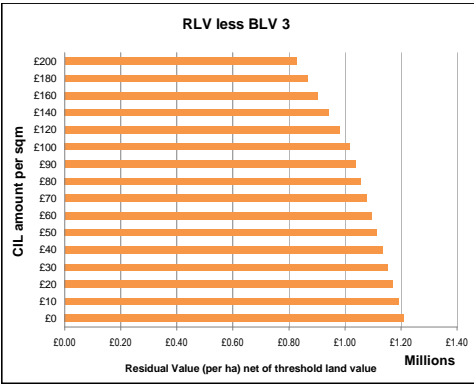
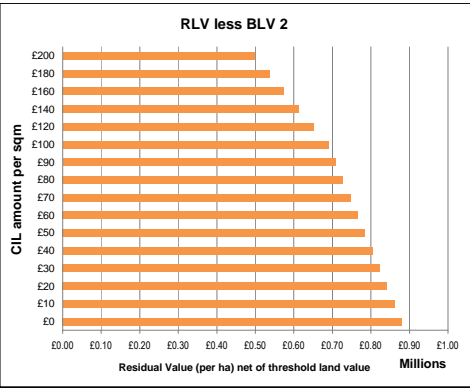
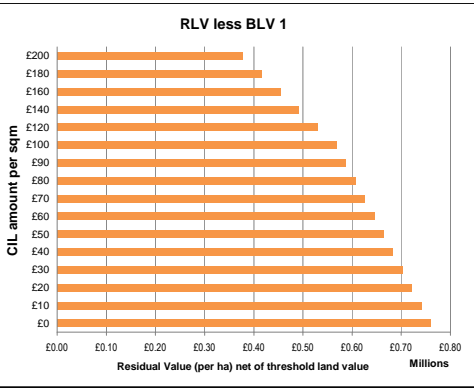
Site type 4	Description:    Area 3    £1916 psm   Beccles	Site area:       0.33 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	384,711	1,154,133	354,133	474,883	804,133	954,133
10	378,335	1,135,004	335,004	455,754	785,004	935,004
20	371,958	1,115,875	315,875	436,625	765,875	915,875
30	365,582	1,096,746	296,746	417,496	746,746	896,746
40	359,206	1,077,617	277,617	398,367	727,617	877,617
50	352,829	1,058,488	258,488	379,238	708,488	858,488
60	346,453	1,039,359	239,359	360,109	689,359	839,359
70	340,077	1,020,230	220,230	340,980	670,230	820,230
80	333,700	1,001,101	201,101	321,851	651,101	801,101
90	327,324	981,972	181,972	302,722	631,972	781,972
100	320,948	962,843	162,843	283,593	612,843	762,843
120	308,195	924,584	124,584	245,334	574,584	724,584
140	295,442	886,326	86,326	207,076	536,326	686,326
160	282,689	848,068	48,068	168,818	498,068	648,068
180	269,937	809,810	9,810	130,560	459,810	609,810
200	257,184	771,552	-	92,302	421,552	571,552

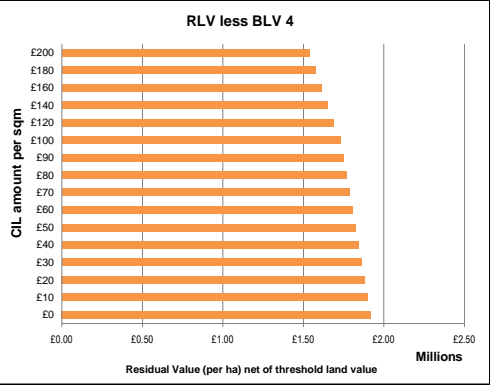
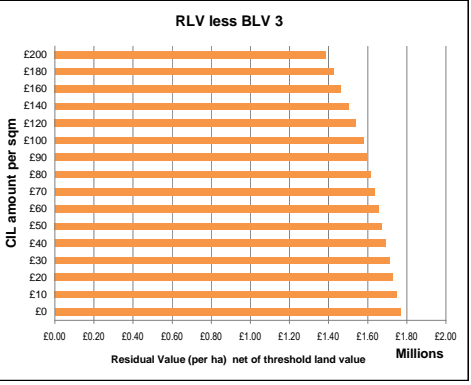
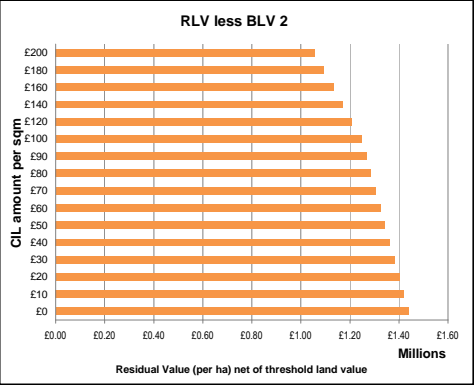
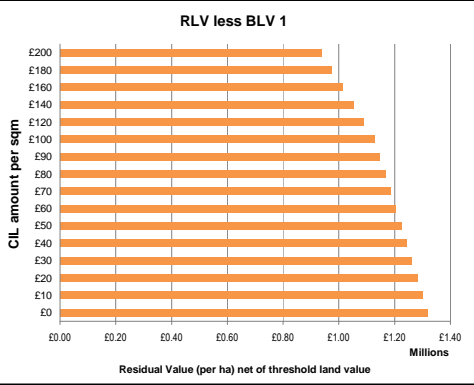


Site type 4	Description:    Area 4    £2088 psm   Bungay	Site area:       0.33 ha
-------------	--	--------------------------

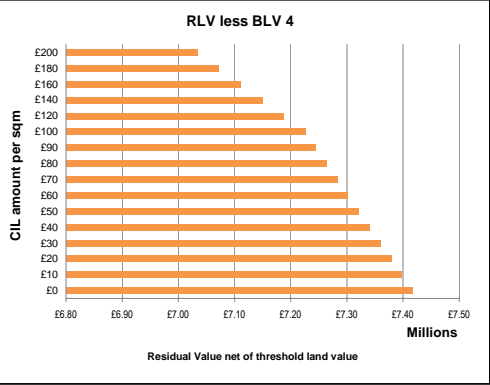
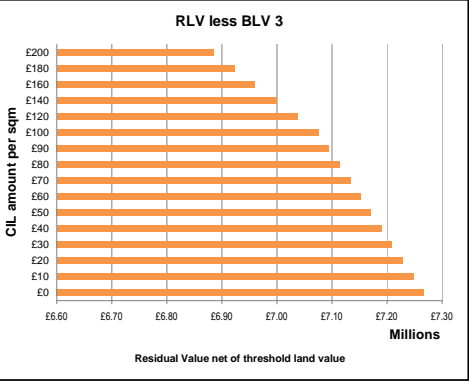
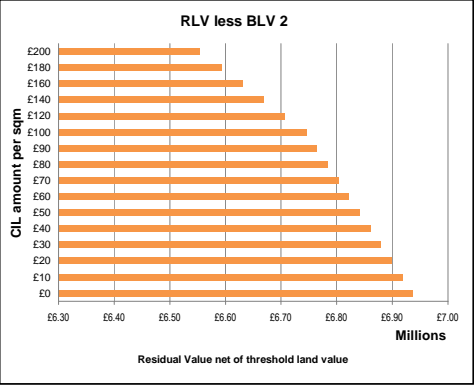
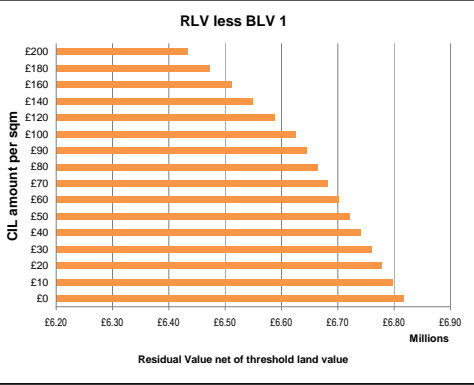
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	519,731	1,559,192	759,192	879,942	1,209,192	1,359,192
10	513,354	1,540,063	740,063	860,813	1,190,063	1,340,063
20	506,978	1,520,934	720,934	841,684	1,170,934	1,320,934
30	500,601	1,501,804	701,804	822,554	1,151,804	1,301,804
40	494,225	1,482,675	682,675	803,425	1,132,675	1,282,675
50	487,849	1,463,546	663,546	784,296	1,113,546	1,263,546
60	481,472	1,444,417	644,417	765,167	1,094,417	1,244,417
70	475,096	1,425,288	625,288	746,038	1,075,288	1,225,288
80	468,720	1,406,159	606,159	726,909	1,056,159	1,206,159
90	462,343	1,387,030	587,030	707,780	1,037,030	1,187,030
100	455,967	1,367,901	567,901	688,651	1,017,901	1,167,901
120	443,214	1,329,643	529,643	650,393	979,643	1,129,643
140	430,462	1,291,385	491,385	612,135	941,385	1,091,385
160	417,709	1,253,127	453,127	573,877	903,127	1,053,127
180	404,956	1,214,868	414,868	535,618	864,868	1,014,868
200	392,203	1,176,610	376,610	497,360	826,610	976,610



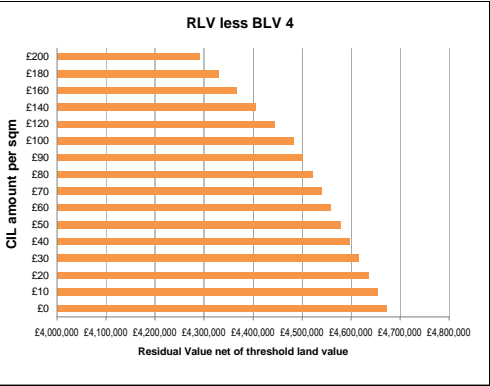
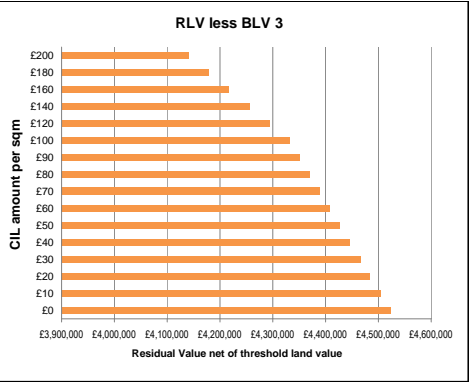
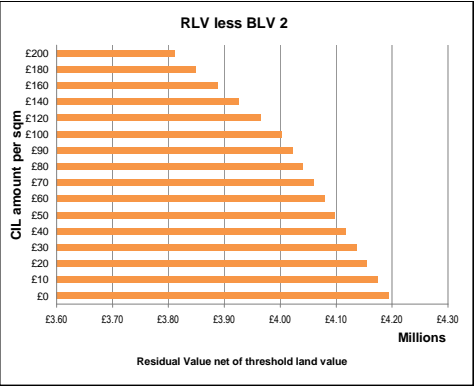
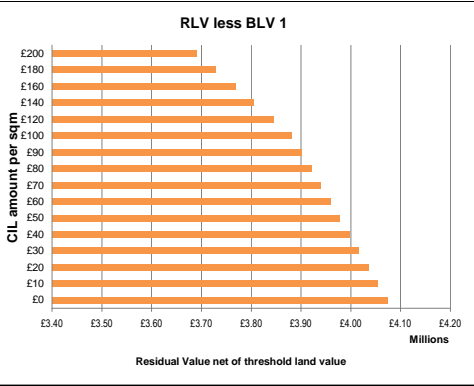
Site type 4	Description:	Area 5	£2325 psm Halesworth	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	705,775	2,117,324	1,317,324	1,438,074	1,767,324	1,917,324
10	699,398	2,098,195	1,298,195	1,418,945	1,748,195	1,898,195
20	693,022	2,079,066	1,279,066	1,399,816	1,729,066	1,879,066
30	686,646	2,059,937	1,259,937	1,380,687	1,709,937	1,859,937
40	680,269	2,040,808	1,240,808	1,361,558	1,690,808	1,840,808
50	673,893	2,021,679	1,221,679	1,342,429	1,671,679	1,821,679
60	667,517	2,002,550	1,202,550	1,323,300	1,652,550	1,802,550
70	661,140	1,983,421	1,183,421	1,304,171	1,633,421	1,783,421
80	654,764	1,964,292	1,164,292	1,285,042	1,614,292	1,764,292
90	648,388	1,945,163	1,145,163	1,265,913	1,595,163	1,745,163
100	642,011	1,926,034	1,126,034	1,246,784	1,576,034	1,726,034
120	629,259	1,887,776	1,087,776	1,208,526	1,537,776	1,687,776
140	616,506	1,849,518	1,049,518	1,170,268	1,499,518	1,649,518
160	603,753	1,811,259	1,011,259	1,132,009	1,461,259	1,611,259
180	591,000	1,773,001	973,001	1,093,751	1,423,001	1,573,001
200	578,248	1,734,743	934,743	1,055,493	1,384,743	1,534,743



Site type 4	Description:	Area 6	£4660 psm Southwold	Site area:	0.33 ha	
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,538,743	7,616,228	6,816,228	6,936,978	7,266,228	7,416,228
10	2,532,366	7,597,099	6,797,099	6,917,849	7,247,099	7,397,099
20	2,525,990	7,577,969	6,777,969	6,898,719	7,227,969	7,377,969
30	2,519,613	7,558,840	6,758,840	6,879,590	7,208,840	7,358,840
40	2,513,237	7,539,711	6,739,711	6,860,461	7,189,711	7,339,711
50	2,506,861	7,520,582	6,720,582	6,841,332	7,170,582	7,320,582
60	2,500,484	7,501,453	6,701,453	6,822,203	7,151,453	7,301,453
70	2,494,108	7,482,324	6,682,324	6,803,074	7,132,324	7,282,324
80	2,487,732	7,463,195	6,663,195	6,783,945	7,113,195	7,263,195
90	2,481,355	7,444,066	6,644,066	6,764,816	7,094,066	7,244,066
100	2,474,979	7,424,937	6,624,937	6,745,687	7,074,937	7,224,937
120	2,462,226	7,386,679	6,586,679	6,707,429	7,036,679	7,186,679
140	2,449,474	7,348,421	6,548,421	6,669,171	6,998,421	7,148,421
160	2,436,721	7,310,163	6,510,163	6,630,913	6,960,163	7,110,163
180	2,423,968	7,271,904	6,471,904	6,592,654	6,921,904	7,071,904
200	2,411,215	7,233,646	6,433,646	6,554,396	6,883,646	7,033,646



Site type 4	Description:	Area 7	£3495 psm Reydon		Site area:	0.33 ha
CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,624,221	4,872,664	4,072,664	4,193,414	4,522,664	4,672,664
10	1,617,845	4,853,534	4,053,534	4,174,284	4,503,534	4,653,534
20	1,611,468	4,834,405	4,034,405	4,155,155	4,484,405	4,634,405
30	1,605,092	4,815,276	4,015,276	4,136,026	4,465,276	4,615,276
40	1,598,716	4,796,147	3,996,147	4,116,897	4,446,147	4,596,147
50	1,592,339	4,777,018	3,977,018	4,097,768	4,427,018	4,577,018
60	1,585,963	4,757,889	3,957,889	4,078,639	4,407,889	4,557,889
70	1,579,587	4,738,760	3,938,760	4,059,510	4,388,760	4,538,760
80	1,573,210	4,719,631	3,919,631	4,040,381	4,369,631	4,519,631
90	1,566,834	4,700,502	3,900,502	4,021,252	4,350,502	4,500,502
100	1,560,458	4,681,373	3,881,373	4,002,123	4,331,373	4,481,373
120	1,547,705	4,643,115	3,843,115	3,963,865	4,293,115	4,443,115
140	1,534,952	4,604,857	3,804,857	3,925,607	4,254,857	4,404,857
160	1,522,199	4,566,598	3,766,598	3,887,348	4,216,598	4,366,598
180	1,509,447	4,528,340	3,728,340	3,849,090	4,178,340	4,328,340
200	1,496,694	4,490,082	3,690,082	3,810,832	4,140,082	4,290,082



CIL Viability   Waveney District

SITE TYPE   5

35 UNITS

FLATS

75 UPH

CSH level:   3

Aff Hsg:   35%

Sales value inflation

Build cost inflation

Profit

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Fmr industrial	Other uses
£800,000	£679,250	£350,000	£200,000

Site type 5

Description:   Area 1   £1615 psm   Inner Lowestoft

Site area:   0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-623,145	1,335,312	-2,135,312	2,014,562	1,685,312	1,535,312
10	-632,004	1,354,294	-2,154,294	2,033,544	1,704,294	1,554,294
20	-640,862	1,373,276	-2,173,276	2,052,526	1,723,276	1,573,276
30	-649,720	1,392,258	-2,192,258	2,071,508	1,742,258	1,592,258
40	-658,579	1,411,240	-2,211,240	2,090,490	1,761,240	1,611,240
50	-667,437	1,430,222	-2,230,222	2,109,472	1,780,222	1,630,222
60	-676,295	1,449,204	-2,249,204	2,128,454	1,799,204	1,649,204
70	-685,153	1,468,186	-2,268,186	2,147,436	1,818,186	1,668,186
80	-694,012	1,487,168	-2,287,168	2,166,418	1,837,168	1,687,168
90	-702,870	1,506,150	-2,306,150	2,185,400	1,856,150	1,706,150
100	-711,728	1,525,132	-2,325,132	2,204,382	1,875,132	1,725,132
120	-729,445	1,563,096	-2,363,096	2,242,346	1,913,096	1,763,096
140	-747,161	1,601,060	-2,401,060	2,280,310	1,951,060	1,801,060
160	-764,878	1,639,024	-2,439,024	2,318,274	1,989,024	1,839,024
180	-782,595	1,676,988	-2,476,988	2,356,238	2,026,988	1,876,988
200	-800,311	1,714,952	-2,514,952	2,394,202	2,064,952	1,914,952

Site type 5

Description:   Area 2   £1964 psm   Lowestoft Burbs

Site area:   0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-287,202	615,433	-1,415,433	1,294,683	965,433	815,433
10	-296,060	634,415	-1,434,415	1,313,665	984,415	834,415
20	-304,919	653,397	-1,453,397	1,332,647	1,003,397	853,397
30	-313,777	672,379	-1,472,379	1,351,629	1,022,379	872,379
40	-322,635	691,361	-1,491,361	1,370,611	1,041,361	891,361
50	-331,494	710,343	-1,510,343	1,389,593	1,060,343	910,343
60	-340,352	729,325	-1,529,325	1,408,575	1,079,325	929,325
70	-349,210	748,307	-1,548,307	1,427,557	1,098,307	948,307
80	-358,068	767,289	-1,567,289	1,446,539	1,117,289	967,289
90	-366,927	786,271	-1,586,271	1,465,521	1,136,271	986,271
100	-375,785	805,253	-1,605,253	1,484,503	1,155,253	1,005,253
120	-393,502	843,218	-1,643,218	1,522,468	1,193,218	1,043,218
140	-411,218	881,182	-1,681,182	1,560,432	1,231,182	1,081,182
160	-428,935	919,146	-1,719,146	1,598,396	1,269,146	1,119,146
180	-446,651	957,110	-1,757,110	1,636,360	1,307,110	1,157,110
200	-464,368	995,074	-1,795,074	1,674,324	1,345,074	1,195,074

Site type 5

Description:   Area 3   £1916 psm   Beccles

Site area:   0.47 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-333,406	714,442	-1,514,442	1,393,692	1,064,442	914,442
10	-342,265	733,424	-1,533,424	1,412,674	1,083,424	933,424
20	-351,123	752,406	-1,552,406	1,431,656	1,102,406	952,406
30	-359,981	771,388	-1,571,388	1,450,638	1,121,388	971,388
40	-368,839	790,370	-1,590,370	1,469,620	1,140,370	990,370
50	-377,698	809,352	-1,609,352	1,488,602	1,159,352	1,009,352
60	-386,556	828,334	-1,628,334	1,507,584	1,178,334	1,028,334
70	-395,414	847,316	-1,647,316	1,526,566	1,197,316	1,047,316
80	-404,273	866,298	-1,666,298	1,545,548	1,216,298	1,066,298
90	-413,131	885,281	-1,685,281	1,564,531	1,235,281	1,085,281
100	-421,989	904,263	-1,704,263	1,583,513	1,254,263	1,104,263
120	-439,706	942,227	-1,742,227	1,621,477	1,292,227	1,142,227
140	-457,422	980,191	-1,780,191	1,659,441	1,330,191	1,180,191
160	-475,139	1,018,155	-1,818,155	1,697,405	1,368,155	1,218,155
180	-492,855	1,056,119	-1,856,119	1,735,369	1,406,119	1,256,119
200	-510,572	1,094,083	-1,894,083	1,773,333	1,444,083	1,294,083

Site type 5

Description:   Area 4   £2088 psm   Bungay

Site area:   0.47 ha

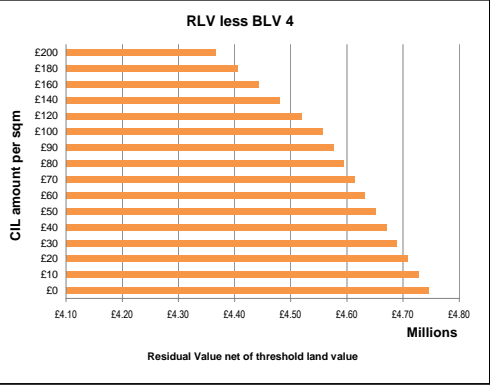
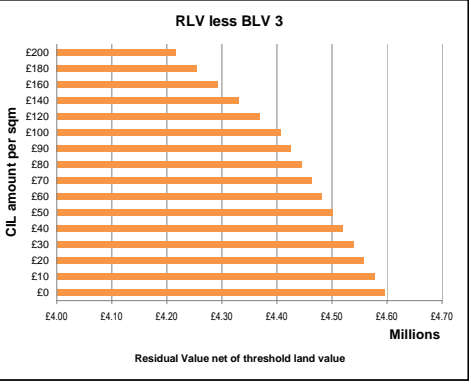
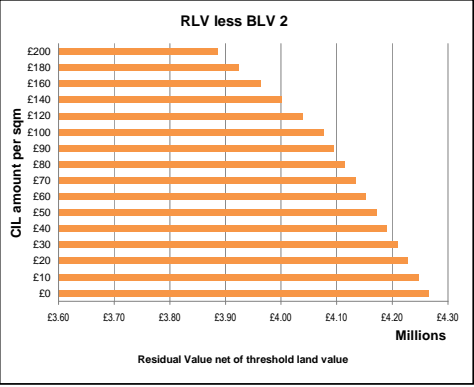
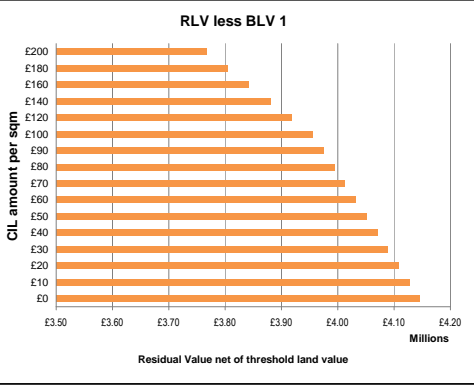
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-167,841	359,660	-1,159,660	1,038,910	709,660	559,660
10	-176,699	378,642	-1,178,642	1,057,892	728,642	578,642
20	-185,558	397,624	-1,197,624	1,076,874	747,624	597,624
30	-194,416	416,606	-1,216,606	1,095,856	766,606	616,606
40	-203,274	435,588	-1,235,588	1,114,838	785,588	635,588
50	-212,133	454,570	-1,254,570	1,133,820	804,570	654,570
60	-220,991	473,552	-1,273,552	1,152,802	823,552	673,552
70	-229,849	492,534	-1,292,534	1,171,784	842,534	692,534
80	-238,707	511,516	-1,311,516	1,190,766	861,516	711,516
90	-247,566	530,498	-1,330,498	1,209,748	880,498	730,498
100	-256,424	549,480	-1,349,480	1,228,730	899,480	749,480
120	-274,141	587,444	-1,387,444	1,266,694	937,444	787,444
140	-291,857	625,408	-1,425,408	1,304,658	975,408	825,408
160	-309,574	663,372	-1,463,372	1,342,622	1,013,372	863,372
180	-327,290	701,336	-1,501,336	1,380,586	1,051,336	901,336
200	-345,007	739,300	-1,539,300	1,418,550	1,089,300	939,300

Site type 5	Description:	Area 5	E2325 psm Halesworth	Site area:	0.47 ha
-------------	--------------	--------	----------------------	------------	---------

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	60,292	129,198	670,802	550,052	220,802	70,802
10	51,434	110,216	689,784	569,034	239,784	89,784
20	42,576	91,234	708,766	588,016	258,766	108,766
30	33,717	72,252	727,748	606,998	277,748	127,748
40	24,859	53,270	746,730	625,980	296,730	146,730
50	16,001	34,288	765,712	644,962	315,712	165,712
60	7,143	15,306	784,694	663,944	334,694	184,694
70	-1,716	3,677	803,677	682,927	353,677	203,677
80	-10,574	22,659	822,659	701,909	372,659	222,659
90	-19,432	41,641	841,641	720,891	391,641	241,641
100	-28,291	60,623	860,623	739,873	410,623	260,623
120	-46,007	98,587	898,587	777,837	448,587	298,587
140	-63,724	136,551	936,551	815,801	486,551	336,551
160	-81,440	174,515	974,515	853,765	524,515	374,515
180	-99,157	212,479	1,012,479	891,729	562,479	412,479
200	-116,873	250,443	1,050,443	929,693	600,443	450,443

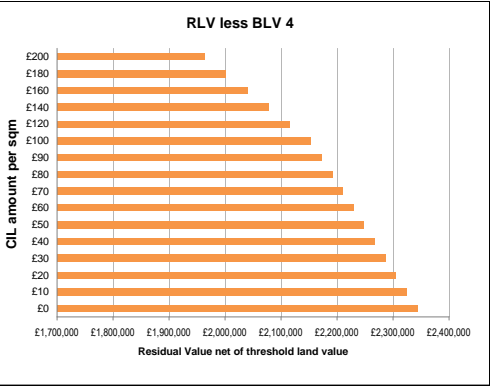
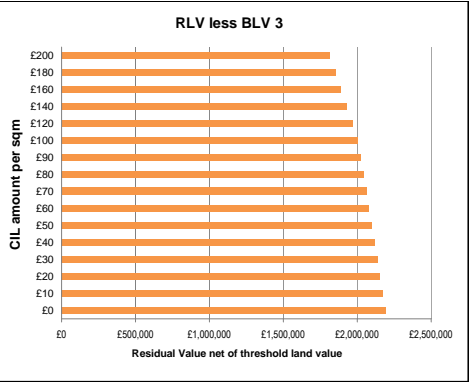
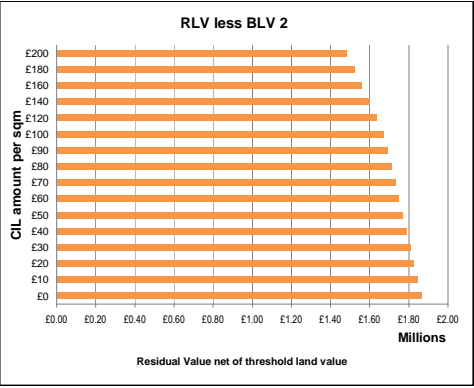
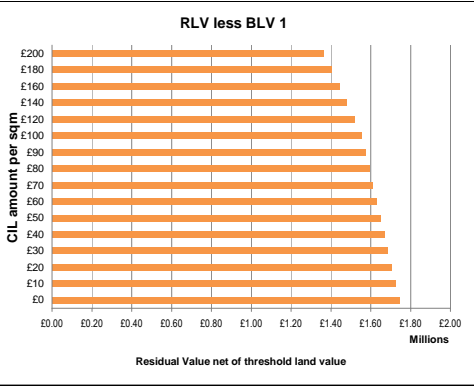
Site type 5	Description:	Area 6	E4660 psm Southwold	Site area:	0.47 ha
-------------	--------------	--------	---------------------	------------	---------

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,307,936	4,945,577	4,145,577	4,266,327	4,595,577	4,745,577
10	2,299,078	4,926,595	4,126,595	4,247,345	4,576,595	4,726,595
20	2,290,220	4,907,613	4,107,613	4,228,363	4,557,613	4,707,613
30	2,281,361	4,888,631	4,088,631	4,209,381	4,538,631	4,688,631
40	2,272,503	4,869,649	4,069,649	4,190,399	4,519,649	4,669,649
50	2,263,645	4,850,667	4,050,667	4,171,417	4,500,667	4,650,667
60	2,254,786	4,831,685	4,031,685	4,152,435	4,481,685	4,631,685
70	2,245,928	4,812,703	4,012,703	4,133,453	4,462,703	4,612,703
80	2,237,070	4,793,721	3,993,721	4,114,471	4,443,721	4,593,721
90	2,228,212	4,774,739	3,974,739	4,095,489	4,424,739	4,574,739
100	2,219,353	4,755,757	3,955,757	4,076,507	4,405,757	4,555,757
120	2,201,637	4,717,793	3,917,793	4,038,543	4,367,793	4,517,793
140	2,183,920	4,679,829	3,879,829	4,000,579	4,329,829	4,479,829
160	2,166,204	4,641,865	3,841,865	3,962,615	4,291,865	4,441,865
180	2,148,487	4,603,901	3,803,901	3,924,651	4,253,901	4,403,901
200	2,130,770	4,565,937	3,765,937	3,886,687	4,215,937	4,365,937



Site type 5	Description:	Area 7	E3495 psm Reydon	Site area:	0.47 ha
-------------	--------------	--------	------------------	------------	---------

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,186,521	2,542,544	1,742,544	1,863,294	2,192,544	2,342,544
10	1,177,662	2,523,562	1,723,562	1,844,312	2,173,562	2,323,562
20	1,168,804	2,504,580	1,704,580	1,825,330	2,154,580	2,304,580
30	1,159,946	2,485,598	1,685,598	1,806,348	2,135,598	2,285,598
40	1,151,088	2,466,616	1,666,616	1,787,366	2,116,616	2,266,616
50	1,142,229	2,447,634	1,647,634	1,768,384	2,097,634	2,247,634
60	1,133,371	2,428,652	1,628,652	1,749,402	2,078,652	2,228,652
70	1,124,513	2,409,670	1,609,670	1,730,420	2,059,670	2,209,670
80	1,115,654	2,390,688	1,590,688	1,711,438	2,040,688	2,190,688
90	1,106,796	2,371,706	1,571,706	1,692,456	2,021,706	2,171,706
100	1,097,938	2,352,724	1,552,724	1,673,474	2,002,724	2,152,724
120	1,080,221	2,314,760	1,514,760	1,635,510	1,964,760	2,114,760
140	1,062,505	2,276,796	1,476,796	1,597,546	1,926,796	2,076,796
160	1,044,788	2,238,832	1,438,832	1,559,582	1,888,832	2,038,832
180	1,027,072	2,200,868	1,400,868	1,521,618	1,850,868	2,000,868
200	1,009,355	2,162,904	1,362,904	1,483,654	1,812,904	1,962,904



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
35 UNITS					
FLATS					
75 UPH					
CSH level:	4		Sales value inflation		
Aff Hsg:	35%		Build cost inflation		
			Profit		

Site type 5	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-799,505	1,713,225	2,513,225	2,392,475	2,063,225	1,913,225
10	-808,363	1,732,207	2,532,207	2,411,457	2,082,207	1,932,207
20	-817,222	1,751,189	2,551,189	2,430,439	2,101,189	1,951,189
30	-826,080	1,770,171	2,570,171	2,449,421	2,120,171	1,970,171
40	-834,938	1,789,153	2,589,153	2,468,403	2,139,153	1,989,153
50	-843,797	1,808,135	2,608,135	2,487,385	2,158,135	2,008,135
60	-852,655	1,827,117	2,627,117	2,506,367	2,177,117	2,027,117
70	-861,513	1,846,100	2,646,100	2,525,350	2,196,100	2,046,100
80	-870,371	1,865,082	2,665,082	2,544,332	2,215,082	2,065,082
90	-879,230	1,884,064	2,684,064	2,563,314	2,234,064	2,084,064
100	-888,088	1,903,046	2,703,046	2,582,296	2,253,046	2,103,046
120	-905,805	1,941,010	2,741,010	2,620,260	2,291,010	2,141,010
140	-923,521	1,978,974	2,778,974	2,658,224	2,328,974	2,178,974
160	-941,238	2,016,938	2,816,938	2,696,188	2,366,938	2,216,938
180	-958,954	2,054,902	2,854,902	2,734,152	2,404,902	2,254,902
200	-976,671	2,092,866	2,892,866	2,772,116	2,442,866	2,292,866

Site type 5	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-463,562	993,347	1,793,347	1,672,597	1,343,347	1,193,347
10	-472,420	1,012,329	1,812,329	1,691,579	1,362,329	1,212,329
20	-481,278	1,031,311	1,831,311	1,710,561	1,381,311	1,231,311
30	-490,137	1,050,293	1,850,293	1,729,543	1,400,293	1,250,293
40	-498,995	1,069,275	1,869,275	1,748,525	1,419,275	1,269,275
50	-507,853	1,088,257	1,888,257	1,767,507	1,438,257	1,288,257
60	-516,711	1,107,239	1,907,239	1,786,489	1,457,239	1,307,239
70	-525,570	1,126,221	1,926,221	1,805,471	1,476,221	1,326,221
80	-534,428	1,145,203	1,945,203	1,824,453	1,495,203	1,345,203
90	-543,286	1,164,185	1,964,185	1,843,435	1,514,185	1,364,185
100	-552,145	1,183,167	1,983,167	1,862,417	1,533,167	1,383,167
120	-569,861	1,221,131	2,021,131	1,900,381	1,571,131	1,421,131
140	-587,578	1,259,095	2,059,095	1,938,345	1,609,095	1,459,095
160	-605,294	1,297,059	2,097,059	1,976,309	1,647,059	1,497,059
180	-623,011	1,335,023	2,135,023	2,014,273	1,685,023	1,535,023
200	-640,727	1,372,987	2,172,987	2,052,237	1,722,987	1,572,987

Site type 5	Description:	Area 3	£1916 psm	Beccles	Site area:	0.47 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-509,766	1,092,356	1,892,356	1,771,606	1,442,356	1,292,356
10	-518,624	1,111,338	1,911,338	1,790,588	1,461,338	1,311,338
20	-527,483	1,130,320	1,930,320	1,809,570	1,480,320	1,330,320
30	-536,341	1,149,302	1,949,302	1,828,552	1,499,302	1,349,302
40	-545,199	1,168,284	1,968,284	1,847,534	1,518,284	1,368,284
50	-554,057	1,187,266	1,987,266	1,866,516	1,537,266	1,387,266
60	-562,916	1,206,248	2,006,248	1,885,498	1,556,248	1,406,248
70	-571,774	1,225,230	2,025,230	1,904,480	1,575,230	1,425,230
80	-580,632	1,244,212	2,044,212	1,923,462	1,594,212	1,444,212
90	-589,491	1,263,194	2,063,194	1,942,444	1,613,194	1,463,194
100	-598,349	1,282,176	2,082,176	1,961,426	1,632,176	1,482,176
120	-616,065	1,320,140	2,120,140	1,999,390	1,670,140	1,520,140
140	-633,782	1,358,104	2,158,104	2,037,354	1,708,104	1,558,104
160	-651,499	1,396,068	2,196,068	2,075,318	1,746,068	1,596,068
180	-669,215	1,434,032	2,234,032	2,113,282	1,784,032	1,634,032
200	-686,932	1,471,997	2,271,997	2,151,247	1,821,997	1,671,997

Site type 5	Description:	Area 4	£2088 psm	Bungay	Site area:	0.47 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-344,201	737,573	1,537,573	1,416,823	1,087,573	937,573
10	-353,059	756,555	1,556,555	1,435,805	1,106,555	956,555
20	-361,917	775,537	1,575,537	1,454,787	1,125,537	975,537
30	-370,776	794,519	1,594,519	1,473,769	1,144,519	994,519
40	-379,634	813,501	1,613,501	1,492,751	1,163,501	1,013,501
50	-388,492	832,483	1,632,483	1,511,733	1,182,483	1,032,483
60	-397,351	851,465	1,651,465	1,530,715	1,201,465	1,051,465
70	-406,209	870,447	1,670,447	1,549,697	1,220,447	1,070,447
80	-415,067	889,430	1,689,430	1,568,680	1,239,430	1,089,430
90	-423,925	908,412	1,708,412	1,587,662	1,258,412	1,108,412
100	-432,784	927,394	1,727,394	1,606,644	1,277,394	1,127,394
120	-450,500	965,358	1,765,358	1,644,608	1,315,358	1,165,358
140	-468,217	1,003,322	1,803,322	1,682,572	1,353,322	1,203,322
160	-485,933	1,041,286	1,841,286	1,720,536	1,391,286	1,241,286
180	-503,650	1,079,250	1,879,250	1,758,500	1,429,250	1,279,250
200	-521,367	1,117,214	1,917,214	1,796,464	1,467,214	1,317,214

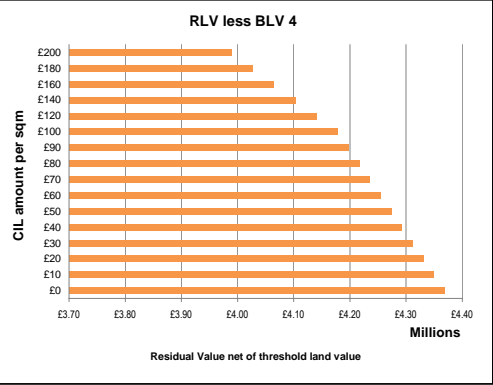
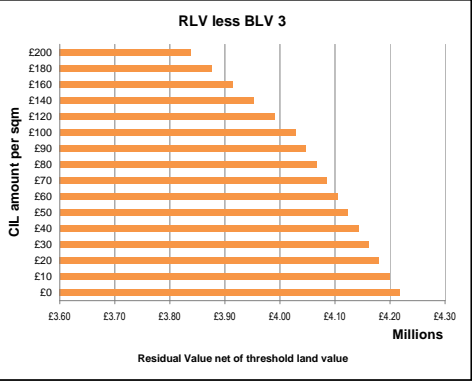
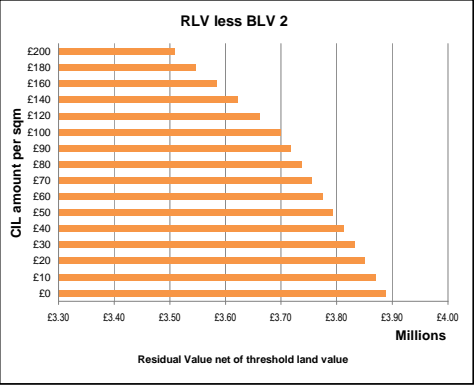
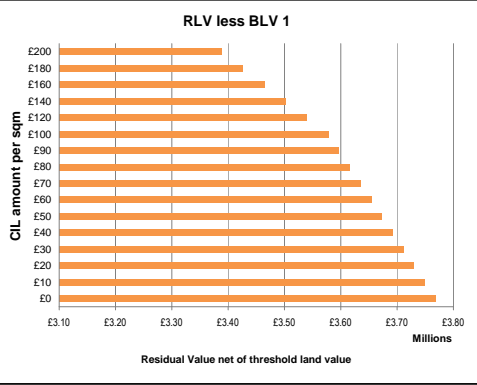


Site type 5	Description:	Area 5	£2325 psm Halesworth	Site area:	0.47 ha
-------------	--------------	--------	----------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,067	248,716	-1,048,716	927,966	-598,716	-448,716
10	-124,926	267,698	-1,067,698	946,948	-617,698	-467,698
20	-133,784	286,680	-1,086,680	965,930	-636,680	-486,680
30	-142,642	305,662	-1,105,662	984,912	-655,662	-505,662
40	-151,501	324,644	-1,124,644	1,003,894	-674,644	-524,644
50	-160,359	343,626	-1,143,626	1,022,876	-693,626	-543,626
60	-169,217	362,608	-1,162,608	1,041,858	-712,608	-562,608
70	-178,075	381,590	-1,181,590	1,060,840	-731,590	-581,590
80	-186,934	400,572	-1,200,572	1,079,822	-750,572	-600,572
90	-195,792	419,554	-1,219,554	1,098,804	-769,554	-619,554
100	-204,650	438,536	-1,238,536	1,117,786	-788,536	-638,536
120	-222,367	476,500	-1,276,500	1,155,750	-826,500	-676,500
140	-240,083	514,464	-1,314,464	1,193,714	-864,464	-714,464
160	-257,800	552,428	-1,352,428	1,231,678	-902,428	-752,428
180	-275,517	590,393	-1,390,393	1,269,643	-940,393	-790,393
200	-293,233	628,357	-1,428,357	1,307,607	-978,357	-828,357

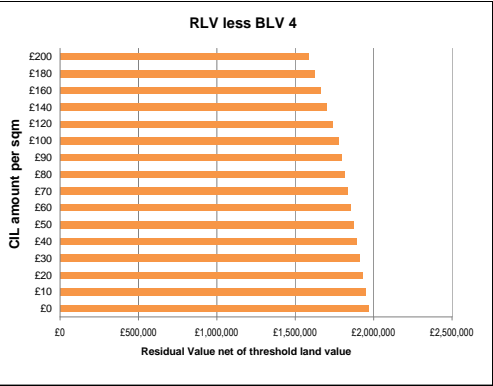
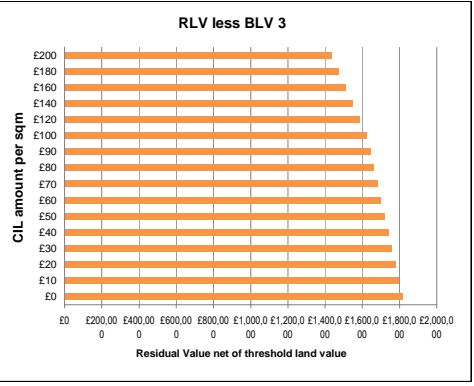
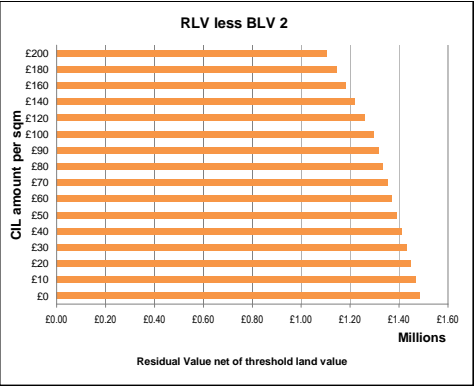
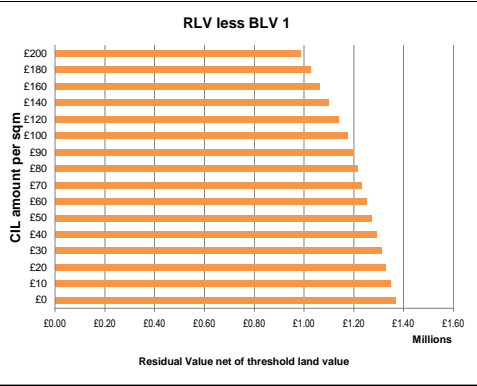
Site type 5	Description:	Area 6	£4660 psm Southwold	Site area:	0.47 ha
-------------	--------------	--------	---------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,131,576	4,567,664	3,767,664	3,888,414	4,217,664	4,367,664
10	2,122,718	4,548,682	3,748,682	3,869,432	4,198,682	4,348,682
20	2,113,860	4,529,700	3,729,700	3,850,450	4,179,700	4,329,700
30	2,105,002	4,510,718	3,710,718	3,831,468	4,160,718	4,310,718
40	2,096,143	4,491,736	3,691,736	3,812,486	4,141,736	4,291,736
50	2,087,285	4,472,754	3,672,754	3,793,504	4,122,754	4,272,754
60	2,078,427	4,453,772	3,653,772	3,774,522	4,103,772	4,253,772
70	2,069,568	4,434,790	3,634,790	3,755,540	4,084,790	4,234,790
80	2,060,710	4,415,807	3,615,807	3,736,557	4,065,807	4,215,807
90	2,051,852	4,396,825	3,596,825	3,717,575	4,046,825	4,196,825
100	2,042,994	4,377,843	3,577,843	3,698,593	4,027,843	4,177,843
120	2,025,277	4,339,879	3,539,879	3,660,629	3,989,879	4,139,879
140	2,007,560	4,301,915	3,501,915	3,622,665	3,951,915	4,101,915
160	1,989,844	4,263,951	3,463,951	3,584,701	3,913,951	4,063,951
180	1,972,127	4,225,987	3,425,987	3,546,737	3,875,987	4,025,987
200	1,954,411	4,188,023	3,388,023	3,508,773	3,838,023	3,988,023



Site type 5	Description:	Area 7	£3495 psm Reydon	Site area:	0.47 ha
-------------	--------------	--------	------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,010,161	2,164,631	1,364,631	1,485,381	1,814,631	1,964,631
10	1,001,303	2,145,649	1,345,649	1,466,399	1,795,649	1,945,649
20	992,444	2,126,667	1,326,667	1,447,417	1,776,667	1,926,667
30	983,586	2,107,685	1,307,685	1,428,435	1,757,685	1,907,685
40	974,728	2,088,703	1,288,703	1,409,453	1,738,703	1,888,703
50	965,870	2,069,721	1,269,721	1,390,471	1,719,721	1,869,721
60	957,011	2,050,738	1,250,738	1,371,488	1,700,738	1,850,738
70	948,153	2,031,756	1,231,756	1,352,506	1,681,756	1,831,756
80	939,295	2,012,774	1,212,774	1,333,524	1,662,774	1,812,774
90	930,436	1,993,792	1,193,792	1,314,542	1,643,792	1,793,792
100	921,578	1,974,810	1,174,810	1,295,560	1,624,810	1,774,810
120	903,862	1,936,846	1,136,846	1,257,596	1,586,846	1,736,846
140	886,145	1,898,882	1,098,882	1,219,632	1,548,882	1,698,882
160	868,428	1,860,918	1,060,918	1,181,668	1,510,918	1,660,918
180	850,712	1,822,954	1,022,954	1,143,704	1,472,954	1,622,954
200	832,995	1,784,990	984,990	1,105,740	1,434,990	1,584,990



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
35 UNITS					
FLATS					
75 UPH					
CSH level:	3	-5% Sales value inflation			
Aff Hsg:	35%	Build cost inflation			
		Profit			

Site type 5	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-700,874	1,501,874	2,301,874	2,181,124	1,851,874	1,701,874
10	-709,733	1,520,856	2,320,856	2,200,106	1,870,856	1,720,856
20	-718,591	1,539,838	2,339,838	2,219,088	1,889,838	1,739,838
30	-727,449	1,558,820	2,358,820	2,238,070	1,908,820	1,758,820
40	-736,308	1,577,802	2,377,802	2,257,052	1,927,802	1,777,802
50	-745,166	1,596,784	2,396,784	2,276,034	1,946,784	1,796,784
60	-754,024	1,615,766	2,415,766	2,295,016	1,965,766	1,815,766
70	-762,882	1,634,748	2,434,748	2,313,998	1,984,748	1,834,748
80	-771,741	1,653,730	2,453,730	2,332,980	2,003,730	1,853,730
90	-780,599	1,672,712	2,472,712	2,351,962	2,022,712	1,872,712
100	-789,457	1,691,694	2,491,694	2,370,944	2,041,694	1,891,694
120	-807,174	1,729,658	2,529,658	2,408,908	2,079,658	1,929,658
140	-824,890	1,767,622	2,567,622	2,446,872	2,117,622	1,967,622
160	-842,607	1,805,586	2,605,586	2,484,836	2,155,586	2,005,586
180	-860,324	1,843,551	2,643,551	2,522,801	2,193,551	2,043,551
200	-878,040	1,881,515	2,681,515	2,560,765	2,231,515	2,081,515

Site type 5	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-381,728	817,989	1,617,989	1,497,239	1,167,989	1,017,989
10	-390,587	836,971	1,636,971	1,516,221	1,186,971	1,036,971
20	-399,445	855,953	1,655,953	1,535,203	1,205,953	1,055,953
30	-408,303	874,935	1,674,935	1,554,185	1,224,935	1,074,935
40	-417,161	893,917	1,693,917	1,573,167	1,243,917	1,093,917
50	-426,020	912,899	1,712,899	1,592,149	1,262,899	1,112,899
60	-434,878	931,881	1,731,881	1,611,131	1,281,881	1,131,881
70	-443,736	950,863	1,750,863	1,630,113	1,300,863	1,150,863
80	-452,595	969,845	1,769,845	1,649,095	1,319,845	1,169,845
90	-461,453	988,828	1,788,828	1,668,078	1,338,828	1,188,828
100	-470,311	1,007,810	1,807,810	1,687,060	1,357,810	1,207,810
120	-488,028	1,045,774	1,845,774	1,725,024	1,395,774	1,245,774
140	-505,744	1,083,738	1,883,738	1,762,988	1,433,738	1,283,738
160	-523,461	1,121,702	1,921,702	1,800,952	1,471,702	1,321,702
180	-541,177	1,159,666	1,959,666	1,838,916	1,509,666	1,359,666
200	-558,894	1,197,630	1,997,630	1,876,880	1,547,630	1,397,630

Site type 5	Description:	Area 3	£1916 psm	Beccles	Site area:	0.47 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-425,622	912,048	1,712,048	1,591,298	1,262,048	1,112,048
10	-434,481	931,030	1,731,030	1,610,280	1,281,030	1,131,030
20	-443,339	950,012	1,750,012	1,629,262	1,300,012	1,150,012
30	-452,197	968,994	1,768,994	1,648,244	1,319,994	1,168,994
40	-461,055	987,976	1,787,976	1,667,226	1,337,976	1,187,976
50	-469,914	1,006,958	1,806,958	1,686,208	1,356,958	1,206,958
60	-478,772	1,025,940	1,825,940	1,705,190	1,375,940	1,225,940
70	-487,630	1,044,922	1,844,922	1,724,172	1,394,922	1,244,922
80	-496,489	1,063,904	1,863,904	1,743,154	1,413,904	1,263,904
90	-505,347	1,082,886	1,882,886	1,762,136	1,432,886	1,282,886
100	-514,205	1,101,868	1,901,868	1,781,118	1,451,868	1,301,868
120	-531,922	1,139,832	1,939,832	1,819,082	1,489,832	1,339,832
140	-549,638	1,177,796	1,977,796	1,857,046	1,527,796	1,377,796
160	-567,355	1,215,760	2,015,760	1,895,010	1,565,760	1,415,760
180	-585,071	1,253,725	2,053,725	1,932,975	1,603,725	1,453,725
200	-602,788	1,291,689	2,091,689	1,970,939	1,641,689	1,491,689

Site type 5	Description:	Area 4	£2088 psm	Bungay	Site area:	0.47 ha
-------------	--------------	--------	-----------	--------	------------	---------

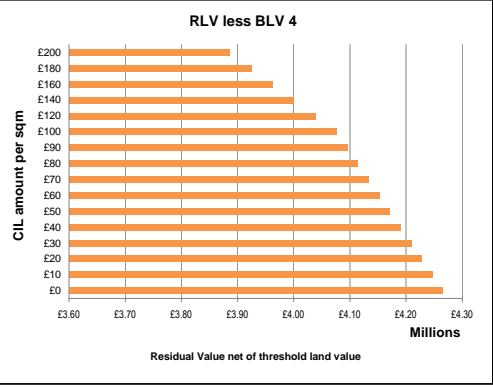
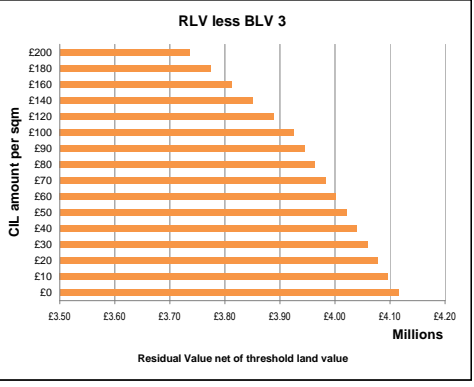
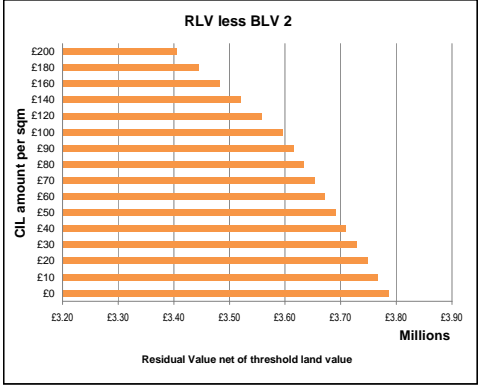
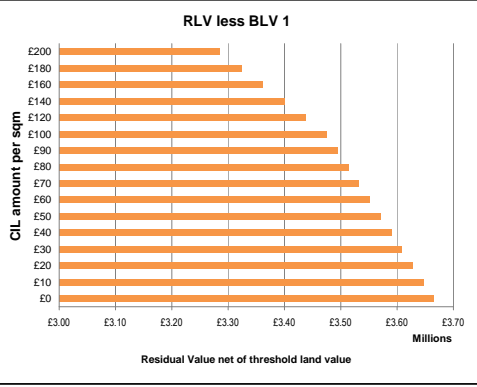
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-268,335	575,004	1,375,004	1,254,254	925,004	775,004
10	-277,194	593,986	1,393,986	1,273,236	943,986	793,986
20	-286,052	612,968	1,412,968	1,292,218	962,968	812,968
30	-294,910	631,951	1,431,951	1,311,201	981,951	831,951
40	-303,769	650,933	1,450,933	1,330,183	1,000,933	850,933
50	-312,627	669,915	1,469,915	1,349,165	1,019,915	869,915
60	-321,485	688,897	1,488,897	1,368,147	1,038,897	888,897
70	-330,343	707,879	1,507,879	1,387,129	1,057,879	907,879
80	-339,202	726,861	1,526,861	1,406,111	1,076,861	926,861
90	-348,060	745,843	1,545,843	1,425,093	1,095,843	945,843
100	-356,918	764,825	1,564,825	1,444,075	1,114,825	964,825
120	-374,635	802,789	1,602,789	1,482,039	1,152,789	1,002,789
140	-392,351	840,753	1,640,753	1,520,003	1,190,753	1,040,753
160	-410,068	878,717	1,678,717	1,557,967	1,228,717	1,078,717
180	-427,784	916,681	1,716,681	1,595,931	1,266,681	1,116,681
200	-445,501	954,645	1,754,645	1,633,895	1,304,645	1,154,645

Site type 5	Description:	Area 5	E2325 psm Halesworth	Site area:	0.47 ha
-------------	--------------	--------	----------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-51,609	110,590	910,590	789,840	460,590	310,590
10	-60,467	129,572	929,572	808,822	479,572	329,572
20	-69,325	148,554	948,554	827,804	498,554	348,554
30	-78,183	167,536	967,536	846,786	517,536	367,536
40	-87,042	186,518	986,518	865,768	536,518	386,518
50	-95,900	205,500	1,005,500	884,750	555,500	405,500
60	-104,758	224,482	1,024,482	903,732	574,482	424,482
70	-113,617	243,464	1,043,464	922,714	593,464	443,464
80	-122,475	262,446	1,062,446	941,696	612,446	462,446
90	-131,333	281,428	1,081,428	960,678	631,428	481,428
100	-140,191	300,410	1,100,410	979,660	650,410	500,410
120	-157,908	338,374	1,138,374	1,017,624	688,374	538,374
140	-175,625	376,338	1,176,338	1,055,588	726,338	576,338
160	-193,341	414,302	1,214,302	1,093,552	764,302	614,302
180	-211,058	452,267	1,252,267	1,131,517	802,267	652,267
200	-228,774	490,231	1,290,231	1,169,481	840,231	690,231

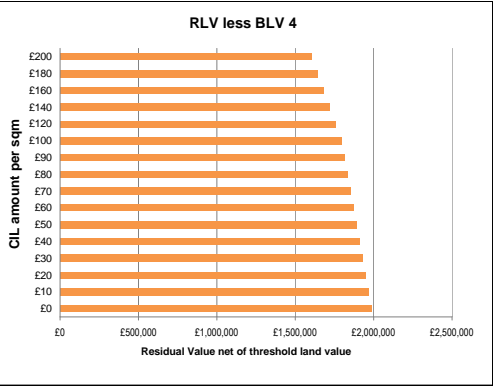
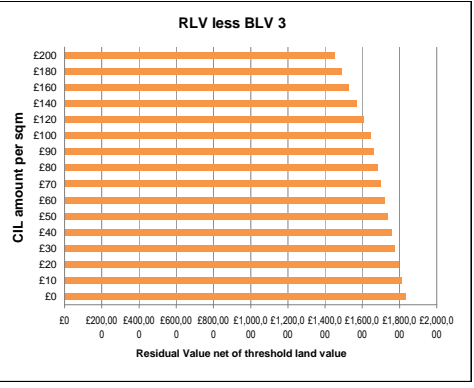
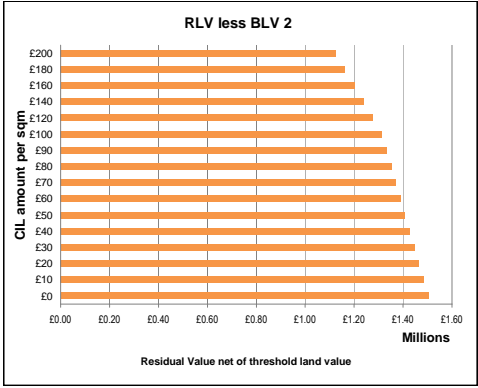
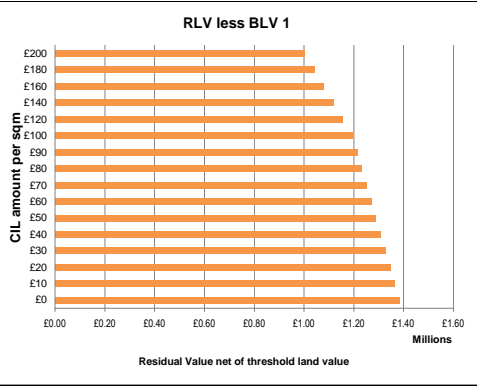
Site type 5	Description:	Area 6	E4660 psm Southwold	Site area:	0.47 ha
-------------	--------------	--------	---------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,083,653	4,464,971	3,664,971	3,785,721	4,114,971	4,264,971
10	2,074,795	4,445,989	3,645,989	3,766,739	4,095,989	4,245,989
20	2,065,936	4,427,007	3,627,007	3,747,757	4,077,007	4,227,007
30	2,057,078	4,408,025	3,608,025	3,728,775	4,058,025	4,208,025
40	2,048,220	4,389,043	3,589,043	3,709,793	4,039,043	4,189,043
50	2,039,362	4,370,061	3,570,061	3,690,811	4,020,061	4,170,061
60	2,030,503	4,351,079	3,551,079	3,671,829	4,001,079	4,151,079
70	2,021,645	4,332,096	3,532,096	3,652,846	3,982,096	4,132,096
80	2,012,787	4,313,114	3,513,114	3,633,864	3,963,114	4,113,114
90	2,003,928	4,294,132	3,494,132	3,614,882	3,944,132	4,094,132
100	1,995,070	4,275,150	3,475,150	3,595,900	3,925,150	4,075,150
120	1,977,354	4,237,186	3,437,186	3,557,936	3,887,186	4,037,186
140	1,959,637	4,199,222	3,399,222	3,519,972	3,849,222	3,999,222
160	1,941,920	4,161,258	3,361,258	3,482,008	3,811,258	3,961,258
180	1,924,204	4,123,294	3,323,294	3,444,044	3,773,294	3,923,294
200	1,906,487	4,085,330	3,285,330	3,406,080	3,735,330	3,885,330



Site type 5	Description:	Area 7	E3495 psm Reydon	Site area:	0.47 ha
-------------	--------------	--------	------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,018,308	2,182,089	1,382,089	1,502,839	1,832,089	1,982,089
10	1,009,450	2,163,107	1,363,107	1,483,857	1,813,107	1,963,107
20	1,000,592	2,144,125	1,344,125	1,464,875	1,794,125	1,944,125
30	991,733	2,125,143	1,325,143	1,445,893	1,775,143	1,925,143
40	982,875	2,106,161	1,306,161	1,426,911	1,756,161	1,906,161
50	974,017	2,087,179	1,287,179	1,407,929	1,737,179	1,887,179
60	965,159	2,068,197	1,268,197	1,388,947	1,718,197	1,868,197
70	956,300	2,049,215	1,249,215	1,369,965	1,699,215	1,849,215
80	947,442	2,030,233	1,230,233	1,350,983	1,680,233	1,830,233
90	938,584	2,011,251	1,211,251	1,332,001	1,661,251	1,811,251
100	929,726	1,992,269	1,192,269	1,313,019	1,642,269	1,792,269
120	912,009	1,954,305	1,154,305	1,275,055	1,604,305	1,754,305
140	894,292	1,916,341	1,116,341	1,237,091	1,566,341	1,716,341
160	876,576	1,878,377	1,078,377	1,199,127	1,528,377	1,678,377
180	858,859	1,840,413	1,040,413	1,161,163	1,490,413	1,640,413
200	841,143	1,802,449	1,002,449	1,123,199	1,452,449	1,602,449



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
35 UNITS					
FLATS					
75 UPH					
CSH level:	3	10%	Sales value inflation		
Aff Hsg:	35%	5%	Build cost inflation		
			Profit		

Site type 5	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-614,654	1,317,115	2,117,115	1,996,365	1,667,115	1,517,115
10	-623,512	1,336,097	2,136,097	2,015,347	1,686,097	1,536,097
20	-632,370	1,355,079	2,155,079	2,034,329	1,705,079	1,555,079
30	-641,229	1,374,061	2,174,061	2,053,311	1,724,061	1,574,061
40	-650,087	1,393,043	2,193,043	2,072,293	1,743,043	1,593,043
50	-658,945	1,412,026	2,212,026	2,091,276	1,762,026	1,612,026
60	-667,804	1,431,008	2,231,008	2,110,258	1,781,008	1,631,008
70	-676,662	1,449,990	2,249,990	2,129,240	1,799,990	1,649,990
80	-685,520	1,468,972	2,268,972	2,148,222	1,818,972	1,668,972
90	-694,378	1,487,954	2,287,954	2,167,204	1,837,954	1,687,954
100	-703,237	1,506,936	2,306,936	2,186,186	1,856,936	1,706,936
120	-720,953	1,544,900	2,344,900	2,224,150	1,894,900	1,744,900
140	-738,670	1,582,864	2,382,864	2,262,114	1,932,864	1,782,864
160	-756,386	1,620,828	2,420,828	2,300,078	1,970,828	1,820,828
180	-774,103	1,658,792	2,458,792	2,338,042	2,008,792	1,858,792
200	-791,820	1,696,756	2,496,756	2,376,006	2,046,756	1,896,756

Site type 5	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	0.47 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	- 245,116	525,249	1,325,249	1,204,499	875,249	725,249
10	- 253,974	544,231	1,344,231	1,223,481	894,231	744,231
20	- 262,833	563,213	1,363,213	1,242,463	913,213	763,213
30	- 271,691	582,195	1,382,195	1,261,445	932,195	782,195
40	- 280,549	601,177	1,401,177	1,280,427	951,177	801,177
50	- 289,408	620,159	1,420,159	1,299,409	970,159	820,159
60	- 298,266	639,141	1,439,141	1,318,391	989,141	839,141
70	- 307,124	658,123	1,458,123	1,337,373	1,008,123	858,123
80	- 315,982	677,105	1,477,105	1,356,355	1,027,105	877,105
90	- 324,841	696,087	1,496,087	1,375,337	1,046,087	896,087
100	- 333,699	715,069	1,515,069	1,394,319	1,065,069	915,069
120	- 351,416	753,033	1,553,033	1,432,283	1,103,033	953,033
140	- 369,132	790,997	1,590,997	1,470,247	1,140,997	990,997
160	- 386,849	828,962	1,628,962	1,508,212	1,178,962	1,028,962
180	- 404,565	866,926	1,666,926	1,546,176	1,216,926	1,066,926
200	- 422,282	904,890	1,704,890	1,584,140	1,254,890	1,104,890

Site type 5	Description:	Area 3	£1916 psm	Beccles	Site area:	0.47 ha
-------------	--------------	--------	-----------	---------	------------	---------

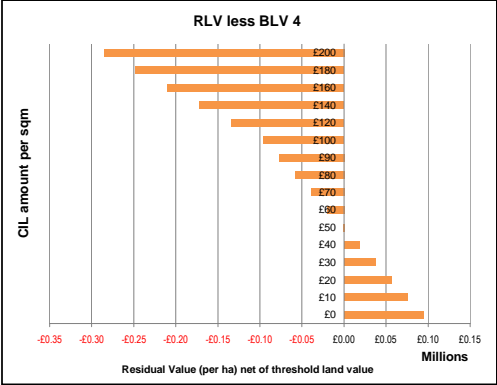
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	- 295,941	634,159	1,434,159	1,313,409	984,159	834,159
10	- 304,799	653,141	1,453,141	1,332,391	1,003,141	853,141
20	- 313,657	672,123	1,472,123	1,351,373	1,022,123	872,123
30	- 322,516	691,105	1,491,105	1,370,355	1,041,105	891,105
40	- 331,374	710,087	1,510,087	1,389,337	1,060,087	910,087
50	- 340,232	729,069	1,529,069	1,408,319	1,079,069	929,069
60	- 349,091	748,051	1,548,051	1,427,301	1,098,051	948,051
70	- 357,949	767,033	1,567,033	1,446,283	1,117,033	967,033
80	- 366,807	786,015	1,586,015	1,465,265	1,136,015	986,015
90	- 375,665	804,997	1,604,997	1,484,247	1,154,997	1,004,997
100	- 384,524	823,979	1,623,979	1,503,229	1,173,979	1,023,979
120	- 402,240	861,943	1,661,943	1,541,193	1,211,943	1,061,943
140	- 419,957	899,907	1,699,907	1,579,157	1,249,907	1,099,907
160	- 437,673	937,872	1,737,872	1,617,122	1,287,872	1,137,872
180	- 455,390	975,836	1,775,836	1,655,086	1,325,836	1,175,836
200	- 473,107	1,013,800	1,813,800	1,693,050	1,363,800	1,213,800

Site type 5	Description:	Area 4	£2088 psm	Bungay	Site area:	0.47 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	- 113,819	243,898	1,043,898	923,148	593,898	443,898
10	- 122,677	262,880	1,062,880	942,130	612,880	462,880
20	- 131,536	281,862	1,081,862	961,112	631,862	481,862
30	- 140,394	300,844	1,100,844	980,094	650,844	500,844
40	- 149,252	319,826	1,119,826	999,076	669,826	519,826
50	- 158,111	338,808	1,138,808	1,018,058	688,808	538,808
60	- 166,969	357,790	1,157,790	1,037,040	707,790	557,790
70	- 175,827	376,772	1,176,772	1,056,022	726,772	576,772
80	- 184,685	395,754	1,195,754	1,075,004	745,754	595,754
90	- 193,544	414,736	1,214,736	1,093,986	764,736	614,736
100	- 202,402	433,718	1,233,718	1,112,968	783,718	633,718
120	- 220,119	471,683	1,271,683	1,150,933	821,683	671,683
140	- 237,835	509,647	1,309,647	1,188,897	859,647	709,647
160	- 255,552	547,611	1,347,611	1,226,861	897,611	747,611
180	- 273,268	585,575	1,385,575	1,264,825	935,575	785,575
200	- 290,985	623,539	1,423,539	1,302,789	973,539	823,539

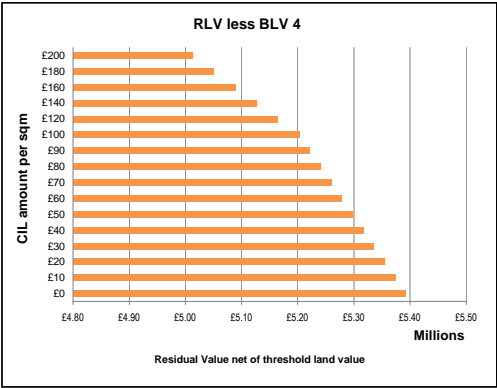
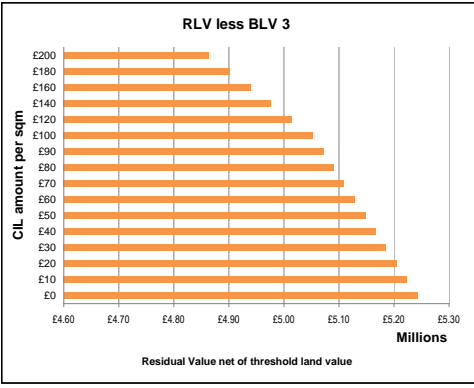
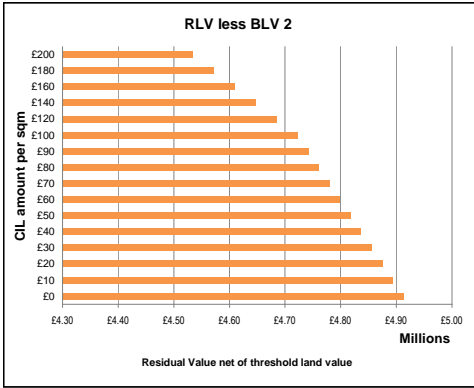
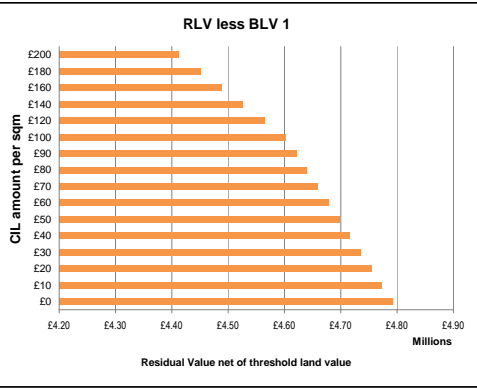
Site type 5	Description:	Area 5	E2325 psm Halesworth	Site area:	0.47 ha
-------------	--------------	--------	----------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,128	293,845	-	506,155	-	385,405
10	128,269	274,863	-	525,137	-	404,387
20	119,411	255,881	-	544,119	-	423,369
30	110,553	236,899	-	563,101	-	442,351
40	101,695	217,917	-	582,083	-	461,333
50	92,836	198,935	-	601,065	-	480,315
60	83,978	179,953	-	620,047	-	499,297
70	75,120	160,971	-	639,029	-	518,279
80	66,261	141,989	-	658,011	-	537,261
90	57,403	123,007	-	676,993	-	556,243
100	48,545	104,025	-	695,975	-	575,225
120	30,828	66,061	-	733,939	-	613,189
140	13,112	28,097	-	771,903	-	651,153
160	-4,605	9,868	-	809,868	-	689,118
180	-22,321	47,832	-	847,832	-	727,082
200	-40,038	85,796	-	885,796	-	765,046



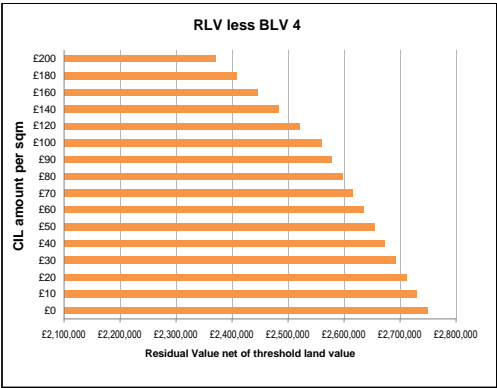
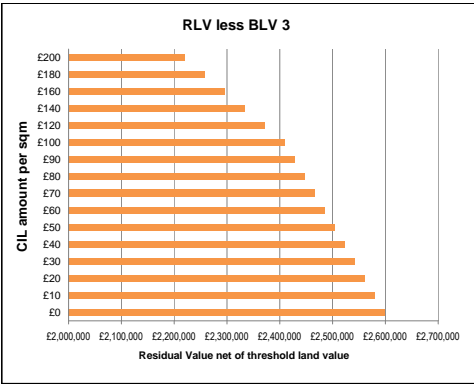
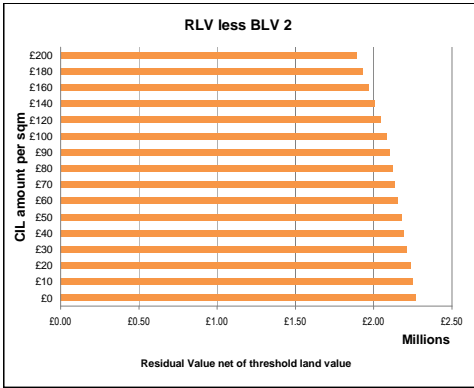
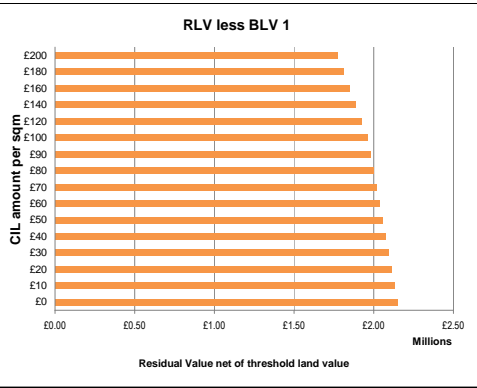
Site type 5	Description:	Area 6	E4660 psm Southwold	Site area:	0.47 ha
-------------	--------------	--------	---------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,609,536	5,591,863	4,791,863	4,912,613	5,241,863	5,391,863
10	2,600,678	5,572,881	4,772,881	4,893,631	5,222,881	5,372,881
20	2,591,819	5,553,899	4,753,899	4,874,649	5,203,899	5,353,899
30	2,582,961	5,534,917	4,734,917	4,855,667	5,184,917	5,334,917
40	2,574,103	5,515,934	4,715,934	4,836,684	5,165,934	5,315,934
50	2,565,244	5,496,952	4,696,952	4,817,702	5,146,952	5,296,952
60	2,556,386	5,477,970	4,677,970	4,798,720	5,127,970	5,277,970
70	2,547,528	5,458,988	4,658,988	4,779,738	5,108,988	5,258,988
80	2,538,670	5,440,006	4,640,006	4,760,756	5,090,006	5,240,006
90	2,529,811	5,421,024	4,621,024	4,741,774	5,071,024	5,221,024
100	2,520,953	5,402,042	4,602,042	4,722,792	5,052,042	5,202,042
120	2,503,236	5,364,078	4,564,078	4,684,828	5,014,078	5,164,078
140	2,485,520	5,326,114	4,526,114	4,646,864	4,976,114	5,126,114
160	2,467,803	5,288,150	4,488,150	4,608,900	4,938,150	5,088,150
180	2,450,087	5,250,186	4,450,186	4,570,936	4,900,186	5,050,186
200	2,432,370	5,212,222	4,412,222	4,532,972	4,862,222	5,012,222



Site type 5	Description:	Area 7	E3495 psm Reydon	Site area:	0.47 ha
-------------	--------------	--------	------------------	------------	---------

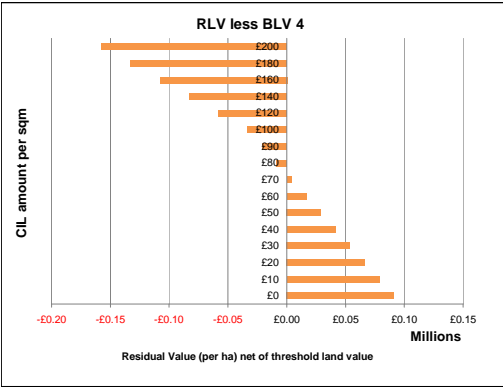
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,375,979	2,948,526	2,148,526	2,269,276	2,598,526	2,748,526
10	1,367,121	2,929,544	2,129,544	2,250,294	2,579,544	2,729,544
20	1,358,262	2,910,562	2,110,562	2,231,312	2,560,562	2,710,562
30	1,349,404	2,891,580	2,091,580	2,212,330	2,541,580	2,691,580
40	1,340,546	2,872,598	2,072,598	2,193,348	2,522,598	2,672,598
50	1,331,687	2,853,616	2,053,616	2,174,366	2,503,616	2,653,616
60	1,322,829	2,834,634	2,034,634	2,155,384	2,484,634	2,634,634
70	1,313,971	2,815,652	2,015,652	2,136,402	2,465,652	2,615,652
80	1,305,113	2,796,670	1,996,670	2,117,420	2,446,670	2,596,670
90	1,296,254	2,777,688	1,977,688	2,098,438	2,427,688	2,577,688
100	1,287,396	2,758,706	1,958,706	2,079,456	2,408,706	2,558,706
120	1,269,679	2,720,742	1,920,742	2,041,492	2,370,742	2,520,742
140	1,251,963	2,682,778	1,882,778	2,003,528	2,332,778	2,482,778
160	1,234,246	2,644,814	1,844,814	1,965,564	2,294,814	2,444,814
180	1,216,530	2,606,850	1,806,850	1,927,600	2,256,850	2,406,850
200	1,198,813	2,568,885	1,768,885	1,889,635	2,218,885	2,368,885



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	6	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
40 UNITS HOUSES 45 UPH					
CSH level:	3		Sales value inflation		
Aff Hsg:	35%		Build cost inflation		
			Profit		

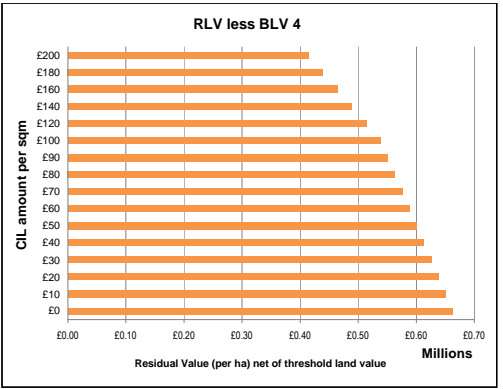
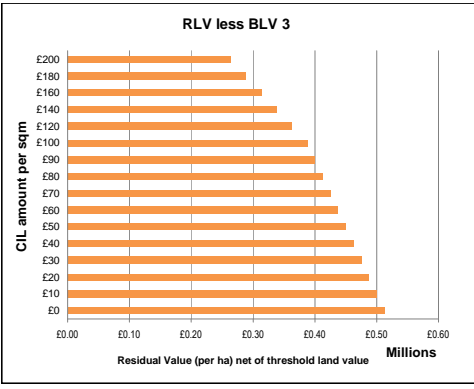
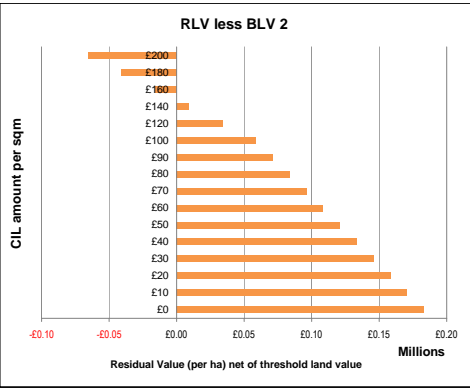
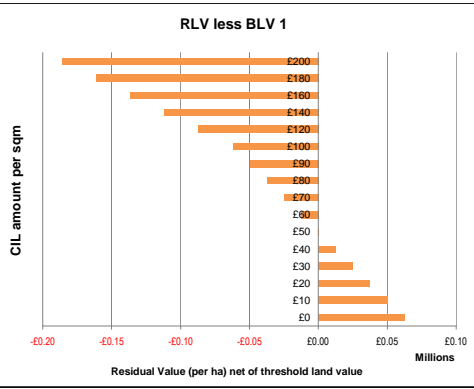
Site type 6	Description:	Area 1	£1615 psm Inner Lowestoft	Site area:	0.89 ha
-------------	--------------	--------	---------------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,618	290,945	-	509,055	-	388,305
10	247,573	278,519	-	521,481	-	400,731
20	236,527	266,093	-	533,907	-	413,157
30	225,482	253,667	-	546,333	-	425,583
40	214,436	241,241	-	558,759	-	438,009
50	203,391	228,815	-	571,185	-	450,435
60	192,346	216,389	-	583,611	-	462,861
70	181,300	203,963	-	596,037	-	475,287
80	170,255	191,537	-	608,463	-	487,713
90	159,210	179,111	-	620,889	-	500,139
100	148,164	166,685	-	633,315	-	512,565
120	126,074	141,833	-	658,167	-	537,417
140	103,983	116,981	-	683,019	-	562,269
160	81,892	92,129	-	707,871	-	587,121
180	59,802	67,277	-	732,723	-	611,973
200	37,711	42,425	-	757,575	-	636,825



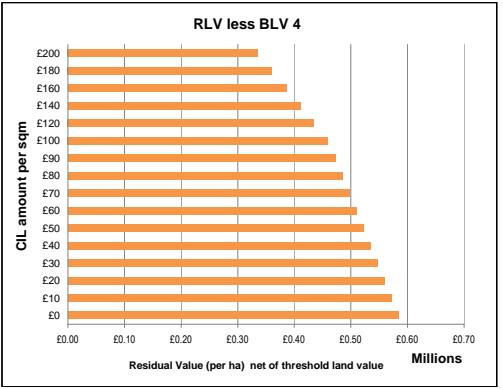
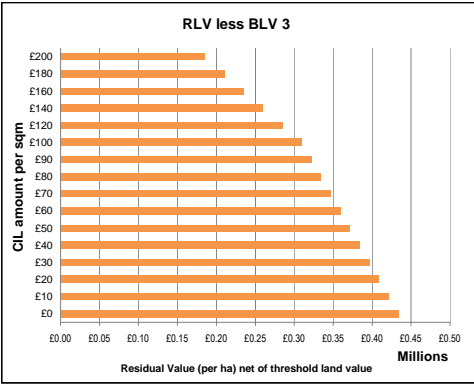
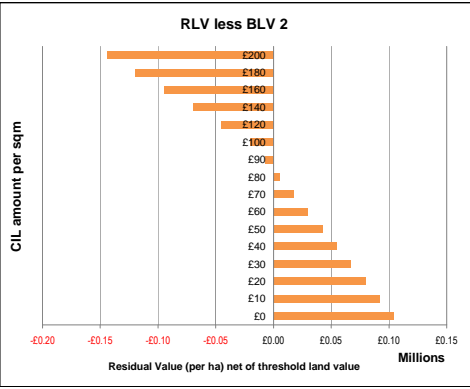
Site type 6	Description:	Area 2	£1964 psm Lowestoft Burbs	Site area:	0.89 ha
-------------	--------------	--------	---------------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,396	862,195	-	62,195	-	182,945
10	755,350	849,769	-	49,769	-	170,519
20	744,305	837,343	-	37,343	-	158,093
30	733,260	824,917	-	24,917	-	145,667
40	722,214	812,491	-	12,491	-	133,241
50	711,169	800,065	-	65	-	120,815
60	700,124	787,639	-	12,361	-	108,389
70	689,078	775,213	-	24,787	-	95,963
80	678,033	762,787	-	37,213	-	83,537
90	666,988	750,361	-	49,639	-	71,111
100	655,942	737,935	-	62,065	-	58,685
120	633,852	713,083	-	86,917	-	33,833
140	611,761	688,231	-	111,769	-	8,981
160	589,670	663,379	-	136,621	-	15,871
180	567,579	638,527	-	161,473	-	40,723
200	545,489	613,675	-	186,325	-	65,575



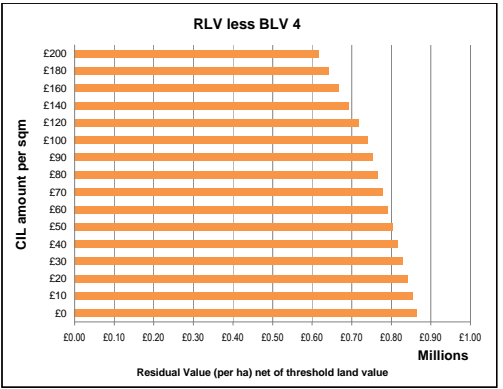
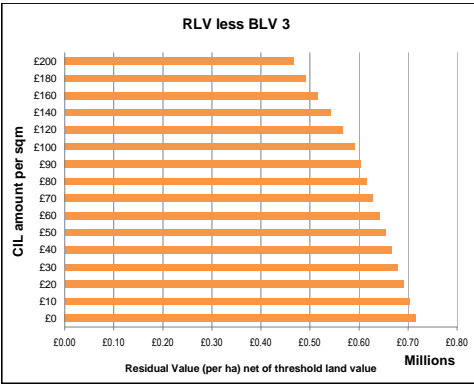
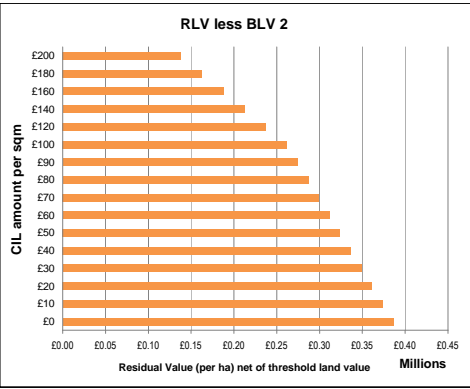
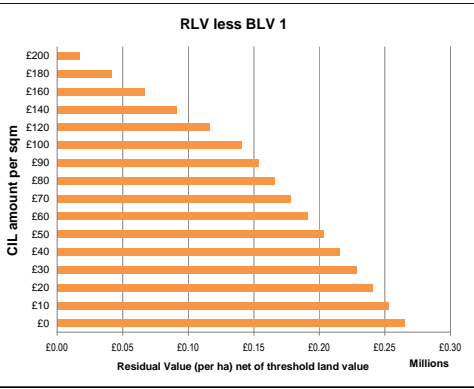
Site type 6	Description:	Area 3	£1916 psm Beccles	Site area:	0.89 ha
-------------	--------------	--------	-------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	696,558	783,628	-	16,372	-	104,378
10	685,513	771,202	-	28,798	-	91,952
20	674,467	758,776	-	41,224	-	79,526
30	663,422	746,350	-	53,650	-	67,100
40	652,377	733,924	-	66,076	-	54,674
50	641,331	721,498	-	78,502	-	42,248
60	630,286	709,072	-	90,928	-	29,822
70	619,241	696,646	-	103,354	-	17,396
80	608,195	684,220	-	115,780	-	4,970
90	597,150	671,794	-	128,206	-	7,456
100	586,105	659,368	-	140,632	-	19,882
120	564,014	634,516	-	165,484	-	44,734
140	541,923	609,664	-	190,336	-	69,586
160	519,833	584,812	-	215,188	-	94,438
180	497,742	559,960	-	240,040	-	119,290
200	475,651	535,108	-	264,892	-	144,142



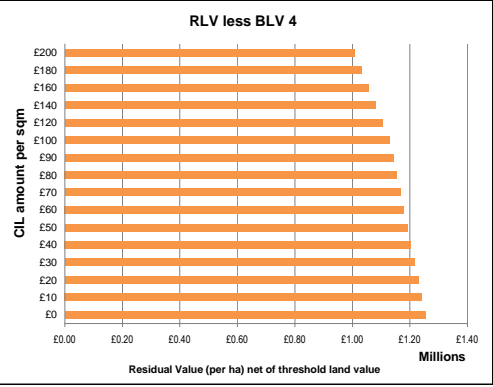
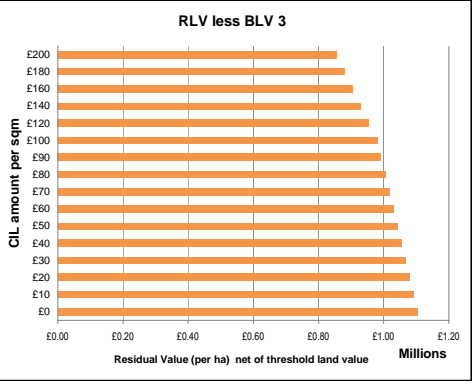
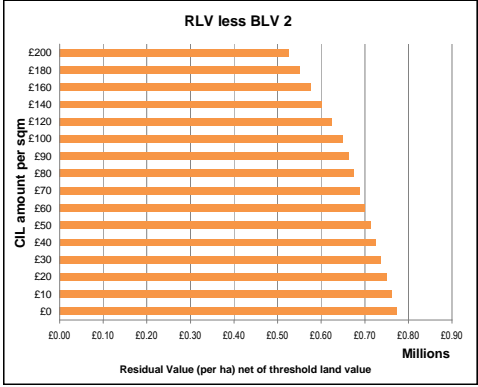
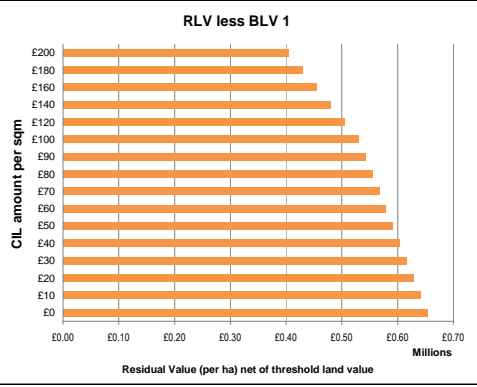
Site type 6	Description:	Area 4	£2088 psm Bungay	Site area:	0.89 ha
-------------	--------------	--------	------------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	946,810	1,065,161	-	265,161	-	385,911
10	935,764	1,052,735	-	252,735	-	373,485
20	924,719	1,040,309	-	240,309	-	361,059
30	913,674	1,027,883	-	227,883	-	348,633
40	902,628	1,015,457	-	215,457	-	336,207
50	891,583	1,003,031	-	203,031	-	323,781
60	880,538	990,605	-	190,605	-	311,355
70	869,492	978,179	-	178,179	-	298,929
80	858,447	965,753	-	165,753	-	286,503
90	847,402	953,327	-	153,327	-	274,077
100	836,356	940,901	-	140,901	-	261,651
120	814,265	916,049	-	116,049	-	236,799
140	792,175	891,197	-	91,197	-	211,947
160	770,084	866,345	-	66,345	-	187,095
180	747,993	841,493	-	41,493	-	162,243
200	725,903	816,641	-	16,641	-	137,391

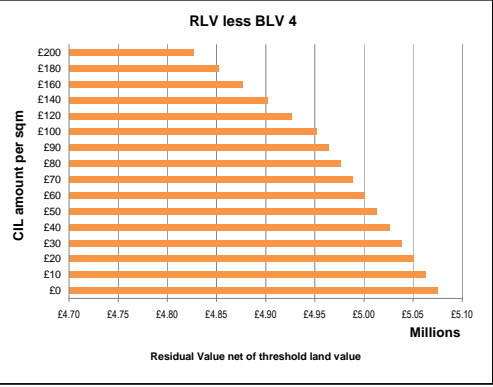
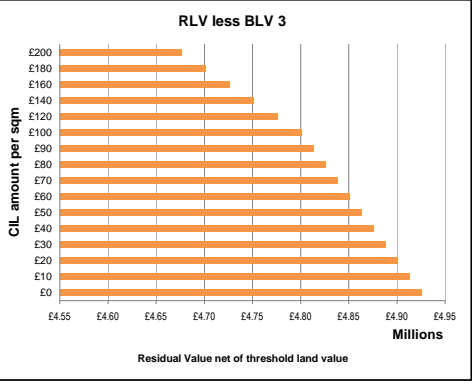
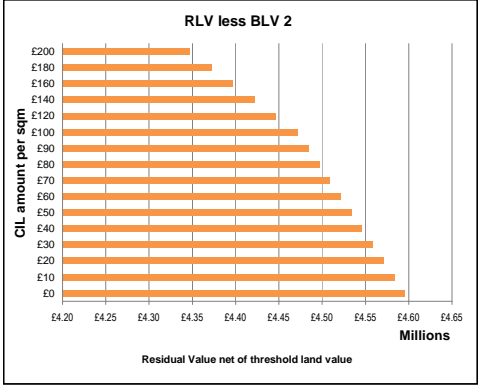
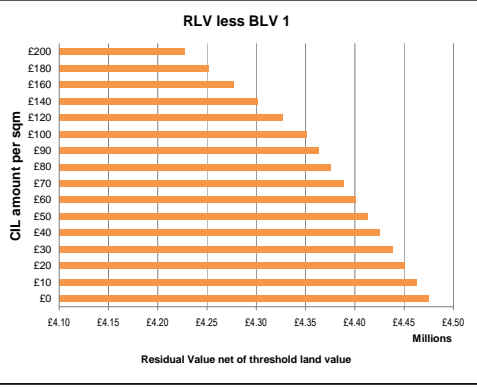




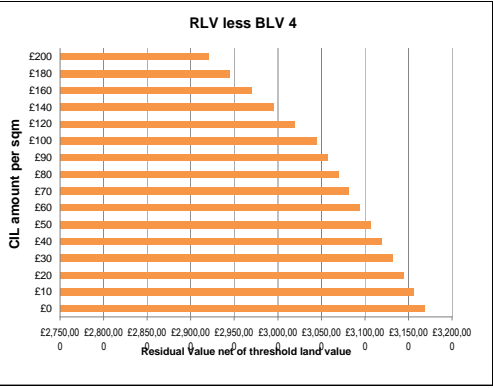
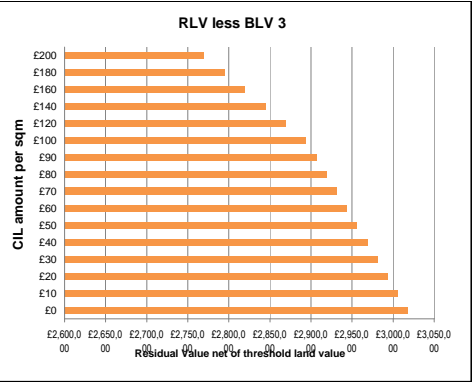
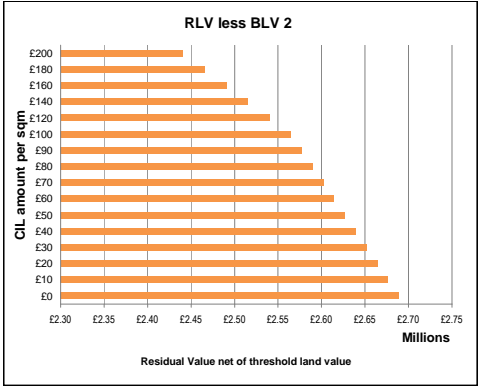
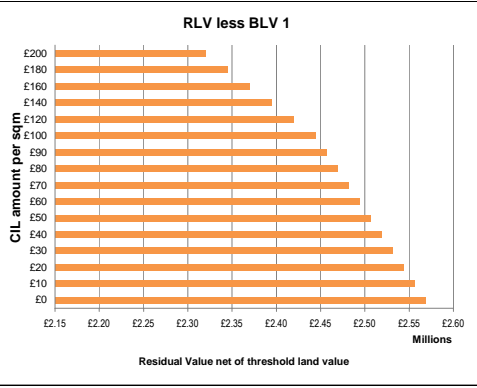
Site type 6	Description:	Area 5	E2325 psm	Halesworth	Site area:	0.89 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,291,633	1,453,087	653,087	773,837	1,103,087	1,253,087
10	1,280,588	1,440,661	640,661	761,411	1,090,661	1,240,661
20	1,269,542	1,428,235	628,235	748,985	1,078,235	1,228,235
30	1,258,497	1,415,809	615,809	736,559	1,065,809	1,215,809
40	1,247,452	1,403,383	603,383	724,133	1,053,383	1,203,383
50	1,236,406	1,390,957	590,957	711,707	1,040,957	1,190,957
60	1,225,361	1,378,531	578,531	699,281	1,028,531	1,178,531
70	1,214,316	1,366,105	566,105	686,855	1,016,105	1,166,105
80	1,203,270	1,353,679	553,679	674,429	1,003,679	1,153,679
90	1,192,225	1,341,253	541,253	662,003	991,253	1,141,253
100	1,181,180	1,328,827	528,827	649,577	978,827	1,128,827
120	1,159,089	1,303,975	503,975	624,725	953,975	1,103,975
140	1,136,998	1,279,123	479,123	599,873	929,123	1,079,123
160	1,114,907	1,254,271	454,271	575,021	904,271	1,054,271
180	1,092,817	1,229,419	429,419	550,169	879,419	1,029,419
200	1,070,726	1,204,567	404,567	525,317	854,567	1,004,567



Site type 6	Description:	Area 6	E4660 psm Southwold	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,688,944	5,275,062	4,475,062	4,595,812	4,925,062	5,075,062
10	4,677,898	5,262,636	4,462,636	4,583,386	4,912,636	5,062,636
20	4,666,853	5,250,210	4,450,210	4,570,960	4,900,210	5,050,210
30	4,655,808	5,237,783	4,437,783	4,558,533	4,887,783	5,037,783
40	4,644,762	5,225,357	4,425,357	4,546,107	4,875,357	5,025,357
50	4,633,717	5,212,931	4,412,931	4,533,681	4,862,931	5,012,931
60	4,622,671	5,200,505	4,400,505	4,521,255	4,850,505	5,000,505
70	4,611,626	5,188,079	4,388,079	4,508,829	4,838,079	4,988,079
80	4,600,581	5,175,653	4,375,653	4,496,403	4,825,653	4,975,653
90	4,589,535	5,163,227	4,363,227	4,483,977	4,813,227	4,963,227
100	4,578,490	5,150,801	4,350,801	4,471,551	4,800,801	4,950,801
120	4,556,399	5,125,949	4,325,949	4,446,699	4,775,949	4,925,949
140	4,534,309	5,101,097	4,301,097	4,421,847	4,751,097	4,901,097
160	4,512,218	5,076,245	4,276,245	4,396,995	4,726,245	4,876,245
180	4,490,127	5,051,393	4,251,393	4,372,143	4,701,393	4,851,393
200	4,468,037	5,026,541	4,226,541	4,347,291	4,676,541	4,826,541



Site type 6	Description:	Area 7	E3495 psm Reydon	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,926	3,368,166	2,568,166	2,688,916	3,018,166	3,168,166
10	2,982,880	3,355,740	2,555,740	2,676,490	3,005,740	3,155,740
20	2,971,835	3,343,314	2,543,314	2,664,064	2,993,314	3,143,314
30	2,960,790	3,330,888	2,530,888	2,651,638	2,980,888	3,130,888
40	2,949,744	3,318,462	2,518,462	2,639,212	2,968,462	3,118,462
50	2,938,699	3,306,036	2,506,036	2,626,786	2,956,036	3,106,036
60	2,927,654	3,293,610	2,493,610	2,614,360	2,943,610	3,093,610
70	2,916,608	3,281,184	2,481,184	2,601,934	2,931,184	3,081,184
80	2,905,563	3,268,758	2,468,758	2,589,508	2,918,758	3,068,758
90	2,894,518	3,256,332	2,456,332	2,577,082	2,906,332	3,056,332
100	2,883,472	3,243,906	2,443,906	2,564,656	2,893,906	3,043,906
120	2,861,382	3,219,054	2,419,054	2,539,804	2,869,054	3,019,054
140	2,839,291	3,194,202	2,394,202	2,514,952	2,844,202	2,994,202
160	2,817,200	3,169,350	2,369,350	2,490,100	2,819,350	2,969,350
180	2,795,109	3,144,498	2,344,498	2,465,248	2,794,498	2,944,498
200	2,773,019	3,119,646	2,319,646	2,440,396	2,769,646	2,919,646



CIL Viability   Waveney District

SITE TYPE   6

40 UNITS

HOUSES

45 UPH

CSH level:   4

Aff Hsg:   35%

	Sales value inflation
	Build cost inflation
	Profit

Benchmark Land Values (per net developable ha)

BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

Site type 6

Description:   **Area 1   £1615 psm   Inner Lowestoft**

Site area:   0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,045	87,800	- 712,200	- 591,450	- 262,200	- 112,200
10	66,999	75,374	- 724,626	- 603,876	- 274,626	- 124,626
20	55,954	62,948	- 737,052	- 616,302	- 287,052	- 137,052
30	44,908	50,522	- 749,478	- 628,728	- 299,478	- 149,478
40	33,863	38,096	- 761,904	- 641,154	- 311,904	- 161,904
50	22,818	25,670	- 774,330	- 653,580	- 324,330	- 174,330
60	11,772	13,244	- 786,756	- 666,006	- 336,756	- 186,756
70	727	818	- 799,182	- 678,432	- 349,182	- 199,182
80	-10,318	11,608	- 811,608	- 690,858	- 361,608	- 211,608
90	-21,364	24,034	- 824,034	- 703,284	- 374,034	- 224,034
100	-32,409	36,460	- 836,460	- 715,710	- 386,460	- 236,460
120	-54,500	61,312	- 861,312	- 740,562	- 411,312	- 261,312
140	-76,590	86,164	- 886,164	- 765,414	- 436,164	- 286,164
160	-98,681	111,016	- 911,016	- 790,266	- 461,016	- 311,016
180	-120,772	135,868	- 935,868	- 815,118	- 485,868	- 335,868
200	-142,862	160,720	- 960,720	- 839,970	- 510,720	- 360,720

Site type 6

Description:   **Area 2   £1964 psm   Lowestoft Burbs**

Site area:   0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	585,822	659,050	140,950	20,200	309,050	459,050
10	574,777	646,624	153,376	32,626	296,624	446,624
20	563,732	634,198	165,802	45,052	284,198	434,198
30	552,686	621,772	178,228	57,478	271,772	421,772
40	541,641	609,346	190,654	69,904	259,346	409,346
50	530,596	596,920	203,080	82,330	246,920	396,920
60	519,550	584,494	215,506	94,756	234,494	384,494
70	508,505	572,068	227,932	107,182	222,068	372,068
80	497,460	559,642	240,358	119,608	209,642	359,642
90	486,414	547,216	252,784	132,034	197,216	347,216
100	475,369	534,790	265,210	144,460	184,790	334,790
120	453,278	509,938	290,062	169,312	159,938	309,938
140	431,188	485,086	314,914	194,164	135,086	285,086
160	409,097	460,234	339,766	219,016	110,234	260,234
180	387,006	435,382	364,618	243,868	85,382	235,382
200	364,915	410,530	389,470	268,720	60,530	210,530

Site type 6

Description:   **Area 3   £1916 psm   Beccles**

Site area:   0.89 ha

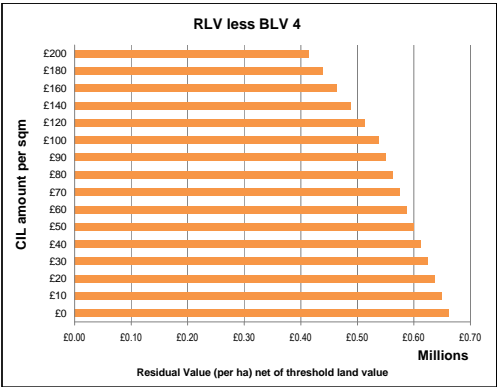
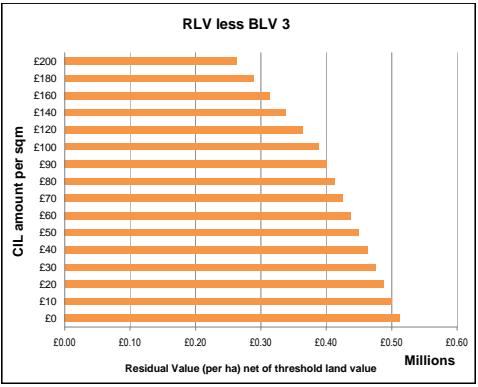
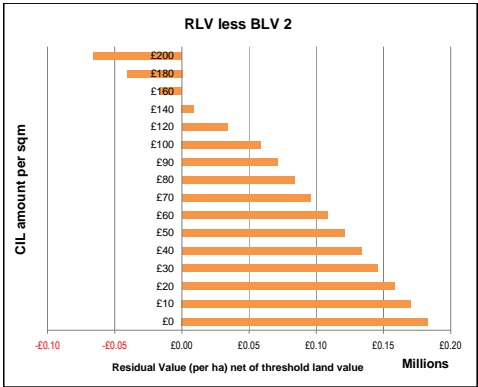
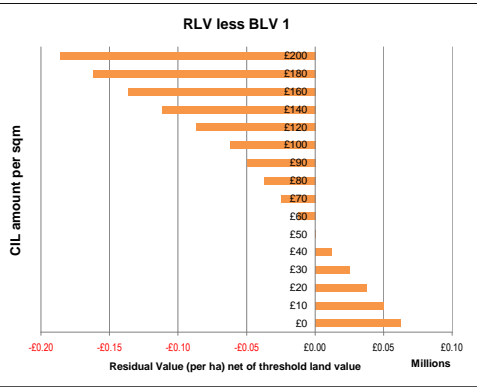
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	515,985	580,483	219,517	98,767	230,483	380,483
10	504,939	568,057	231,943	111,193	218,057	368,057
20	493,894	555,631	244,369	123,619	205,631	355,631
30	482,849	543,205	256,795	136,045	193,205	343,205
40	471,803	530,779	269,221	148,471	180,779	330,779
50	460,758	518,353	281,647	160,897	168,353	318,353
60	449,713	505,927	294,073	173,323	155,927	305,927
70	438,667	493,501	306,499	185,749	143,501	293,501
80	427,622	481,075	318,925	198,175	131,075	281,075
90	416,577	468,649	331,351	210,601	118,649	268,649
100	405,531	456,223	343,777	223,027	106,223	256,223
120	383,441	431,371	368,629	247,879	81,371	231,371
140	361,350	406,519	393,481	272,731	56,519	206,519
160	339,259	381,667	418,333	297,583	31,667	181,667
180	317,168	356,815	443,185	322,435	6,815	156,815
200	295,078	331,962	468,038	347,288	18,038	131,962

Site type 6

Description:   **Area 4   £2088 psm   Bungay**

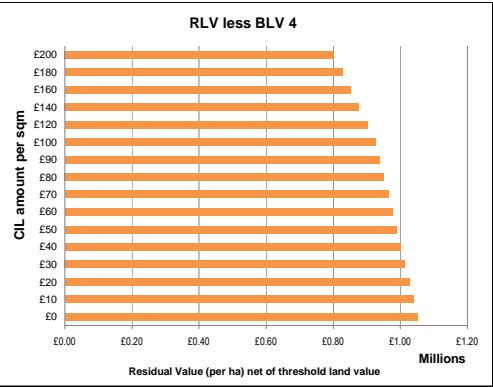
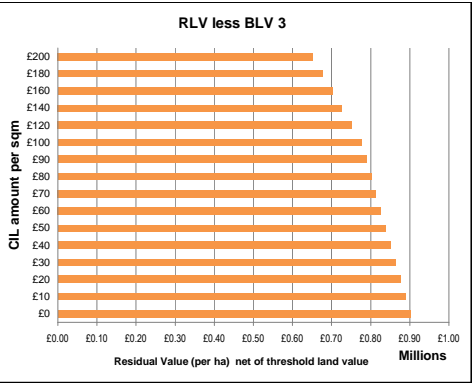
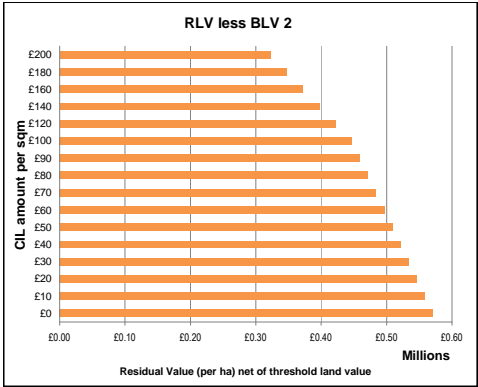
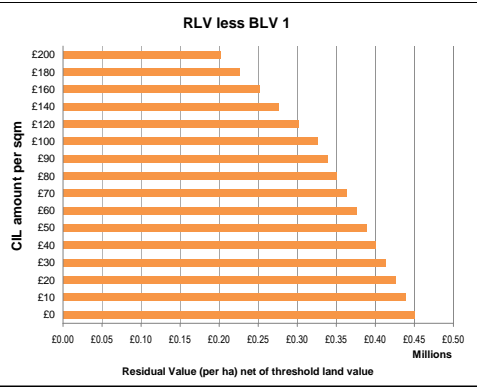
Site area:   0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,236	862,016	62,016	182,766	512,016	662,016
10	755,191	849,590	49,590	170,340	499,590	649,590
20	744,146	837,164	37,164	157,914	487,164	637,164
30	733,100	824,738	24,738	145,488	474,738	624,738
40	722,055	812,312	12,312	133,062	462,312	612,312
50	711,010	799,886	114	120,636	449,886	599,886
60	699,964	787,460	12,540	108,210	437,460	587,460
70	688,919	775,034	24,966	95,784	425,034	575,034
80	677,874	762,608	37,392	83,358	412,608	562,608
90	666,828	750,182	49,818	70,932	400,182	550,182
100	655,783	737,756	62,244	58,506	387,756	537,756
120	633,692	712,904	87,096	33,654	362,904	512,904
140	611,601	688,052	111,948	8,802	338,052	488,052
160	589,511	663,200	136,800	16,050	313,200	463,200
180	567,420	638,348	161,652	40,902	288,348	438,348
200	545,329	613,496	186,504	65,754	263,496	413,496



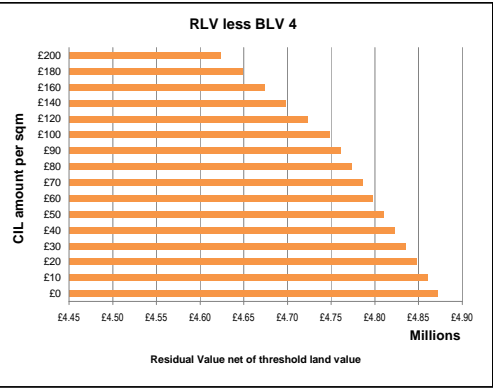
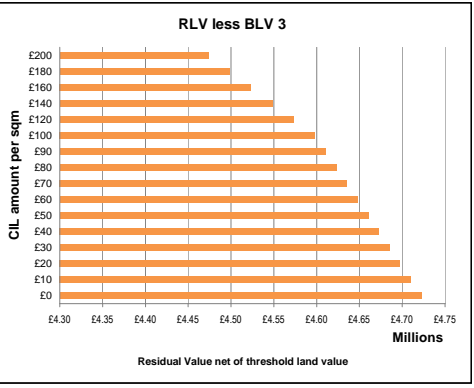
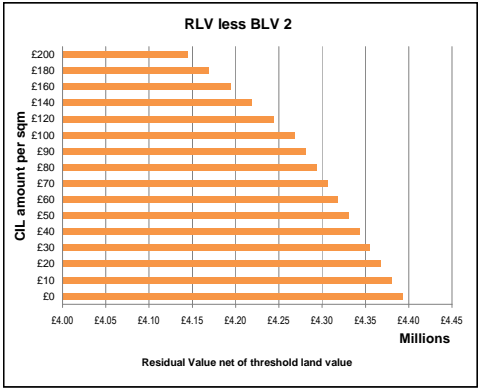
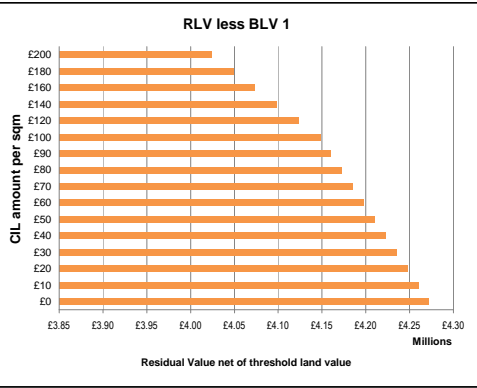
Site type 6Description: **Area 5** **£2325 psm Halesworth**Site area: 0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,111,060	1,249,942	449,942	570,692	899,942	1,049,942
10	1,100,014	1,237,516	437,516	558,266	887,516	1,037,516
20	1,088,969	1,225,090	425,090	545,840	875,090	1,025,090
30	1,077,924	1,212,664	412,664	533,414	862,664	1,012,664
40	1,066,878	1,200,238	400,238	520,988	850,238	1,000,238
50	1,055,833	1,187,812	387,812	508,562	837,812	987,812
60	1,044,788	1,175,386	375,386	496,136	825,386	975,386
70	1,033,742	1,162,960	362,960	483,710	812,960	962,960
80	1,022,697	1,150,534	350,534	471,284	800,534	950,534
90	1,011,652	1,138,108	338,108	458,858	788,108	938,108
100	1,000,606	1,125,682	325,682	446,432	775,682	925,682
120	978,516	1,100,830	300,830	421,580	750,830	900,830
140	966,425	1,075,978	275,978	396,728	725,978	875,978
160	934,334	1,051,126	251,126	371,876	701,126	851,126
180	912,243	1,026,274	226,274	347,024	676,274	826,274
200	890,153	1,001,422	201,422	322,172	651,422	801,422



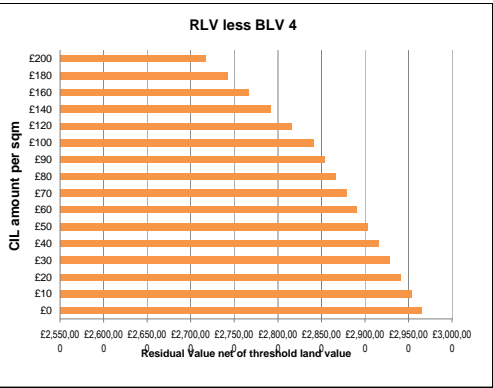
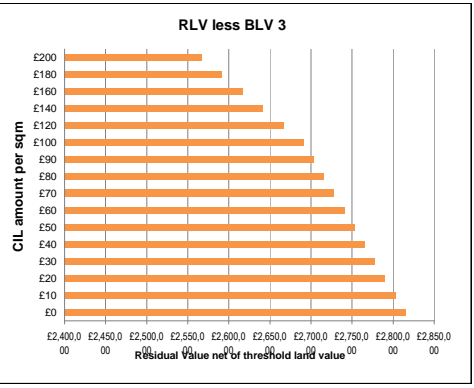
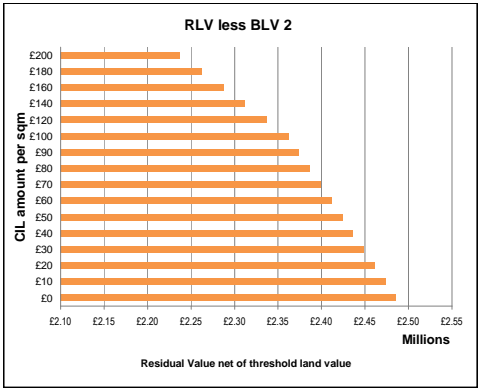
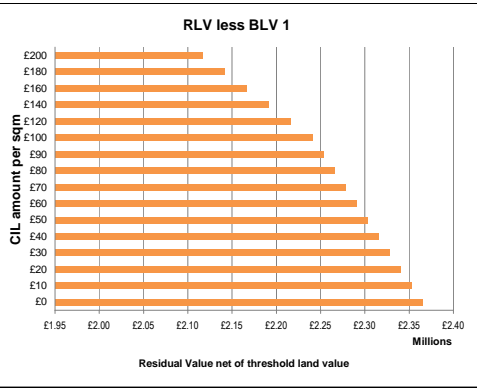
Site type 6Description: **Area 6** **£4660 psm Southwold**Site area: 0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,508,370	5,071,917	4,271,917	4,392,667	4,721,917	4,871,917
10	4,497,325	5,059,490	4,259,490	4,380,240	4,709,490	4,859,490
20	4,486,280	5,047,064	4,247,064	4,367,814	4,697,064	4,847,064
30	4,475,234	5,034,638	4,234,638	4,355,388	4,684,638	4,834,638
40	4,464,189	5,022,212	4,222,212	4,342,962	4,672,212	4,822,212
50	4,453,143	5,009,786	4,209,786	4,330,536	4,659,786	4,809,786
60	4,442,098	4,997,360	4,197,360	4,318,110	4,647,360	4,797,360
70	4,431,053	4,984,934	4,184,934	4,305,684	4,634,934	4,784,934
80	4,420,007	4,972,508	4,172,508	4,293,258	4,622,508	4,772,508
90	4,408,962	4,960,082	4,160,082	4,280,832	4,610,082	4,760,082
100	4,397,917	4,947,656	4,147,656	4,268,406	4,597,656	4,747,656
120	4,375,826	4,922,804	4,122,804	4,243,554	4,572,804	4,722,804
140	4,353,735	4,897,952	4,097,952	4,218,702	4,547,952	4,697,952
160	4,331,645	4,873,100	4,073,100	4,193,850	4,523,100	4,673,100
180	4,309,554	4,848,248	4,048,248	4,168,998	4,498,248	4,648,248
200	4,287,463	4,823,396	4,023,396	4,144,146	4,473,396	4,623,396



Site type 6Description: **Area 7** **£3495 psm Reydon**Site area: 0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,813,352	3,165,021	2,365,021	2,485,771	2,815,021	2,965,021
10	2,802,307	3,152,595	2,352,595	2,473,345	2,802,595	2,952,595
20	2,791,262	3,140,169	2,340,169	2,460,919	2,790,169	2,940,169
30	2,780,216	3,127,743	2,327,743	2,448,493	2,777,743	2,927,743
40	2,769,171	3,115,317	2,315,317	2,436,067	2,765,317	2,915,317
50	2,758,126	3,102,891	2,302,891	2,423,641	2,752,891	2,902,891
60	2,747,080	3,090,465	2,290,465	2,411,215	2,740,465	2,890,465
70	2,736,035	3,078,039	2,278,039	2,398,789	2,728,039	2,878,039
80	2,724,990	3,065,613	2,265,613	2,386,363	2,715,613	2,865,613
90	2,713,944	3,053,187	2,253,187	2,373,937	2,703,187	2,853,187
100	2,702,899	3,040,761	2,240,761	2,361,511	2,690,761	2,840,761
120	2,680,808	3,015,909	2,215,909	2,336,659	2,665,909	2,815,909
140	2,658,717	2,991,057	2,191,057	2,311,807	2,641,057	2,791,057
160	2,636,627	2,966,205	2,166,205	2,286,955	2,616,205	2,766,205
180	2,614,536	2,941,353	2,141,353	2,262,103	2,591,353	2,741,353
200	2,592,445	2,916,501	2,116,501	2,237,251	2,566,501	2,716,501



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   6	BLV1	BLV2	BLV3	BLV4
40 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
45 UPH				
CSH level:   3	-5% Sales value inflation			
Aff Hsg:   35%	Build cost inflation			
	Profit			

Site type 6	Description:   Area 1   £1615 psm   Inner Lowestoft	Site area:   0.89 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	141,131	158,772	-	641,228	-	520,478
10	130,085	146,346	-	653,654	-	532,904
20	119,040	133,920	-	666,080	-	545,330
30	107,995	121,494	-	678,506	-	557,756
40	96,949	109,068	-	690,932	-	570,182
50	85,904	96,642	-	703,358	-	582,608
60	74,858	84,216	-	715,784	-	595,034
70	63,813	71,790	-	728,210	-	607,460
80	52,768	59,364	-	740,636	-	619,886
90	41,722	46,938	-	753,062	-	632,312
100	30,677	34,512	-	765,488	-	644,738
120	8,586	9,660	-	790,340	-	669,590
140	-13,504	15,192	-	815,192	-	694,442
160	-35,595	40,044	-	840,044	-	719,294
180	-57,686	64,896	-	864,896	-	744,146
200	-79,776	89,748	-	889,748	-	768,998

Site type 6	Description:   Area 2   £1964 psm   Lowestoft Burbs	Site area:   0.89 ha
-------------	---	----------------------

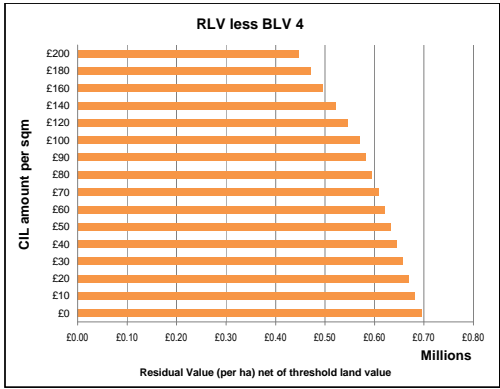
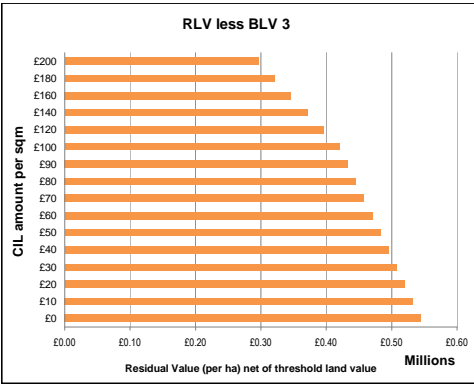
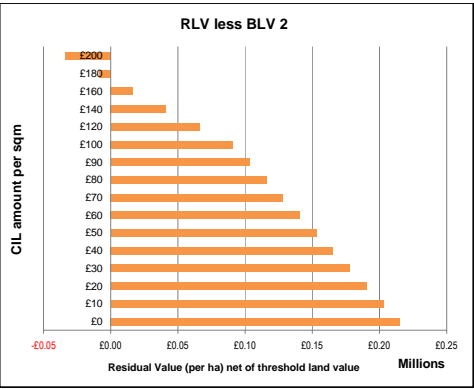
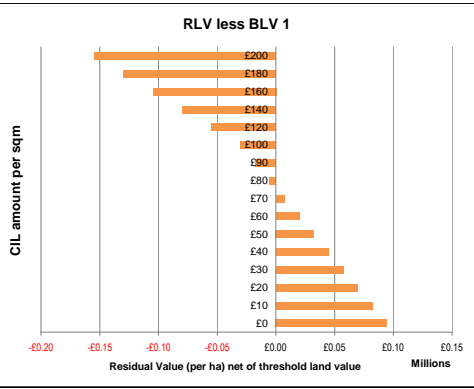
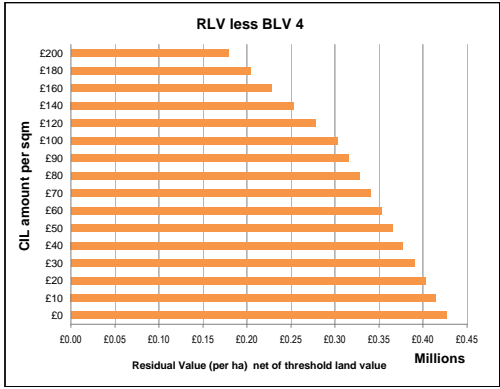
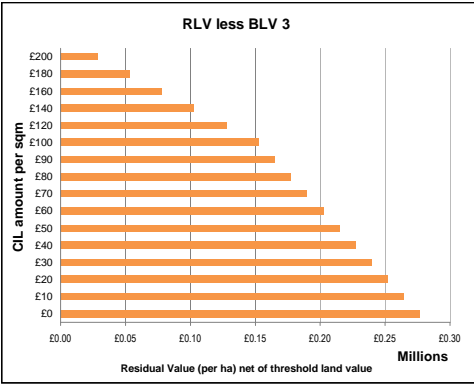
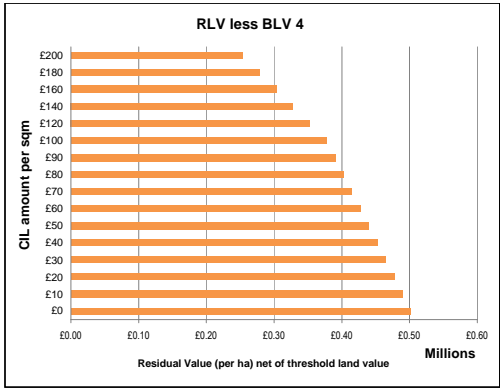
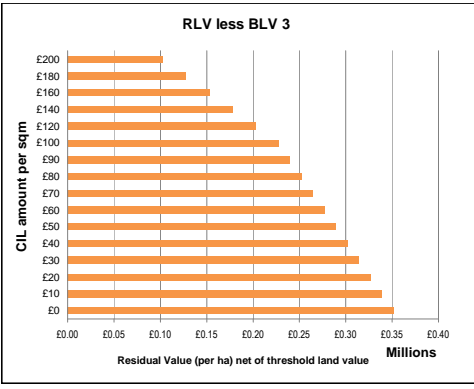
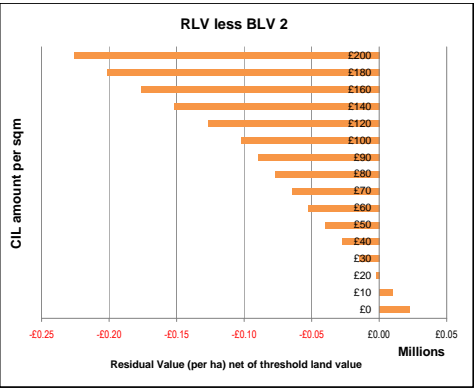
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,520	701,460	-	98,540	-	22,210
10	612,474	689,034	-	110,966	-	9,784
20	601,429	676,607	-	123,393	-	2,643
30	590,384	664,181	-	135,819	-	15,069
40	579,338	651,755	-	148,245	-	27,495
50	568,293	639,329	-	160,671	-	39,921
60	557,247	626,903	-	173,097	-	52,347
70	546,202	614,477	-	185,523	-	64,773
80	535,157	602,051	-	197,949	-	77,199
90	524,111	589,625	-	210,375	-	89,625
100	513,066	577,199	-	222,801	-	102,051
120	490,975	552,347	-	247,653	-	126,903
140	468,885	527,495	-	272,505	-	151,755
160	446,794	502,643	-	297,357	-	176,607
180	424,703	477,791	-	322,209	-	201,459
200	402,613	452,939	-	347,061	-	226,311

Site type 6	Description:   Area 3   £1916 psm   Beccles	Site area:   0.89 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,174	626,821	-	173,179	-	52,429
10	546,128	614,395	-	185,605	-	64,855
20	535,083	601,969	-	198,031	-	77,281
30	524,038	589,542	-	210,458	-	89,708
40	512,992	577,116	-	222,884	-	102,134
50	501,947	564,690	-	235,310	-	114,560
60	490,902	552,264	-	247,736	-	126,986
70	479,856	539,838	-	260,162	-	139,412
80	468,811	527,412	-	272,588	-	151,838
90	457,766	514,986	-	285,014	-	164,264
100	446,720	502,560	-	297,440	-	176,690
120	424,630	477,708	-	322,292	-	201,542
140	402,539	452,856	-	347,144	-	226,394
160	380,448	428,004	-	371,996	-	251,246
180	358,358	403,152	-	396,848	-	276,098
200	336,267	378,300	-	421,700	-	300,950

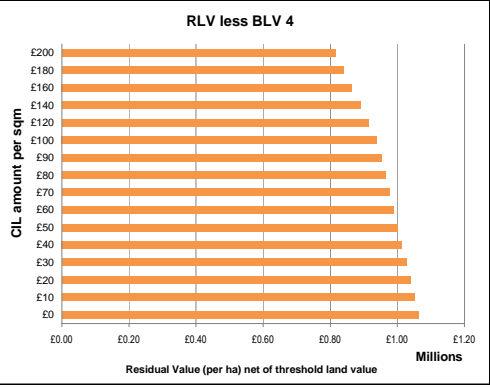
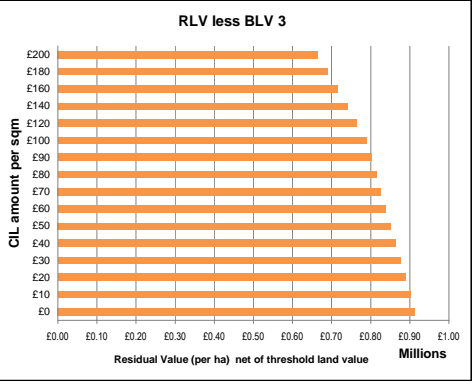
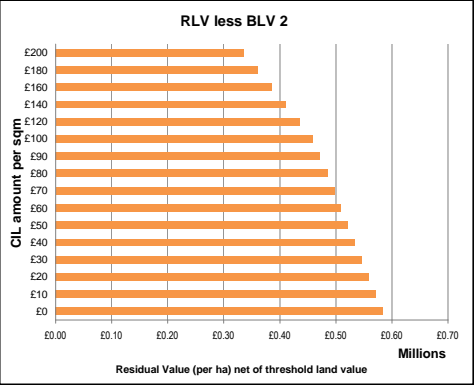
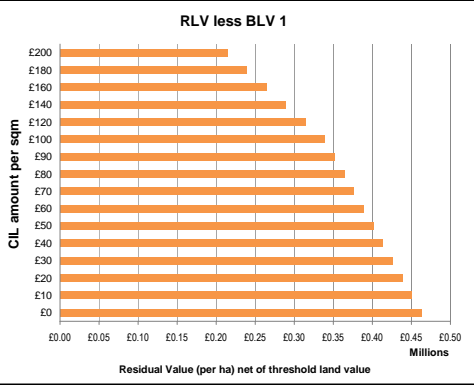
Site type 6	Description:   Area 4   £2088 psm   Bungay	Site area:   0.89 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,913	894,277	-	94,277	-	215,027
10	783,867	881,851	-	81,851	-	202,601
20	772,822	869,425	-	69,425	-	190,175
30	761,777	856,999	-	56,999	-	177,749
40	750,731	844,573	-	44,573	-	165,323
50	739,686	832,147	-	32,147	-	152,897
60	728,641	819,721	-	19,721	-	140,471
70	717,595	807,295	-	7,295	-	128,045
80	706,550	794,869	-	5,131	-	115,619
90	695,505	782,443	-	17,557	-	103,193
100	684,459	770,017	-	29,983	-	90,767
120	662,369	745,165	-	54,835	-	65,915
140	640,278	720,313	-	79,687	-	41,063
160	618,187	695,461	-	104,539	-	16,211
180	596,097	670,609	-	129,391	-	8,641
200	574,006	645,757	-	154,243	-	33,493



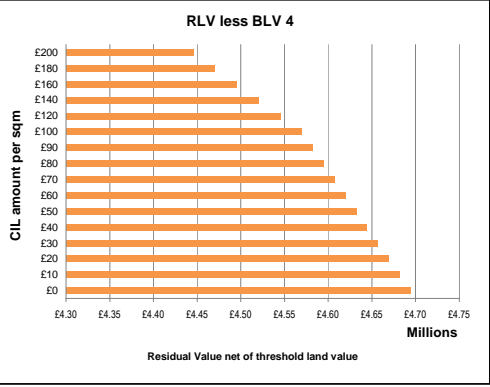
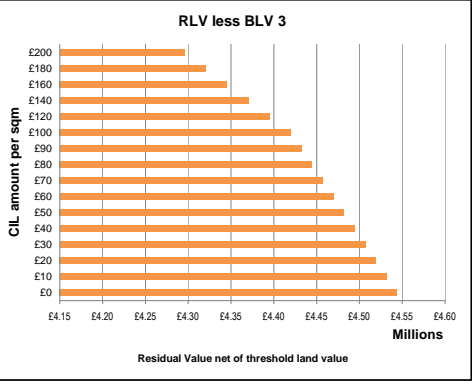
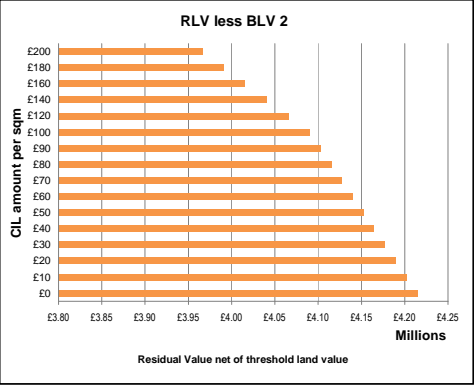
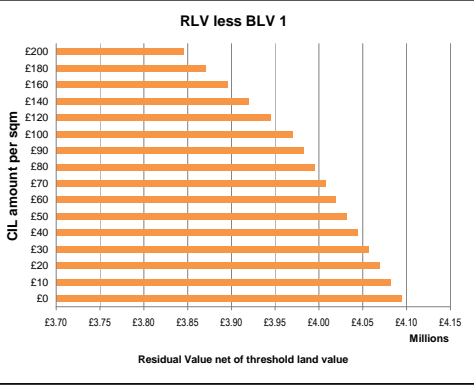
Site type 6 Description: **Area 5** **E2325 psm Halesworth** Site area: 0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,122,495	1,262,807	462,807	583,557	912,807	1,062,807
10	1,111,450	1,250,381	450,381	571,131	900,381	1,050,381
20	1,100,404	1,237,955	437,955	558,705	887,955	1,037,955
30	1,089,359	1,225,529	425,529	546,279	875,529	1,025,529
40	1,078,314	1,213,103	413,103	533,853	863,103	1,013,103
50	1,067,268	1,200,677	400,677	521,427	850,677	1,000,677
60	1,056,223	1,188,251	388,251	509,001	838,251	988,251
70	1,045,178	1,175,825	375,825	496,575	825,825	975,825
80	1,034,132	1,163,399	363,399	484,149	813,399	963,399
90	1,023,087	1,150,973	350,973	471,723	800,973	950,973
100	1,012,042	1,138,547	338,547	459,297	788,547	938,547
120	989,951	1,113,695	313,695	434,445	763,695	913,695
140	967,860	1,088,843	288,843	409,593	738,843	888,843
160	945,769	1,063,991	263,991	384,741	713,991	863,991
180	923,679	1,039,139	239,139	359,889	689,139	839,139
200	901,588	1,014,287	214,287	335,037	664,287	814,287



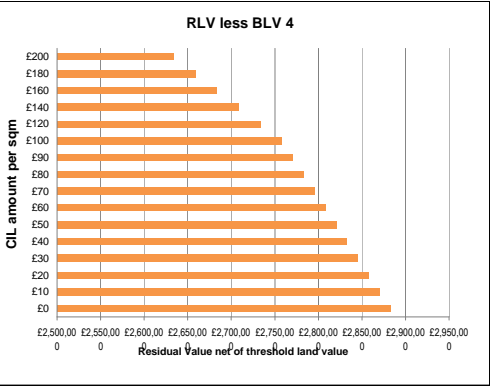
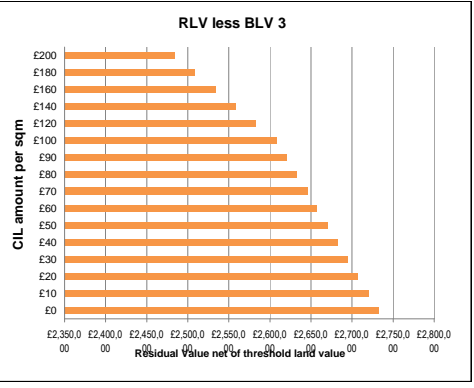
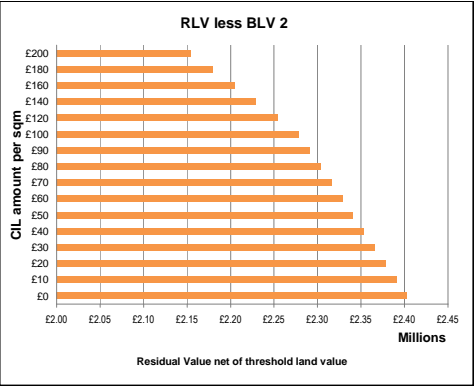
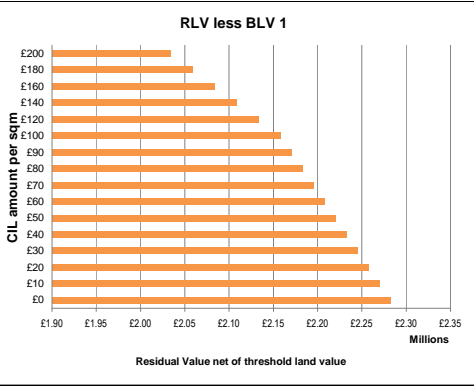
Site type 6 Description: **Area 6** **E4660 psm Southwold** Site area: 0.89 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,349,940	4,893,683	4,093,683	4,214,433	4,543,683	4,693,683
10	4,338,895	4,881,256	4,081,256	4,202,006	4,531,256	4,681,256
20	4,327,849	4,868,830	4,068,830	4,189,580	4,518,830	4,668,830
30	4,316,804	4,856,404	4,056,404	4,177,154	4,506,404	4,656,404
40	4,305,759	4,843,978	4,043,978	4,164,728	4,493,978	4,643,978
50	4,294,713	4,831,552	4,031,552	4,152,302	4,481,552	4,631,552
60	4,283,668	4,819,126	4,019,126	4,139,876	4,469,126	4,619,126
70	4,272,623	4,806,700	4,006,700	4,127,450	4,456,700	4,606,700
80	4,261,577	4,794,274	3,994,274	4,115,024	4,444,274	4,594,274
90	4,250,532	4,781,848	3,981,848	4,102,598	4,431,848	4,581,848
100	4,239,487	4,769,422	3,969,422	4,090,172	4,419,422	4,569,422
120	4,217,396	4,744,570	3,944,570	4,065,320	4,394,570	4,544,570
140	4,195,305	4,719,718	3,919,718	4,040,468	4,369,718	4,519,718
160	4,173,214	4,694,866	3,894,866	4,015,616	4,344,866	4,494,866
180	4,151,124	4,670,014	3,870,014	3,990,764	4,320,014	4,470,014
200	4,129,033	4,645,162	3,845,162	3,965,912	4,295,162	4,445,162



Site type 6 Description: **Area 7** **E3495 psm Reydon** Site area: 0.89 ha

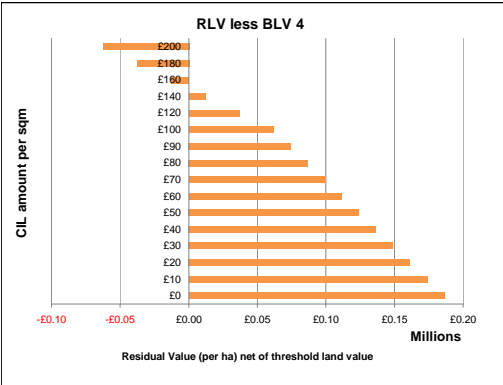
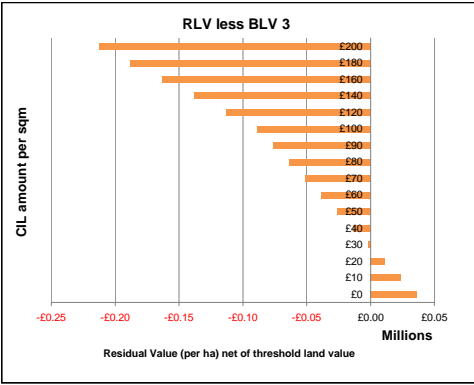
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,739,673	3,082,132	2,282,132	2,402,882	2,732,132	2,882,132
10	2,728,628	3,069,706	2,269,706	2,390,456	2,719,706	2,869,706
20	2,717,582	3,057,280	2,257,280	2,378,030	2,707,280	2,857,280
30	2,706,537	3,044,854	2,244,854	2,365,604	2,694,854	2,844,854
40	2,695,492	3,032,428	2,232,428	2,353,178	2,682,428	2,832,428
50	2,684,446	3,020,002	2,220,002	2,340,752	2,670,002	2,820,002
60	2,673,401	3,007,576	2,207,576	2,328,326	2,657,576	2,807,576
70	2,662,356	2,995,150	2,195,150	2,315,900	2,645,150	2,795,150
80	2,651,310	2,982,724	2,182,724	2,303,474	2,632,724	2,782,724
90	2,640,265	2,970,298	2,170,298	2,291,048	2,620,298	2,770,298
100	2,629,220	2,957,872	2,157,872	2,278,622	2,607,872	2,757,872
120	2,607,129	2,933,020	2,133,020	2,253,770	2,583,020	2,733,020
140	2,585,038	2,908,168	2,108,168	2,228,918	2,558,168	2,708,168
160	2,562,947	2,883,316	2,083,316	2,204,066	2,533,316	2,683,316
180	2,540,857	2,858,464	2,058,464	2,179,214	2,508,464	2,658,464
200	2,518,766	2,833,612	2,033,612	2,154,362	2,483,612	2,633,612



CIL Viability    Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE    6	BLV1	BLV2	BLV3	BLV4
40 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
45 UPH				
CSH level:    3	10% Sales value inflation			
Aff Hsg:       35%	5% Build cost inflation			
	Profit			

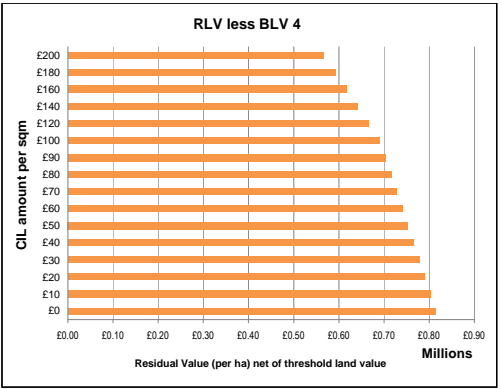
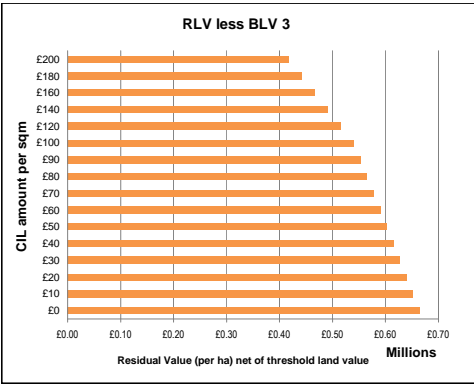
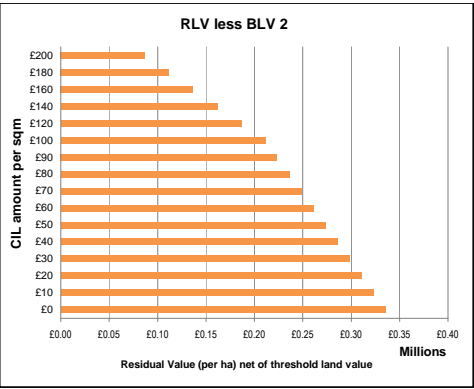
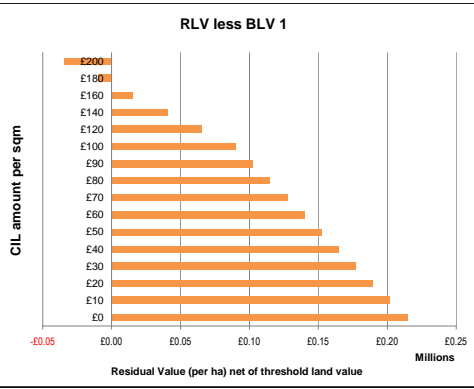
Site type 6	Description: <b>Area 1    £1615 psm    Inner Lowestoft</b>	Site area:    0.89 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	343,115	386,004	-	413,996	-	293,246
10	332,069	373,578	-	426,422	-	305,672
20	321,024	361,152	-	438,848	-	318,098
30	309,979	348,726	-	451,274	-	330,524
40	298,933	336,300	-	463,700	-	342,950
50	287,888	323,874	-	476,126	-	355,376
60	276,843	311,448	-	488,552	-	367,802
70	265,797	299,022	-	500,978	-	380,228
80	254,752	286,596	-	513,404	-	392,654
90	243,707	274,170	-	525,830	-	405,080
100	232,661	261,744	-	538,256	-	417,506
120	210,570	236,892	-	563,108	-	442,358
140	188,480	212,040	-	587,960	-	467,210
160	166,389	187,188	-	612,812	-	492,062
180	144,298	162,336	-	637,664	-	516,914
200	122,208	137,484	-	662,516	-	541,766



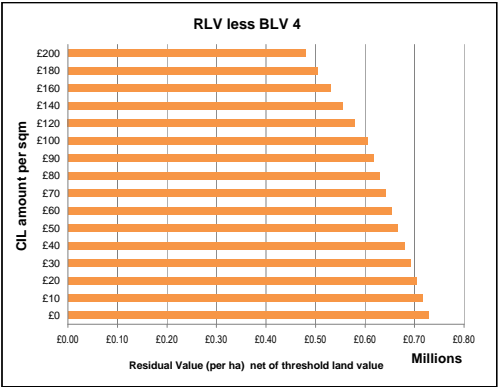
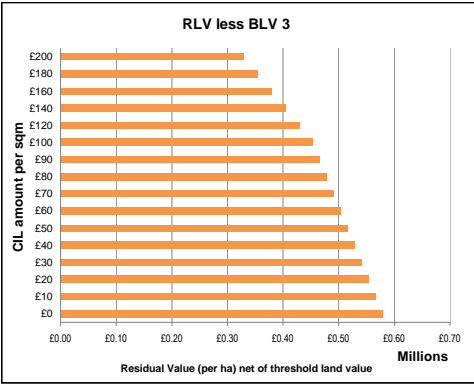
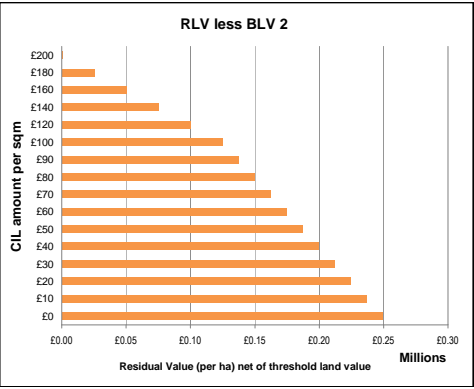
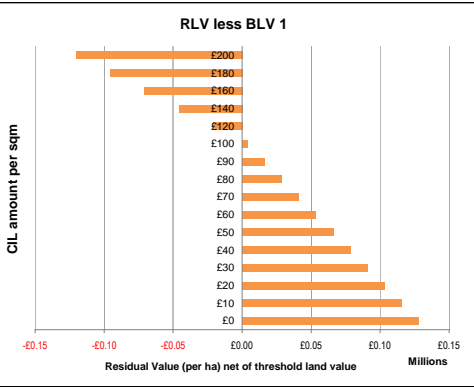
Site type 6	Description: <b>Area 2    £1964 psm    Lowestoft Burbs</b>	Site area:    0.89 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	901,670	1,014,379	-	214,379	-	335,129
10	890,625	1,001,953	-	201,953	-	322,703
20	879,580	989,527	-	189,527	-	310,277
30	868,534	977,101	-	177,101	-	297,851
40	857,489	964,675	-	164,675	-	285,425
50	846,444	952,249	-	152,249	-	272,999
60	835,398	939,823	-	139,823	-	260,573
70	824,353	927,397	-	127,397	-	248,147
80	813,308	914,971	-	114,971	-	235,721
90	802,262	902,545	-	102,545	-	223,295
100	791,217	890,119	-	90,119	-	210,869
120	769,126	865,267	-	65,267	-	186,017
140	747,035	840,415	-	40,415	-	161,165
160	724,945	815,563	-	15,563	-	136,313
180	702,854	790,711	-	9,289	-	111,461
200	680,763	765,859	-	34,141	-	86,609



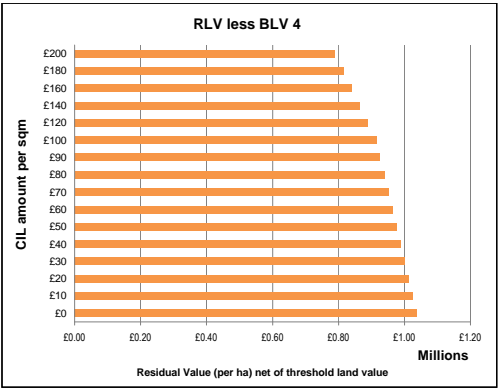
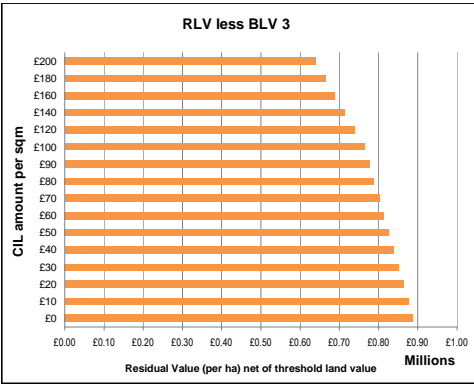
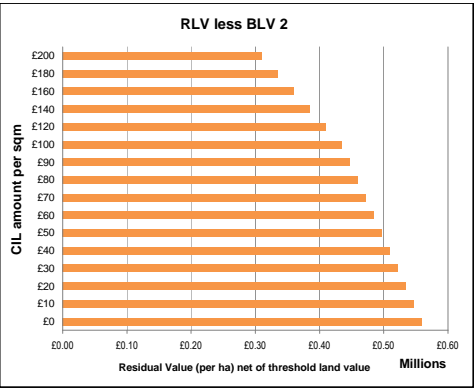
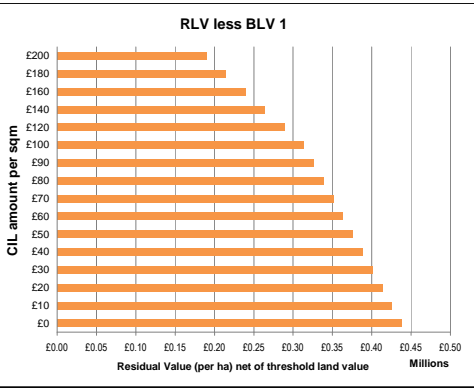
Site type 6	Description: <b>Area 3    £1916 psm    Beccles</b>	Site area:    0.89 ha
-------------	--	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	824,849	927,955	-	127,955	-	248,705
10	813,804	915,529	-	115,529	-	236,279
20	802,758	903,103	-	103,103	-	223,853
30	791,713	890,677	-	90,677	-	211,427
40	780,668	878,251	-	78,251	-	199,001
50	769,622	865,825	-	65,825	-	186,575
60	758,577	853,399	-	53,399	-	174,149
70	747,531	840,973	-	40,973	-	161,723
80	736,486	828,547	-	28,547	-	149,297
90	725,441	816,121	-	16,121	-	136,871
100	714,395	803,695	-	3,695	-	124,445
120	692,305	778,843	-	21,157	-	99,593
140	670,214	753,991	-	46,009	-	74,741
160	648,123	729,139	-	70,861	-	49,889
180	626,033	704,287	-	95,713	-	25,037
200	603,942	679,435	-	120,565	-	185



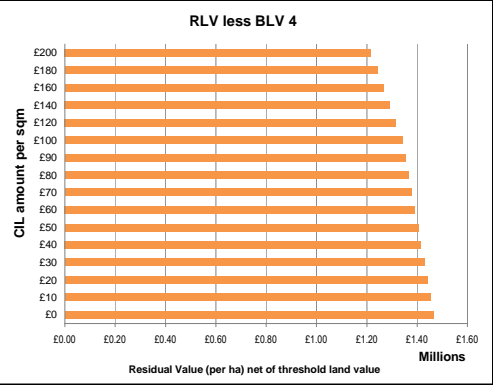
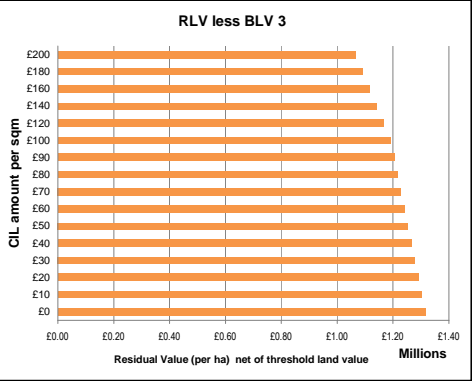
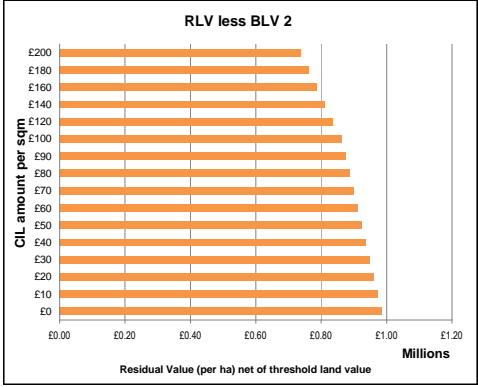
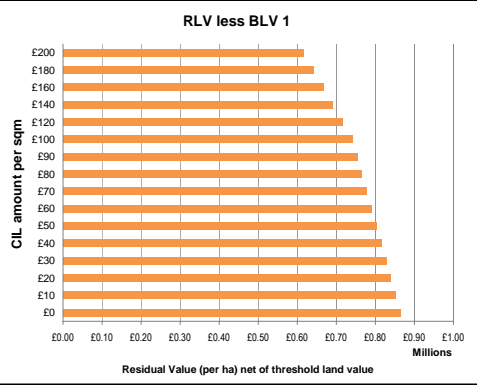
Site type 6	Description: <b>Area 4    £2088 psm    Bungay</b>	Site area:    0.89 ha
-------------	---	-----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,100,126	1,237,641	-	437,641	-	558,391
10	1,089,080	1,225,215	-	425,215	-	545,965
20	1,078,035	1,212,789	-	412,789	-	533,539
30	1,066,990	1,200,363	-	400,363	-	521,113
40	1,055,944	1,187,937	-	387,937	-	508,687
50	1,044,899	1,175,511	-	375,511	-	496,261
60	1,033,854	1,163,085	-	363,085	-	483,835
70	1,022,808	1,150,659	-	350,659	-	471,409
80	1,011,763	1,138,233	-	338,233	-	458,983
90	1,000,718	1,125,807	-	325,807	-	446,557
100	989,672	1,113,381	-	313,381	-	434,131
120	967,581	1,088,529	-	288,529	-	409,279
140	945,491	1,063,677	-	263,677	-	384,427
160	923,400	1,038,825	-	238,825	-	359,575
180	901,309	1,013,973	-	213,973	-	334,723
200	879,219	989,121	-	189,121	-	309,871

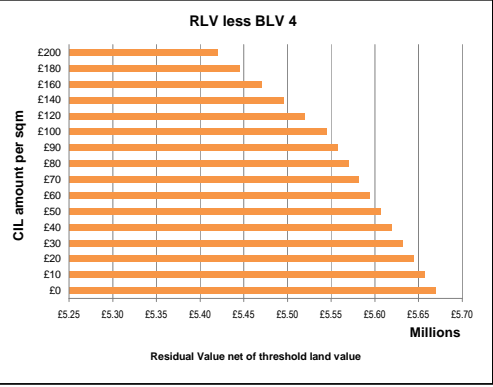
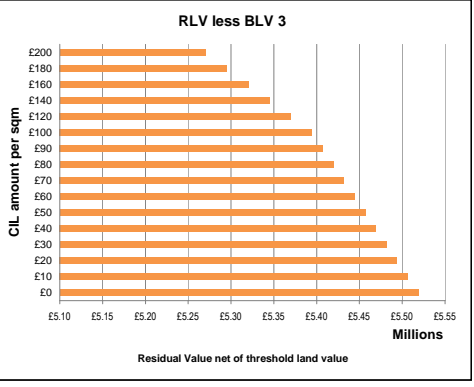
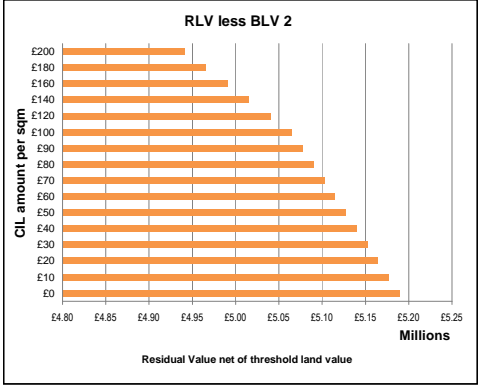
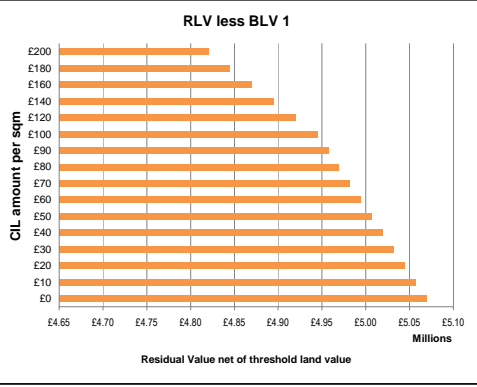




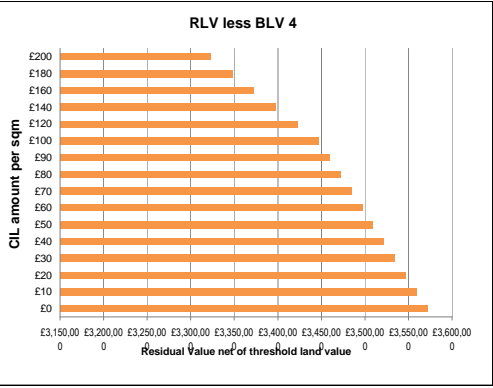
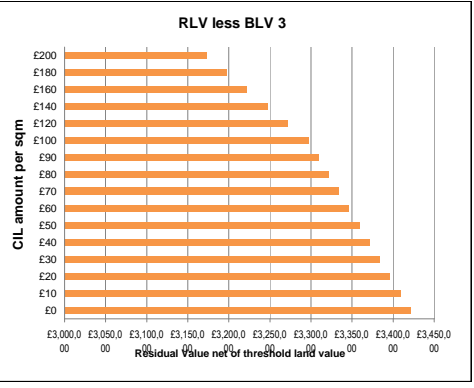
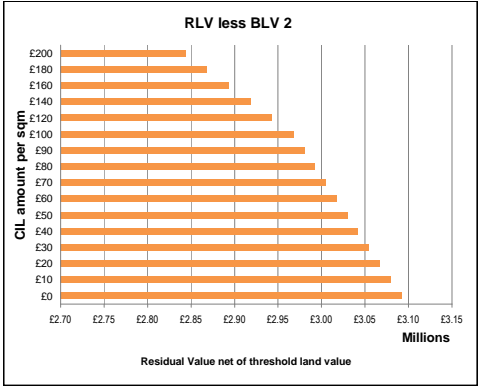
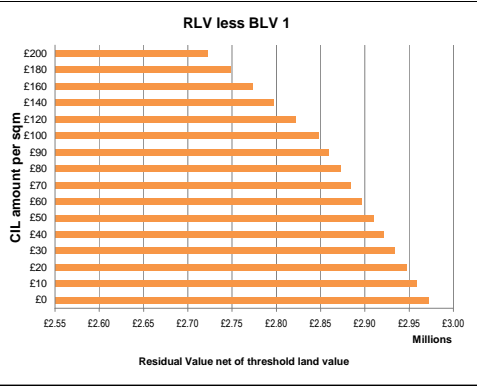
Site type 6	Description:	Area 5	E2325 psm Halesworth	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,479,431	1,664,360	864,360	985,110	1,314,360	1,464,360
10	1,468,386	1,651,934	851,934	972,684	1,301,934	1,451,934
20	1,457,341	1,639,508	839,508	960,258	1,289,508	1,439,508
30	1,446,295	1,627,082	827,082	947,832	1,277,082	1,427,082
40	1,435,250	1,614,656	814,656	935,406	1,264,656	1,414,656
50	1,424,205	1,602,230	802,230	922,980	1,252,230	1,402,230
60	1,413,159	1,589,804	789,804	910,554	1,239,804	1,389,804
70	1,402,114	1,577,378	777,378	898,128	1,227,378	1,377,378
80	1,391,069	1,564,952	764,952	885,702	1,214,952	1,364,952
90	1,380,023	1,552,526	752,526	873,276	1,202,526	1,352,526
100	1,368,978	1,540,100	740,100	860,850	1,190,100	1,340,100
120	1,346,887	1,515,248	715,248	835,998	1,165,248	1,315,248
140	1,324,796	1,490,396	690,396	811,146	1,140,396	1,290,396
160	1,302,706	1,465,544	665,544	786,294	1,115,544	1,265,544
180	1,280,615	1,440,692	640,692	761,442	1,090,692	1,240,692
200	1,258,524	1,415,840	615,840	736,590	1,065,840	1,215,840



Site type 6	Description:	Area 6	E4660 psm Southwold	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,216,473	5,868,532	5,068,532	5,189,282	5,518,532	5,668,532
10	5,205,428	5,856,106	5,056,106	5,176,856	5,506,106	5,656,106
20	5,194,382	5,843,680	5,043,680	5,164,430	5,493,680	5,643,680
30	5,183,337	5,831,254	5,031,254	5,152,004	5,481,254	5,631,254
40	5,172,292	5,818,828	5,018,828	5,139,578	5,468,828	5,618,828
50	5,161,246	5,806,402	5,006,402	5,127,152	5,456,402	5,606,402
60	5,150,201	5,793,976	4,993,976	5,114,726	5,443,976	5,593,976
70	5,139,155	5,781,550	4,981,550	5,102,300	5,431,550	5,581,550
80	5,128,110	5,769,124	4,969,124	5,089,874	5,419,124	5,569,124
90	5,117,065	5,756,698	4,956,698	5,077,448	5,406,698	5,556,698
100	5,106,019	5,744,272	4,944,272	5,065,022	5,394,272	5,544,272
120	5,083,929	5,719,420	4,919,420	5,040,170	5,369,420	5,519,420
140	5,061,838	5,694,568	4,894,568	5,015,318	5,344,568	5,494,568
160	5,039,747	5,669,716	4,869,716	4,990,466	5,319,716	5,469,716
180	5,017,657	5,644,864	4,844,864	4,965,614	5,294,864	5,444,864
200	4,995,566	5,620,012	4,820,012	4,940,762	5,270,012	5,420,012



Site type 6	Description:	Area 7	E3495 psm Reydon	Site area:	0.89 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,351,953	3,770,947	2,970,947	3,091,697	3,420,947	3,570,947
10	3,340,908	3,758,521	2,958,521	3,079,271	3,408,521	3,558,521
20	3,329,863	3,746,095	2,946,095	3,066,845	3,396,095	3,546,095
30	3,318,817	3,733,669	2,933,669	3,054,419	3,383,669	3,533,669
40	3,307,772	3,721,243	2,921,243	3,041,993	3,371,243	3,521,243
50	3,296,727	3,708,817	2,908,817	3,029,567	3,358,817	3,508,817
60	3,285,681	3,696,391	2,896,391	3,017,141	3,346,391	3,496,391
70	3,274,636	3,683,965	2,883,965	3,004,715	3,333,965	3,483,965
80	3,263,590	3,671,539	2,871,539	2,992,289	3,321,539	3,471,539
90	3,252,545	3,659,113	2,859,113	2,979,863	3,309,113	3,459,113
100	3,241,500	3,646,687	2,846,687	2,967,437	3,296,687	3,446,687
120	3,219,409	3,621,835	2,821,835	2,942,585	3,271,835	3,421,835
140	3,197,318	3,596,983	2,796,983	2,917,733	3,246,983	3,396,983
160	3,175,228	3,572,131	2,772,131	2,892,881	3,222,131	3,372,131
180	3,153,137	3,547,279	2,747,279	2,868,029	3,197,279	3,347,279
200	3,131,046	3,522,427	2,722,427	2,843,177	3,172,427	3,322,427



CIL Viability   Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE   7	BLV1	BLV2	BLV3	BLV4
40 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:   3		Sales value inflation		
Aff Hsg:   35%		Build cost inflation		
		Profit		

Site type 7	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   1.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,618	193,963 -	606,037 -	485,287 -	156,037 -	6,037
10	240,209	180,157 -	619,843 -	499,093 -	169,843 -	19,843
20	221,800	166,350 -	633,650 -	512,900 -	183,650 -	33,650
30	203,391	152,543 -	647,457 -	526,707 -	197,457 -	47,457
40	184,982	138,737 -	661,263 -	540,513 -	211,263 -	61,263
50	166,573	124,930 -	675,070 -	554,320 -	225,070 -	75,070
60	148,164	111,123 -	688,877 -	568,127 -	238,877 -	88,877
70	129,755	97,317 -	702,683 -	581,933 -	252,683 -	102,683
80	111,347	83,510 -	716,490 -	595,740 -	266,490 -	116,490
90	92,938	69,703 -	730,297 -	609,547 -	280,297 -	130,297
100	74,529	55,897 -	744,103 -	623,353 -	294,103 -	144,103
120	37,711	28,283 -	771,717 -	650,967 -	321,717 -	171,717
140	893	670 -	799,330 -	678,580 -	349,330 -	199,330
160	-35,925	26,944 -	826,944 -	706,194 -	376,944 -	226,944
180	-72,743	54,557 -	854,557 -	733,807 -	404,557 -	254,557
200	-109,560	82,170 -	882,170 -	761,420 -	432,170 -	282,170

Site type 7	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   1.33 ha
-------------	--	----------------------

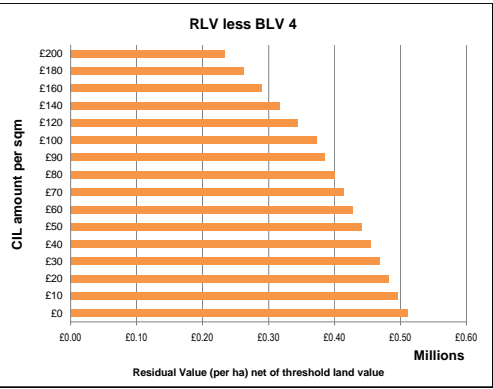
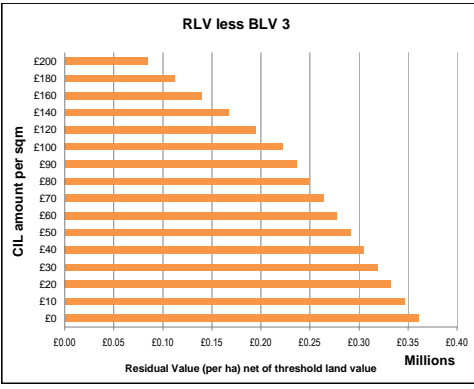
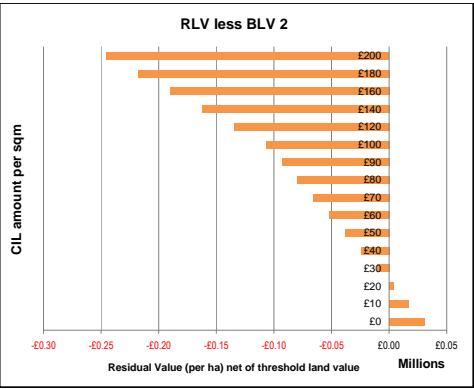
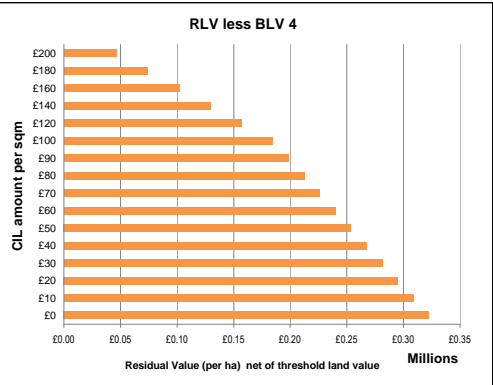
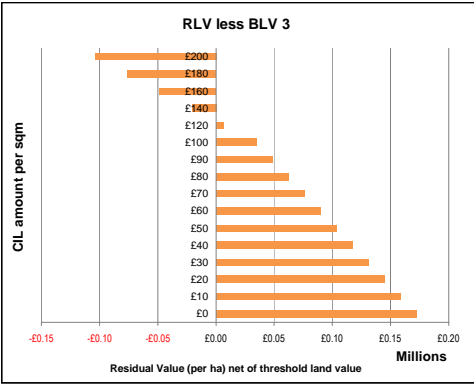
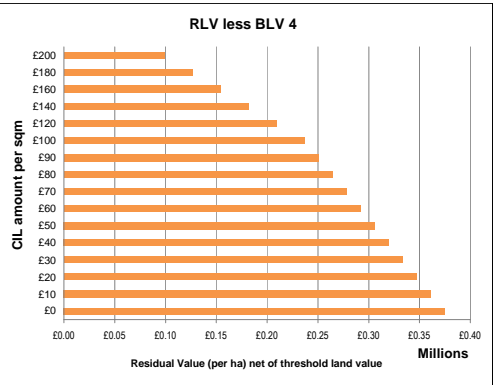
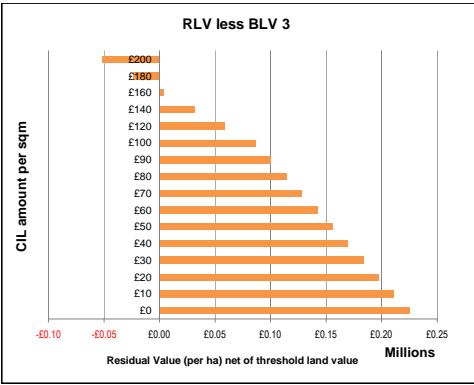
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,396	574,797 -	225,203 -	104,453 -	224,797 -	374,797
10	747,987	560,990 -	239,010 -	118,260 -	210,990 -	360,990
20	729,578	547,183 -	252,817 -	132,067 -	197,183 -	347,183
30	711,169	533,377 -	266,623 -	145,873 -	183,377 -	333,377
40	692,760	519,570 -	280,430 -	159,680 -	169,570 -	319,570
50	674,351	505,763 -	294,237 -	173,487 -	155,763 -	305,763
60	655,942	491,957 -	308,043 -	187,293 -	141,957 -	291,957
70	637,533	478,150 -	321,850 -	201,100 -	128,150 -	278,150
80	619,124	464,343 -	335,657 -	214,907 -	114,343 -	264,343
90	600,716	450,537 -	349,463 -	228,713 -	100,537 -	250,537
100	582,307	436,730 -	363,270 -	242,520 -	86,730 -	236,730
120	545,489	409,117 -	390,883 -	270,133 -	59,117 -	209,117
140	508,671	381,503 -	418,497 -	297,747 -	31,503 -	181,503
160	471,853	353,890 -	446,110 -	325,360 -	3,890 -	153,890
180	435,035	326,276 -	473,724 -	352,974 -	23,724 -	126,276
200	398,217	298,663 -	501,337 -	380,587 -	51,337 -	98,663

Site type 7	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   1.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	696,558	522,419 -	277,581 -	156,831 -	172,419 -	322,419
10	678,149	508,612 -	291,388 -	170,638 -	158,612 -	308,612
20	659,740	494,805 -	305,195 -	184,445 -	144,805 -	294,805
30	641,331	480,999 -	319,001 -	198,251 -	130,999 -	280,999
40	622,922	467,192 -	332,808 -	212,058 -	117,192 -	267,192
50	604,514	453,385 -	346,615 -	225,865 -	103,385 -	253,385
60	586,105	439,578 -	360,422 -	239,672 -	89,578 -	239,578
70	567,696	425,772 -	374,228 -	253,478 -	75,772 -	225,772
80	549,287	411,965 -	388,035 -	267,285 -	61,965 -	211,965
90	530,878	398,158 -	401,842 -	281,092 -	48,158 -	198,158
100	512,469	384,352 -	415,648 -	294,898 -	34,352 -	184,352
120	475,651	356,738 -	443,262 -	322,512 -	6,738 -	156,738
140	438,833	329,125 -	470,875 -	350,125 -	20,875 -	129,125
160	402,015	301,512 -	498,488 -	377,738 -	48,488 -	101,512
180	365,198	273,898 -	526,102 -	405,352 -	76,102 -	73,898
200	328,380	246,285 -	553,715 -	432,965 -	103,715 -	46,285

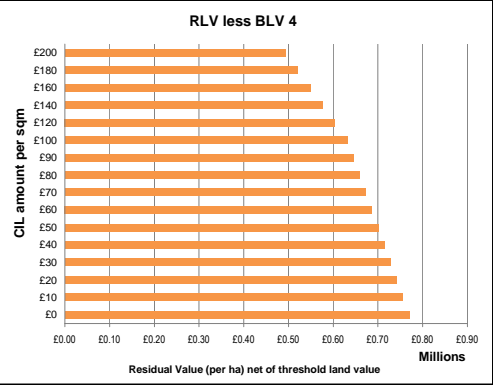
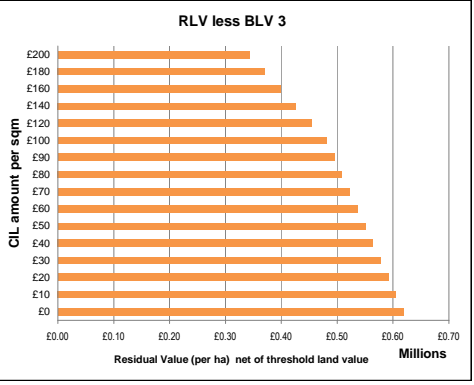
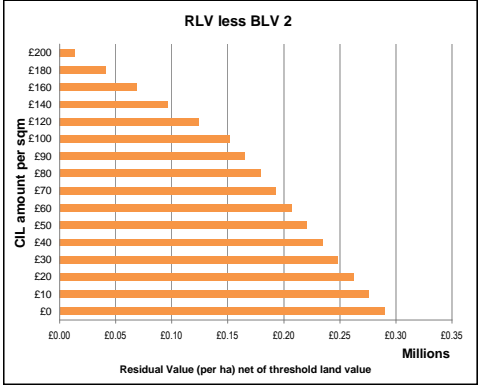
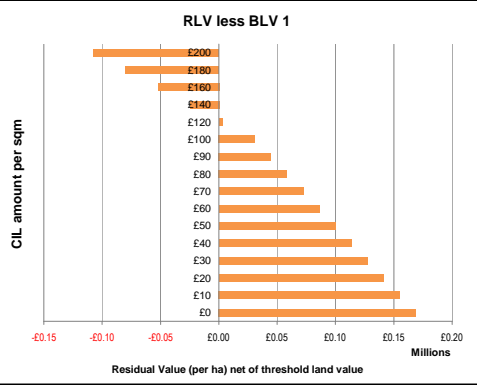
Site type 7	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   1.33 ha
-------------	---	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	946,810	710,107 -	89,893 -	30,857 -	360,107 -	510,107
10	928,401	696,301 -	103,699 -	17,051 -	346,301 -	496,301
20	909,992	682,494 -	117,506 -	3,244 -	332,494 -	482,494
30	891,583	668,687 -	131,313 -	10,553 -	318,687 -	468,687
40	873,174	654,881 -	145,119 -	24,369 -	304,881 -	454,881
50	854,765	641,074 -	158,926 -	38,176 -	291,074 -	441,074
60	836,356	627,267 -	172,733 -	51,983 -	277,267 -	427,267
70	817,947	613,460 -	186,540 -	65,790 -	263,460 -	413,460
80	799,538	599,654 -	200,346 -	79,596 -	249,654 -	399,654
90	781,129	585,847 -	214,153 -	93,403 -	235,847 -	385,847
100	762,721	572,040 -	227,960 -	107,210 -	222,040 -	372,040
120	725,903	544,427 -	255,573 -	134,823 -	194,427 -	344,427
140	689,085	516,814 -	283,186 -	162,436 -	166,814 -	316,814
160	652,267	489,200 -	310,800 -	190,050 -	139,200 -	289,200
180	615,449	461,587 -	338,413 -	217,663 -	111,587 -	261,587
200	578,631	433,974 -	366,026 -	245,276 -	83,974 -	233,974



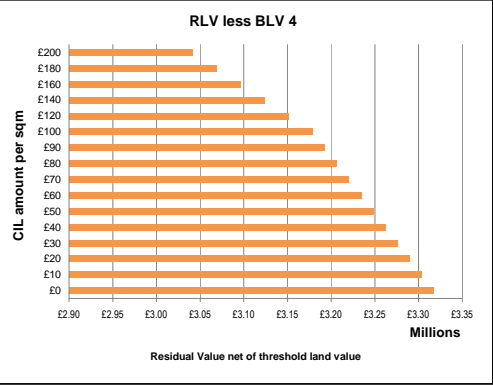
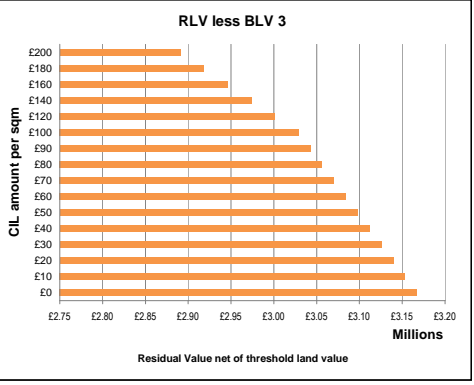
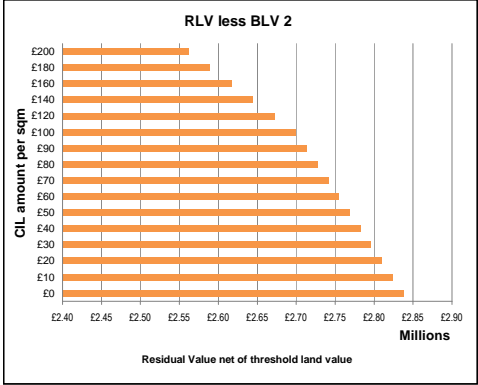
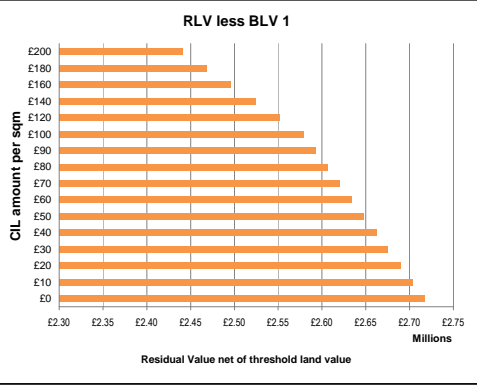
Site type 7Description:Area 5£2325 psm HalesworthSite area:1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,291,633	968,725	168,725	289,475	618,725	768,725
10	1,273,224	954,918	154,918	275,668	604,918	754,918
20	1,254,815	941,111	141,111	261,861	591,111	741,111
30	1,236,406	927,305	127,305	248,055	577,305	727,305
40	1,217,997	913,498	113,498	234,248	563,498	713,498
50	1,199,588	899,691	99,691	220,441	549,691	699,691
60	1,181,180	885,885	85,885	206,635	535,885	685,885
70	1,162,771	872,078	72,078	192,828	522,078	672,078
80	1,144,362	858,271	58,271	179,021	508,271	658,271
90	1,125,953	844,465	44,465	165,215	494,465	644,465
100	1,107,544	830,658	30,658	151,408	480,658	630,658
120	1,070,726	803,045	3,045	123,795	453,045	603,045
140	1,033,908	775,431	-24,569	96,181	425,431	575,431
160	997,090	747,818	-52,182	68,568	397,818	547,818
180	960,273	720,204	-79,796	40,954	370,204	520,204
200	923,455	692,591	-107,409	13,341	342,591	492,591



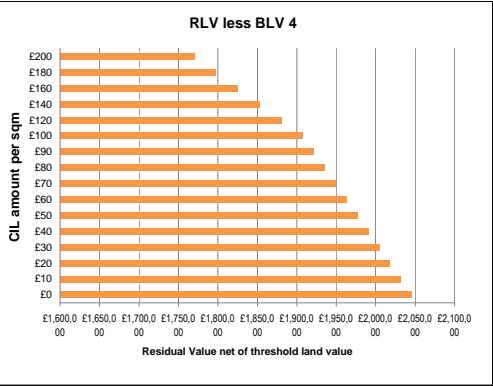
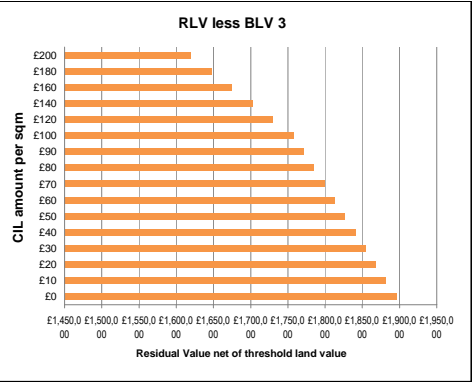
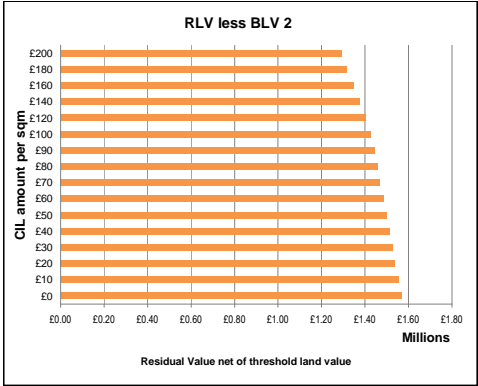
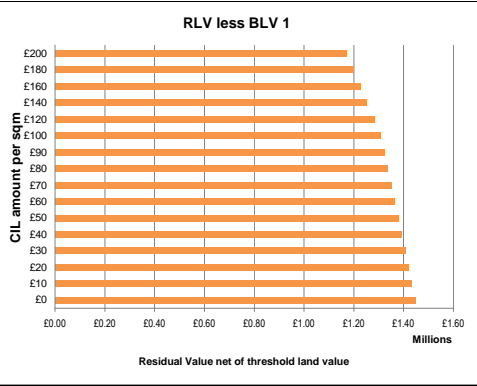
Site type 7Description:Area 6£4660 psm SouthwoldSite area:1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,688,944	3,516,708	2,716,708	2,837,458	3,166,708	3,316,708
10	4,670,535	3,502,901	2,702,901	2,823,651	3,152,901	3,302,901
20	4,652,126	3,489,094	2,689,094	2,809,844	3,139,094	3,289,094
30	4,633,717	3,475,288	2,675,288	2,796,038	3,125,288	3,275,288
40	4,615,308	3,461,481	2,661,481	2,782,231	3,111,481	3,261,481
50	4,596,899	3,447,674	2,647,674	2,768,424	3,097,674	3,247,674
60	4,578,490	3,433,868	2,633,868	2,754,618	3,083,868	3,233,868
70	4,560,081	3,420,061	2,620,061	2,740,811	3,070,061	3,220,061
80	4,541,672	3,406,254	2,606,254	2,727,004	3,056,254	3,206,254
90	4,523,263	3,392,448	2,592,448	2,713,198	3,042,448	3,192,448
100	4,504,854	3,378,641	2,578,641	2,699,391	3,028,641	3,178,641
120	4,468,037	3,351,027	2,551,027	2,671,777	3,001,027	3,151,027
140	4,431,219	3,323,414	2,523,414	2,644,164	2,973,414	3,123,414
160	4,394,401	3,295,801	2,495,801	2,616,551	2,945,801	3,095,801
180	4,357,583	3,268,187	2,468,187	2,588,937	2,918,187	3,068,187
200	4,320,765	3,240,574	2,440,574	2,561,324	2,890,574	3,040,574



Site type 7Description:Area 7£3495 psm ReydonSite area:1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,926	2,245,444	1,445,444	1,566,194	1,895,444	2,045,444
10	2,975,517	2,231,638	1,431,638	1,552,388	1,881,638	2,031,638
20	2,957,108	2,217,831	1,417,831	1,538,581	1,867,831	2,017,831
30	2,938,699	2,204,024	1,404,024	1,524,774	1,854,024	2,004,024
40	2,920,290	2,190,218	1,390,218	1,510,968	1,840,218	1,990,218
50	2,901,881	2,176,411	1,376,411	1,497,161	1,826,411	1,976,411
60	2,883,472	2,162,604	1,362,604	1,483,354	1,812,604	1,962,604
70	2,865,063	2,148,797	1,348,797	1,469,547	1,798,797	1,948,797
80	2,846,654	2,134,991	1,334,991	1,455,741	1,784,991	1,934,991
90	2,828,245	2,121,184	1,321,184	1,441,934	1,771,184	1,921,184
100	2,809,837	2,107,377	1,307,377	1,428,127	1,757,377	1,907,377
120	2,773,019	2,079,764	1,279,764	1,400,514	1,729,764	1,879,764
140	2,736,201	2,052,151	1,252,151	1,372,901	1,702,151	1,852,151
160	2,699,383	2,024,537	1,224,537	1,345,287	1,674,537	1,824,537
180	2,662,565	1,996,924	1,196,924	1,317,674	1,646,924	1,796,924
200	2,625,747	1,969,311	1,169,311	1,290,061	1,619,311	1,769,311



CIL Viability   Waveney District

SITE TYPE   7

40 UNITS

HOUSES

30 UPH

CSH level:   4

Aff Hsg:   35%

	Sales value inflation
	Build cost inflation
	Profit

Benchmark Land Values (per net developable ha)

BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
--------------------------------------	-------------------------------------	------------------------------------	--------------------------------

Site type 7	Description: <b>Area 1   £1615 psm   Inner Lowestoft</b>	Site area:   1.33 ha
-------------	--	----------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,045	58,533	- 741,467	- 620,717	- 291,467	- 141,467
10	59,636	44,727	- 755,273	- 634,523	- 305,273	- 155,273
20	41,227	30,920	- 769,080	- 648,330	- 319,080	- 169,080
30	22,818	17,113	- 782,887	- 662,137	- 332,887	- 182,887
40	4,409	3,307	- 796,693	- 675,943	- 346,693	- 196,693
50	-14,000	10,500	- 810,500	- 689,750	- 360,500	- 210,500
60	-32,409	24,307	- 824,307	- 703,557	- 374,307	- 224,307
70	-50,818	38,113	- 838,113	- 717,363	- 388,113	- 238,113
80	-69,227	51,920	- 851,920	- 731,170	- 401,920	- 251,920
90	-87,636	65,727	- 865,727	- 744,977	- 415,727	- 265,727
100	-106,045	79,533	- 879,533	- 758,783	- 429,533	- 279,533
120	-142,862	107,147	- 907,147	- 786,397	- 457,147	- 307,147
140	-179,680	134,760	- 934,760	- 814,010	- 484,760	- 334,760
160	-216,498	162,374	- 962,374	- 841,624	- 512,374	- 362,374
180	-253,316	189,987	- 989,987	- 869,237	- 539,987	- 389,987
200	-290,134	217,600	- 1,017,600	- 896,850	- 567,600	- 417,600

Site type 7	Description: <b>Area 2   £1964 psm   Lowestoft Burbs</b>	Site area:   1.33 ha
-------------	--	----------------------

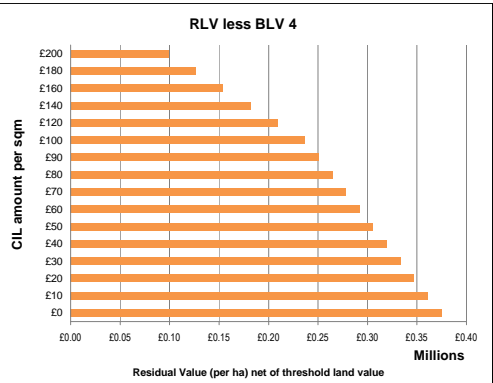
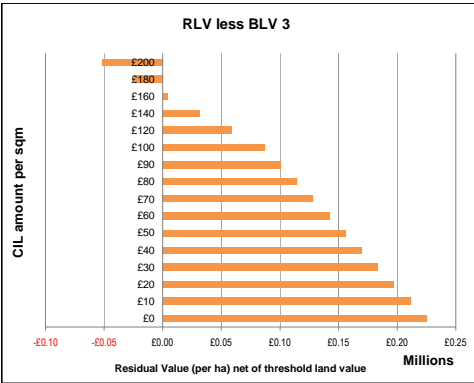
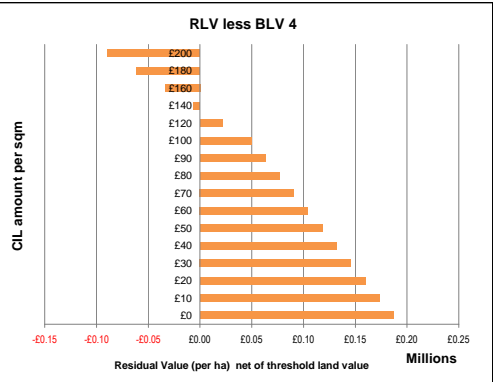
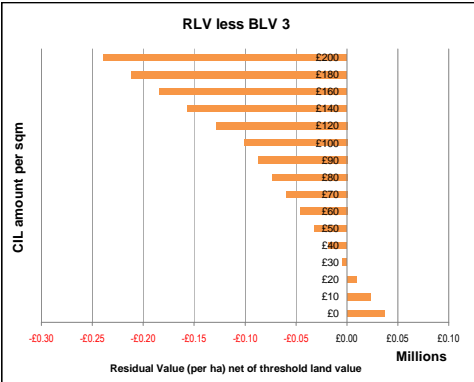
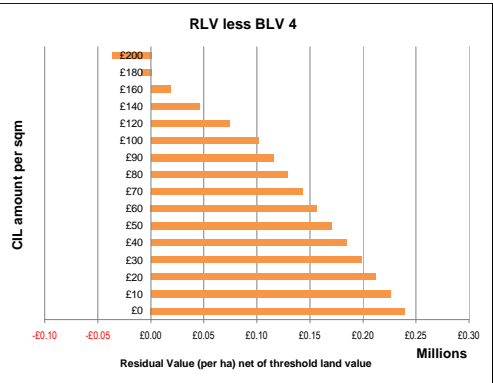
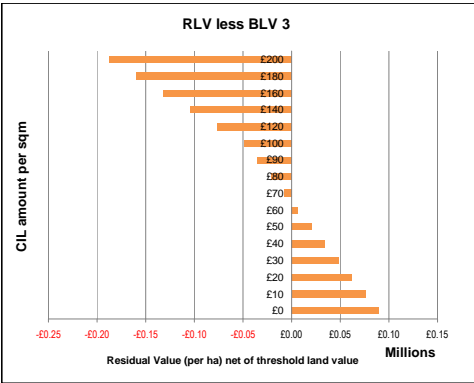
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	585,822	439,367	- 360,633	- 239,883	- 89,367	- 239,367
10	567,413	425,560	- 374,440	- 253,690	- 75,560	- 225,560
20	549,005	411,753	- 388,247	- 267,497	- 61,753	- 211,753
30	530,596	397,947	- 402,053	- 281,303	- 47,947	- 197,947
40	512,187	384,140	- 415,860	- 295,110	- 34,140	- 184,140
50	493,778	370,333	- 429,667	- 308,917	- 20,333	- 170,333
60	475,369	356,527	- 443,473	- 322,723	- 6,527	- 156,527
70	456,960	342,720	- 457,280	- 336,530	- 7,280	- 142,720
80	438,551	328,913	- 471,087	- 350,337	- 21,087	- 128,913
90	420,142	315,107	- 484,893	- 364,143	- 34,893	- 115,107
100	401,733	301,300	- 498,700	- 377,950	- 48,700	- 101,300
120	364,915	273,687	- 526,313	- 405,563	- 76,313	- 73,687
140	328,098	246,073	- 553,927	- 433,177	- 103,927	- 46,073
160	291,280	218,460	- 581,540	- 460,790	- 131,540	- 18,460
180	254,462	190,846	- 609,154	- 488,404	- 159,154	- 9,154
200	217,644	163,233	- 636,767	- 516,017	- 186,767	- 36,767

Site type 7	Description: <b>Area 3   £1916 psm   Beccles</b>	Site area:   1.33 ha
-------------	--	----------------------

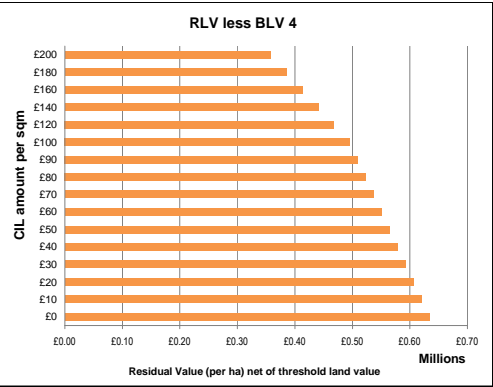
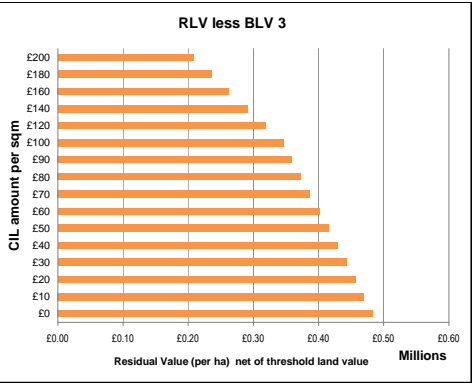
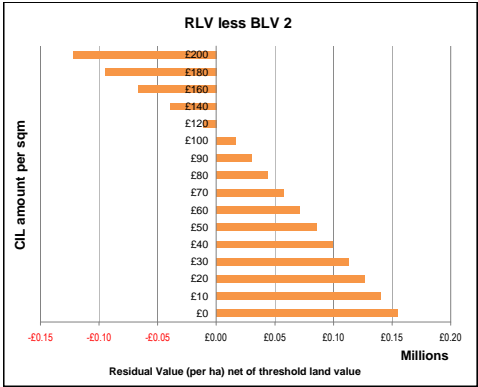
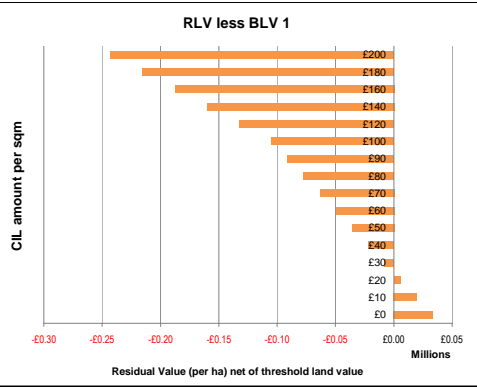
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	515,985	386,989	- 413,011	- 292,261	- 36,989	- 186,989
10	497,576	373,182	- 426,818	- 306,068	- 23,182	- 173,182
20	479,167	359,375	- 440,625	- 319,875	- 9,375	- 159,375
30	460,758	345,569	- 454,431	- 333,681	- 4,431	- 145,569
40	442,349	331,762	- 468,238	- 347,488	- 18,238	- 131,762
50	423,940	317,955	- 482,045	- 361,295	- 32,045	- 117,955
60	405,531	304,148	- 495,852	- 375,102	- 45,852	- 104,148
70	387,122	290,342	- 509,658	- 388,908	- 59,658	- 90,342
80	368,713	276,535	- 523,465	- 402,715	- 73,465	- 76,535
90	350,305	262,728	- 537,272	- 416,522	- 87,272	- 62,728
100	331,896	248,922	- 551,078	- 430,328	- 101,078	- 48,922
120	295,078	221,308	- 578,692	- 457,942	- 128,692	- 21,308
140	258,260	193,695	- 606,305	- 485,555	- 156,305	- 6,305
160	221,442	166,082	- 633,918	- 513,168	- 183,918	- 33,918
180	184,624	138,468	- 661,532	- 540,782	- 211,532	- 61,532
200	147,806	110,855	- 689,145	- 568,395	- 239,145	- 89,145

Site type 7	Description: <b>Area 4   £2088 psm   Bungay</b>	Site area:   1.33 ha
-------------	---	----------------------

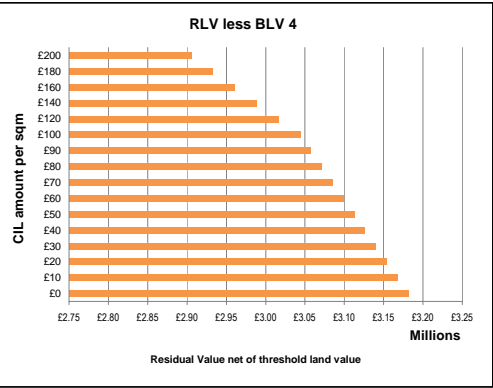
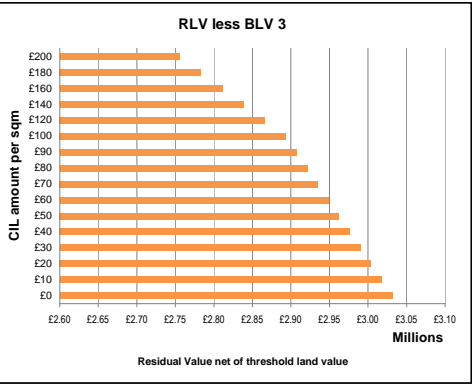
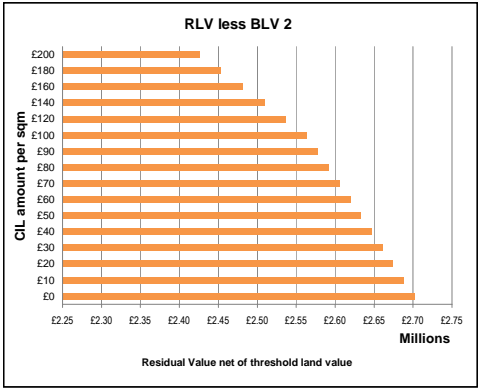
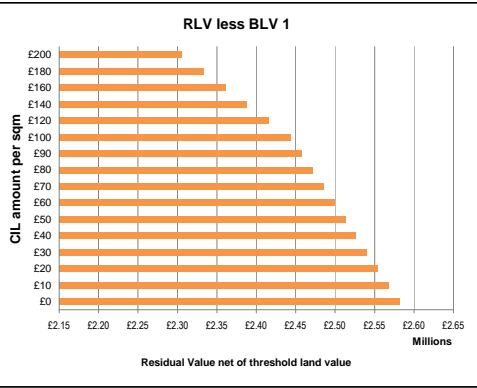
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,236	574,677	- 225,323	- 104,573	- 224,677	- 374,677
10	747,827	560,871	- 239,129	- 118,379	- 210,871	- 360,871
20	729,418	547,064	- 252,936	- 132,186	- 197,064	- 347,064
30	711,010	533,257	- 266,743	- 145,993	- 183,257	- 333,257
40	692,601	519,450	- 280,550	- 159,800	- 169,450	- 319,450
50	674,192	505,644	- 294,356	- 173,606	- 155,644	- 305,644
60	655,783	491,837	- 308,163	- 187,413	- 141,837	- 291,837
70	637,374	478,030	- 321,970	- 201,220	- 128,030	- 278,030
80	618,965	464,224	- 335,776	- 215,026	- 114,224	- 264,224
90	600,556	450,417	- 349,583	- 228,833	- 100,417	- 250,417
100	582,147	436,610	- 363,390	- 242,640	- 86,610	- 236,610
120	545,329	408,997	- 391,003	- 270,253	- 58,997	- 208,997
140	508,512	381,384	- 418,616	- 297,866	- 31,384	- 181,384
160	471,694	353,770	- 446,230	- 325,480	- 3,770	- 153,770
180	434,876	326,157	- 473,843	- 353,093	- 23,843	- 126,157
200	398,058	298,544	- 501,456	- 380,706	- 51,456	- 98,544



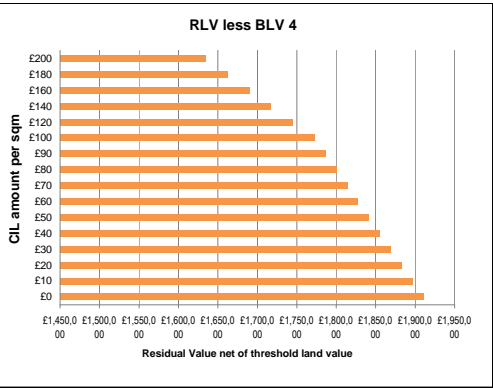
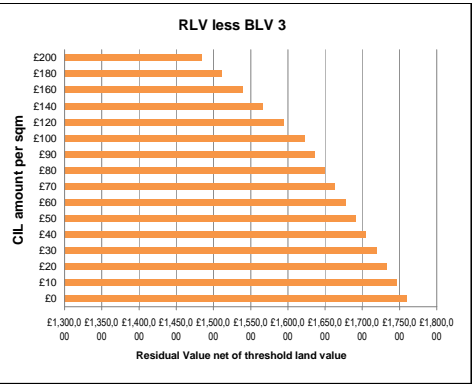
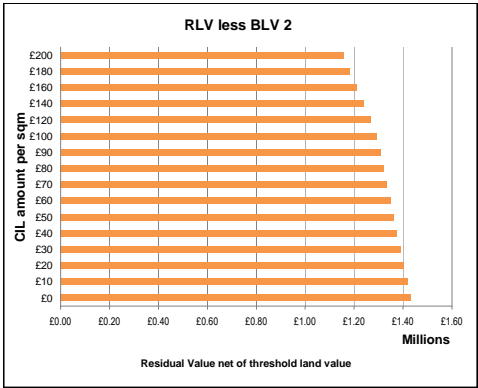
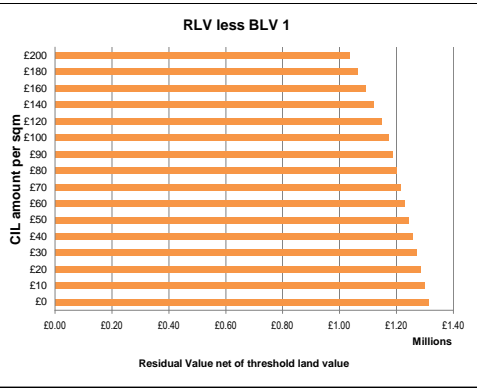
Site type 7	Description:	Area 5	£2325 psm Halesworth		Site area:	1.33 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,111,060	833,295	33,295	154,045	483,295	633,295
10	1,092,651	819,488	19,488	140,238	469,488	619,488
20	1,074,242	805,681	5,681	126,431	455,681	605,681
30	1,055,833	791,875	8,125	112,625	441,875	591,875
40	1,037,424	778,068	21,932	98,818	428,068	578,068
50	1,019,015	764,261	35,739	85,011	414,261	564,261
60	1,000,606	750,455	49,545	71,205	400,455	550,455
70	982,197	736,648	63,352	57,398	386,648	536,648
80	963,788	722,841	77,159	43,591	372,841	522,841
90	945,379	709,035	90,965	29,785	359,035	509,035
100	926,971	695,228	104,772	15,978	345,228	495,228
120	890,153	667,615	132,385	11,635	317,615	467,615
140	853,335	640,001	159,999	39,249	290,001	440,001
160	816,517	612,388	187,612	66,862	262,388	412,388
180	779,699	584,774	215,226	94,476	234,774	384,774
200	742,881	557,161	242,839	122,089	207,161	357,161



Site type 7	Description:	Area 6	E4660 psm Southwold		Site area:	1.33 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,508,370	3,381,278	2,581,278	2,702,028	3,031,278	3,181,278
10	4,489,961	3,367,471	2,567,471	2,688,221	3,017,471	3,167,471
20	4,471,552	3,353,664	2,553,664	2,674,414	3,003,664	3,153,664
30	4,453,143	3,339,858	2,539,858	2,660,608	2,989,858	3,139,858
40	4,434,735	3,326,051	2,526,051	2,646,801	2,976,051	3,126,051
50	4,416,326	3,312,244	2,512,244	2,632,994	2,962,244	3,112,244
60	4,397,917	3,298,438	2,498,438	2,619,188	2,948,438	3,098,438
70	4,379,508	3,284,631	2,484,631	2,605,381	2,934,631	3,084,631
80	4,361,099	3,270,824	2,470,824	2,591,574	2,920,824	3,070,824
90	4,342,690	3,257,017	2,457,017	2,577,767	2,907,017	3,057,017
100	4,324,281	3,243,211	2,443,211	2,563,961	2,893,211	3,043,211
120	4,287,463	3,215,597	2,415,597	2,536,347	2,865,597	3,015,597
140	4,250,645	3,187,984	2,387,984	2,508,734	2,837,984	2,987,984
160	4,213,828	3,160,371	2,360,371	2,481,121	2,810,371	2,960,371
180	4,177,010	3,132,757	2,332,757	2,453,507	2,782,757	2,932,757
200	4,140,192	3,105,144	2,305,144	2,425,894	2,755,144	2,905,144



Site type 7	Description:	Area 7	E3495 psm Reydon	Site area:	1.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,813,352	2,110,014	1,310,014	1,430,764	1,760,014	1,910,014
10	2,794,943	2,096,208	1,296,208	1,416,958	1,746,208	1,896,208
20	2,776,535	2,082,401	1,282,401	1,403,151	1,732,401	1,882,401
30	2,758,126	2,068,594	1,268,594	1,389,344	1,718,594	1,868,594
40	2,739,717	2,054,788	1,254,788	1,375,538	1,704,788	1,854,788
50	2,721,308	2,040,981	1,240,981	1,361,731	1,690,981	1,840,981
60	2,702,899	2,027,174	1,227,174	1,347,924	1,677,174	1,827,174
70	2,684,490	2,013,367	1,213,367	1,334,117	1,663,367	1,813,367
80	2,666,081	1,999,561	1,199,561	1,320,311	1,649,561	1,799,561
90	2,647,672	1,985,754	1,185,754	1,306,504	1,635,754	1,785,754
100	2,629,263	1,971,947	1,171,947	1,292,697	1,621,947	1,771,947
120	2,592,445	1,944,334	1,144,334	1,265,084	1,594,334	1,744,334
140	2,555,628	1,916,721	1,116,721	1,237,471	1,566,721	1,716,721
160	2,518,810	1,889,107	1,089,107	1,209,857	1,539,107	1,689,107
180	2,481,992	1,861,494	1,061,494	1,182,244	1,511,494	1,661,494
200	2,445,174	1,833,881	1,033,881	1,154,631	1,483,881	1,633,881



CIL Viability    Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE    7	BLV1	BLV2	BLV3	BLV4
40 UNITS	Resi land (high)	Resi land (low)	Fmr industrial	Other uses
HOUSES	£800,000	£679,250	£350,000	£200,000
30 UPH				
CSH level:    3	-5% Sales value inflation			
Aff Hsg:       35%	Build cost inflation			
	Profit			

Site type 7	Description: <b>Area 1       £1615 psm    Inner Lowestoft</b>	Site area:       1.33 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	141,131	105,848	- 694,152	- 573,402	- 244,152	- 94,152
10	122,722	92,041	- 707,959	- 587,209	- 257,959	- 107,959
20	104,313	78,235	- 721,765	- 601,015	- 271,765	- 121,765
30	85,904	64,428	- 735,572	- 614,822	- 285,572	- 135,572
40	67,495	50,621	- 749,379	- 628,629	- 299,379	- 149,379
50	49,086	36,815	- 763,185	- 642,435	- 313,185	- 163,185
60	30,677	23,008	- 776,992	- 656,242	- 326,992	- 176,992
70	12,268	9,201	- 790,799	- 670,049	- 340,799	- 190,799
80	-6,141	4,606	- 804,606	- 683,856	- 354,606	- 204,606
90	-24,550	18,412	- 818,412	- 697,662	- 368,412	- 218,412
100	-42,959	32,219	- 832,219	- 711,469	- 382,219	- 232,219
120	-79,776	59,832	- 859,832	- 739,082	- 409,832	- 259,832
140	-116,594	87,446	- 887,446	- 766,696	- 437,446	- 287,446
160	-153,412	115,059	- 915,059	- 794,309	- 465,059	- 315,059
180	-190,230	142,672	- 942,672	- 821,922	- 492,672	- 342,672
200	-227,048	170,286	- 970,286	- 849,536	- 520,286	- 370,286

Site type 7	Description: <b>Area 2       £1964 psm    Lowestoft Burbs</b>	Site area:       1.33 ha
-------------	---	--------------------------

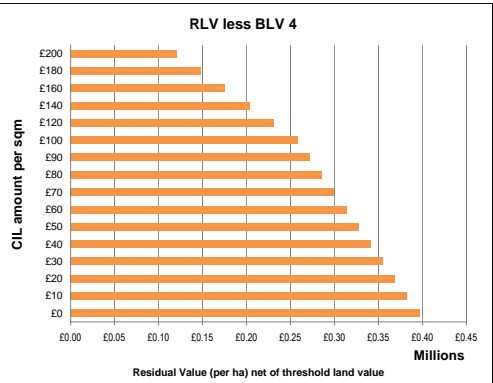
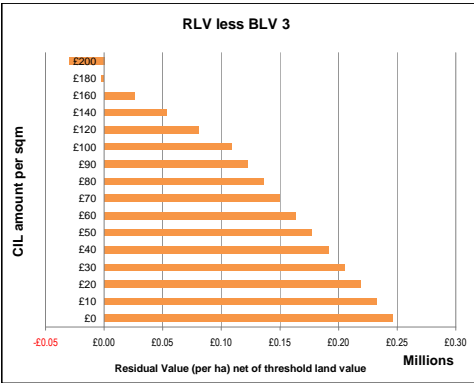
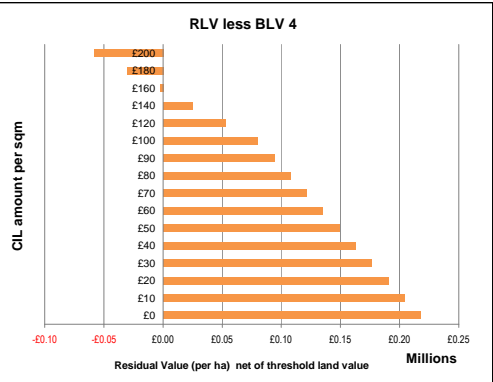
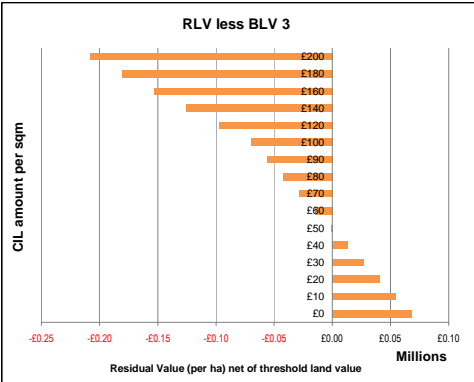
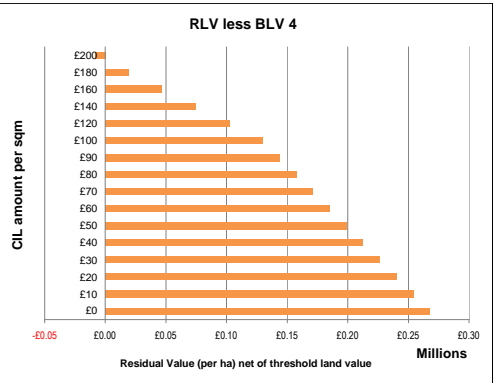
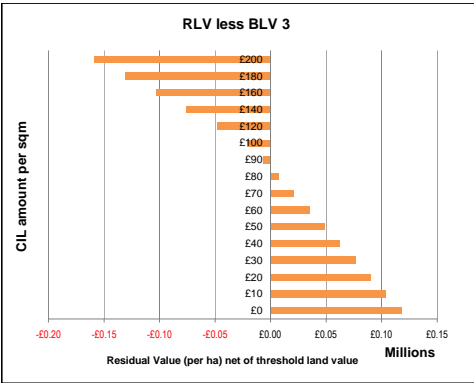
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,520	467,640	- 332,360	- 211,610	- 117,640	- 267,640
10	605,111	453,833	- 346,167	- 225,417	- 103,833	- 253,833
20	586,702	440,026	- 359,974	- 239,224	- 90,026	- 240,026
30	568,293	426,220	- 373,780	- 253,030	- 76,220	- 226,220
40	549,884	412,413	- 387,587	- 266,837	- 62,413	- 212,413
50	531,475	398,606	- 401,394	- 280,644	- 48,606	- 198,606
60	513,066	384,800	- 415,200	- 294,450	- 34,800	- 184,800
70	494,657	370,993	- 429,007	- 308,257	- 20,993	- 170,993
80	476,248	357,186	- 442,814	- 322,064	- 7,186	- 157,186
90	457,839	343,380	- 456,620	- 335,870	- 6,620	- 143,380
100	439,430	329,573	- 470,427	- 349,677	- 20,427	- 129,573
120	402,613	301,959	- 498,041	- 377,291	- 48,041	- 101,959
140	365,795	274,346	- 525,654	- 404,904	- 75,654	- 74,346
160	328,977	246,733	- 553,267	- 432,517	- 103,267	- 46,733
180	292,159	219,119	- 580,881	- 460,131	- 130,881	- 19,119
200	255,341	191,506	- 608,494	- 487,744	- 158,494	- 8,494

Site type 7	Description: <b>Area 3       £1916 psm    Beccles</b>	Site area:       1.33 ha
-------------	---	--------------------------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,174	417,880	- 382,120	- 261,370	- 67,880	- 217,880
10	538,765	404,074	- 395,926	- 275,176	- 54,074	- 204,074
20	520,356	390,267	- 409,733	- 288,983	- 40,267	- 190,267
30	501,947	376,460	- 423,540	- 302,790	- 26,460	- 176,460
40	483,538	362,654	- 437,346	- 316,596	- 12,654	- 162,654
50	465,129	348,847	- 451,153	- 330,403	- 1,153	- 148,847
60	446,720	335,040	- 464,960	- 344,210	- 14,960	- 135,040
70	428,311	321,234	- 478,766	- 358,016	- 28,766	- 121,234
80	409,902	307,427	- 492,573	- 371,823	- 42,573	- 107,427
90	391,494	293,620	- 506,380	- 385,630	- 56,380	- 93,620
100	373,085	279,813	- 520,187	- 399,437	- 70,187	- 79,813
120	336,267	252,200	- 547,800	- 427,050	- 97,800	- 52,200
140	299,449	224,587	- 575,413	- 454,663	- 125,413	- 24,587
160	262,631	196,973	- 603,027	- 482,277	- 153,027	- 3,027
180	225,813	169,360	- 630,640	- 509,890	- 180,640	- 30,640
200	188,995	141,747	- 658,253	- 537,503	- 208,253	- 58,253

Site type 7	Description: <b>Area 4       £2088 psm    Bungay</b>	Site area:       1.33 ha
-------------	--	--------------------------

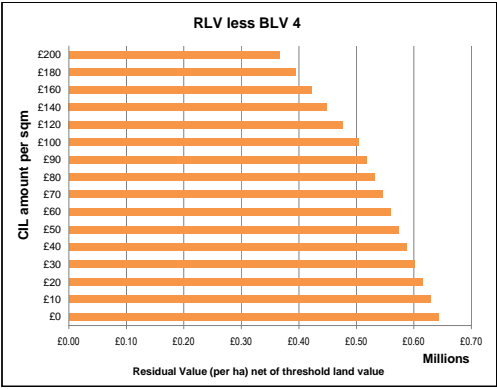
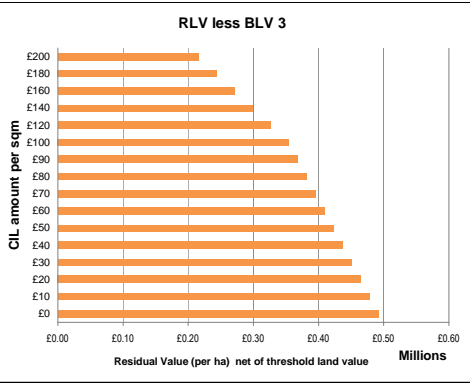
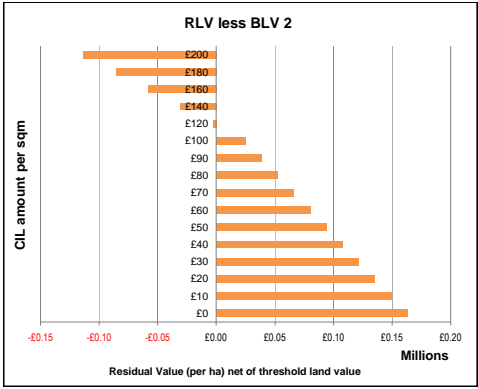
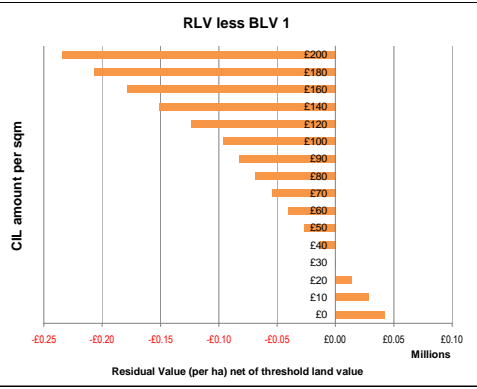
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,913	596,185	- 203,815	- 83,065	- 246,185	- 396,185
10	776,504	582,378	- 217,622	- 96,872	- 232,378	- 382,378
20	758,095	568,571	- 231,429	- 110,679	- 218,571	- 368,571
30	739,686	554,765	- 245,235	- 124,485	- 204,765	- 354,765
40	721,277	540,958	- 259,042	- 138,292	- 190,958	- 340,958
50	702,868	527,151	- 272,849	- 152,099	- 177,151	- 327,151
60	684,459	513,344	- 286,656	- 165,906	- 163,344	- 313,344
70	666,050	499,538	- 300,462	- 179,712	- 149,538	- 299,538
80	647,641	485,731	- 314,269	- 193,519	- 135,731	- 285,731
90	629,233	471,924	- 328,076	- 207,326	- 121,924	- 271,924
100	610,824	458,118	- 341,882	- 221,132	- 108,118	- 258,118
120	574,006	430,504	- 369,496	- 248,746	- 80,504	- 230,504
140	537,188	402,891	- 397,109	- 276,359	- 52,891	- 202,891
160	500,370	375,278	- 424,722	- 303,972	- 25,278	- 175,278
180	463,552	347,664	- 452,336	- 331,586	- 2,336	- 147,664
200	426,734	320,051	- 479,949	- 359,199	- 29,949	- 120,051





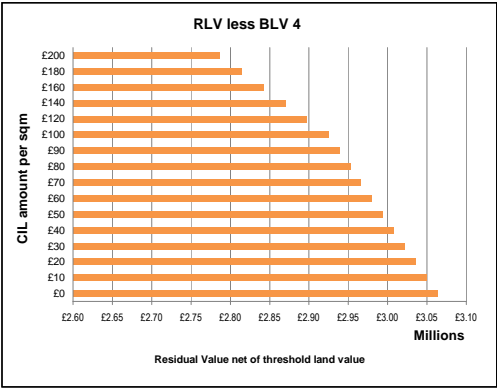
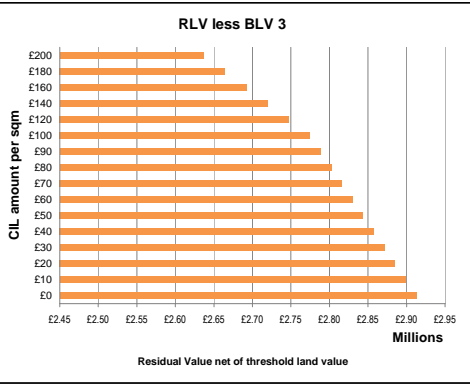
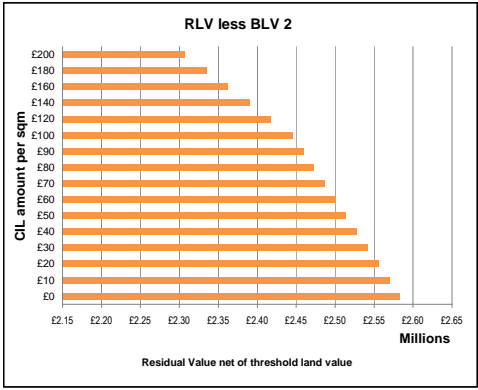
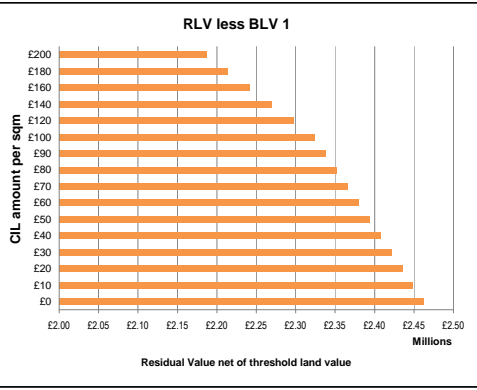
Site type 7Description:Area 5£2325 psm HalesworthSite area:1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,122,495	841,871	41,871	162,621	491,871	641,871
10	1,104,086	828,065	28,065	148,815	478,065	628,065
20	1,085,677	814,258	14,258	135,008	464,258	614,258
30	1,067,268	800,451	451	121,201	450,451	600,451
40	1,048,859	786,645	-13,355	107,395	436,645	586,645
50	1,030,450	772,838	-27,162	93,588	422,838	572,838
60	1,012,042	759,031	-40,969	79,781	409,031	559,031
70	993,633	745,224	-54,776	65,974	395,224	545,224
80	975,224	731,418	-68,582	52,168	381,418	531,418
90	956,815	717,611	-82,389	38,361	367,611	517,611
100	938,406	703,804	-96,196	24,554	353,804	503,804
120	901,588	676,191	-123,809	3,059	326,191	476,191
140	864,770	648,578	-151,422	-30,672	298,578	448,578
160	827,952	620,964	-179,036	-58,286	270,964	420,964
180	791,135	593,351	-206,649	-85,899	243,351	393,351
200	754,317	565,738	-234,262	-113,512	215,738	365,738



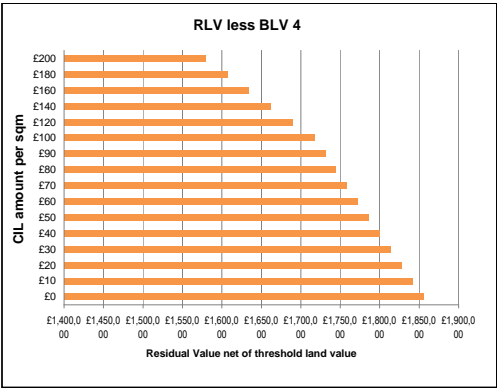
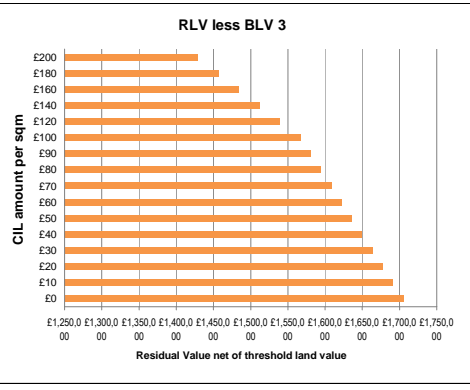
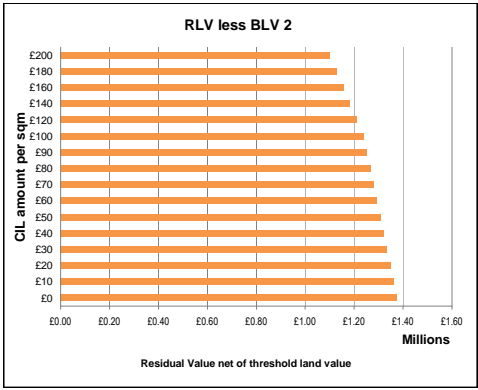
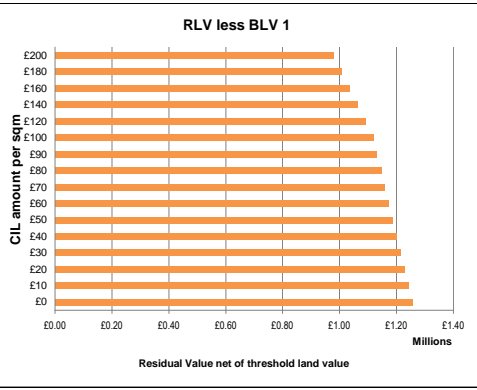
Site type 7Description:Area 6£4660 psm SouthwoldSite area:1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,349,940	3,262,455	2,462,455	2,583,205	2,912,455	3,062,455
10	4,331,531	3,248,648	2,448,648	2,569,398	2,898,648	3,048,648
20	4,313,122	3,234,842	2,434,842	2,555,592	2,884,842	3,034,842
30	4,294,713	3,221,035	2,421,035	2,541,785	2,871,035	3,021,035
40	4,276,304	3,207,228	2,407,228	2,527,978	2,857,228	3,007,228
50	4,257,895	3,193,422	2,393,422	2,514,172	2,843,422	2,993,422
60	4,239,487	3,179,615	2,379,615	2,500,365	2,829,615	2,979,615
70	4,221,078	3,165,808	2,365,808	2,486,558	2,815,808	2,965,808
80	4,202,669	3,152,002	2,352,002	2,472,752	2,802,002	2,952,002
90	4,184,260	3,138,195	2,338,195	2,458,945	2,788,195	2,938,195
100	4,165,851	3,124,388	2,324,388	2,445,138	2,774,388	2,924,388
120	4,129,033	3,096,775	2,296,775	2,417,525	2,746,775	2,896,775
140	4,092,215	3,069,161	2,269,161	2,389,911	2,719,161	2,869,161
160	4,055,397	3,041,548	2,241,548	2,362,298	2,691,548	2,841,548
180	4,018,580	3,013,935	2,213,935	2,334,685	2,663,935	2,813,935
200	3,981,762	2,986,321	2,186,321	2,307,071	2,636,321	2,786,321



Site type 7Description:Area 7£3495 psm ReydonSite area:1.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,739,673	2,054,755	1,254,755	1,375,505	1,704,755	1,854,755
10	2,721,264	2,040,948	1,240,948	1,361,698	1,690,948	1,840,948
20	2,702,855	2,027,141	1,227,141	1,347,891	1,677,141	1,827,141
30	2,684,446	2,013,335	1,213,335	1,334,085	1,663,335	1,813,335
40	2,666,037	1,999,528	1,199,528	1,320,278	1,649,528	1,799,528
50	2,647,628	1,985,721	1,185,721	1,306,471	1,635,721	1,785,721
60	2,629,220	1,971,915	1,171,915	1,292,665	1,621,915	1,771,915
70	2,610,811	1,958,108	1,158,108	1,278,858	1,608,108	1,758,108
80	2,592,402	1,944,301	1,144,301	1,265,051	1,594,301	1,744,301
90	2,573,993	1,930,495	1,130,495	1,251,245	1,580,495	1,730,495
100	2,555,584	1,916,688	1,116,688	1,237,438	1,566,688	1,716,688
120	2,518,766	1,889,075	1,089,075	1,209,825	1,539,075	1,689,075
140	2,481,948	1,861,461	1,061,461	1,182,211	1,511,461	1,661,461
160	2,445,130	1,833,848	1,033,848	1,154,598	1,483,848	1,633,848
180	2,408,313	1,806,234	1,006,234	1,126,984	1,456,234	1,606,234
200	2,371,495	1,778,621	978,621	1,099,371	1,428,621	1,578,621



CIL Viability	Waveney District	Benchmark Land Values (per net developable ha)			
SITE TYPE	7	BLV1 Resi land (high) £800,000	BLV2 Resi land (low) £679,250	BLV3 Fmr industrial £350,000	BLV4 Other uses £200,000
40 UNITS HOUSES 30 UPH					
CSH level:	3	10%	Sales value inflation		
Aff Hsg:	35%	5%	Build cost inflation		
			Profit		

Site type 7	Description:	Area 1	£1615 psm	Inner Lowestoft	Site area:	1.33 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	343,115	257,336	-	542,664	-	421,914
10	324,706	243,529	-	556,471	-	435,721
20	306,297	229,723	-	570,277	-	449,527
30	287,888	215,916	-	584,084	-	463,334
40	269,479	202,109	-	597,891	-	477,141
50	251,070	188,303	-	611,697	-	490,947
60	232,661	174,496	-	625,504	-	504,754
70	214,252	160,689	-	639,311	-	518,561
80	195,843	146,882	-	653,118	-	532,368
90	177,434	133,076	-	666,924	-	546,174
100	159,025	119,269	-	680,731	-	559,981
120	122,208	91,656	-	708,344	-	587,594
140	85,390	64,042	-	735,958	-	615,208
160	48,572	36,429	-	763,571	-	642,821
180	11,754	8,816	-	791,184	-	670,434
200	-25,064	-18,798	-	818,798	-	698,048

Site type 7	Description:	Area 2	£1964 psm	Lowestoft Burbs	Site area:	1.33 ha
-------------	--------------	--------	-----------	-----------------	------------	---------

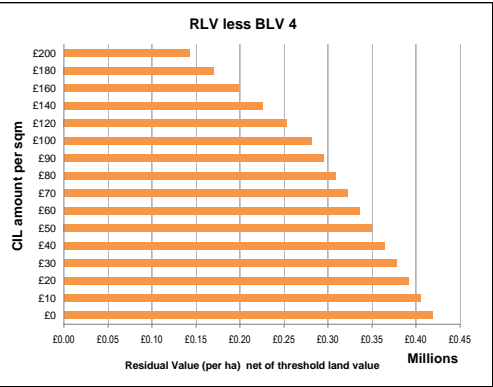
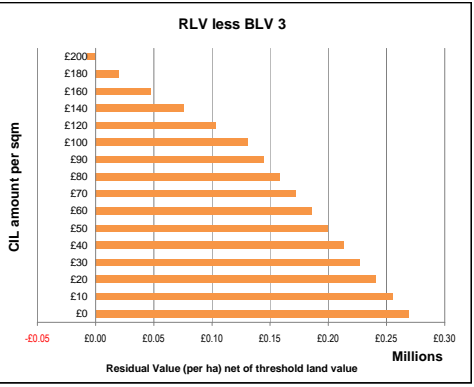
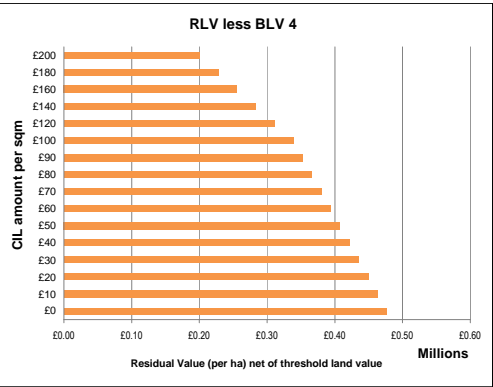
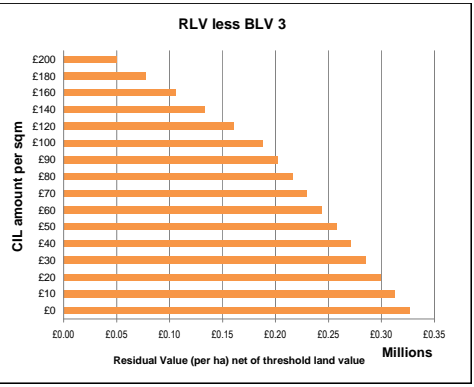
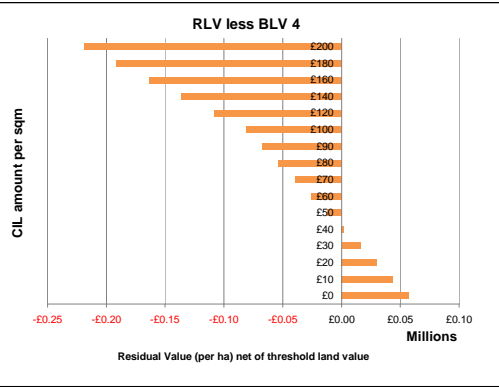
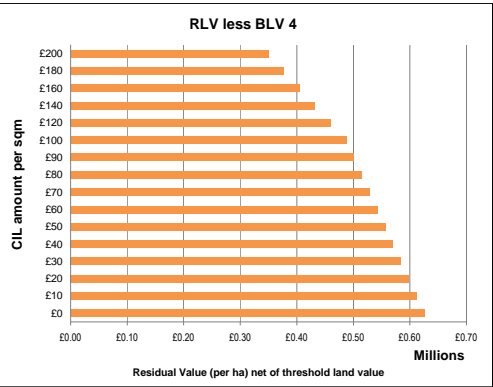
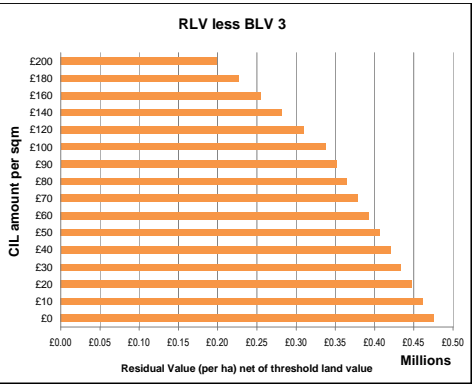
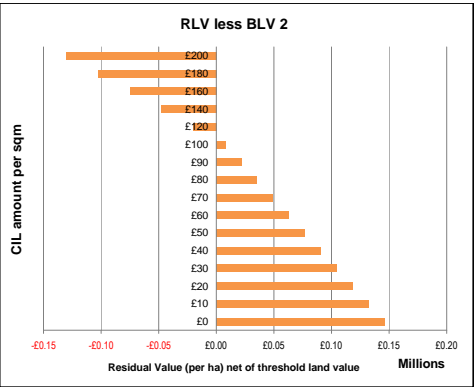
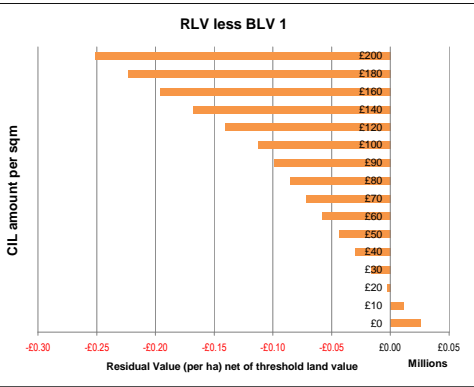
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	901,670	676,253	-	123,747	-	2,997
10	883,261	662,446	-	137,554	-	16,804
20	864,853	648,639	-	151,361	-	30,611
30	846,444	634,833	-	165,167	-	44,417
40	828,035	621,026	-	178,974	-	58,224
50	809,626	607,219	-	192,781	-	72,031
60	791,217	593,413	-	206,587	-	85,837
70	772,808	579,606	-	220,394	-	99,644
80	754,399	565,799	-	234,201	-	113,451
90	735,990	551,993	-	248,007	-	127,257
100	717,581	538,186	-	261,814	-	141,064
120	680,763	510,573	-	289,427	-	168,677
140	643,946	482,959	-	317,041	-	196,291
160	607,128	455,346	-	344,654	-	223,904
180	570,310	427,732	-	372,268	-	251,518
200	533,492	400,119	-	399,881	-	279,131

Site type 7	Description:	Area 3	£1916 psm	Beccles	Site area:	1.33 ha
-------------	--------------	--------	-----------	---------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	824,849	618,637	-	181,363	-	60,613
10	806,440	604,830	-	195,170	-	74,420
20	788,031	591,023	-	208,977	-	88,227
30	769,622	577,217	-	222,783	-	102,033
40	751,213	563,410	-	236,590	-	115,840
50	732,804	549,603	-	250,397	-	129,647
60	714,395	535,797	-	264,203	-	143,453
70	695,987	521,990	-	278,010	-	157,260
80	677,578	508,183	-	291,817	-	171,067
90	659,169	494,377	-	305,623	-	184,873
100	640,760	480,570	-	319,430	-	198,680
120	603,942	452,956	-	347,044	-	226,294
140	567,124	425,343	-	374,657	-	253,907
160	530,306	397,730	-	402,270	-	281,520
180	493,488	370,116	-	429,884	-	309,134
200	456,671	342,503	-	457,497	-	336,747

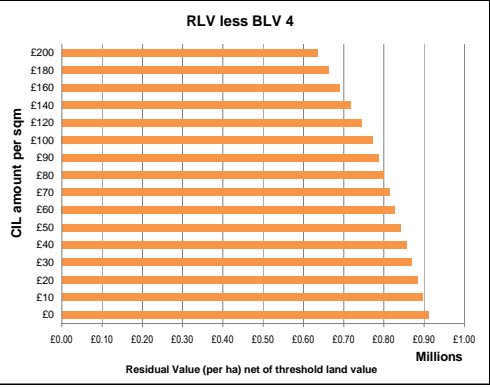
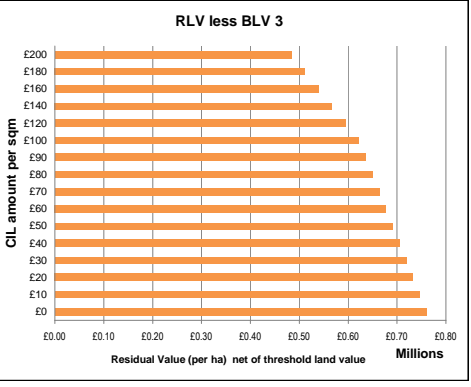
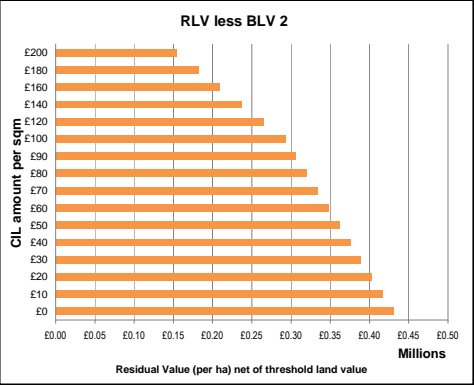
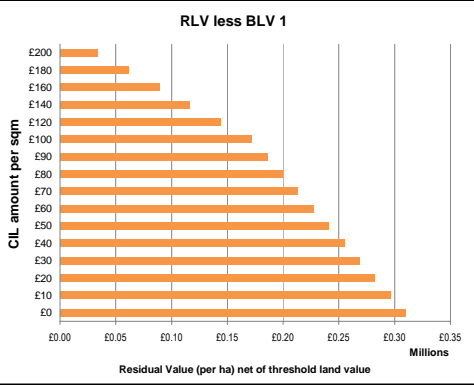
Site type 7	Description:	Area 4	£2088 psm	Bungay	Site area:	1.33 ha
-------------	--------------	--------	-----------	--------	------------	---------

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,100,126	825,094	-	25,094	-	145,844
10	1,081,717	811,288	-	11,288	-	132,038
20	1,063,308	797,481	-	2,519	-	118,231
30	1,044,899	783,674	-	16,326	-	104,424
40	1,026,490	769,867	-	30,133	-	90,617
50	1,008,081	756,061	-	43,939	-	76,811
60	989,672	742,254	-	57,746	-	63,004
70	971,263	728,447	-	71,553	-	49,197
80	952,854	714,641	-	85,359	-	35,391
90	934,445	700,834	-	99,166	-	21,584
100	916,036	687,027	-	112,973	-	7,777
120	879,219	659,414	-	140,586	-	19,836
140	842,401	631,801	-	168,199	-	47,449
160	805,583	604,187	-	195,813	-	75,063
180	768,765	576,574	-	223,426	-	102,676
200	731,947	548,960	-	251,040	-	130,290



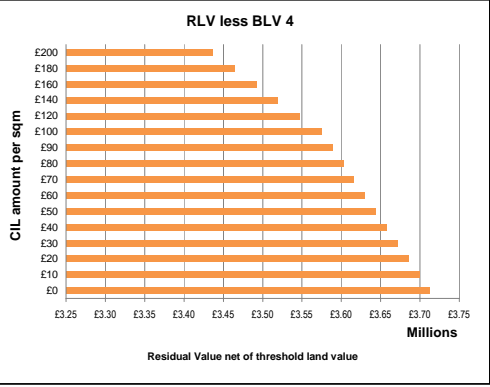
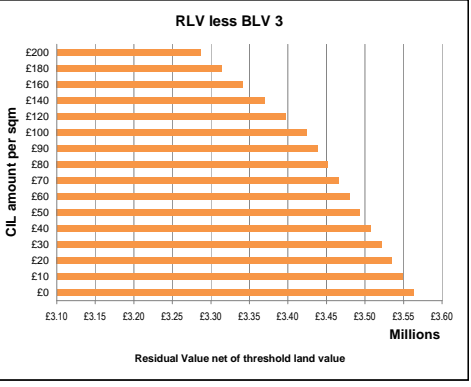
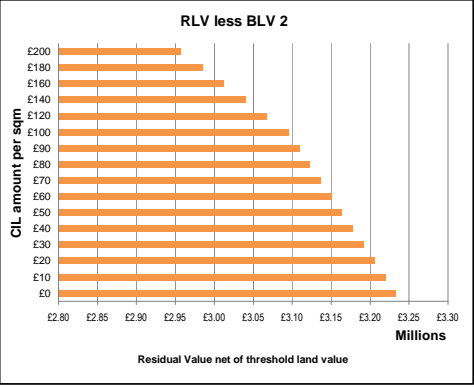
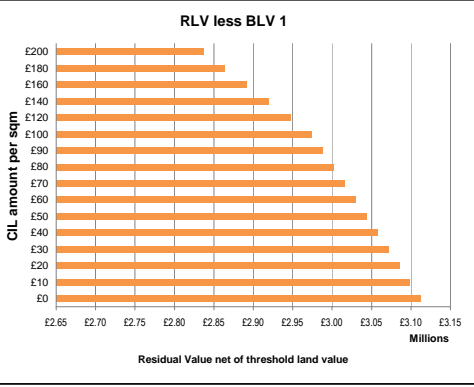
Site type 7 Description: **Area 5** £2325 psm Halesworth Site area: 1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,479,431	1,109,574	309,574		430,324	759,574
10	1,461,022	1,095,767	295,767		416,517	745,767
20	1,442,614	1,081,960	281,960		402,710	731,960
30	1,424,205	1,068,153	268,153		388,903	718,153
40	1,405,796	1,054,347	254,347		375,097	704,347
50	1,387,387	1,040,540	240,540		361,290	690,540
60	1,368,978	1,026,733	226,733		347,483	676,733
70	1,350,569	1,012,927	212,927		333,677	662,927
80	1,332,160	999,120	199,120		319,870	649,120
90	1,313,751	985,313	185,313		306,063	635,313
100	1,295,342	971,507	171,507		292,257	621,507
120	1,258,524	943,893	143,893		264,643	593,893
140	1,221,707	916,280	116,280		237,030	566,280
160	1,184,889	888,667	88,667		209,417	538,667
180	1,148,071	861,053	61,053		181,803	511,053
200	1,111,253	833,440	33,440		154,190	483,440



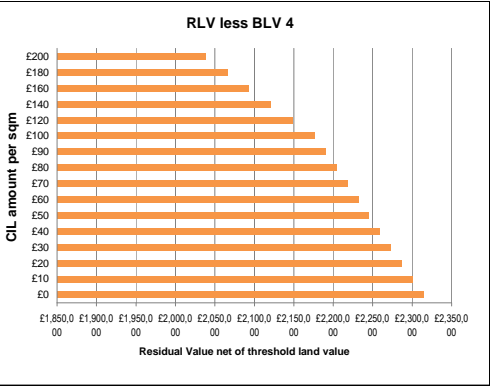
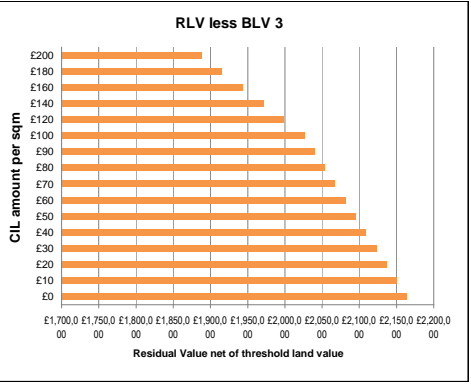
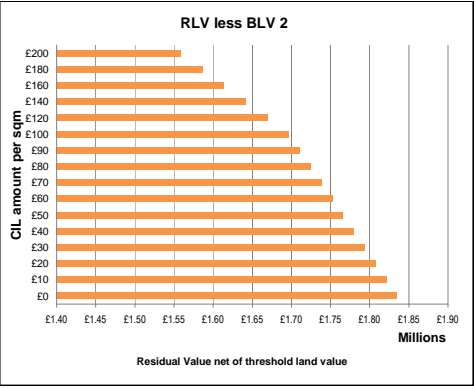
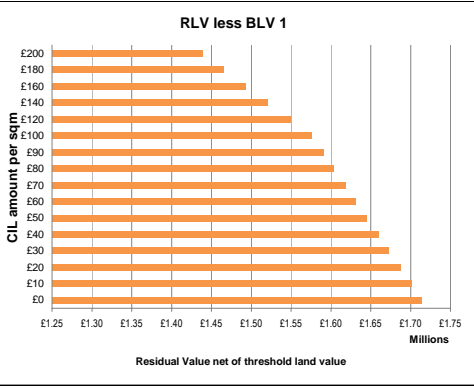
Site type 7 Description: **Area 6** £4660 psm Southwold Site area: 1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,216,473	3,912,355	3,112,355		3,233,105	3,562,355
10	5,198,064	3,898,548	3,098,548		3,219,298	3,698,548
20	5,179,655	3,884,741	3,084,741		3,205,491	3,684,741
30	5,161,246	3,870,935	3,070,935		3,191,685	3,670,935
40	5,142,837	3,857,128	3,057,128		3,177,878	3,657,128
50	5,124,428	3,843,321	3,043,321		3,164,071	3,643,321
60	5,106,019	3,829,515	3,029,515		3,150,265	3,629,515
70	5,087,611	3,815,708	3,015,708		3,136,458	3,615,708
80	5,069,202	3,801,901	3,001,901		3,122,651	3,601,901
90	5,050,793	3,788,095	2,988,095		3,108,845	3,588,095
100	5,032,384	3,774,288	2,974,288		3,095,038	3,574,288
120	4,995,566	3,746,674	2,946,674		3,067,424	3,546,674
140	4,958,748	3,719,061	2,919,061		3,039,811	3,519,061
160	4,921,930	3,691,448	2,891,448		3,012,198	3,491,448
180	4,885,112	3,663,834	2,863,834		2,984,584	3,463,834
200	4,848,295	3,636,221	2,836,221		2,956,971	3,436,221



Site type 7 Description: **Area 7** £3495 psm Reydon Site area: 1.33 ha

CiL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,351,953	2,513,965	1,713,965		1,834,715	2,163,965
10	3,333,544	2,500,158	1,700,158		1,820,908	2,300,158
20	3,315,135	2,486,352	1,686,352		1,807,102	2,286,352
30	3,296,727	2,472,545	1,672,545		1,793,295	2,272,545
40	3,278,318	2,458,738	1,658,738		1,779,488	2,258,738
50	3,259,909	2,444,932	1,644,932		1,765,682	2,244,932
60	3,241,500	2,431,125	1,631,125		1,751,875	2,231,125
70	3,223,091	2,417,318	1,617,318		1,738,068	2,217,318
80	3,204,682	2,403,511	1,603,511		1,724,261	2,203,511
90	3,186,273	2,389,705	1,589,705		1,710,455	2,189,705
100	3,167,864	2,375,898	1,575,898		1,696,648	2,175,898
120	3,131,046	2,348,285	1,548,285		1,669,035	2,148,285
140	3,094,228	2,320,671	1,520,671		1,641,421	2,120,671
160	3,057,411	2,293,058	1,493,058		1,613,808	2,093,058
180	3,020,593	2,265,445	1,465,445		1,586,195	2,065,445
200	2,983,775	2,237,831	1,437,831		1,558,581	2,037,831



---

## Appendix 4 Commercial appraisal results

## DEVELOPMENT APPRAISAL

### Commercial Development

Use class: TC NF RETAIL

#### DEVELOPMENT VALUE

Rental Income	Area	£ psf	£ per annum
Rent - area 1	17,674	16.00	282,784
Rent - area 2	10,000	16.00	160,000
Rent - area 3	10,000	16.00	160,000
Total rental income	37,674		602,784
Rent free/voids (years)	2	0.8900	
Total revenue, capitalised (including all costs)		6.00%	8,941,260
<b>GROSS DEVELOPMENT VALUE</b>			<b>8,941,260</b>
Purchaser's costs	5.75%	514,122	<b>8,427,138</b>

#### DEVELOPMENT COSTS

Development Costs	£5 psf	18,837 sqft	
Demolition costs			94,185
Building costs	£82 psf		3,634,433
Area	44,322	85% grs to net	
External works			10.00%
Professional fees			10.00%
Section 106 costs			16
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )			10.00%
Agent's fees (on capital value)			1.00%
Legal fees (% of capital value)			0.75%
<b>Interest on Finance</b>			
Total development duration	18 months		
Loan arrangement fee			1.00%
Interest on Construction Costs	18 months		6.50%
<b>Profit</b>			
Developer's profit on Total Revenue			20.00%
<b>TOTAL DEVELOPMENT COSTS</b>			<b>7,539,807</b>

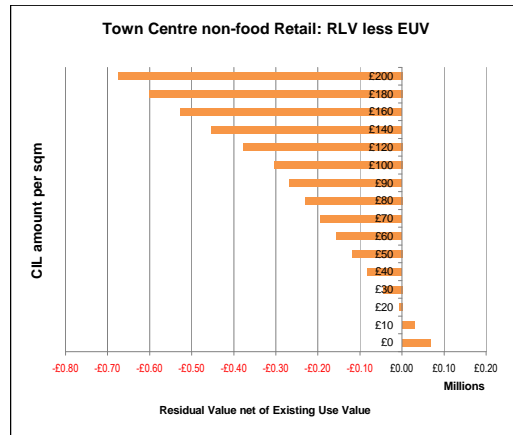
#### LAND VALUE

Land surplus			887,331
Stamp duty		4.00%	(35,493)
Agent's fees		1.25%	(11,092)
Legal fees		0.50%	(4,437)
Interest on land finance	18 months	6.50%	(81,540)
<b>RESIDUAL LAND VALUE</b>			<b>754,769</b>

<b>Existing use value</b>			
Assumes existing space is 50% of new	50%	18,837	
Rent per sq ft		£10 psf	
Rental income per annum		188,370	
Rent free/voids (years)	3	0.7938	
Total revenue, capitalised (including all costs)		8.00%	1,869,177
Refurbishment costs		£30 psf	565,110
Fees		7%	39,558
Purchaser's costs	5.75%		72,709
<b>Existing use value</b>			<b>1,191,800</b>

EUV including Landowner premium	20%		1,430,160
---------------------------------	-----	--	-----------

Surplus available to fund CIL			(675,391)
-------------------------------	--	--	-----------



	CIL amount	RLV
1	£0	£66,263
2	£10	£29,180
3	£20	£7,903
4	£30	£44,985
5	£40	£82,068
6	£50	£119,151
7	£60	£156,233
8	£70	£193,316
9	£80	£230,399
10	£90	£267,481
11	£100	£304,564
12	£120	£378,729
13	£140	£452,895
14	£160	£527,060
15	£180	£601,225
16	£200	£675,391

## DEVELOPMENT APPRAISAL

### Commercial Development

Use class: TC NF RETAIL

#### DEVELOPMENT VALUE

<u>Rental Income</u>	Area	£ psf	£ per annum
Rent - area 1	17,674	18.00	318,132
Rent - area 2	10,000	18.00	180,000
Rent - area 3	10,000	18.00	180,000
Total rental income	37,674		678,132
Rent free/voids (years)	2	0.8900	
Total revenue, capitalised (including all costs)		6.00%	10,058,918
<b>GROSS DEVELOPMENT VALUE</b>			<b>10,058,918</b>
<b>Purchaser's costs</b>	5.75%	578,388	<b>9,480,530</b>

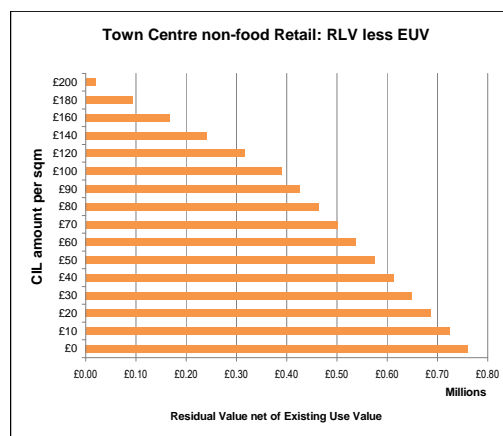
#### DEVELOPMENT COSTS

<u>Development Costs</u>	£5 psf	18,837 sqft	
Demolition costs			94,185
Building costs	£82 psf		3,634,433
Area	44,322	85% grs to net	
External works			10.00%
Professional fees			10.00%
Section 106 costs			16
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )			10.00%
Agent's fees (on capital value)			1.00%
Legal fees (% of capital value)			0.75%
<b>Interest on Finance</b>			
Total development duration	18 months		
Loan arrangement fee			1.00%
Interest on Construction Costs	18 months		6.50%
<b>Profit</b>			
Developer's profit on Total Revenue			20.00%
<b>TOTAL DEVELOPMENT COSTS</b>			<b>7,777,579</b>

#### LAND VALUE

Land surplus			1,702,951
Stamp duty		4.00%	(68,118)
Agent's fees		1.25%	(21,287)
Legal fees		0.50%	(8,515)
Interest on land finance	18 months	6.50%	(156,491)
<b>RESIDUAL LAND VALUE</b>			<b>1,448,541</b>

<b>Existing use value</b>			
Assumes existing space is 50% of new	50%	18,837	
Rent per sq ft		£10 psf	
Rental income per annum		188,370	
Rent free/voids (years)	3	0.7938	
Total revenue, capitalised (including all costs)		8.00%	1,869,177
Refurbishment costs		£30 psf	565,110
Fees		7%	39,558
Purchaser's costs	5.75%		72,709
<b>Existing use value</b>			<b>1,191,800</b>
EUV including Landowner premium	20%		1,430,160
Surplus available to fund CIL			18,381



	CIL amount	RLV
1	£0	£760,034
2	£10	£722,952
3	£20	£685,869
4	£30	£648,786
5	£40	£611,703
6	£50	£574,621
7	£60	£537,538
8	£70	£500,455
9	£80	£463,373
10	£90	£426,290
11	£100	£389,207
12	£120	£315,042
13	£140	£240,877
14	£160	£166,711
15	£180	£92,546
16	£200	£18,381



## DEVELOPMENT APPRAISAL

### Commercial Development

Use class: TC NF RETAIL

#### DEVELOPMENT VALUE

<u>Rental Income</u>	Area	£ psf	£ per annum
Rent - area 1	17,674	20.00	353,480
Rent - area 2	10,000	20.00	200,000
Rent - area 3	10,000	20.00	200,000
Total rental income	37,674		753,480
Rent free/voids (years)	2	0.8900	
Total revenue, capitalised (including all costs)		6.00%	11,176,575
<b>GROSS DEVELOPMENT VALUE</b>			<b>11,176,575</b>
<b>Purchaser's costs</b>	5.75%	642,653	<b>10,533,922</b>

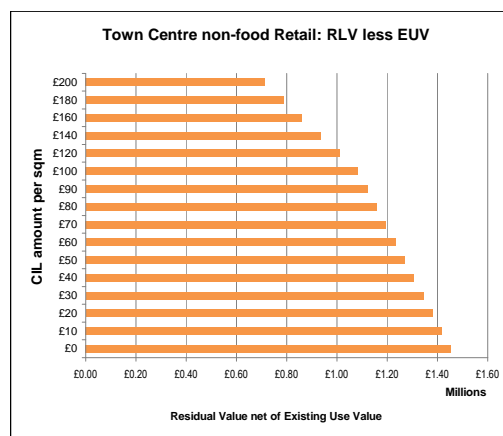
#### DEVELOPMENT COSTS

<u>Development Costs</u>	£5 psf	18,837 sqt	
Demolition costs			94,185
Building costs	£82 psf		3,634,433
Area	44,322	85% grs to net	
External works			10.00%
Professional fees			10.00%
Section 106 costs			16
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )			10.00%
Agent's fees (on capital value)			1.00%
Legal fees (% of capital value)			0.75%
<b>Interest on Finance</b>			
Total development duration	18 months		
Loan arrangement fee			1.00%
Interest on Construction Costs	18 months		6.50%
<b>Profit</b>			
Developer's profit on Total Revenue			20.00%
<b>TOTAL DEVELOPMENT COSTS</b>			<b>8,015,351</b>

#### LAND VALUE

Land surplus			2,518,571
Stamp duty		4.00%	(100,743)
Agent's fees		1.25%	(31,482)
Legal fees		0.50%	(12,593)
Interest on land finance	18 months	6.50%	(231,441)
<b>RESIDUAL LAND VALUE</b>			<b>2,142,312</b>

<b>Existing use value</b>			
Assumes existing space is 50% of new	50%	18,837	
Rent per sq ft		£10 psf	
Rental income per annum		188,370	
Rent free/voids (years)	3	0.7938	
Total revenue, capitalised (including all costs)		8.00%	1,869,177
Refurbishment costs		£30 psf	565,110
Fees		7%	39,558
Purchaser's costs	5.75%		72,709
<b>Existing use value</b>			<b>1,191,800</b>
EUV including Landowner premium	20%		1,430,160
Surplus available to fund CIL			712,152



	CIL amount	RLV
1	£0	£1,453,806
2	£10	£1,416,723
3	£20	£1,379,640
4	£30	£1,342,558
5	£40	£1,305,475
6	£50	£1,268,392
7	£60	£1,231,310
8	£70	£1,194,227
9	£80	£1,157,144
10	£90	£1,120,062
11	£100	£1,082,979
12	£120	£1,008,813
13	£140	£934,648
14	£160	£860,483
15	£180	£786,317
16	£200	£712,152

# DEVELOPMENT APPRAISAL

## Commercial Development

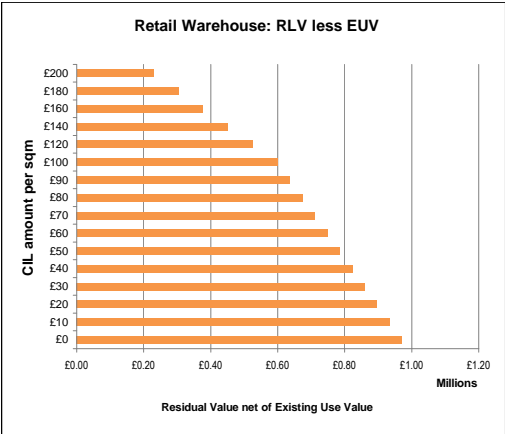
Use class:	RETAIL W/H
------------	------------

DEVELOPMENT VALUE				
<u>Rental Income</u>				
	Area	£ psf	£ per annum	
Rent - area 1	17,674	16.00	282,784	
Rent - area 2	10,000	16.00	160,000	
Rent - area 3	10,000	16.00	160,000	
Total rental income	37,674		602,784	
Rent free/voids (years)	2	0.8817		
Total revenue, capitalised (including all costs)		6.50%	8,176,156	
<b>GROSS DEVELOPMENT VALUE</b>			<b>8,176,156</b>	
<b>Purchaser's costs</b>	5.75%	470,129	<b>7,706,027</b>	

DEVELOPMENT COSTS				
<u>Development Costs</u>				
Demolition costs	£5 psf	18,837 sqt		94,185
Building costs	£51 psf			2,260,440
Area	44,322	85% grs to net		
External works			10.00%	226,044
Professional fees			10.00%	258,067
Section 106 costs			16	823,529
<u>Disposal Costs</u>				
Letting Agent's fee (% of rent )			10.00%	60,278
Agent's fees (on capital value)			1.00%	81,762
Legal fees (% of capital value)			0.75%	61,321
<u>Interest on Finance</u>				
Total development duration	18 months			
Loan arrangement fee			1.00%	36,623
Interest on Construction Costs	18 months		6.50%	178,535
<u>Profit</u>				
Developer's profit on Total Revenue			20.00%	1,541,205
<b>TOTAL DEVELOPMENT COSTS</b>				<b>5,621,990</b>

LAND VALUE				
Land surplus				2,084,037
Stamp duty			4.00%	(83,361)
Agent's fees			1.25%	(26,050)
Legal fees			0.50%	(10,420)
Interest on land finance	18 months		6.50%	(191,510)
<b>RESIDUAL LAND VALUE</b>				<b>1,772,695</b>

Existing use value				
Assumes existing space is 50% of new	50%	18,837		
Rent per sq ft		£10 psf		
Rental income per annum		188,370		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%		1,869,177
Refurbishment costs		£25 psf	470,925	
Fees		7%	32,965	
Purchaser's costs	5.75%			78,504
<b>Existing use value</b>				<b>1,286,783</b>
EUV including Landowner premium	20%			1,544,140
Surplus available to fund CIL				228,555



	CIL amount	RLV
1	£0	£970,208
2	£10	£933,125
3	£20	£896,043
4	£30	£858,960
5	£40	£821,877
6	£50	£784,795
7	£60	£747,712
8	£70	£710,629
9	£80	£673,547
10	£90	£636,464
11	£100	£599,381
12	£120	£525,216
13	£140	£451,051
14	£160	£376,885
15	£180	£302,720
16	£200	£228,555

**DEVELOPMENT APPRAISAL**  
**Commercial Development**

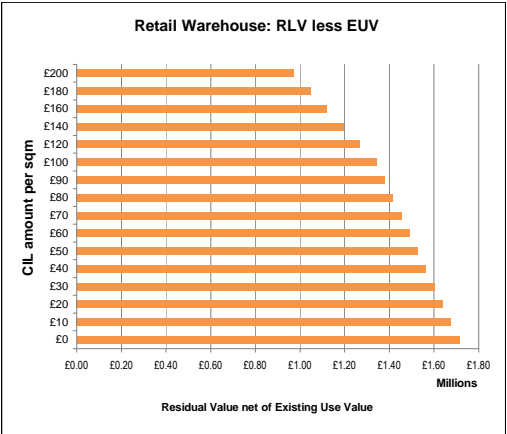
Use class:	RETAIL W/H
------------	------------

DEVELOPMENT VALUE			
<b>Rental Income</b>	Area	£ psf	£ per annum
Rent - area 1	17,674	18.00	318,132
Rent - area 2	10,000	18.00	180,000
Rent - area 3	10,000	18.00	180,000
Total rental income	37,674		678,132
Rent free/voids (years)	2	0.8734	
Total revenue, capitalised (including all costs)		7.00%	8,461,525
<b>GROSS DEVELOPMENT VALUE</b>			8,461,525
<b>Purchaser's costs</b>	5.75%	486,538	<b>7,974,987</b>

DEVELOPMENT COSTS			
<b>Development Costs</b>			
Demolition costs	£5 psf	18,837 sqt	94,185
Building costs	£51 psf		2,260,440
Area	44,322	85% grs to net	
External works			10.00% 226,044
Professional fees			10.00% 258,067
Section 106 costs			16 823,529
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )			10.00% 67,813
Agent's fees (on capital value)			1.00% 84,615
Legal fees (% of capital value)			0.75% 63,461
<b>Interest on Finance</b>			
Total development duration	18 months		
Loan arrangement fee			1.00% 36,623
Interest on Construction Costs	18 months		6.50% 178,535
<b>Profit</b>			
Developer's profit on Total Revenue			20.00% 1,594,997
<b>TOTAL DEVELOPMENT COSTS</b>			<b>5,688,311</b>

LAND VALUE			
Land surplus			2,286,677
Stamp duty		4.00%	(91,467)
Agent's fees		1.25%	(28,583)
Legal fees		0.50%	(11,433)
Interest on land finance	18 months	6.50%	(210,131)
<b>RESIDUAL LAND VALUE</b>			<b>1,945,061</b>

<b>Existing use value</b>			
Assumes existing space is 50% of new	50%	18,837	
Rent per sq ft		£10 psf	
Rental income per annum		188,370	
Rent free/voids (years)	3	0.7938	
Total revenue, capitalised (including all costs)		8.00%	1,869,177
Refurbishment costs		£50 psf	941,850
Fees		7%	65,930
Purchaser's costs	5.75%		49,530
<b>Existing use value</b>			<b>811,867</b>
EUV including Landowner premium	20%		974,241
Surplus available to fund CIL			970,821



	CIL amount	RLV
1	£0	£1,712,474
2	£10	£1,675,391
3	£20	£1,638,309
4	£30	£1,601,226
5	£40	£1,564,143
6	£50	£1,527,061
7	£60	£1,489,978
8	£70	£1,452,895
9	£80	£1,415,813
10	£90	£1,378,730
11	£100	£1,341,647
12	£120	£1,267,482
13	£140	£1,193,317
14	£160	£1,119,151
15	£180	£1,044,986
16	£200	£970,821

# DEVELOPMENT APPRAISAL

## Commercial Development

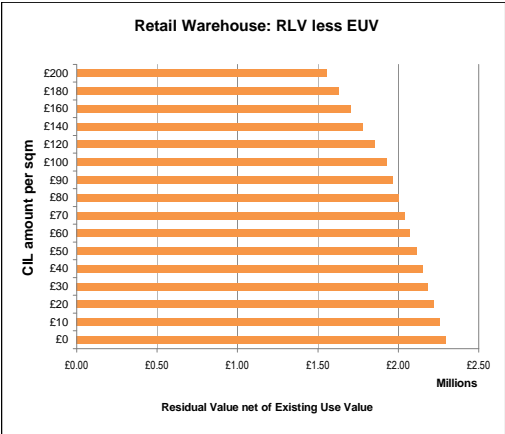
Use class:	RETAIL W/H
------------	------------

DEVELOPMENT VALUE				
<u>Rental Income</u>				
	Area	£ psf	£ per annum	
Rent - area 1	17,674	20.00	353,480	
Rent - area 2	10,000	20.00	200,000	
Rent - area 3	10,000	20.00	200,000	
Total rental income	37,674		753,480	
Rent free/voids (years)	2	0.8734		
Total revenue, capitalised (including all costs)		7.00%		9,401,694
<b>GROSS DEVELOPMENT VALUE</b>				<b>9,401,694</b>
<b>Purchaser's costs</b>	5.75%	540,597		<b>8,861,097</b>

DEVELOPMENT COSTS				
<u>Development Costs</u>				
Demolition costs	£5 psf	18,837 sqft		94,185
Building costs	£51 psf			2,260,440
Area	44,322	85% grs to net		
External works			10.00%	226,044
Professional fees			10.00%	258,067
Section 106 costs			16	823,529
<u>Disposal Costs</u>				
Letting Agent's fee (% of rent )			10.00%	75,348
Agent's fees (on capital value)			1.00%	94,017
Legal fees (% of capital value)			0.75%	70,513
<u>Interest on Finance</u>				
Total development duration	18 months			
Loan arrangement fee			1.00%	36,623
Interest on Construction Costs	18 months		6.50%	178,535
<u>Profit</u>				
Developer's profit on Total Revenue			20.00%	1,772,219
<b>TOTAL DEVELOPMENT COSTS</b>				<b>5,889,520</b>

LAND VALUE				
Land surplus				2,971,577
Stamp duty			4.00%	(118,863)
Agent's fees			1.25%	(37,145)
Legal fees			0.50%	(14,858)
Interest on land finance	18 months		6.50%	(273,069)
<b>RESIDUAL LAND VALUE</b>				<b>2,527,642</b>

Existing use value				
Assumes existing space is 50% of new	50%	18,837		
Rent per sq ft		£10 psf		
Rental income per annum		188,370		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%		1,869,177
Refurbishment costs		£50 psf	941,850	
Fees		7%	65,930	
Purchaser's costs	5.75%			49,530
<b>Existing use value</b>				<b>811,867</b>
EUV including Landowner premium	20%			974,241
Surplus available to fund CIL				1,553,401



	CIL amount	RLV
1	£0	£2,295,054
2	£10	£2,257,972
3	£20	£2,220,889
4	£30	£2,183,806
5	£40	£2,146,724
6	£50	£2,109,641
7	£60	£2,072,558
8	£70	£2,035,476
9	£80	£1,998,393
10	£90	£1,961,310
11	£100	£1,924,228
12	£120	£1,850,062
13	£140	£1,775,897
14	£160	£1,701,731
15	£180	£1,627,566
16	£200	£1,553,401

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class:	RETAIL FS
------------	-----------

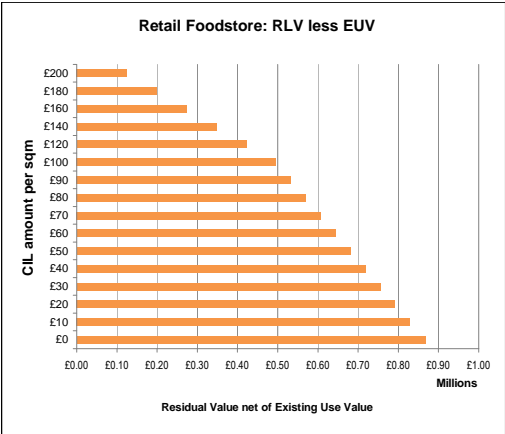
DEVELOPMENT VALUE				
<u>Rental Income</u>				
	Area	£ psf		£ per annum
Rent - area 1	17,674	16.00		282,784
Rent - area 2	10,000	16.00		160,000
Rent - area 3	10,000	16.00		160,000
Total rental income	37,674			602,784
Rent free/voids (years)	2	0.9070		
Total revenue, capitalised (including all costs)		5.00%		10,934,857
<b>GROSS DEVELOPMENT VALUE</b>				<b>10,934,857</b>
<b>Purchaser's costs</b>	5.75%	628,754		<b>10,306,103</b>

DEVELOPMENT COSTS				
<u>Development Costs</u>				
Demolition costs	£5 psf	18,837 sqt		94,185
Building costs	£61 psf			2,703,664
Area	44,322	85% grs to net		
External works			10.00%	270,366
Professional fees			10.00%	306,821
Section 106 costs			16	823,529
<u>Disposal Costs</u>				
Letting Agent's fee (% of rent )			10.00%	60,278
Agent's fees (on capital value)			1.00%	109,349
Legal fees (% of capital value)			0.75%	82,011
<u>Interest on Finance</u>				
Total development duration	18 months			
Loan arrangement fee			1.00%	41,986
Interest on Construction Costs	18 months		6.50%	204,680
<u>Profit</u>				
Developer's profit on Total Revenue			20.00%	2,061,221
<b>TOTAL DEVELOPMENT COSTS</b>				<b>6,758,090</b>

LAND VALUE				
Land surplus				3,548,012
Stamp duty			4.00%	(141,920)
Agent's fees			1.25%	(44,350)
Legal fees			0.50%	(17,740)
Interest on land finance	18 months		6.50%	(326,040)
<b>RESIDUAL LAND VALUE</b>				<b>3,017,961</b>

<u>Existing use value</u>				
Assumes existing space is 50% of new	50%	18,837		
Rent per sq ft		£12 psf		
Rental income per annum		226,044		
Rent free/voids (years)	3	0.8396		
Total revenue, capitalised (including all costs)		6.00%		3,163,182
Refurbishment costs		£30 psf		565,110
Fees		7%		39,558
Purchaser's costs	5.75%			147,115
<b>Existing use value</b>				<b>2,411,399</b>

EUV including Landowner premium	20%			2,893,679
Surplus available to fund CIL				124,282



	CIL amount	RLV
1	£0	£865,936
2	£10	£828,853
3	£20	£791,770
4	£30	£754,688
5	£40	£717,605
6	£50	£680,522
7	£60	£643,440
8	£70	£606,357
9	£80	£569,274
10	£90	£532,192
11	£100	£495,109
12	£120	£420,944
13	£140	£346,778
14	£160	£272,613
15	£180	£198,448
16	£200	£124,282

**DEVELOPMENT APPRAISAL**  
**Commercial Development**

Use class:	LC Retail
------------	-----------

DEVELOPMENT VALUE				
<b>Rental Income</b>				
	Area	£ psf		£ per annum
Rent - area 1	17,674	14.00		247,436
Rent - area 2	10,000	14.00		140,000
Rent - area 3	10,000	14.00		140,000
Total rental income	37,674			527,436
Rent free/voids (years)	2	0.8734		
Total revenue, capitalised (including all costs)		7.00%		6,581,186
<b>GROSS DEVELOPMENT VALUE</b>				6,581,186
Purchaser's costs	5.75%	378,418		<b>6,202,768</b>

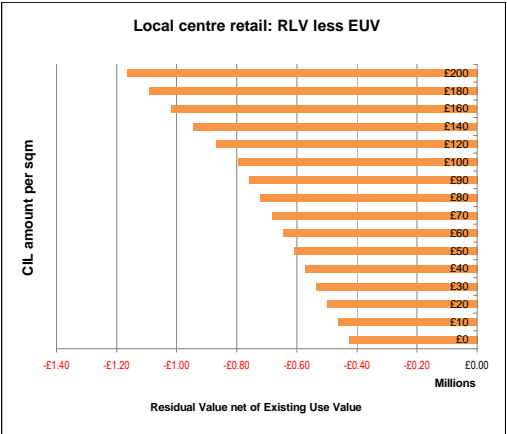
DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	18,837 sqt		94,185
Building costs	£61 psf			2,703,664
Area	44,322	85% grs to net		
External works			10.00%	270,366
Professional fees			10.00%	306,821
Section 106 costs			16	823,529
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	52,744
Agent's fees (on capital value)			1.00%	65,812
Legal fees (% of capital value)			0.75%	49,359
<b>Interest on Finance</b>				
Total development duration	18 months			
Loan arrangement fee			1.00%	41,986
Interest on Construction Costs	18 months		6.50%	204,680
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	1,240,554
<b>TOTAL DEVELOPMENT COSTS</b>				<b>5,853,699</b>

LAND VALUE				
Land surplus				349,068
Stamp duty			4.00%	(13,963)
Agent's fees			1.25%	(4,363)
Legal fees			0.50%	(1,745)
Interest on land finance	18 months		6.50%	(32,077)
<b>RESIDUAL LAND VALUE</b>				<b>296,920</b>

<b>Existing use value</b>				
Assumes existing space is 50% of new	50%	18,837		
Rent per sq ft		£8 psf		
Rental income per annum		150,696		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%		1,495,342
Refurbishment costs		£10 psf	188,370	
Fees		7%	13,186	
Purchaser's costs	5.75%			74,393
<b>Existing use value</b>				<b>1,219,393</b>

EUV including Landowner premium	20%	1,463,272
---------------------------------	-----	-----------

Surplus available to fund CIL	(1,166,352)
-------------------------------	-------------



	CIL amount	RLV
1	£0	-£424,698
2	£10	-£461,781
3	£20	-£498,864
4	£30	-£535,946
5	£40	-£573,029
6	£50	-£610,112
7	£60	-£647,195
8	£70	-£684,277
9	£80	-£721,360
10	£90	-£758,443
11	£100	-£795,525
12	£120	-£869,691
13	£140	-£943,856
14	£160	-£1,018,021
15	£180	-£1,092,187
16	£200	-£1,166,352



# DEVELOPMENT APPRAISAL

## Commercial Development

Use class:	B1 offices
------------	------------

DEVELOPMENT VALUE				
<b>Rental Income</b>				
Rent - area 1	Area	£ psf	£ per annum	
Rent - area 2	10,000	13.50	135,000	
Rent - area 3	10,000	13.50	135,000	
Total rental income	30,000		405,000	
Rent free/voids (years)	2	0.8817		
Total revenue, capitalised (including all costs)		6.50%	5,493,416	
<b>GROSS DEVELOPMENT VALUE</b>				5,493,416
Purchaser's costs	5.75%	315,871		<b>5,177,544</b>

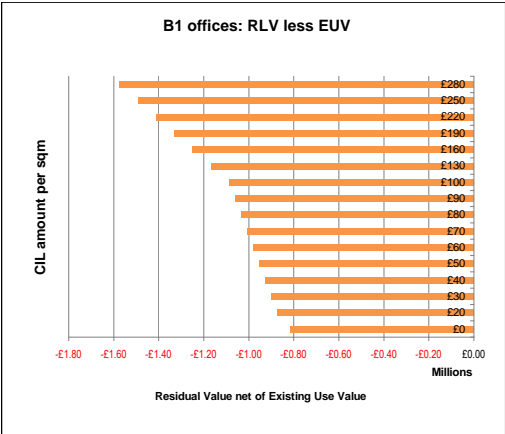
DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	15,000 sqft		75,000
Building costs	£90 psf			3,000,000
Area	33,333	90% grs to net		
External works			10.00%	300,000
Professional fees			10.00%	337,500
Section 106 costs			16	867,088
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	40,500
Agent's fees (on capital value)			1.00%	54,934
Legal fees (% of capital value)			0.75%	41,201
<b>Interest on Finance</b>				
Total development duration	6 months			
Loan arrangement fee			1.00%	45,796
Interest on Construction Costs	6 months		6.50%	74,418
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	1,035,509
<b>TOTAL DEVELOPMENT COSTS</b>				<b>5,871,946</b>

LAND VALUE				
Land surplus				(694,401)
Stamp duty		4.00%		27,776
Agent's fees		1.25%		8,680
Legal fees		0.50%		3,472
Interest on land finance	18 months	6.50%		63,811
<b>RESIDUAL LAND VALUE</b>				<b>(590,662)</b>

<b>Existing use value</b>				
Assumes existing space is 50% of new	50%	15,000		
Rent per sq ft		£8 psf		
Rental income per annum		120,000		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%		1,190,748
Refurbishment costs		£20 psf	300,000	
Fees		7%	21,000	
Purchaser's costs	5.75%			50,011
<b>Existing use value</b>				<b>819,738</b>

EUV including Landowner premium	20%			983,685
---------------------------------	-----	--	--	---------

Surplus available to fund CIL				(1,574,348)
-------------------------------	--	--	--	-------------



	CIL amount	RLV
1	£0	-£817,437
2	£20	-£871,502
3	£30	-£898,534
4	£40	-£925,567
5	£50	-£952,599
6	£60	-£979,632
7	£70	-£1,006,664
8	£80	-£1,033,697
9	£90	-£1,060,729
10	£100	-£1,087,762
11	£130	-£1,168,860
12	£160	-£1,249,957
13	£190	-£1,331,055
14	£220	-£1,412,152
15	£250	-£1,493,250
16	£280	-£1,574,348

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class:	B1 offices
------------	------------

DEVELOPMENT VALUE				
<b>Rental Income</b>	Area	£ psf	£ per annum	
Rent - area 1	10,000	15.00	150,000	
Rent - area 2	10,000	15.00	150,000	
Rent - area 3	10,000	15.00	150,000	
Total rental income	30,000		450,000	
Rent free/voids (years)	2	0.8817		
Total revenue, capitalised (including all costs)		6.50%	6,103,795	
<b>GROSS DEVELOPMENT VALUE</b>			6,103,795	
<b>Purchaser's costs</b>	5.75%	350,968	<b>5,752,827</b>	

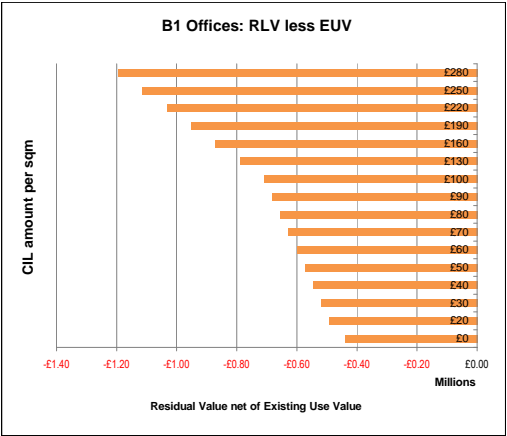
DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	15,000 sqft		75,000
Building costs	£90 psf			3,000,000
Area	33,333	90% grs to net		
External works			10.00%	300,000
Professional fees			10.00%	337,500
Section 106 costs			16	867,088
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	45,000
Agent's fees (on capital value)			1.00%	61,038
Legal fees (% of capital value)			0.75%	45,778
<b>Interest on Finance</b>				
Total development duration	6 months			
Loan arrangement fee			1.00%	45,796
Interest on Construction Costs	6 months		6.50%	74,418
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	1,150,565
<b>TOTAL DEVELOPMENT COSTS</b>				<b>6,002,184</b>

LAND VALUE				
Land surplus				(249,357)
Stamp duty		4.00%		9,974
Agent's fees		1.25%		3,117
Legal fees		0.50%		1,247
Interest on land finance	18 months	6.50%		22,914
<b>RESIDUAL LAND VALUE</b>				<b>(212,105)</b>

<b>Existing use value</b>				
Assumes existing space is 50% of new	50%	15,000		
Rent per sq ft		£8 psf		
Rental income per annum		120,000		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%	1,190,748	
Refurbishment costs		£20 psf	300,000	
Fees		7%	21,000	
Purchaser's costs	5.75%		50,011	
<b>Existing use value</b>			<b>819,738</b>	

EUV including Landowner premium	20%	983,685
---------------------------------	-----	---------

Surplus available to fund CIL	(1,195,790)
-------------------------------	-------------



	CIL amount	RLV
1	£0	-£438,879
2	£20	-£492,944
3	£30	-£519,977
4	£40	-£547,009
5	£50	-£574,042
6	£60	-£601,074
7	£70	-£628,107
8	£80	-£655,139
9	£90	-£682,172
10	£100	-£709,204
11	£130	-£790,302
12	£160	-£871,400
13	£190	-£952,497
14	£220	-£1,033,595
15	£250	-£1,114,692
16	£280	-£1,195,790

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class: B1 offices

DEVELOPMENT VALUE				
<u>Rental Income</u>				
	Area	£ psf	£ per annum	
Rent - area 1	10,000	17.00	170,000	
Rent - area 2	10,000	17.00	170,000	
Rent - area 3	10,000	17.00	170,000	
Total rental income	30,000		510,000	
Rent free/voids (years)	2	0.8817		
Total revenue, capitalised (including all costs)		6.50%	6,917,634	
<b>GROSS DEVELOPMENT VALUE</b>				6,917,634
Purchaser's costs	5.75%	397,764		<b>6,519,870</b>

DEVELOPMENT COSTS				
<u>Development Costs</u>				
Demolition costs	£5 psf	15,000 sqft		75,000
Building costs	£90 psf			3,000,000
Area	33,333	90% grs to net		
External works			10.00%	300,000
Professional fees			10.00%	337,500
Section 106 costs			16	867,088
<u>Disposal Costs</u>				
Letting Agent's fee (% of rent )			10.00%	51,000
Agent's fees (on capital value)			1.00%	69,176
Legal fees (% of capital value)			0.75%	51,882
<u>Interest on Finance</u>				
Total development duration	6 months			
Loan arrangement fee			1.00%	45,796
Interest on Construction Costs	6 months		6.50%	74,418
<u>Profit</u>				
Developer's profit on Total Revenue			20.00%	1,303,974
<b>TOTAL DEVELOPMENT COSTS</b>				<b>6,175,835</b>

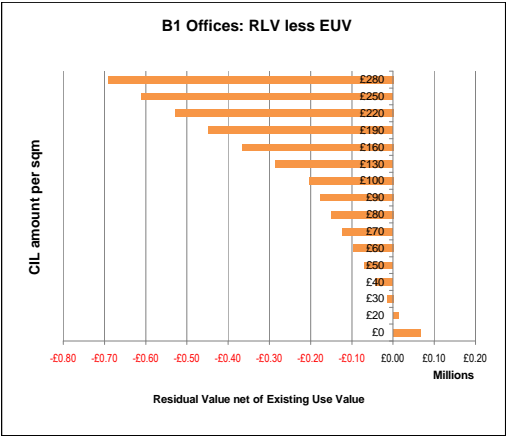
LAND VALUE				
Land surplus				344,036
Stamp duty			4.00%	(13,761)
Agent's fees			1.25%	(4,300)
Legal fees			0.50%	(1,720)
Interest on land finance	18 months		6.50%	(31,615)
<b>RESIDUAL LAND VALUE</b>				<b>292,639</b>

Existing use value				
Assumes existing space is 50% of new	50%	15,000		
Rent per sq ft		£8 psf		
Rental income per annum		120,000		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%		1,190,748

Refurbishment costs	£20 psf	300,000		
Fees	7%	21,000		
Purchaser's costs	5.75%			50,011
<b>Existing use value</b>				<b>819,738</b>

EUV including Landowner premium	20%			983,685
---------------------------------	-----	--	--	---------

Surplus available to fund CIL				(691,046)
-------------------------------	--	--	--	-----------



	CIL amount	RLV
1	£0	£65,865
2	£20	£11,799
3	£30	£15,233
4	£40	£42,266
5	£50	£69,298
6	£60	£96,331
7	£70	£123,363
8	£80	£150,396
9	£90	£177,428
10	£100	£204,461
11	£130	£285,558
12	£160	£366,656
13	£190	£447,754
14	£220	£528,851
15	£250	£609,949
16	£280	£691,046

43,560 sq ft in an acre  
34% Site coverage  
69% Site coverage (new build)

2,380,519

**DEVELOPMENT APPRAISAL**  
**Commercial Development**

Use class:	HOTEL
------------	-------

DEVELOPMENT VALUE				
<b>Rental Income</b>				
Rent - area 1	Area	£ psf		£ per annum
Rent - area 1	10,000	12.75		127,500
Rent - area 2	10,000	12.75		127,500
Rent - area 3	10,000	12.75		127,500
Total rental income	30,000			382,500
Rent free/voids (years)	-	1.0000		
Total revenue, capitalised (including all costs)		6.50%		5,884,615
<b>GROSS DEVELOPMENT VALUE</b>				
Purchaser's costs	5.75%	338,365		<b>5,546,250</b>

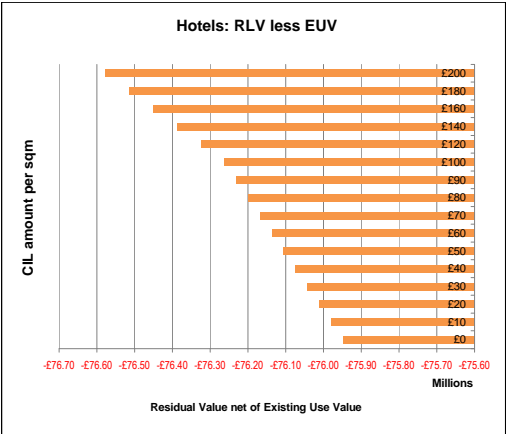
DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	15,000 sqt		75,000
Building costs	£123 psf			4,612,500
Area	37,500	80% grs to net		
External works			10.00%	461,250
Professional fees			10.00%	514,875
Section 106 costs			16	696,767
Fit out costs	£15.00			562,500
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	38,250
Agent's fees (on capital value)			1.00%	58,846
Legal fees (% of capital value)			0.75%	44,135
<b>Interest on Finance</b>				
Total development duration	18 months			
Loan arrangement fee			1.00%	69,229
Interest on Construction Costs	18 months		6.50%	337,491
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	1,109,250
<b>TOTAL DEVELOPMENT COSTS</b>				<b>8,580,093</b>

LAND VALUE			
Land surplus			(3,033,843)
Stamp duty		4.00%	121,354
Agent's fees		1.25%	37,923
Legal fees		0.50%	15,169
Interest on land finance	18 months	6.50%	278,791
<b>RESIDUAL LAND VALUE</b>			<b>(2,580,606)</b>

<b>Existing use value</b>			
Assumes existing space is 50% of new	50%	15,000	
Rent per sq ft		£10 psf	
Rental income per annum		150,000	
Rent free/voids (years)	3	0.7938	
Total revenue, capitalised (including all costs)		8.00%	1,488,435
Refurbishment costs		£50 psf	750,000
Fees		7%	52,500
Purchaser's costs	5.75%		39,441
<b>Existing use value</b>			<b>646,494</b>

EUV including Landowner premium	20%	775,793
---------------------------------	-----	---------

Surplus available to fund CIL	(3,356,399)
-------------------------------	-------------



39,231

	CIL amount	RLV
1	£0	-£75,948,371
2	£10	-£75,979,746
3	£20	-£76,011,121
4	£30	-£76,042,495
5	£40	-£76,073,870
6	£50	-£76,105,245
7	£60	-£76,136,619
8	£70	-£76,167,994
9	£80	-£76,199,369
10	£90	-£76,230,743
11	£100	-£76,262,118
12	£120	-£76,324,868
13	£140	-£76,387,617
14	£160	-£76,450,366
15	£180	-£76,513,116
16	£200	-£76,575,865

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class: B1c, B2, B8

DEVELOPMENT VALUE				
<b>Rental Income</b>	Area	£ psf	£ per annum	
Rent - area 1	10,000	8.00	80,000	
Rent - area 2	10,000	8.00	80,000	
Rent - area 3	10,000	8.00	80,000	
Total rental income	30,000		240,000	
Rent free/voids (years)	2	0.8653		
Total revenue, capitalised (including all costs)		7.50%	2,769,064	
<b>GROSS DEVELOPMENT VALUE</b>			2,769,064	
<b>Purchaser's costs</b>	5.75%	159,221	<b>2,609,843</b>	

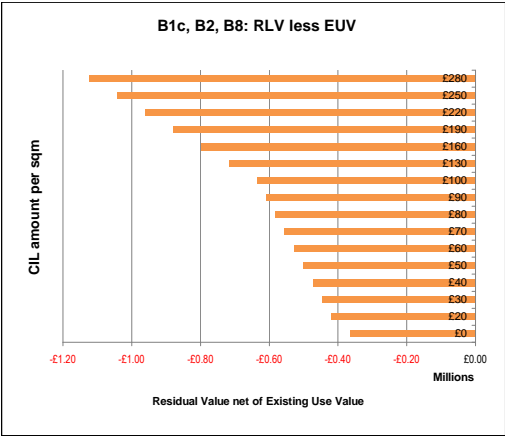
DEVELOPMENT COSTS				
<b>Development Costs</b>	£5 psf	15,000 sqft		75,000
Demolition costs				
Building costs	£46 psf			1,533,333
Area	33,333	90% grs to net		
External works			10.00%	153,333
Professional fees			10.00%	176,167
Section 106 costs			16	867,088
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	24,000
Agent's fees (on capital value)			1.00%	27,691
Legal fees (% of capital value)			0.75%	20,768
<b>Interest on Finance</b>				
Total development duration	6 months			
Loan arrangement fee			1.00%	28,049
Interest on Construction Costs	6 months		6.50%	45,580
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	521,969
<b>TOTAL DEVELOPMENT COSTS</b>				<b>3,472,978</b>

LAND VALUE				
Land surplus				(863,134)
Stamp duty		4.00%		34,525
Agent's fees		1.25%		10,789
Legal fees		0.50%		4,316
Interest on land finance	18 months	6.50%		79,317
<b>RESIDUAL LAND VALUE</b>				<b>(734,188)</b>

<b>Existing use value</b>				
Assumes existing space is 50% of new	50%	15,000		
Rent per sq ft		£5 psf		
Rental income per annum		75,000		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%	744,218	
Refurbishment costs		£25 psf	375,000	
Fees		7%	26,250	
Purchaser's costs	5.75%		19,721	
<b>Existing use value</b>			<b>323,247</b>	

EUV including Landowner premium	20%	387,896		
---------------------------------	-----	---------	--	--

Surplus available to fund CIL (1,122,084)



	CIL amount	RLV
1	£0	-£365,173
2	£20	-£419,238
3	£30	-£446,271
4	£40	-£473,303
5	£50	-£500,336
6	£60	-£527,369
7	£70	-£554,401
8	£80	-£581,433
9	£90	-£608,466
10	£100	-£635,498
11	£130	-£716,596
12	£160	-£797,694
13	£190	-£878,791
14	£220	-£959,889
15	£250	-£1,040,986
16	£280	-£1,122,084

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class:	CARE HOME
------------	-----------

DEVELOPMENT VALUE			
<b>Rental Income</b>	Area	£ psf	£ per annum
Rent - area 1	10,000	24.00	240,000
Rent - area 2	10,000	24.00	240,000
Rent - area 3	10,000	24.00	240,000
Total rental income	30,000		720,000
Rent free/voids (years)	-	1.0000	
Total revenue, capitalised (including all costs)		6.50%	11,076,923
<b>GROSS DEVELOPMENT VALUE</b>			11,076,923
<b>Purchaser's costs</b>	5.75%	636,923	<b>10,440,000</b>

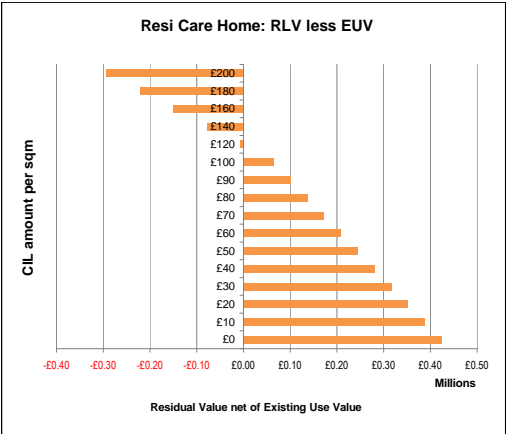
DEVELOPMENT COSTS			
<b>Development Costs</b>	£5 psf	15,000 sqt	75,000
Demolition costs			
Building costs	£120 psf		5,142,857
Area	42,857	70% grs to net	
External works			10.00%
Professional fees			10.00%
Section 106 costs			16
			514,286
			573,214
			796,305
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )			10.00%
Agent's fees (on capital value)			1.00%
Legal fees (% of capital value)			0.75%
			72,000
			110,769
			83,077
<b>Interest on Finance</b>			
Total development duration	18 months		
Loan arrangement fee			1.00%
Interest on Construction Costs	18 months		6.50%
			71,017
			346,206
<b>Profit</b>			
Developer's profit on Total Revenue			20.00%
			2,088,000
<b>TOTAL DEVELOPMENT COSTS</b>			<b>9,872,731</b>

LAND VALUE			
Land surplus			567,269
Stamp duty		4.00%	(22,691)
Agent's fees		1.25%	(7,091)
Legal fees		0.50%	(2,836)
Interest on land finance	18 months	6.50%	(52,128)
<b>RESIDUAL LAND VALUE</b>			<b>482,522</b>

<b>Existing use value</b>			
Assumes existing space is 50% of new	50%	15,000	
Rent per sq ft		£10 psf	
Rental income per annum		150,000	
Rent free/voids (years)	3	0.7938	
Total revenue, capitalised (including all costs)		8.00%	1,488,435
Refurbishment costs		£50 psf	750,000
Fees		7%	52,500
Purchaser's costs	5.75%		39,441
<b>Existing use value</b>			<b>646,494</b>

EUV including Landowner premium	20%	775,793
---------------------------------	-----	---------

Surplus available to fund CIL	(293,271)
-------------------------------	-----------



348

	CIL amount	RLV
1	£0	£423,865
2	£10	£388,009
3	£20	£352,152
4	£30	£316,295
5	£40	£280,438
6	£50	£244,581
7	£60	£208,725
8	£70	£172,868
9	£80	£137,011
10	£90	£101,154
11	£100	£65,297
12	£120	-£6,416
13	£140	-£78,130
14	£160	-£149,843
15	£180	-£221,557
16	£200	-£293,271

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class: Car Showroom

DEVELOPMENT VALUE				
<u>Rental Income</u>				
Rent - area 1	Area	£ psf	£ per annum	
Rent - area 2	4,000	8.50	34,000	
Rent - area 3	4,000	8.50	34,000	
Total rental income	12,000		102,000	
Rent free/voids (years)	2	0.8653		
Total revenue, capitalised (including all costs)		7.50%	1,176,852	
<b>GROSS DEVELOPMENT VALUE</b>			1,176,852	
Purchaser's costs	5.75%	67,669	<b>1,109,183</b>	

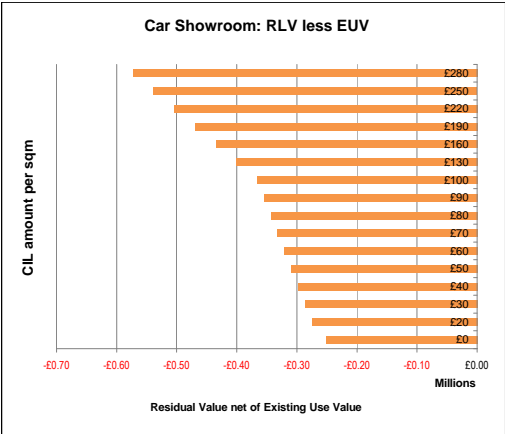
DEVELOPMENT COSTS				
<u>Development Costs</u>				
Demolition costs	£5 psf	6,000 sqft		30,000
Building costs	£51 psf			720,000
Area	14,118	85% grs to net		
External works			10.00%	72,000
Professional fees			10.00%	82,200
Section 106 costs			16	367,237
<u>Disposal Costs</u>				
Letting Agent's fee (% of rent )			10.00%	10,200
Agent's fees (on capital value)			1.00%	11,769
Legal fees (% of capital value)			0.75%	8,826
<u>Interest on Finance</u>				
Total development duration	6 months			
Loan arrangement fee			1.00%	12,714
Interest on Construction Costs	6 months		6.50%	20,661
<u>Profit</u>				
Developer's profit on Total Revenue			20.00%	221,837
<b>TOTAL DEVELOPMENT COSTS</b>			<b>1,557,444</b>	

LAND VALUE				
Land surplus				(448,261)
Stamp duty			4.00%	17,930
Agent's fees			1.25%	5,603
Legal fees			0.50%	2,241
Interest on land finance	18 months		6.50%	41,192
<b>RESIDUAL LAND VALUE</b>			<b>(381,293)</b>	

Existing use value				
Assumes existing space is 50% of new	50%	6,000		
Rent per sq ft		£5 psf		
Rental income per annum		30,000		
Rent free/voids (years)	3	0.7938		
Total revenue, capitalised (including all costs)		8.00%	297,687	
Refurbishment costs		£20 psf	120,000	
Fees		7%	8,400	
Purchaser's costs	5.75%		9,734	
<b>Existing use value</b>			<b>159,553</b>	

EUV including Landowner premium	20%	191,464
---------------------------------	-----	---------

Surplus available to fund CIL (572,757)



	CIL amount	RLV
1	£0	-£252,183
2	£20	-£275,081
3	£30	-£286,530
4	£40	-£297,979
5	£50	-£309,428
6	£60	-£320,877
7	£70	-£332,326
8	£80	-£343,776
9	£90	-£355,225
10	£100	-£366,674
11	£130	-£401,021
12	£160	-£435,368
13	£190	-£469,715
14	£220	-£504,063
15	£250	-£538,410
16	£280	-£572,757



---

## Appendix 5 Strategic sites appraisals

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Lowestoft, North Peto Square  
Option 3

**Summary Appraisal****REVENUE****Rental Area Summary**

	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross MRV</b>
Hotel	3,139.94	£137.24	430,925
Retail Anchor	2,673.01	£172.22	460,346
Other Retail	5,769.00	£172.22	993,537
Car Park 1	15,899.98	£53.82	855,737
Car Park 2	2,899.97	£53.82	156,076
Kiosk	140.28	£172.22	24,159
Retail Anchor Mezz	1,336.50	£53.82	71,930
Other Retail Mezz	2,884.45	£53.82	155,241
<b>Totals</b>	<b>34,743.13</b>		<b>3,147,952</b>

**Investment Valuation****Hotel**

Market Rent	430,925	YP @	6.5000%	15.3846	
		PV 0yrs 7mths @	6.5000%	0.9639	6,390,499

**Retail Anchor**

Market Rent	460,346	YP @	7.0000%	14.2857	
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	5,941,696

**Other Retail**

Market Rent	993,537	YP @	7.0000%	14.2857	
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	12,823,613

**Car Park 1**

Current Rent	855,737	YP @	7.2500%	13.7931	11,803,268
--------------	---------	------	---------	---------	------------

**Car Park 2**

Current Rent	156,076	YP @	7.2500%	13.7931	2,152,778
--------------	---------	------	---------	---------	-----------

**Kiosk**

Market Rent	24,159	YP @	7.2500%	13.7931	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.2500%	0.9656	321,768

**Retail Anchor Mezz**

Market Rent	71,930	YP @	7.0000%	14.2857	
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	928,408

**Other Retail Mezz**

Market Rent	155,241	YP @	7.0000%	14.2857	
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	2,003,701

**42,365,732**

GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.76%	(2,307,362)	42,365,732
-------------------	-------	-------------	------------

NET DEVELOPMENT VALUE

40,058,370**NET REALISATION****40,058,370****OUTLAY****ACQUISITION COSTS**

Residualised Price	(5,685,039)	
Town Planning	275,000	
		(5,410,039)

**CONSTRUCTION COSTS**

	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction			
Hotel	3,924.97	£1,496.18	5,872,462
Retail Anchor	2,970.02	£548.96	1,630,422
Other Retail	6,410.03	£548.96	3,518,850
Car Park 1	15,899.98	£484.38	7,701,632
Car Park 2	2,899.97	£119.48	346,488
Kiosk	165.00	£548.96	90,578

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Lowestoft, North Peto Square****Option 3**

Retail Anchor Mezz	1,484.96	£548.96	815,184	
Other Retail Mezz	3,204.97	£548.96	1,759,400	
Totals	36,959.90		21,735,017	21,735,017

Contingency	5.00%	1,086,751	
Demolition		1,180,000	
Road/Site Works		2,650,000	
			4,916,751

**Other Construction**

Decontamination		350,000	
Flood Defence Work		3,234,000	
Site Works		870,158	
Landscaping		625,000	
Renewables & Sustainability	5.00%	1,086,751	
			6,165,909

**PROFESSIONAL FEES**

Professional Fees	12.00%	2,608,202	
			2,608,202

**MARKETING & LETTING**

Marketing		150,000	
Letting Agent Fee	10.00%	271,703	
Letting Legal Fee	5.00%	135,851	
			557,554

**DISPOSAL FEES**

Sales Agent Fee	1.00%	400,584	
Sales Legal Fee	0.50%	200,292	
			600,876

**Additional Costs****FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(952,391)	
Construction		3,160,095	
Total Finance Cost			2,207,703

**TOTAL COSTS****33,381,972****PROFIT****6,676,397****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.76%
Profit on NDV%	16.67%
Development Yield% (on Rent)	9.43%
Equivalent Yield% (Nominal)	7.01%
Equivalent Yield% (True)	7.32%
Gross Initial Yield%	7.43%
Net Initial Yield%	7.43%
	30.12%
Rent Cover	2 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood  
SSP3 0% aff hsg (Open Space and Primary School included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	112,425.00	£1,964.00	220,802,700	
PR flats	21,430.20	£1,964.00	42,088,913	
Totals	133,855.20		262,891,613	<b>262,891,613</b>

**NET REALISATION****262,891,613****OUTLAY****ACQUISITION COSTS**

Residualised Price (28.00 Ha £61,745.43 pHect)			1,728,872	
Stamp Duty		4.00%	69,155	
Agent Fee		1.50%	25,933	
Legal Fee		0.50%	8,644	
				<b>1,832,604</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	112,425.00	£850.00	95,561,250	
PR flats	25,212.00	£1,250.00	31,515,000	
Totals	137,637.00		127,076,250	<b>127,076,250</b>

Contingency	5.00%	6,353,812	
Planning obligations		1,380,000	
			<b>7,733,812</b>

**Other Construction**

Piling 390 houses @ £7,500/house			2,925,000	
Land raising to 17.2 hectares			4,818,000	
Signalised junction			500,000	
Decontamination £175k/ha on 11 ha			1,925,000	
Decontamination £350k/ha on 5 ha			1,750,000	
Decontamination £525k/ha on 0.4ha			210,000	
Demolition & ground prep (£50/sqm)			4,940,000	
				<b>17,068,000</b>

**Municipal Costs**

Open space			265,800	
Primary School			9,500,000	
				<b>9,765,800</b>

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,125	
			<b>13,000,125</b>

**MARKETING & LETTING**

Marketing	3.00%	7,886,748	
			<b>7,886,748</b>

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,943,374	
Sales Legal Fee	0.50%	1,314,458	
			<b>5,257,832</b>

**Additional Costs**

Profit on Private	20.00%	52,578,323	
			<b>52,578,323</b>

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			3,297,661	
Construction			16,659,124	
Other			735,333	
Total Finance Cost				<b>20,692,118</b>

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood  
SSP3 0% aff hsg (Open Space and Primary School included)****TOTAL COSTS****262,891,613****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.69%
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 0% (os and ps included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood  
SSP3 10% aff hsg (Open Space and Primary School included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	101,183.00	£1,964.00	198,723,412	
PR flats	19,287.00	£1,964.00	37,879,668	
AR houses	10,118.00	£1,098.00	11,109,564	
AR flats	1,929.00	£1,098.00	2,118,042	
SO houses	1,124.00	£1,178.00	1,324,072	
SO flats	214.00	£1,178.00	252,092	
<b>Totals</b>	<b>133,855.00</b>		<b>251,406,850</b>	<b>251,406,850</b>

**NET REALISATION****251,406,850****OUTLAY****ACQUISITION COSTS**

Residualised Price	(303,545)	(303,545)
--------------------	-----------	-----------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	101,183.00	£850.00	86,005,550	
PR flats	22,690.59	£1,250.00	28,363,235	
AR houses	10,118.00	£850.00	8,600,300	
AR flats	2,269.00	£1,250.00	2,836,250	
SO houses	1,124.00	£850.00	955,400	
SO flats	252.00	£1,250.00	315,000	
<b>Totals</b>	<b>137,636.59</b>		<b>127,075,735</b>	<b>127,075,735</b>

Contingency	5.00%	6,353,787	
Planning obligations		1,380,000	
			7,733,787

**Other Construction**

Piling 390 houses @ £7,500/house	2,925,000	
Land raising to 17.2 hectares	4,818,000	
Signalised junction	500,000	
Decontamination £175k/ha on 11 ha	1,925,000	
Decontamination £350k/ha on 5 ha	1,750,000	
Decontamination £525k/ha on 0.4ha	210,000	
Demolition & ground prep (£50/sqm)	4,940,000	
		17,068,000

**Municipal Costs**

Open space	265,800	
Municipal Costs	9,500,000	
		9,765,800

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,074	
			13,000,074

**MARKETING & LETTING**

Marketing	3.00%	7,098,092	
			7,098,092

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,771,103	
Sales Legal Fee	0.50%	1,257,034	
			5,028,137

**Additional Costs**

Profit on Private	20.00%	47,320,616	
			47,320,616

**FINANCE**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood****SSP3 10% aff hsg (Open Space and Primary School included)**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)

Land

(517,233)

Construction

17,475,582

Other

661,805

Total Finance Cost

17,620,154

**TOTAL COSTS****251,406,850****PROFIT****0****Performance Measures**

Profit on Cost%

0.00%

Profit on GDV%

0.00%

Profit on NDV%

0.00%

Profit Erosion (finance rate 7.000%)

6.62%

N/A

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 10% (os and ps included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012



**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood  
SSP3 20% aff hsg (Open Space and Primary School included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	89,940.00	£1,964.00	176,642,160	
PR flats	17,143.65	£1,964.00	33,670,129	
AR houses	20,237.00	£1,098.00	22,220,226	
AR flats	3,857.30	£1,098.00	4,235,315	
SO houses	2,249.00	£1,178.00	2,649,322	
SO flats	429.25	£1,178.00	505,657	
<b>Totals</b>	<b>133,856.20</b>		<b>239,922,809</b>	<b>239,922,808</b>

**NET REALISATION****239,922,808****OUTLAY****ACQUISITION COSTS**

Residualised Price	(2,504,835)	(2,504,835)
--------------------	-------------	-------------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	89,940.00	£850.00	76,449,000	
PR flats	20,169.00	£1,250.00	25,211,250	
AR houses	20,237.00	£850.00	17,201,450	
AR flats	4,538.00	£1,250.00	5,672,500	
SO houses	2,249.00	£850.00	1,911,650	
SO flats	505.00	£1,250.00	631,250	
<b>Totals</b>	<b>137,638.00</b>		<b>127,077,100</b>	<b>127,077,100</b>

Contingency	5.00%	6,353,855	
Planning obligations		1,380,000	
			7,733,855

**Other Construction**

Piling 390 houses @ £7,500/house	2,925,000	
Land raising to 17.2 hectares	4,818,000	
Signalised junction	500,000	
Decontamination £175k/ha on 11 ha	1,925,000	
Decontamination £350k/ha on 5 ha	1,750,000	
Decontamination £525k/ha on 0.4ha	210,000	
Demolition & ground prep (£50/sqm)	4,940,000	
		17,068,000

**Municipal Costs**

Open space	265,800	
Primary School	9,500,000	
		9,765,800

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,210	
			13,000,210

**MARKETING & LETTING**

Marketing	3.00%	6,309,369	
			6,309,369

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,598,842	
Sales Legal Fee	0.50%	1,199,614	
			4,798,456

**Additional Costs**

Profit on Private	20.00%	42,062,458	
			42,062,458

**FINANCE**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood****SSP3 20% aff hsg (Open Space and Primary School included)**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)

Land	(4,268,170)	
Construction	18,292,294	
Other	588,271	
Total Finance Cost		14,612,396

**TOTAL COSTS****239,922,808****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.59%
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 20% (os and ps included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood  
SSP3 35% aff hsg (Open Space and Primary School included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	73,076.00	£1,964.00	143,521,264	
PR flats	13,929.80	£1,964.00	27,358,127	
AR houses	35,414.00	£1,098.00	38,884,572	
AR flats	6,749.85	£1,098.00	7,411,335	
SO houses	3,935.00	£1,178.00	4,635,430	
SO flats	749.70	£1,178.00	883,147	
<b>Totals</b>	<b>133,854.35</b>		<b>222,693,875</b>	<b>222,693,875</b>

**NET REALISATION****222,693,875****OUTLAY****ACQUISITION COSTS**

Residualised Price	(5,830,920)	(5,830,920)
--------------------	-------------	-------------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	73,076.00	£850.00	62,114,600	
PR flats	16,388.00	£1,250.00	20,485,000	
AR houses	35,414.00	£850.00	30,101,900	
AR flats	7,941.00	£1,250.00	9,926,250	
SO houses	3,935.00	£850.00	3,344,750	
SO flats	882.00	£1,250.00	1,102,500	
<b>Totals</b>	<b>137,636.00</b>		<b>127,075,000</b>	<b>127,075,000</b>

Contingency	5.00%	6,353,750	
Planning obligations		1,380,000	
			7,733,750

**Other Construction**

Piling 390 houses @ £7,500/house	2,925,000	
Land raising to 17.2 hectares	4,818,000	
Signalised junction	500,000	
Decontamination £175k/ha on 11 ha	1,925,000	
Decontamination £350k/ha on 5 ha	1,750,000	
Decontamination £525k/ha on 0.4ha	210,000	
Demolition & ground prep (£50/sqm)	4,940,000	
		17,068,000

**Municipal Costs**

Open space	265,800	
Primary School	9,500,000	
		9,765,800

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,000	
			13,000,000

**MARKETING & LETTING**

Marketing	3.00%	5,126,382	
			5,126,382

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,340,408	
Sales Legal Fee	0.50%	1,113,469	
			4,453,878

**Additional Costs**

Profit on Private	20.00%	34,175,878	
			34,175,878

**FINANCE**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood****SSP3 35% aff hsg (Open Space and Primary School included)**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)

Land	(9,869,113)	
Construction	19,517,242	
Other	477,979	
Total Finance Cost		10,126,108

**TOTAL COSTS****222,693,875****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.51%
Profit Erosion (finance rate 7.000%)	N/A

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 35% (os and ps included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood**  
**SSP3 0% aff hsg (Open Space and Primary School not included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m²</b>	<b>Rate m²</b>	<b>Gross Sales</b>	
PR Houses	112,425.00	£1,964.00	220,802,700	
PR flats	21,430.20	£1,964.00	42,088,913	
Totals	133,855.20		262,891,613	<b>262,891,613</b>

**NET REALISATION****262,891,613****OUTLAY****ACQUISITION COSTS**

Residualised Price (28.00 Ha £351,474.17 pHect)			9,841,277	
Stamp Duty		4.00%	393,651	
Agent Fee		1.50%	147,619	
Legal Fee		0.50%	49,206	
				<b>10,431,753</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m²</b>	<b>Rate m²</b>	<b>Cost</b>	
PR Houses	112,425.00	£850.00	95,561,250	
PR flats	25,212.00	£1,250.00	31,515,000	
Totals	137,637.00		127,076,250	<b>127,076,250</b>

Contingency	5.00%	6,353,812	
Planning obligations		1,380,000	
			<b>7,733,812</b>

**Other Construction**

Piling 390 houses @ £7,500/house			2,925,000	
Land raising to 17.2 hectares			4,818,000	
Signalised junction			500,000	
Decontamination £175k/ha on 11 ha			1,925,000	
Decontamination £350k/ha on 5 ha			1,750,000	
Decontamination £525k/ha on 0.4ha			210,000	
Demolition & ground prep (£50/sqm)			4,940,000	
				<b>17,068,000</b>

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,125	
			<b>13,000,125</b>

**MARKETING & LETTING**

Marketing	3.00%	7,886,748	
			<b>7,886,748</b>

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,943,374	
Sales Legal Fee	0.50%	1,314,458	
			<b>5,257,832</b>

**Additional Costs**

Profit on Private	20.00%	52,578,323	
			<b>52,578,323</b>

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			17,986,666	
Construction			3,136,769	
Other			735,333	
Total Finance Cost				<b>21,858,769</b>

**TOTAL COSTS****262,891,613****PROFIT**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood  
SSP3 0% aff hsg (Open Space and Primary School not included)****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.73%
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 0% (os and ps not included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

---

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood**  
**SSP3 10% aff hsg (Open Space and Primary School not included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	101,183.00	£1,964.00	198,723,412	
PR flats	19,287.00	£1,964.00	37,879,668	
AR houses	10,118.00	£1,098.00	11,109,564	
AR flats	1,929.00	£1,098.00	2,118,042	
SO houses	1,124.00	£1,178.00	1,324,072	
SO flats	214.00	£1,178.00	252,092	
<b>Totals</b>	<b>133,855.00</b>		<b>251,406,850</b>	<b>251,406,850</b>

**NET REALISATION****251,406,850****OUTLAY****ACQUISITION COSTS**

Residualised Price (28.00 Ha £279,898.14 pHect)		7,837,148	
Stamp Duty	4.00%	313,486	
Agent Fee	1.50%	117,557	
Legal Fee	0.50%	39,186	
			<b>8,307,377</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	101,183.00	£850.00	86,005,550	
PR flats	22,690.59	£1,250.00	28,363,235	
AR houses	10,118.00	£850.00	8,600,300	
AR flats	2,269.00	£1,250.00	2,836,250	
SO houses	1,124.00	£850.00	955,400	
SO flats	252.00	£1,250.00	315,000	
<b>Totals</b>	<b>137,636.59</b>		<b>127,075,735</b>	<b>127,075,735</b>

Contingency	5.00%	6,353,787	
Planning obligations		1,380,000	
			<b>7,733,787</b>

**Other Construction**

Piling 390 houses @ £7,500/house		2,925,000	
Land raising to 17.2 hectares		4,818,000	
Signalised junction		500,000	
Decontamination £175k/ha on 11 ha		1,925,000	
Decontamination £350k/ha on 5 ha		1,750,000	
Decontamination £525k/ha on 0.4ha		210,000	
Demolition & ground prep (£50/sqm)		4,940,000	
			<b>17,068,000</b>

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,074	
			<b>13,000,074</b>

**MARKETING & LETTING**

Marketing	3.00%	7,098,092	
			<b>7,098,092</b>

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,771,103	
Sales Legal Fee	0.50%	1,257,034	
			<b>5,028,137</b>

**Additional Costs**

Profit on Private	20.00%	47,320,616	
			<b>47,320,616</b>

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)



**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood****SSP3 10% aff hsg (Open Space and Primary School not included)**

Land	14,454,907	
Construction	3,658,320	
Other	661,805	
Total Finance Cost		18,775,032

**TOTAL COSTS****251,406,850****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.67%
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 10% (os and ps not included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood**  
**SSP3 20% aff hsg (Open Space and Primary School not included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	89,940.00	£1,964.00	176,642,160	
PR flats	17,143.65	£1,964.00	33,670,129	
AR houses	20,237.00	£1,098.00	22,220,226	
AR flats	3,857.30	£1,098.00	4,235,315	
SO houses	2,249.00	£1,178.00	2,649,322	
SO flats	429.25	£1,178.00	505,657	
<b>Totals</b>	<b>133,856.20</b>		<b>239,922,809</b>	<b>239,922,808</b>

**NET REALISATION****239,922,808****OUTLAY****ACQUISITION COSTS**

Residualised Price (28.00 Ha £208,307.89 pHect)		5,832,621	
Stamp Duty	4.00%	233,305	
Agent Fee	1.50%	87,489	
Legal Fee	0.50%	29,163	
			<b>6,182,578</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	89,940.00	£850.00	76,449,000	
PR flats	20,169.00	£1,250.00	25,211,250	
AR houses	20,237.00	£850.00	17,201,450	
AR flats	4,538.00	£1,250.00	5,672,500	
SO houses	2,249.00	£850.00	1,911,650	
SO flats	505.00	£1,250.00	631,250	
<b>Totals</b>	<b>137,638.00</b>		<b>127,077,100</b>	<b>127,077,100</b>

Contingency	5.00%	6,353,855	
Planning obligations		1,380,000	
			<b>7,733,855</b>

**Other Construction**

Piling 390 houses @ £7,500/house		2,925,000	
Land raising to 17.2 hectares		4,818,000	
Signalised junction		500,000	
Decontamination £175k/ha on 11 ha		1,925,000	
Decontamination £350k/ha on 5 ha		1,750,000	
Decontamination £525k/ha on 0.4ha		210,000	
Demolition & ground prep (£50/sqm)		4,940,000	
			<b>17,068,000</b>

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,210	
			<b>13,000,210</b>

**MARKETING & LETTING**

Marketing	3.00%	6,309,369	
			<b>6,309,369</b>

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,598,842	
Sales Legal Fee	0.50%	1,199,614	
			<b>4,798,456</b>

**Additional Costs**

Profit on Private	20.00%	42,062,458	
			<b>42,062,458</b>

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood****SSP3 20% aff hsg (Open Space and Primary School not included)**

Land	10,733,929	
Construction	4,368,583	
Other	588,271	
Total Finance Cost		15,690,783

**TOTAL COSTS****239,922,808****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.59%
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 20% (os and ps not included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Kirkely Waterfront and Sustainable Urban Neighbourhood**  
**SSP3 35% aff hsg (Open Space and Primary School not included)**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
PR Houses	73,076.00	£1,964.00	143,521,264	
PR flats	13,929.80	£1,964.00	27,358,127	
AR houses	35,414.00	£1,098.00	38,884,572	
AR flats	6,749.85	£1,098.00	7,411,335	
SO houses	3,935.00	£1,178.00	4,635,430	
SO flats	749.70	£1,178.00	883,147	
<b>Totals</b>	<b>133,854.35</b>		<b>222,693,875</b>	<b>222,693,875</b>

**NET REALISATION****222,693,875****OUTLAY****ACQUISITION COSTS**

Residualised Price (28.00 Ha £100,938.27 pHect)		2,826,272	
Stamp Duty	4.00%	113,051	
Agent Fee	1.50%	42,394	
Legal Fee	0.50%	14,131	
			<b>2,995,848</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PR Houses	73,076.00	£850.00	62,114,600	
PR flats	16,388.00	£1,250.00	20,485,000	
AR houses	35,414.00	£850.00	30,101,900	
AR flats	7,941.00	£1,250.00	9,926,250	
SO houses	3,935.00	£850.00	3,344,750	
SO flats	882.00	£1,250.00	1,102,500	
<b>Totals</b>	<b>137,636.00</b>		<b>127,075,000</b>	<b>127,075,000</b>

Contingency	5.00%	6,353,750	
Planning obligations		1,380,000	
			<b>7,733,750</b>

**Other Construction**

Piling 390 houses @ £7,500/house		2,925,000	
Land raising to 17.2 hectares		4,818,000	
Signalised junction		500,000	
Decontamination £175k/ha on 11 ha		1,925,000	
Decontamination £350k/ha on 5 ha		1,750,000	
Decontamination £525k/ha on 0.4ha		210,000	
Demolition & ground prep (£50/sqm)		4,940,000	
			<b>17,068,000</b>

**PROFESSIONAL FEES**

Professional Fees	10.00%	13,000,000	
			<b>13,000,000</b>

**MARKETING & LETTING**

Marketing	3.00%	5,126,382	
			<b>5,126,382</b>

**DISPOSAL FEES**

Sales Agent Fee	1.50%	3,340,408	
Sales Legal Fee	0.50%	1,113,469	
			<b>4,453,878</b>

**Additional Costs**

Profit on Private	20.00%	34,175,878	
			<b>34,175,878</b>

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Kirkely Waterfront and Sustainable Urban Neighbourhood****SSP3 35% aff hsg (Open Space and Primary School not included)**

Land	4,816,049	
Construction	5,771,113	
Other	477,979	
Total Finance Cost		11,065,140

**TOTAL COSTS****222,693,875****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

	6.38%
Profit Erosion (finance rate 7.000%)	N/A

File: G:\Development & Residential Consulting\Jobs\Affordable Housing\112417 - Waveney DC - CIL  
viability\Appraisals\Strategic Sites\SSP3 FINAL ad\SSP3 35% (os and ps not included).wcf  
ARGUS Developer Version: 4.05.001

Date: 19/03/2012

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Oswalds Boatyard****SSP7 - 0% affordable housing****Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m²</b>	<b>Rate m²</b>	<b>Gross Sales</b>	
1 bed private flats	1,022.00	£2,160.32	2,207,847	
2 bed private flats	1,950.90	£2,160.32	4,214,568	
Totals	2,972.90		6,422,415	<b>6,422,415</b>

**NET REALISATION****6,422,415****OUTLAY****ACQUISITION COSTS**

Residualised Price	(884,678)	(884,678)
--------------------	-----------	-----------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m²</b>	<b>Rate m²</b>	<b>Cost</b>	
1 bed private flats	1,207.80	£1,299.96	1,570,092	
2 bed private flats	2,293.80	£1,299.96	2,981,848	
Totals	3,501.60		4,551,940	<b>4,551,940</b>

Contingency	5.00%	227,597	
Planning obligations		50,000	
			277,597

**Other Construction**

Land raising (£20 per cubic metre)	72,000	72,000
------------------------------------	--------	--------

**PROFESSIONAL FEES**

Professional Fees	10.00%	642,242	642,242
-------------------	--------	---------	---------

**MARKETING & LETTING**

Marketing	3.00%	66,235	66,235
-----------	-------	--------	--------

**DISPOSAL FEES**

Sales Agent Fee	1.50%	96,336	
Sales Legal Fee	0.50%	32,112	
			128,448

**Additional Costs**

Profit on Private	20.00%	1,284,483	1,284,483
-------------------	--------	-----------	-----------

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(80,061)	
Construction		232,317	
Other		131,892	
Total Finance Cost			284,148

**TOTAL COSTS****6,422,415****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

Profit Erosion (finance rate 7.000%)	7.01% N/A
--------------------------------------	--------------

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Oswalds Boatyard**  
**SSP7 - 10% affordable housing**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m²</b>	<b>Rate m²</b>	<b>Gross Sales</b>	
1 bed private flats	919.80	£2,160.32	1,987,062	
affordable rented 2 bed flats	195.09	£1,097.92	214,193	
Shared ownership 1 bed flats	102.20	£1,291.67	132,009	
2 bed private flats	1,755.81	£2,160.32	3,793,111	
Totals	2,972.90		6,126,376	<b>6,126,376</b>

**NET REALISATION****6,126,376****OUTLAY****ACQUISITION COSTS**

Residualised Price	(940,583)	(940,583)
--------------------	-----------	-----------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m²</b>	<b>Rate m²</b>	<b>Cost</b>	
1 bed private flats	1,087.02	£1,299.96	1,413,083	
affordable rented 2 bed flats	229.38	£1,299.96	298,185	
Shared ownership 1 bed flats	120.78	£1,299.96	157,009	
2 bed private flats	2,064.42	£1,299.96	2,683,663	
Totals	3,501.60		4,551,940	<b>4,551,940</b>

Contingency	5.00%	227,597	
Planning obligations		50,000	277,597

**Other Construction**

Land raising (£20 per cubic metre)	72,000	72,000
------------------------------------	--------	--------

**PROFESSIONAL FEES**

Professional Fees	10.00%	578,017	578,017
-------------------	--------	---------	---------

**MARKETING & LETTING**

Marketing	3.00%	59,612	59,612
-----------	-------	--------	--------

**DISPOSAL FEES**

Sales Agent Fee	1.50%	91,896	
Sales Legal Fee	0.50%	30,632	122,528

**Additional Costs**

Profit on Private	20.00%	1,156,035	1,156,035
-------------------	--------	-----------	-----------

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(81,393)	
Construction		211,920	
Other		118,703	
Total Finance Cost			249,230

**TOTAL COSTS****6,126,376****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

Profit Erosion (finance rate 7.000%)	7.19%
	N/A



**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Oswalds Boatyard****SSP7 - 20% affordable housing****Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
1 bed private flats	817.60	£2,160.32	1,766,278	
affordable rented 2 bed flats	390.18	£1,097.92	428,386	
Shared ownership 1 bed flats	204.40	£1,291.67	264,017	
2 bed private flats	1,560.72	£2,160.32	3,371,655	
Totals	2,972.90		5,830,336	<b>5,830,336</b>

**NET REALISATION****5,830,336****OUTLAY****ACQUISITION COSTS**

Residualised Price	(997,340)	(997,340)
--------------------	-----------	-----------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
1 bed private flats	966.24	£1,299.96	1,256,073	
affordable rented 2 bed flats	458.76	£1,299.96	596,370	
Shared ownership 1 bed flats	241.56	£1,299.96	314,018	
2 bed private flats	1,835.04	£1,299.96	2,385,479	
Totals	3,501.60		4,551,940	<b>4,551,940</b>

Contingency	5.00%	227,597	
Planning obligations		50,000	277,597

**Other Construction**

Land raising (£20 per cubic metre)	72,000	72,000
------------------------------------	--------	--------

**PROFESSIONAL FEES**

Professional Fees	10.00%	513,793	513,793
-------------------	--------	---------	---------

**MARKETING & LETTING**

Marketing	3.00%	52,988	52,988
-----------	-------	--------	--------

**DISPOSAL FEES**

Sales Agent Fee	1.50%	87,455	
Sales Legal Fee	0.50%	29,152	116,607

**Additional Costs**

Profit on Private	20.00%	1,027,586	1,027,586
-------------------	--------	-----------	-----------

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(82,147)	
Construction		191,797	
Other		105,514	
Total Finance Cost			215,165

**TOTAL COSTS****5,830,336****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

Profit Erosion (finance rate 7.000%)	7.48%
	N/A

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Oswalds Boatyard**  
**SSP7 - 35% affordable housing**

**Summary Appraisal****REVENUE**

<b>Sales Valuation</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Gross Sales</b>	
1 bed private flats	664.30	£2,160.32	1,435,101	
affordable rented 2 bed flats	650.30	£1,097.92	713,977	
Shared ownership 1 bed flats	357.70	£1,291.67	462,030	
2 bed private flats	1,300.60	£2,160.32	2,809,712	
Totals	2,972.90		5,420,821	<b>5,420,821</b>

**NET REALISATION****5,420,821****OUTLAY****ACQUISITION COSTS**

Residualised Price	(1,075,076)	(1,075,076)
--------------------	-------------	-------------

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
1 bed private flats	785.07	£1,299.96	1,020,560	
affordable rented 2 bed flats	764.60	£1,299.96	993,949	
Shared ownership 1 bed flats	422.73	£1,299.96	549,532	
2 bed private flats	1,529.20	£1,299.96	1,987,899	
Totals	3,501.60		4,551,940	<b>4,551,940</b>

Contingency	5.00%	227,597	
Planning obligations		50,000	277,597

**Other Construction**

Land raising (£20 per cubic metre)	72,000	72,000
------------------------------------	--------	--------

**PROFESSIONAL FEES**

Professional Fees	10.00%	424,481	424,481
-------------------	--------	---------	---------

**MARKETING & LETTING**

Marketing	3.00%	43,053	43,053
-----------	-------	--------	--------

**DISPOSAL FEES**

Sales Agent Fee	1.50%	81,312	
Sales Legal Fee	0.50%	27,104	108,416

**Additional Costs**

Profit on Private	20.00%	848,963	848,963
-------------------	--------	---------	---------

**FINANCE**

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(81,677)	
Construction		163,924	
Other		87,200	
Total Finance Cost			169,447

**TOTAL COSTS****5,420,821****PROFIT****(1)****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

Profit Erosion (finance rate 7.000%)	8.27%
	N/A