

Cabinet

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Appendices – Part 2

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SECTION 106 AND COMMUNITY INFRASTRUCTURE LEVY

SUPPLEMENTARY
PLANNING DOCUMENT (SPD)

FOREWORD

New developments can bring significant benefits to our borough, so long as we are clear about our expectations in planning policy, and have the right processes in place for monitoring our requirements and delivering any in lieu provision.

This new Supplementary Planning Document (SPD) aims to support our policies as set out in the Southwark Plan, giving further guidance across key thematic areas and updating the rates for in lieu payments, to ensure that we can meet the cost of delivery, for example, around play provision and deliver much needed affordable housing.



I am delighted that we are publishing this new guidance to support the implementation of the Southwark Plan and would encourage readers to also go through our latest Infrastructure Funding Statement which provides more detail on recent projects delivered through development including work to Cossall Park, Lower Road Cycle Infrastructure, improvements to the Thames Path, and the installation of a new mosaic at London Bridge station. By bringing forward this SPD, we are ensuring that we can secure even greater benefits for Southwark neighbourhoods over the coming years.

Councillor Helen Dennis, Cabinet Member for
New Homes and Sustainable Development

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SECTION 1: INTRODUCTION

This section provides an overview of the Supplementary Planning Document. It sets out how Section 106 planning obligations and Community Infrastructure Levy (CIL) are used, and how they differ. It includes a summary of the financial and non-financial section 106 planning obligations which may be required.

1.1 Overview

1.1.1. This Supplementary Planning Document (SPD) provides detailed guidance on the use of section 106 planning obligations and the community infrastructure levy.

1.1.2. It sets out:

- The requirements for mitigating any impacts of development using section 106 planning obligations and CIL.
- How section 106 planning obligations arise and are secured.

1.1.3. Development should meet the requirements set out in the Southwark Plan 2022 unless material considerations indicate otherwise. This SPD sets out that impacts from a development must be mitigated on-site or off-site. Where this is not possible, a financial contribution may be required in accordance with the national planning policy framework.

1.1.4. Table 1 summarises the financial section 106 planning obligations and Table 2 summarises the non-financial section 106 planning obligations the Council expects. These are based on policy requirements from the Southwark Plan 2022 and London Plan 2021.

1.1.5. This SPD replaces the S106 Planning Obligations and CIL SPD, (2015) amended in November 2020. For more information visit <https://www.southwark.gov.uk/planning-and-building-control/section-106-and-community-infrastructure-levy>.


1.2 What is a Section 106 planning obligation?

- 1.2.1. Section 106 planning obligations are used to mitigate the impacts of a development. They are usually contained in a legally binding section 106 agreement between a council and parties with a legal interest in the land which planning permission has been applied for. A unilateral undertaking may also be entered into without the local planning authority.
- 1.2.2. They can be used to specify the nature of development, compensate for loss or damage by a development or secure financial contributions. Almost all development has some impact on the need for infrastructure, services and amenities.
- 1.2.3. All section 106 planning obligations must meet the tests set out in the regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) which state that a planning obligation may only be a reason for granting planning permission for the development if it is:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 1.2.4. If a change is made to an approved planning application, planning obligations in the legal agreement may need to change. Where that is required by the council, this will be done by a deed of variation.

Table 1: Financial section 106 planning obligations - fees

Type of fee	Minor 1-9 homes 0-999 sqm commercial floorspace	Small scale major 10-49 homes and/or 1000-3499 sqm commercial floorspace	Large scale major (lower range) 50-99 homes and/or 3500-10000 sqm commercial floorspace	Large scale major (higher range) 100+ homes and/or over 10,000 sqm commercial floorspace
Section 106 administration and compliance fee				
Charge	£1,000	£5,000	£15,000	£30,000
Monitoring fees				
Transport Delivery service plan	-	Residential £2,466/Non-residential £3,266		
Biodiversity net gain	-	£6,942		
Affordable housing	£150 per home			
Payment in lieu if the policy requirement cannot be met on site - calculation based on:				
Social rented & intermediate homes	Number of habitable rooms x 0.35 x £ per habitable room (depending on CIL zone (see below))			
CIL zones (social rented & intermediate homes)	£100,000 (all zones)	Zone 1- £250,000; Zone 2 - £130,000; Zone 3 - £100,000		
Wheelchair accessible housing	-	Number of habitable rooms required x £10,000		
Affordable workspace	Affordable Workspace Calculator			
Jobs & training in construction	-	-	Shortfall x £200/£2,000/£5,500	
Jobs in completed developments	-	Shortfall against required number of jobs for unemployed Southwark residents lasting minimum 26 weeks x £5,500		
Net zero carbon development	-	£95 per tonne of carbon		
Loss of employment floorspace	10% potential jobs lost £5,500 per job			
Air quality neutral standards	Excess emissions above the benchmark (tonnes/annum) x the damage costs (£/tonne) over a 30-year period, with a 2% annual uplift			
Tree management & replacement	Calculated using the CAVAT methodology or other assessment determined by Council			
Amenity, play & open space	Shortfall in amenity space, child play space or open space (sqm) x £598			
Social, community and other infrastructure	case-by-case based on GLA guidance			
Transport, public realm & highways	case-by-case basis			
Specialist technical support fees				
Supporting the local economy	£3,710 charged to applications which are required to provide jobs and training and/or affordable workspace			
Construction and highways	-	Network management fee post-approval		
Archaeology	£3,598 - £7,196	£7,196 - £8,635	£7,196 - £11,549	£14,391 - £17,270
Conservation & restoration management	£3,598	£7,196		
CIL				
Charge	case-by-case basis			

Table 2: Non-financial section 106 planning obligations

Type of obligation	Minor 1-9 homes 0-999 sqm commerical floorspace	Small scale major 10-49 homes and/or 1000-3499 sqm commercial floorspace	Large scale major (lower range) 50-99 homes and/or 3500-10000 sqm commerical floorspace	Large scale major (higher range) 100+ homes and/or over 10,000 sqm commerical floorspace
Policy requirements 				
Affordable Housing (on-site) inc. student housing (P1, P3-P7, P9)	All housing developments must provide social rented and intermediate housing			
Wheelchair Accessible Housing (P5 and P8)	All housing developments must provide wheelchair accessible housing			
Affordable workspace (P31)	Commercial development over 500sqm (including extensions) must provide 10% affordable workspace			
Jobs in completed developments (P28)	-	All non-residential floorspace (over 2,500 sqm) is required to provide employment for Southwark residents		
Local procurement (P28)	-	Development over 1,500 sqm must prioritise local business for the procurement of goods and services		
Loss of employment floorspace (P30)	Development in Central Activities Zones, Town Centres and Opportunity area are required to retain or increase employment floorspace			
Net zero carbon development (P70)	-	Residential: reduce carbon emissions by 100% on Part L 2021 Non-residential: reduce carbon emissions by 40% on Part L 2021		
Biodiversity net gain & ecological management (P59-61)	-	10% Biodiversity Net Gain (BNG) on all development sites (with limited exceptions)		
Amenity space, play space & open space (P13-15)	Southwark Plan 2022 policies P13-15 and P57 and London Plan 2021 policies D6, H16 and S4 set out the requirements.			
Social, community & other infrastructure (P17, P27, P45-P47)	Southwark Plan policies P17, P27 and P45-P47 and London Plan S1-S3, S5 and HC5 set out requirements.			
Sustainable transport, public realm and highways (IP2, P13, P45, P50-55, P65)	Transport obligations will consider location, connectivity, walking, cycling, public transport and highways impact			
Business relocation strategy (P32-P33)	Developments that displace small/independant businesses			

1.3 How is indexation applied?

- 1.3.1. To ensure all section 106 planning obligations continue to cover the actual cost of delivering infrastructure, these will be subject to indexation. The method of indexation depends on the type of contribution due. The council will use the Building Cost Information Service Index (BCIS) General Building Costs Index for section 106 planning obligations relating to construction, and the Consumer Price Index (CPI) for all other S106 planning obligations.
- 1.3.2. This is applied from the date of the section 106 legal agreement being signed and it can only increase. Legal clauses to secure the indexation on the amounts agreed will be included in the Section 106 planning obligation. Indexation is calculated using the formula below:

$$\frac{(\text{£ s106 financial contribution}) \times (\text{Indexation rate at the date the financial contribution is due})}{\text{Indexation rate on the date of the Section 106 Legal Agreement}}$$

1.4 How are Section 106 planning obligations spent?

- 1.4.1. The money is spent on projects in accordance with the purposes for which they have been paid. Infrastructure Funding Statements identify projects for CIL and funding from Section 106 planning obligations.¹ The total money received from CIL and S106 during the reported year is in the council's [Infrastructure Funding Statement](#). This also sets out the projects funded from Section 106 planning obligations.

1.5 What is Community Infrastructure Levy (CIL)?

- 1.5.1. CIL is charged per square metre of floorspace. It is applied to new developments over 100 square metres Gross Internal Area (GIA)² and to development that creates a dwelling. CIL charges are based on the size and type of new development. Some development does not have to pay CIL, such as affordable housing.
- 1.5.2. CIL allows local authorities in England and Wales to raise funds from developers undertaking new development. It can be used to fund a wide range of local and strategic infrastructure to support growth in the borough.

¹ The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

² The RICS Code of Measuring Practice is used to define GIA. Existing floor area is measured inside the internal perimeter wall using scaled floor plans. If there are no scaled plans of the existing buildings, no discount for existing floorspace will apply.

1.6 Southwark CIL

1.6.1. Southwark is a CIL charging authority. The council's CIL is set out in the adopted [CIL charging schedule](#). This is based on the amount of CIL needed to support growth. The schedule shows how much each development must pay. It also includes a map of the CIL charging zones and where they apply.

1.6.2. Southwark Council increases the CIL rates annually through BCIS, as required by the CIL Regulations. This is published on the Southwark website in the [Southwark Annual CIL Rate Summary](#).

1.6.3. The council's instalment policy is:

- For schemes under £100,000, CIL is due in full within 60 days of commencement.
- For schemes over £100,000, the first CIL instalment is due within 60 days of commencement. The second instalment is due within 240 days of commencement.
- For schemes where CIL is not paid in full on time, this is due immediately by the developer.

1.6.4. Further information is at www.southwark.gov.uk/southwarkcil.

1.7 Local CIL

1.7.1. The CIL regulations (amendment) 2014 require an amount of CIL to be spent locally. This is 15% with a cap at £100 per council tax dwelling. For areas with an adopted neighborhood plan the amount is 25% with no cap.

1.7.2. Southwark Council will spend 25% of CIL at a local level, whether there is an adopted neighbourhood plan or not.

1.8 Mayoral CIL

1.8.1. As well as Southwark CIL, the Mayor of London charges CIL to deliver London-wide infrastructure, such as the Elizabeth Line. Southwark Council collects Mayoral CIL on behalf of the Mayor. This is charged on each square metre of new development. Further information is at <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/mayoral-community-infrastructure-levy>.

1.9 How is CIL paid?

- 1.9.1. CIL is payable on commencement, which is the earliest date of material operation on the site.³ For retrospective planning applications, commencement is the day that planning permission was granted.
- 1.9.2. Phased planning permissions are considered as separate chargeable developments. Each phase or stage must be clearly set out in the planning permission with a clear phasing plan.
- 1.9.3. Phasing must clearly relate to specific parts of construction or development, such as construction of a building. It cannot be used to artificially sub-divide development.
- 1.9.4. Phasing will only be appropriate for large-scale major development. It will not be appropriate to minor development.¹

1.10 How is CIL spent?

- 1.10.1. Most Strategic CIL in Southwark is spent on new transport infrastructure. It also funds new schools, community infrastructure, health, biodiversity and parks. Projects funded by CIL and Section 106 planning obligations are set out in the council's annual Infrastructure Funding Statement.
- 1.10.2. Further information about Southwark Council's spending on CIL on projects: <https://www.southwark.gov.uk/planning-and-building-control/section-106-and-community-infrastructure-levy/community-infrastructure-levy-cil?chapter=5>.
- 1.10.3. The council decides on the expenditure of CIL on projects identified in its annual Infrastructure Funding Statement. The release of these funds is approved by Cabinet.
- 1.10.4. The council may use Local CIL to fund both infrastructure and non-infrastructure projects, as long as it related to mitigating the impact that development places on the area.

³ This is defined at <https://www.legislation.gov.uk/ukpga/1990/8/section/56/2013-04-16>.

SECTION 2: FINANCIAL AND NON-FINANCIAL SECTION 106 PLANNING OBLIGATIONS

This section provides more detail on the type of financial and non-financial obligations which may be required as a result of development. It is not an exhaustive list. Each section sets out a relevant policy requirement in the Southwark Plan 2022 and what may be the corresponding contribution that may be required to mitigate the impact of development.

2. Social rented and intermediate homes

- 2.1. The Southwark Plan 2022 social rented and intermediate homes policies are P1, P3-P7 and P9. The London Plan 2021 policies are H1, H2, H4, H5, H6, H7, H11, H12, H13, H15 and H16.
- 2.2. All housing developments, including conversions, must provide social rented and intermediate housing. This includes student accommodation, co-living and houses in multiple occupation. Where the council accepts that this cannot be provided on the development site or offsite, a financial contribution will be required to fund new affordable housing in Southwark. The payment will equate to the maximum viable amount of affordable housing and should not result in any financial benefit to the applicant.
- 2.3. The formula for the section 106 planning obligation per habitable room is the number of habitable rooms x 0.35 x £ per habitable room.⁴ Table 3 sets out the different financial section 106 planning obligations.

⁴A habitable room is defined as a room with a window within a dwelling that is intended to be used for sleeping, living, cooking or dining, regardless of what it is actually used for.

Table 3: Contributions for social rented and intermediate homes

Size of development	CIL zone	£ per habitable room
Major development*	1	£250,000
Major development*	2	£130,000
Major development*	3	£100,000
Small sites (1-9 homes)	All	£100,000
Self-build	All	£30,000

* Major development includes major residential development (10 or more homes), student housing, co-living developments, and private rented homes.

2.4. Affordable housing requirements are set out in Section 106 planning obligations. This will include:

- Trigger points for specific contributions (i.e when delivery of affordable housing must be delivered by);
- The number and type of affordable housing on site (affordable housing mix); and
- When any payment of an affordable housing financial contribution is due (if applicable).

2.5. Applicants are required to submit the [Affordable Housing Monitoring Schedule](#) and an Annual Affordable Housing Audit. Information of the housing mix will be required for the different stages of the development.

3. Wheelchair accessible homes

- 3.1. Southwark Plan policies P5 and P8 and London Plan policies D7 and E10 set out the policy requirements for wheelchair accessible homes.
- 3.2. All housing developments, including conversions, must provide wheelchair accessible homes. Where the council accepts that this cannot be provided on the development site or off-site, a financial contribution will be required to build wheelchair accessible homes on another site in Southwark. The formula for the section 106 financial contribution is:

The number of habitable rooms required for the wheelchair accessible homes
x £10,000.

- 3.3. The applicant is required to submit additional information in the [Affordable Housing Monitoring Schedule](#). A wheelchair accessible homes parking plan and allocation strategy must be provided.

4. Affordable workspace

- 4.1. Southwark Plan policy P31 and London Plan 2021 policies E2 and E3 set out the policy requirements for affordable workspace.
- 4.2. Any new employment space must include 10% affordable workspace for 30 years at a discounted cost. Where the Council accepts that this cannot be provided on the development site or off-site, a financial contribution will be required to fund the provision of affordable workspace on another site in Southwark.
- 4.3. The payment is calculated using the council's [Affordable Workspace Calculator](#).
- 4.4. The applicant will be required to submit an Affordable Workspace Strategy for approval by the council. An Annual Affordable Workspace Strategy Monitoring Report must be submitted on or immediately before 1 year of first occupation and each subsequent year for the whole term of the lease.

5. Business relocation

- 5.1. Southwark Plan 2022 policies P32-P33 and London Plan 2021 Policies E2 and E8 set out the requirements for small shops and business relocation.
- 5.2. Business relocation strategies must be submitted with applications for developments which may displace small or independent businesses. Guidance on how to prepare a business relocation strategy is [here](#).
- 5.3. This obligation does not require the applicant to pay compensation to the small or independent business. It is an obligation on the developer to use reasonable endeavours to successfully help relocate small or independent businesses operating on the development site.
- 5.4. A final version of the business relocation strategy is required to be submitted to and approved by the council.

6. Jobs and training in construction

- 6.1. Southwark Plan 2022 policy P28 and London Plan 2021 policy E11 set out the requirements for access to employment and training in construction.
- 6.2. Training, apprenticeships and jobs must be provided on site as set out in the table below. Where the council accepts that this is not possible, a financial contribution is required for training, apprenticeships and jobs when they are not provided on site. The requirements are set out below.

Table 4: Requirements for training, apprenticeships and jobs

Type	Cost / On-site requirements
Short courses	£200 per resident. One Southwark resident should be trained at a short course per 500 square metres of Gross Employment Area.
Apprenticeships	£2,000 per apprenticeship. There should be one apprenticeship per 2,000 square metres of Gross Employment Area.
Jobs during construction	£5,500 per unemployed Southwark resident. One Southwark resident per 500 square metres Gross Employable Area should be employed for a minimum of 26 weeks.

- 6.3. Modern Methods of Construction (MMC) are sometimes used instead of traditional construction methods. This can reduce the employment opportunities for local people. In these cases, a financial contribution is required for any shortfall in the jobs and training policy requirement.
- 6.4. Before commencement, the applicant will be required to submit an Employment and Skills Methodology for approval by the council. A Construction Industry Employment and Training Report will be required before completion of the development.

7. Jobs in completed developments

- 7.1. Southwark Plan 2022 P28 and London Plan 2021 policy E11 set out the requirements for jobs in completed developments.
- 7.2. All development over 2,500sqm (gross) of non-residential floorspace is required to provide employment for Southwark residents in the completed development. Table 6 shows the requirement.

Table 5: Requirements for jobs in completed developments

Type of development	Number of jobs in completed developments lasting a minimum 26 weeks for unemployed Southwark residents
Workspaces and businesses - Class E(c-g), B2 and B8	10% of the total estimated Full Time Employee (FTE) employment on site*
Retail – Class E(a and b)	20% of the total estimated FTE employment on site*
Hotel (C1)	20% of the total estimated FTE employment on site*
Jobs during construction	£5,500 per unemployed Southwark resident. One Southwark resident per 500 square metres Gross Employable Area should be employed for a minimum of 26 weeks.

* This should be estimated using the third edition HCA Employment Density Guide (2015), or an alternative measure approved by the council.

- 7.3. The required number of jobs should be in place within 18 months of the first occupation of the completed development. The jobs need to continue for a minimum of 26 weeks. The applicant will be required to submit an end-use Employment and Skills Plan for approval by the council.
- 7.4. Where the job requirements cannot be met fully on site, a financial contribution for the shortfall is required. This is calculated as:
- Shortfall against required number of jobs for unemployed Southwark residents lasting minimum 26 weeks x £5,000.
- 7.5. The financial contributions will be applied towards employment, training and skills programmes for Southwark residents in line with the purpose for which the section 106 financial planning obligation has been made. These programmes will offer pathways to employment across a range of sectors, according to local needs.

8. Supporting the local economy

- 8.1. Southwark Plan 2022 policies P28, P30 and P31 and London Plan 2021 policies E2, E3 and E11 set out requirements for supporting the local economy by enabling access to employment and training, re-provision of office and business development and provision of affordable workspace.
- 8.2. Where jobs and training obligations are required, a technical fee will be required for the monitoring of the Employment and Skills Methodology and/or Affordable Workspace Strategy. The fee is £3,710 per development.

9. Local procurement

- 9.1. Southwark Plan 2022 policy P28 and London Plan 2021 policy E11 set out the requirements for local procurement.
- 9.2. Development that creates more than 1,000sqm (gross) must prioritise local businesses for the procurement of goods and services.
- 9.3. Developers should use reasonable endeavours to procure from businesses and organisations based in Southwark either:
- 10% of the total value of the construction contracts or,
 - 10% of the total number of construction contracts tendered in relation to the development.

10. Loss of employment floorspace

- 10.1. Southwark Plan 2022 policy P30 and London Plan policy E1 set out the requirements where there is a loss of employment floorspace in office and business development.
- 10.2. Development in the following categories are required to retain or increase the amount of employment floorspace:⁵
- Central Activities Zone
 - Town centres
 - Opportunity areas
 - Development plots within site allocations.
- 10.3. Where a lack of demand for employment floorspace has been demonstrated by a 2-year marketing exercise, a financial contribution may be acceptable. This is calculated as:
- 10% number of FTE jobs should have been provided in the development x
£5,500 per job
- 10.4. This is calculated using the most current HCA Employment Density Guide, or an agreed alternative measure.
- 10.5. Where development does not re-provide the employment floorspace on site and where this leads to a net loss of employment floorspace on-site, a section 106 financial contribution will be required.
- 10.6. Financial contributions from the loss of employment space will be used to support a range of employment and skills programmes for Southwark residents. These will offer pathways to employment across a range of sectors, according to local needs.

⁵. Employment floorspace means Class E(g), B2, B8 or sui generis employment generating uses.

11. Net zero carbon development

11.1. Southwark Plan 2022 policy P70 and London Plan policies GC6, SI2 and SI 3 set out the requirements for net zero carbon development.

11.2. Major residential development is required to reduce carbon emissions on site by 100% on Part L 2021 Building Regulations. Major non-residential development is required to reduce carbon emissions on site by 40% on Part L 2021 Building Regulations.

11.3. In exceptional circumstances, carbon emissions may be offset to net zero. The fee for offsetting carbon is calculated as:

Total carbon shortfall (Tonnes of CO₂) x Cost of Carbon (£95 per tonne) x 30 years (the assumed lifespan of the building).

11.4. All the carbon offset contributions collected go into the Green Buildings Fund. This is used to fund carbon offsetting projects.

11.5. The Section 106 planning obligation will secure the requirements of the Energy Statement. Applicants will also need to provide the [GLA Energy Assessment spreadsheet](#).

11.6. The Section 106 planning obligation will set out when any financial contribution is due. For major applications, applicants will be required to submit a pre-commencement energy pro-forma to track any changes to the energy performance of the development as a result of improvements to the design. The applicant may also need to submit an updated Energy Statement for approval by the council.

11.7. Major referable and phased developments must submit an independent review of the development's energy efficiency and a Pre-Occupation Energy Pro-Forma for approval by the council.

11.8. Before occupation, design estimates for the London Plan's Be Seen energy performance indicators will need to be submitted.⁶ Annual in-use energy performance will be required 1 year after occupation and for the following 4 years.

⁶ Via the GLA online portal.

12. Connection to a District Heat Network (DHN)

- 12.1. Southwark Plan 2022 policies P68 and P70 and London Plan 2021 policies SI3, SI12 and SI13 set out the requirements for connection to a District Heating Network.
- 12.2. The feasibility of connection will be assessed on a case-by-case basis. Where it is feasible, the connection to, or future-proofing of a connection to a District Heating Network will be secured by a Section 106 planning obligation.

13. Air Quality

- 13.1. Southwark Plan 2022 policy P65 and London Plan 2021 SI1 set out the requirements for air quality.
- 13.2. Where carbon dioxide emissions cannot be fully mitigated on-site, an offsetting payment is required. This will be calculated using the following formula:
- 13.3. Excess emissions above the benchmark (tonnes/annum) x the damage costs (£/tonne) over a 30-year period, with a 2% annual uplift.⁷
- 13.4. Any offsetting contributions are used to support the delivery of initiatives set out in the council's adopted Air Quality Action Plan.
- 13.5. A Construction Environmental Management Plan is required to be submitted before commencement. This should show any air quality impacts during site clearance, demolition and construction.
- 13.6. Where the Construction Environmental Management Plan shows that construction phase air quality impacts are expected, a financial contribution is required. This obligation applies to development of 10 or more residential units, and/or 1,000+ square metres of commercial space. Sites below this threshold may be exempted from the requirement where applicants can demonstrate that the impacts will not be disproportionate in order for the Council to consider an exemption.
- 13.7. Air quality monitoring payments will be assessed and calculated based on the complexity of the site, the duration of the development, and the likely air quality impacts. The contribution will be used to monitor compliance with the construction phase air quality provisions of the Construction Environmental Management Plan.
- 13.8. Before demolition or the commencement of groundworks, the applicant must pay the construction phase air quality monitoring payment. During the construction phase, the developer must comply with the approved air quality management provisions in the Construction Environmental Management Plan. Before occupation, the developer must carry out the measures in the approved Air Quality Assessment and Mitigation Plan.

⁷ This is calculated in line with the [Air Quality Neutral London Plan Guidance](#)

14. Tree management and replacement

- 14.1. Southwark Plan 2022 policies P60-61 and London Plan 2021 policies D8, G1, G5 and G7 set out the requirements for tree management and replacement.
- 14.2. Developments which have a major impact on existing trees, or which deliver significant new planting, will likely need a Section 106 planning obligation. This ensures that trees and landscaping are planted and maintained in line with the planning approval.
- 14.3. In exceptional circumstances, a section 106 financial contribution will be acceptable to compensate for the loss of a tree and fund a replacement tree. Where this applies, the Capital Asset Value for Amenity Trees (CAVAT) methodology, or an agreed alternative, is used to calculate the financial sum. The Tree Replacement Contribution must be paid before commencement.
- 14.4. A bond will be secured for major developments where a high number of tree planting is proposed. The sum will be determined on a case-by-case basis, but will include a fee, equal to the Council's costs for providing trees off-site, for each tree which is not planted.
- 14.5. A Tree Strategy will be required to be submitted and approved by the council before the commencement of development. This should include the planting, management and maintenance arrangements for the trees and may be required as a condition and/or obligation. A Final Tree Planting Plan will be required to be submitted for approval by the council prior to occupation of the site.

15. Biodiversity and ecological management

- 15.1. Southwark Plan 2022 policies P59-61 and London Plan 2021 policies G5, G6 and G7 set out the requirements for green infrastructure, biodiversity and ecological management.
- 15.2. The Environment Act (2021) sets a mandatory requirement for a minimum of 10% Biodiversity Net Gain (BNG) to be provided on all development sites. There are limited exceptions. The requirements are set out in [Government guidance](#).
- 15.3. Section 106 planning obligations will be used to secure the BNG set out in the post-approval Biodiversity Gain Plan. Most of the BNG provided as part of major applications will meet the Government's definition of [significant biodiversity enhancements](#).⁸ It is a legal requirement that the delivery of significant BNG enhancements must be monitored by the council for a 30-year period. A monitoring fee will be charged to cover the Council's costs of this monitoring. This will be secured by a Section 106 agreement. Habitat Condition Reports from the developer or management company will need to be submitted to the council for approval post-completion to enable monitoring.
- 15.4. The fee will be calculated on a case-by-case basis depending on the scale and complexity of the site. The starting point will be £6,942.
- 15.5. Financial section 106 planning obligations may also be required for any mitigation or management arrangements required to meet the ecological mitigation hierarchy.⁹

⁸ Non-significant enhancements are defined as private gardens for new homes with a low distinctiveness value, or container planting.

⁹ Avoid, minimise, restore, offset.

16. Amenity space, play space and open space

16.1. Southwark Plan 2022 policies P13-15 and P57 and London Plan 2021 policies D6, H16 and S4 set out the council's requirements in respect of design and open space. These policies are relevant for amenity space, play space and open space.

16.2. Open spaces are an essential resource for residents and visitors and all development should ensure that there is sufficient amenity and play space in accordance with [GLA guidance](#). Applicants should use the [GLA population yield calculator](#) when considering demand for new play space.

16.3. Where the council accepts that the policy requirements cannot be met fully onsite, a financial S106 planning obligation is required in order to ensure that the impact of development is mitigated. This is calculated as follows:

£598 x square metre of shortfall in amenity space, open space or play space

16.4. Details of play space design, open space and amenity space management will need to be submitted for approval by the council before commencement and first occupation. What mitigation is required will be determined by the council on a case-by-case basis and may include:

- A Children's Play Space Strategy and Plan.
- Open Space Landscape Plan.
- Outdoor/Communal Amenity Space Management Plan.

17. Social, community, and other infrastructure

17.1. Southwark Plan policies P17, P27 and P45-P47 and London Plan policies S1, S2, S3, S5 and HC5 set out requirements for education places, healthy developments, leisure, arts and culture and community uses.

17.2. Development which creates a need for new or expanded social, community and other infrastructure will require the impact of the development to be mitigated. This could be a requirement for contributions or direct delivery of either one or more of the following:

- Education facilities (early and adult learning, primary and secondary schools);
- Land for health centres and care facilities;
- Sport and leisure facilities;
- Libraries, youth facilities and meeting spaces;
- Arts, cultural and faith facilities;
- TV Reception, Telecoms and CCTV Infrastructure;
- Community safety initiatives;
- Contributions for loss of community use floorspace;
- Community access to use school facilities;
- Flood and surface water management;
- Management and maintenance arrangements;
- Tourism and visitor facilities and visitor management plans;
- Public conveniences;
- Access arrangements to publicly accessible space within tall buildings

17.3. The Section 106 planning obligation will secure a requirement for any plans and strategies that the applicant is required to submit to the council for approval at different stages of the development. This could include:

- Community Use Report;
- Public Access and Management Framework;
- Sports/Leisure Centre Specification Plan;
- Education Delivery Plan; and
- Public Art Strategy.

17.4. Where the council accepts that social and community infrastructure cannot be provided on site or only in part, a financial contribution is required. For education and health services, the need will be calculated using the [GLA population yield calculator](#). The financial contribution will be calculated based on this demand. Other section 106 financial contributions, such as the loss of community floorspace, will be calculated on a case-by-case basis.

18. Sustainable transport, public realm and highways

- 18.1. Southwark Plan policies IP2, P13, P45, P50-55, P65 and London Plan policies SI1, T1, T2, T3, T4, T5, T6, T7, T9, D8 and S6 set out the requirements for sustainable transport, public realm and highways.
- 18.2. Development may be required to contribute towards site specific measures such as highway works, transport infrastructure and public realm on site to mitigate site-specific impacts of the additional travel demand they generate. This will be considered on a case-by-case basis.
- 18.3. This could be a requirement for contributions or direct delivery of either one or more of the following:
- Car Clubs (membership and contributions, including the provision of car club vehicles and parking bays, whether on street or on site)
 - Controlled Parking Zone Parking Permits (including ineligibility for permits in new residential (all types), commercial and industrial developments).
 - Local transport improvements to support major developments
- 18.4. Travel Plans may also be required for planning applications in order to demonstrate how impacts will be overcome.
- 18.5. There are separate agreements which may need to be secured under the Highways Act 1980. These are:
- Section 38 agreements: required where a development site contains new or amended public highway which will be adopted by the council.
 - Section 278 agreements: required if a development will alter the public highway within or adjacent to the site.
- 18.6. These are agreed between the Council (as the highway authority) and the developer.
- 18.7. A Highways' works bond equivalent to the estimated cost of the works (index linked) plus a 10% contingency will be required. The bond is released once the works have been completed and signed off by the Highways team.
- 18.8. A monitoring fee is required for the monitoring of the Travel Plan and Delivery and Servicing Management Plan. This fee is £2,790 per major residential or commercial development.
- 18.9. Some developments may require improvements to the public realm which are in addition to any section 38/278 requirements. Public realm is publicly accessible space which may be privately or publicly owned. It can include streets, squares, forecourts, footpaths and the spaces between buildings. Public realm section 106 planning obligations will be assessed by the council on a case-by-case basis.

18.10. Financial section 106 contributions relating to transport and public realm are calculated by Transport for London. The exception to this is the Old Kent Road Opportunity Area where the following contributions apply:

- Bus contributions: £2,700 per residential unit.
- Cycle Hire membership: £50 per unit/£25 per studio room/£50 per 100sqm of other uses.

18.11. Other plans and strategies may be required depending on the impact of the development. This may include:

- Travel Plan
- Landscape Strategy and Plan
- Public Realm Management and Maintenance Plan/Strategy
- Visitor Management Plan
- Cycle Parking Strategy
- Public Art Strategy
- Delivery and Servicing Plan
- Management and Maintenance Plan

19. Archaeology

19.1. Southwark Plan 2022 policy P23 and London Plan 2021 policy HC1 set out the archaeology requirements.

19.2. Some developments need technical advice on applications in Archaeological Priority Areas (APA). Where the council considers an archeology contribution is required, contributions required are set out in Table 7.

Table 6: Archaeology contribution

Size of development	Development within Tier 1 APAs	Development within Tier 2 APAs (Basic rate)
Under 100sqm	£4,360	£3,598
101-4,999sqm	£8,635	£7,196
5,000-9,999sqm	£11,549	£9,624
10,000sqm and above	£17,270	£14,391
An additional fee for finds of high significance		Applicant notifies the council. Additional contribution is calculated on a case-by-case basis.

- 19.3. Before demolition or the commencement of groundworks, the applicant must pay the archaeology contribution. An Archaeological Assessment Report will need to be submitted for approval by the council.

20. Conservation and restoration management

- 20.1. Southwark Plan 2022 policies P13-P17, P19- P21, P24 – P26 and London Plan 2021 policies HC1, HC2 and D4 set out the requirements for conservation and restoration management in terms of design and tall buildings.
- 20.2. Where the council considers that technical advice on conservation and restoration is required by them for complex major applications and significant listed buildings, the contribution required is £3,598 for developments under 100sqm, and £7,196 for developments of 101-4,999sqm.
- 20.3. Before commencement, the applicant submits a Conservation, Restoration and Management Plan for approval by the council.
- A record of the building before, during and after building work.
 - The method for maintenance, repair and minor alterations post completion.

21. Construction and highways

- 21.1. Southwark Plan 2022 policy P50 and London Plan policies SI1 and T7 set out the requirements for construction and highways.
- 21.2. Advice on construction, demolition and network management may be needed for the preparation of environmental management plans for major and complex minor sites. This includes the submission of a Construction Logistics Plan and Construction Environmental Management Plan.
- 21.3. Before commencement, the applicant must submit a Construction and Environment Management Plan and a Highways Plan. There may be a separate charge for this service.

22. Administration and compliance

22.1. The administration and compliance fees are required in addition to the monitoring fees outlined throughout this SPD. They are calculated by the size of development.

- Data entry and database maintenance;
- Issuing outstanding Section 106 planning obligation contribution demands;
- Section 106 planning obligation compliance;
- Following up unpaid invoices/outstanding contribution demands;
- Processing payments
- Gathering, recording and reporting the spend of Section 106 planning obligations;
- Preparing reports for releasing funding for Section 106 planning obligations;
- Reviewing and considering the discharge of Habitat Conditions and approval of the Biodiversity Net Gain Plan.¹⁰

22.2. Administration and compliance fees are in Table 8. The fees support monitoring the Southwark Plan¹¹ housing, employment, business and climate emergency policies. These are in addition to any technical fees which are set out the sections above.

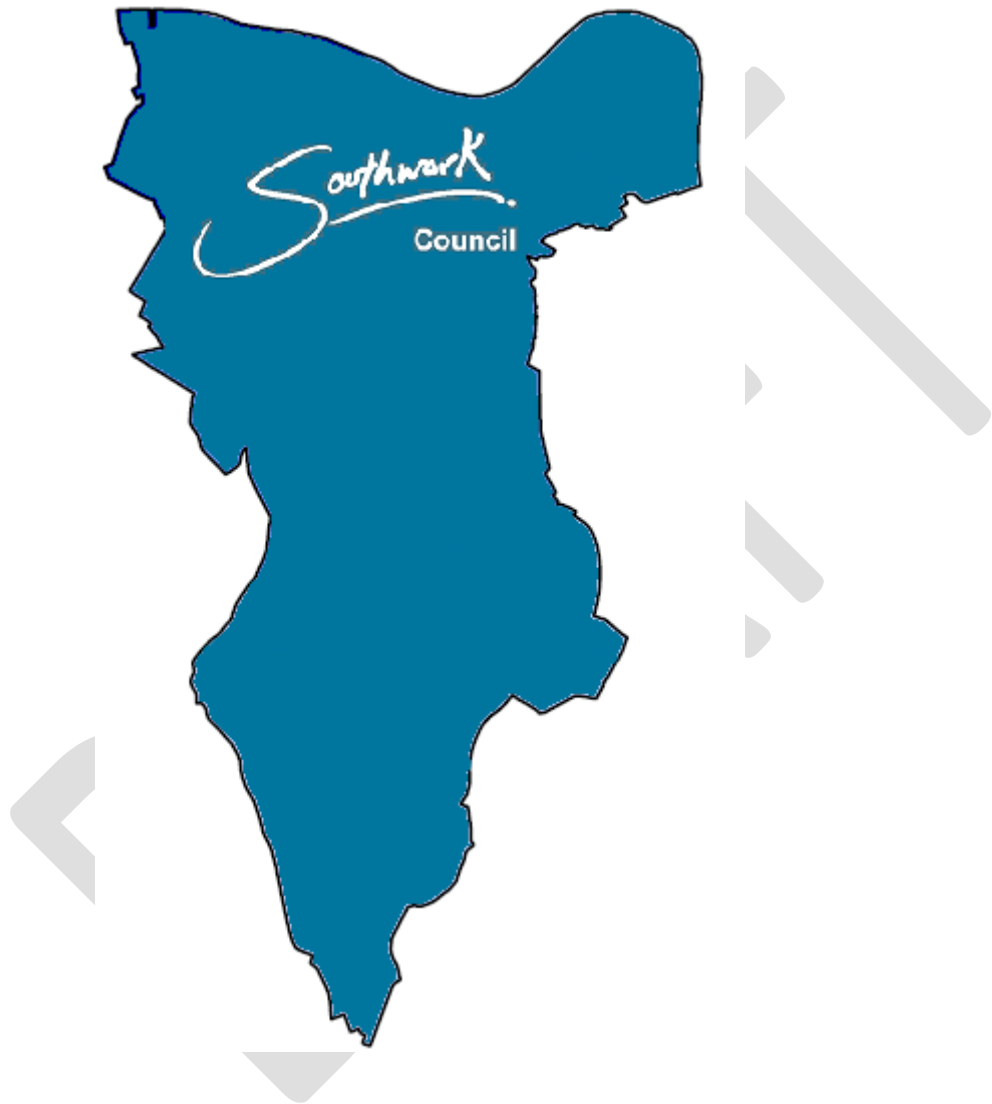
Table 7: Administration and Compliance fees

	Minor development	Small-scale major development	Large-scale major development (lower range)	Large-scale major development (higher range)
Threshold	1-9 homes and/or 0-999sqm commercial floorspace	10-49 homes and/or 1,000-3,499sqm commercial floorspace	50-99 homes and/or 3,500-10,000sqm commercial floorspace	Over 100 homes and/or over 10,000sqm commercial floorspace
Fee per application	£1,000	£5,000	£15,000	£20,000
Affordable housing monitoring fee	None	£150 per affordable home	£150 per affordable home	£150 per affordable home

¹⁰ In accordance with the Environment Act 2021

¹¹ Southwark Plan policy IP3. The Southwark Plan 2022 Annex 4 is a monitoring framework which the Council is required to report against annually in its Authority Monitoring Report.

DRAFT London Borough of Southwark: S106 and Community Infrastructure Levy SPD: Viability Assessment



Prepared for
London Borough of Southwark

December 2023

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1 Executive Summary

- 1.1 The London Borough of Southwark ('the Council') is currently preparing an updated version of the Draft S106 and Community Infrastructure Levy Supplementary Planning Document ('S106 & CIL SPD) containing new and revised S106 financial obligations to support the policies in the Southwark Plan 2022.
- 1.2 The National Planning Policy Framework 2023, ('NPPF') states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the delivery of the plan*". This report and its supporting appendices test the ability of typical development typologies in Southwark to support adopted Local Plan policies and the approaches set out in the London Borough of Southwark's ('the Council') Draft S106 and Community Infrastructure Levy Supplementary Planning Document ('S106 & CIL SPD).
- 1.3 Between 2015 and 2021, the Council commissioned us to prepare five viability studies which form part of the existing evidence base for the Southwark Local Plan 2022. This study builds on the previous viability testing and evidence we have prepared.
- 1.4 As with the previous studies, this assessment takes account of the cumulative impact of the adopted Southwark Plan 2022 requirements as well as the emerging SPD requirements. This is in line with the requirements of the adopted NPPF, the National Planning Practice Guidance ('NPPG') and the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners' (2012).
- 1.5 The testing relies upon a series of residual valuations of development typologies on sites throughout the Borough, which is in line with the earlier policy testing underpinning the Southwark Plan 2022. The residual value of each development is calculated by deducting the costs of development (build costs, fees, disposal costs, finance and profit) from the value of the completed building.

Key findings and recommendations

- 1.6 The residual values for each typology have been used to test the impact of the main policy approaches which may have an impact on viability:
 - **Affordable housing and payments in lieu of affordable housing:** We have appraised residential schemes with 0% to 50% onsite affordable housing (71% social rent, 29% shared ownership), except in the Aylesbury area, where we have tested an alternative tenure mix of 75% social rent, 30% shared ownership units in line with Southwark Plan 2022 Policy P1 Social rented and intermediate housing. This policy seeks to maximise delivery of affordable housing in accordance with London Plan policies H4 and H5. Policy P1 also indicates that payments in lieu of on-site affordable housing will only be accepted as a last resort when affordable housing cannot be provided on site and that "*the value of any contributions will be based on the cost of meeting an on site social and intermediate housing requirement and should provide no financial benefit to the applicant.*" This policy requirement was tested and found to be sound in the Southwark Plan 2022.
 - Our appraisals indicate that numerous schemes and scenarios would allow development to come forward delivering a policy compliant level of affordable housing, however in some scenarios and against higher benchmark land values, viability is challenging.
 - Although the Council's priority is on-site affordable housing, it has historically published rates per square metre for payments in lieu, where on-site or off-site delivery is not feasible. We have tested the updated rates in the Draft S106 and CIL SPD, which were established in the evidence supporting the Southwark Plan 2022. The results of our testing of PIL reflect a similar picture of viability as onsite affordable housing.

- Affordable housing (be it onsite provision or as a PIL of onsite provision) is the policy that has the greatest financial impact on development. It is for this reason that the Council's Policy and the London Plan apply this requirement flexibly with respect to viability and as a result this ensures that development is able to come forward. Developments will deliver the maximum viable level of affordable housing subject to applicants robustly evidencing that the scheme cannot support a higher/policy compliant quantum of affordable housing.
- **Affordable workspace:** Southwark Plan 2022 Policy P31 Affordable requires developments proposing 500 sq m or more employment floorspace to deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at a discount market rents secured for at least 30 years. This policy requirement was tested and found to be sound in the Southwark Plan 2022.
- The impact of this requirement on viability varies, depending on the composition of the scheme and the extent of non-workspace uses in mixed use schemes (i.e. whether it is just a commercial scheme or if it is a mixed-use scheme). The Policy is applied to a small proportion of the floorspace, it does not prescribe the discount to the market rent and where it is demonstrated not to be feasible to deliver this space onsite, a payment in lieu is accepted by the Council. This flexibility to the application of the affordable workspace requirement ensures that it does not prevent development from coming forward.
- **Affordable student accommodation:** Southwark Plan 2022 Policy P5 Student homes requires the provision of a minimum of 35% conventional affordable housing subject to viability, as per policy P4, as a first priority where the student units are delivered as Direct Lets. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the London Plan. Where the student units are provided as nominated units for further and higher education institutions, the development must provide the maximum amount of affordable student rooms with a minimum of 35% subject to viability.
- The results of our viability testing of student accommodation schemes indicates that direct let schemes demonstrate good viability and can in many scenarios accommodate the Council's full policy requirements. In contrast, nomination schemes, (for which lower rents are paid on the "non-affordable" student accommodation units) reflect a more challenging viability outcome due to the reduced capability for cross subsidy.
- **Amenity space, open space and play space contributions:** The results of our testing identify that these financial obligations set out in the draft S106 & CIL SPD have the most significant impact/costs on development after affordable housing requirements in residential and student accommodation developments. These contributions account for circa 55% (residential) and 45% (student accommodation) of the extra over financial obligations costs sought through the S106 & CIL SPD when applied to their fullest extent.
- The study applies the 'worst-case scenario', i.e. the maximum potential requirement, whilst in practice this financial contribution is likely to be lower as a result of onsite provision of space. Further, flexibility in the provision of private amenity space for one and two bedroom units may also reduce these contributions. Consequently, there is scope for flexible application of this requirement, reducing this obligation cost by circa 40%. On this basis we do not consider that this policy requirement will have a significant bearing on viability and deliverability of developments in the Borough.
- **Carbon offsetting payments:** Policy P70 Energy in the Southwark Plan 2022 requires all development to minimise carbon emissions on site in accordance the London Plan's energy hierarchy and seeks the delivery of major development as net zero-carbon with identified reductions in carbon emissions on site for residential and non-residential developments. The Policy also identifies that in exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution.

- The draft S106 & CIL SPD has retained the charge on carbon offset payments at £95 per tonne over a 30-year period. This is also in line with the current London Plan charge for carbon offsetting reflecting the expected lifespan of on-site technologies and the period beyond which the National Grid is expected to be largely or wholly decarbonised.
 - Our testing identifies that Carbon Zero Offset is the most significant financial obligation requirement in the Draft S106 and CIL SPD for commercial schemes, the second greatest impact on student schemes and the third most significant for residential schemes. This cost accounts for circa 70% (commercial), 11% (student accommodation) and circa 20% (residential) of the financial obligation costs sought through the Draft S106 and CIL SPD.
 - We are also aware that Carbon Zero Offset Payments will be balanced against onsite solutions for delivering carbon reduction/net Zero solutions. Taking into consideration the results of our appraisals we do not consider that the Council's financial obligation will significantly impact development coming forward in the Borough.
 - **Jobs and training contributions:** Southwark Plan 2022 Policy P28 Access to employment and training requires all major development to contribute towards employment, training and skills initiatives. The Policy identifies that in exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training. The S106 & CIL SPD sets out the Council's approach to seeking financial contributions to employment and skills.
 - The results of our appraisals identify that the financial contributions sought for jobs and training can in some circumstances have an impact on the viability of commercial schemes. This cost accounts for circa 50% of the financial obligation costs sought through the draft S106 and CIL SPD. In particular, employment in the end use contributions on office schemes accounts for circa 34% of the total financial contributions. This is lower for industrial schemes at circa 8% as a result of job density being lower. However, we would highlight that these are not entirely new obligations being sought, as the draft SPD is only proposing increased costs for these initiatives in line with CPI (i.e. an increase of the current obligations sought of circa 30%).
 - In addition, these financial contributions are only sought where employment opportunities are not provided on the site. As a result, the financial obligations sought would be reduced through provision in kind. Given this, we consider that the overall impact of these contributions on viability is unlikely to undermine scheme viability.
 - **Sustainable Transport and Highways:** The draft S106 and CIL SPD identifies that the Council's proposed Sustainable Transport and Highways contributions are made up of a TfL Bus Service Contribution, Cycle Hire contribution and a Construction and Environmental Management Plan Fee. On average these account for circa 16% (residential schemes) and just under 30% (student accommodation schemes) of the financial obligations sought. We note, however, that the bulk of this is made up of the bus service contribution. We consider that these contributions are unlikely to prevent development from coming forward in the Borough.
 - **Other financial planning obligations:** the remainder of the new or revised financial obligations sought in the SPD towards Specialist Technical Services, Administration and Obligations Monitoring reflect a de-minimis level of financial contributions and are shown to have no material impact on scheme viability.
- 1.7 The outputs of our appraisals confirm that, in the main, the cumulative impact of the Southwark Plan 2022 policies and obligations set out in the S106 & CIL SPD are unlikely to harm scheme viability. It should be noted that there are many schemes tested that are unviable *prior* to the application of policies and these would generally be expected to remain in their existing use (as this is more valuable in comparison to the residual land value generated by a redevelopment). When the suite of policies is applied to schemes that are viable *prior* to policies being applied, the overwhelming majority remain viable after the policies are applied. It is also important to note that the affordable housing policy is applied with a degree of flexibility, having regard to scheme-specific viability.

- 1.8 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers will often 'take a view' on future growth when deciding to proceed with developments and may therefore be in a position to absorb policy requirements even if these are unviable on a present day basis.
- 1.9 It is vital that developers do not overpay for sites in the anticipation of mitigating this overpayment by reducing the Council's planning requirements.

The Status of our advice

- 1.10 In preparing this report and the supporting appraisals, we have given full regard to the RICS Professional Standard ('PS') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the PS acknowledges that statutory planning guidance takes precedence over RICS guidance and practice statements. Conflicts may emerge between the PS and the PPG and/or other adopted development plan documents. In such circumstances, we have given more weight to the PPG and development plan documents.
- 1.11 In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
- 1.12 We are not aware of any conflicts of interest in relation to this assessment.
- 1.13 In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.14 This report is addressed to the London Borough of Southwark only.

Accessibility

- 1.15 In the body of the report, we have inserted bitmap images of some of the results of our appraisals for formatting reasons. Full readable versions of all of these results are provided as appendices; references to the appropriate appendix are provided with each heading.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate the adopted Southwark Plan 2022 policies and the approaches set out in its updated Draft S106 & CIL SPD alongside adopted Southwark's Community Infrastructure Levy ('CIL') rates and Mayoral CIL rates. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test the impact of emerging planning obligations.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's adopted planning policies and emerging planning obligations alongside adopted levels of Southwark 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 the conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb policy requirements, CIL and emerging planning obligations. The study will form part of the Council's evidence base for its Draft S106 & CIL SPD. The Study therefore provides an evidence base to show that the requirements set out within the NPPF and PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough and does not take account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity and the latter this may differ from the quantum of development in actual planning applications that will come forward. The NPPF makes it clear that once a Local Plan has been tested, the starting presumption is that policy requirements are viable and the onus is on applicants to justify the need for site specific viability assessments to justify non-policy compliant schemes.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."* Although the NPPF emphasises testing of the viability of emerging policies and planning obligations, the pattern of development in areas such as Southwark is too complex for upfront planning testing to reflect all individual site circumstances. However, the study plays an important role in testing the parameters within which local plan policies and planning obligations will operate.

Economic and housing market context

- 2.6 The implementation of Local Plan policies is largely reliant upon the private sector to bring forward development to realise the vision of housing and employment growth. The propensity of landowners and developers to bring forward sites for development is dependent upon economic conditions, including demand and pricing of space in new developments.
- 2.7 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global

¹ Although this document was published prior to the draft NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG. The same cannot be said of some of the approaches advocated in the RICS guidance (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated in the draft PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England (“BoE”) responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.

- 2.8 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor’s Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which led to a positive rebound in economic activity, post pandemic.
- 2.9 However, the rebound in economic activity post pandemic has seen inflation rates increasing significantly above the BoE’s inflation target of 2%. Consumer Price Inflation including owner occupiers’ housing costs (CPIH) rose by 4.7.% in the 12 months to October 2023, but this is down from 6.3% in July 2023, and with a peak rate at 9.6% in October 2022.
- 2.10 Interest Rates were subsequently increased by BoE throughout most of 2022 and 2023, to a current peak rate of 5.25% as at December 2023. The Base rate has been maintained at 5.25% since August 2023 and is considered by many economists to be the peak rate rise. In the context of abating inflation many economic houses are forecasting that the BoE will start to reduce base rates in Q3 2024.
- 2.11 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020 and 2021. However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government’s September 2022 ‘Fiscal Event’ which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Downwards Pressure on House Prices continued throughout late 2022 and into 2023.
- 2.12 Nationwide’s Chief Economist, Robert Gardener, commented in November 2023 House Price Index Report that *“UK house prices rose by 0.2% in November, after taking account of seasonal effects. This was the successive monthly increase and resulted in an improvement in the annual rate of house price growth from -3.3% in October, to -2.0%. While this remains weak, it is the strongest outturn for nine months”*.
- 2.13 Halifax report a similar picture for November 2023, albeit marginally more positive than Nationwide’s analysis.
- 2.14 Kim Kinnaird, Director, Halifax Mortgages, said: *“UK house prices rose for the second month in a row, up by 0.5% in November or £1,394 in cash terms, with the average house price now sitting at £283,615. Over the last year, despite the wider economic headwinds, property prices have held up better than expected, falling by a relatively modest -1.0% on an annual basis, and still some £40,000 above pre-pandemic levels”*.
- 2.15 Halifax continue to report that *“The resilience seen in house prices during 2023 continues to be underpinned by a shortage of properties available, rather than any significant strengthening of buyer demand. That said, recent figures for mortgage approvals suggest a slight uptick in activity levels, which is likely as a result of an improving picture on affordability for homebuyers. With mortgage rates starting to ease slightly, this may be leading to increased buyer confidence, seeing people more included to push ahead with their home purchases”*. Halifax’s report continues with *“However, the economic conditions remain uncertain, making it hard to assess the extent to which market activity will be maintained. Other pressures – like inflation, the broader cost of living, overall employments rates and affordability – mean we expect to see downward pressure on house prices*

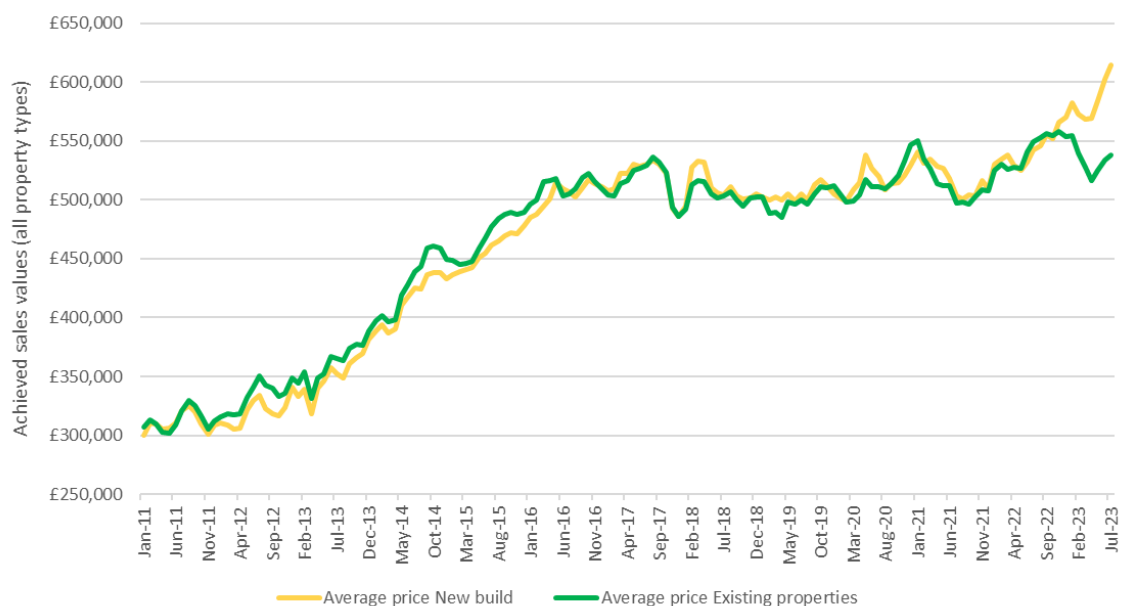
into the next year”.

- 2.16 In their December 2023 Housing Market Update, Savills report that “house prices show stability, but wider indicators point to continued market fragility”. Knight Frank published a report on 22 December 2023 Report entitled ‘More evidence of a UK residential market turning point’, which set out that the 20 December 2023’s “better than expected inflation result has helped tee up a busier spring [2024]”. They go on to state that, “Subsequent indexes released by lenders Halifax and Nationwide suggest that house prices are rising month-to-month, though we treat them with a little extra scepticism while trading is thin. That said, this is beginning to look more like a sustained turn with each piece of data we see”.
- 2.17 Forecasts for house price growth identify that values for the UK as a whole are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there is likely to be a short term and modest reduction in values in 2024 with low growth in 2025, and more sustained growth between 2025 to 2028.
- 2.18 Additionally, growth will be further encouraged as more certainty emerges on the deal now agreed for the UK’s exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2023 Housing Market Update, Savills are forecasting 17.9% cumulative growth across the UK between 2024 and 2028.

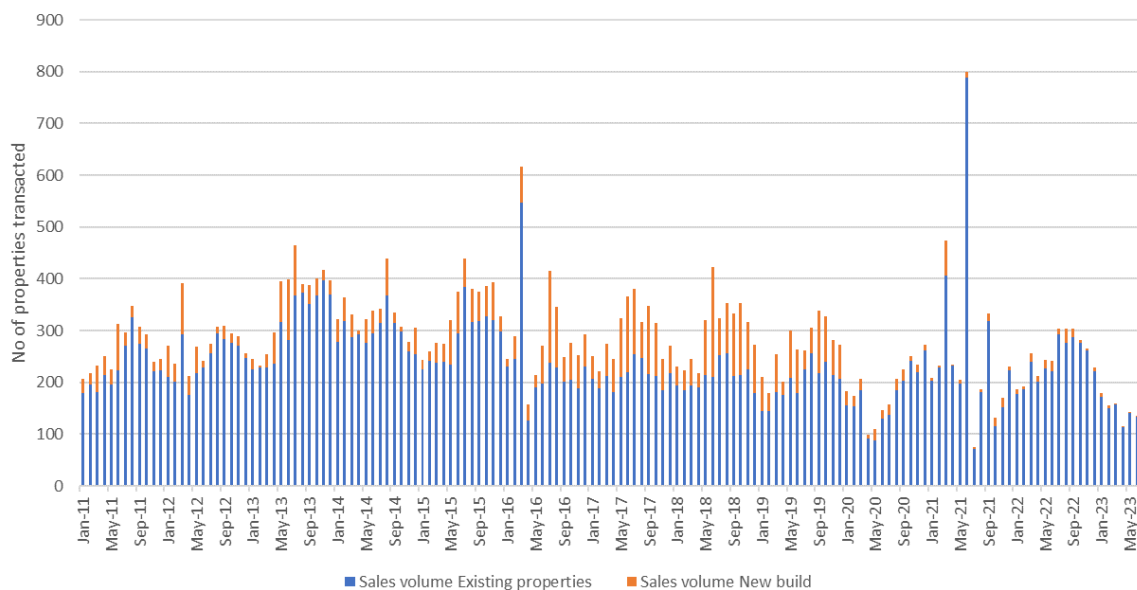
Local Housing Market Context

- 2.19 House prices in Southwark have followed recent national trends, with rising steeply between 2011 and mid-2016 and then fluctuating and increasing up until September 2017 and then falling steeply in the last quarter of 2017. Values recovered in the first quarter of 2018 then remained broadly flat until 2020 at which point values started to grow again, before falling back somewhat in the first three quarters of 2021. From this point, growth in values for new build properties accelerated and values for new build properties have been far more resilient than resales of existing properties, as shown in Figure 2.19.1. By July 2023 (the most recent new build data available), average sales values were 105% higher in comparison to January 2011 (see Figure 2.19.1). There was a notable spike in sales volumes prior to 1 April 2016 when additional Stamp Duty was levied on purchasers buying to rent or for second homes. There was another spike in sales volumes prior to the end of June 2021, when a temporary covid-related Stamp Duty holiday ended.

Figure 2.19.1: Average sales value in Southwark



Source: Land Registry

Figure 2.19.2: Sales volumes in Southwark (sales per month)


Source: Land Registry

- 2.20 There are differences between the various sub-markets within Southwark, with values in the prime market following a different trajectory to those in the prime and mainstream markets. The prime market is more vulnerable to geopolitical events and currency movements than mainstream markets.
- 2.21 The future trajectory of house prices is currently uncertain, although forecasts from the main agents indicate that values are expected to increase over the next five years. Medium term predictions are that properties in both Prime Central London and Mainstream London markets are forecast to grow over the period between 2025 and 2028. Prices will stay static or soften a little in 2024 and then increase in the subsequent years to increase cumulatively by 11.4% to 19.8% (see Table 2.21.1).

Table 2.21.1: Prime and Mainstream Central London residential forecasts

Agent	Date issued	2024	2025	2026	2027	2028	Cumulative growth 2023 – 2026/7
Knight Frank – Prime Central London	Q4 2023	0.0%	3.0%	4.0%	4.0%	N/A	+11.4%
Savills – Prime Central London	Q4 2023	0.0%	+3.5%	+6.0%	+4.0%	+4.0%	+18.7%
JLL – Central London	Q4 2023	0.0%	+4.0%	4.5%	4.5%	5.5%	+19.8%
CBRE – Inner London	Q4 2023	-1.0%	+5.4%	+6.5%	+5.1%	+4.0%	+21.6%
Savills – Mainstream Central London	Q4 2023	-4.0%	+2.0%	4.0%	6.0%	5.5%	13.9%
JLL – Greater London	Q4 2023	-2.0%	3.5%	4.5%	4.5%	5.0%	16.3%
CBRE – London	Q4 2023	-1.0%	+5.1	+6.1%	+4.9%	+3.8%	+20.2%

National Policy Context

The National Planning Policy Framework

- 2.22 In December 2019, the government published a revised NPPF (subsequently updated in December 2023) and a revised PPG, with subsequent updates in May and September 2019.
- 2.23 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.24 Paragraph 58 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.25 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Southwark Plan 2022 Policy P1 Social rented and intermediate housing requires that developments providing 10 or more homes should provide the maximum viable amount of social rented and intermediate homes. The minimum amount should be 35%, of which a minimum of 25% should be provided as social rented and a minimum of 10% should be delivered as intermediate housing, (except in the Aylesbury Action Core for which the requirements are specified in Table 2 of the Southwark Plan 2022). This policy is applied on a ‘subject to viability’ basis, having regards to site-specific circumstances. This enables schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.26 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group² concluded that the existing use value of a site plus an appropriate uplift (or a credible alternative use value), represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value³, although there was no consensus around this view. The revised NPPF removes the requirement for “competitive returns” and is silent on how landowner returns should be assessed. The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁴, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could

² Viability Testing Local Plans: Advice for planning practitioners, June 2012

³ RICS Guidance Note: Financial Viability in Planning, August 2012

⁴ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

have delivered more would not do so and this would result in the delivery of a lower overall number of affordable units.

CIL Policy Context

- 2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are still restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.29 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.32 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to "*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development*". Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "use" for this purpose is not tied to

the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

- 2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that 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).
- 2.36 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*" The White Paper summarised the main finding of the CIL review to be that "*the current system is not as fast, simple, certain or transparent as originally intended.*"
- 2.37 As a result, the Government committed to "*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*" Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

The London Plan

- 2.38 The Development Plan in Southwark includes the London Plan 2021 and the Council's own adopted plan. We identify in the next section where there are specific requirements set out in the London Plan 2021 that need to be reflected in the viability assessment.
- 2.39 Policy H4 Delivering affordable housing in the London Plan 2021 sets a strategic target for 50% of all new housing supply to be delivered as affordable housing over the plan period, taking account of all sources of supply, including estate regeneration schemes. The London Plan 2021 Policy H5 Threshold approach adopts two routes for schemes; a 'fast track' route, where schemes provide 35% affordable housing with a tenure mix that meets local requirements; and a 'viability tested route' for schemes that cannot viably deliver the full 35% affordable housing. For industrial sites being redeveloped for housing, the fast-track route only applies where schemes fully re-provide the existing employment floorspace. Public sector owned sites and Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity are required to provide 50% affordable housing. Individual boroughs can set their own fast track threshold (in excess of 35%).
- 2.40 Policy H6 Affordable Housing Tenure sets out at Part A that the following split of affordable products should be applied to residential development:
- 1) a minimum of 30% low-cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes
 - 2) a minimum of 30% intermediate products, which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership
 - 3) the remaining 40% to be determined by the borough as low-cost rented homes or intermediate products (defined in Part A1 and Part A2) based on identified need.
- It goes on to set out in Part B that in order to follow the Fast Track Route, the tenure of 35% of homes must meet the requirements set out in Part A. The Fast Track Route is also available to applicants that elect to provide low-cost rented homes in place of intermediate homes, provided the relevant threshold level is reached. Where affordable homes are provided above 35%, their tenure is flexible, provided the homes are genuinely affordable, and should take into account the need to maximise affordable housing provision, along with any preference of applicants to propose a particular tenure.
- The supporting text at paragraph 4.6.2 identifies that there is a presumption that the 40% to be decided by the borough will focus on Social Rent and London Affordable Rent given the level of need for this type of tenure across London.
- 2.41 The London Plan 2021 requires at Policy H15 Purpose-built student accommodation that the maximum level of accommodation is secured as affordable student accommodation. Affordable Student accommodation is defined through the London Plan 2021 and associated guidance as being purpose built student accommodation ('PBSA') where a bedroom is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report ('AMR') tables⁵. For the academic year 2023/24, the annual rental for affordable PBSA must not exceed £7,162. The London Plan 2021 identifies that to follow the Fast Track Route, at least 35% of the accommodation must be secured as affordable student accommodation or 50% where the development is on public land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution.

⁵ London Plan AMR tables: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/monitoring-london-plan/london-plan-amr-tables?ac-62384=62383#acc-i-63074>

- 2.42 Policy D7 Accessible Housing requires that, to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:
- 1) at least 10% of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
 - 2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
- 2.43 Policy E3 Affordable workspace identifies that in defined circumstances, planning obligations may be used to secure affordable workspace (in the B Use Class) at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. It goes on to identify that boroughs, in their Development Plans, should consider detailed affordable workspace policies in light of local evidence of need and viability.
- 2.44 Policy SI 2 Minimising greenhouse gas emissions identifies that major development should be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- 1) be lean: use less energy and manage demand during operation
 - 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
 - 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
 - 4) be seen: monitor, verify and report on energy performance.

Part B of the policy states that major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

Part C sets a minimum requirement for on-site carbon reduction of at least 35% beyond Building Regulations for major development. It goes on to identify that residential development should achieve 10%, and non-residential development should achieve 15% through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

- 1) through a cash in lieu contribution to the borough's carbon offset fund, or
- 2) off-site provided that an alternative proposal is identified and delivery is certain.

Mayoral CIL

- 2.45 Southwark is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation⁶ (£69.27 per sq m indexed to 2024), which is liable on most development (except medical/health and educational facilities). Part of the north of the Borough is located within the "Central London" Mayoral CIL zone where higher rates apply to offices, retail and hotel floorspace, as follows:
- Offices: £185 (£213.59 after indexation) per square metre;
 - Retail: £165 (£190.50 after indexation) per square metre; and
 - Hotels: £140 (£161.64 after indexation) per square metre.

⁶ The impact of indexation is discussed in section 6.

2.46 We have incorporated the full indexed Mayoral CIL into our appraisals as a development cost.

Local Policy context

2.47 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). As these policy requirements are already priced in, we have focused on the new policies which add to the cumulative effect on development viability.

2.48 The Council adopted the Southwark Plan 2022 in February 2022. We set out below a summary of the policies that have cost implications for developments:

- **Policy P1 Social rented and intermediate housing** requires that Development comprising 10 or more homes must provide the maximum viable amount of social rented and intermediate homes. The minimum amount should be 35%, of which a minimum of 25% should be social rented housing and a minimum of 10% should be intermediate housing, subject to viability, except in the Aylesbury Area Action Core. In the Aylesbury Area Action Core 50% affordable housing is required (split 75% social rented and 25% intermediate housing) with the exception of two strategic sites, the requirements for which are specified in Table 2 of the Southwark Plan 2022.

Policy P1 also requires development that creates 9 homes or fewer (inclusive) to provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and intermediate homes with a minimum of 35% subject to viability.

The Policy goes on to indicate that viability appraisals and reviews are required for all developments. These must be published for public scrutiny. However, in exceptional circumstances development can follow the fast-track route.

Either

- where development provides 40% social rented and intermediate housing, with a policy compliant tenure mix, (a minimum of 25% social rented and a minimum of 10% intermediate housing) with no grant subsidy;

Or

- In Aylesbury Area Action Core, where development provides 60% social rented and intermediate housing with a policy compliant tenure mix as set out in Table 2, with no grant subsidy.

The Council's presumption is that affordable housing will be provided on site. Where social and intermediate housing cannot be provided on site or off site, a cash payment towards the delivery of new council homes will be required. The value of any contributions will be based on the cost of meeting an onsite social and intermediate housing requirement and should provide no financial benefit to the applicant. We set out the Council's specified minimum payments, which are applied subject to viability in Table 2.48.1⁷

⁷ These figures were originally arrived at following independent analysis by BNP Paribas Real Estate in the viability evidence supporting the Southwark Plan 2022.

Table 2.48.1 Southwark's affordable housing contributions

Area	Viability appraisal required - per Habitable room	Viability appraisal not required (fast-track) - per Habitable room
CIL Zone 1 and 2	35% at £100,000	40% at £100,000
Aylesbury Area Action Core	35% at £100,000	60% at £100,000
CIL Zone 3	35% at £82,000	40% at £82,000 per
Self build properties anywhere in the borough	35% at £30,000	40% at £30,000

- **Policy P2 New family homes** sets standards for family housing, including mix and access to outdoor amenity space.
- **Policy P5 Student homes** requires the provision of a minimum of 35% conventional affordable housing subject to viability, as per policy P4, as a first priority where the student units are delivered as Direct Lets. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London. Where the student units are provided as nominated units for further and higher education institutions, the development must provide the maximum amount of affordable student rooms with a minimum of 35% subject to viability. The affordable student rent should be set as defined by the Mayor of London.
- **Policy P8 Wheelchair accessible and adaptable housing** requires that at least 10% of all new homes must meet Part M4(3) ("wheelchair user dwellings") with the remainder meeting Part M4 (2) of the Building Regulations ("accessible and adaptable dwellings").
- **Policy P13 Design of Places** outlines the requirements for the application of the principles of good design of developments and in particular the provision of greening measures; open space provision; and opportunities for play space.
- **P15 Residential Design** sets out the exemplary standard of residential design that development in the Borough must achieve. This includes meeting the minimum national space standards, providing private amenity space, communal amenity space and facilities for all residents, and child play space on site using the GLA calculator. The Policy identifies that in circumstances where private and communal amenity space and facilities or child play space cannot be provided on site, this should be provided as private amenity space with the remaining amount added to the communal space requirement; and, the Council will seek a financial contribution towards providing new or improving existing public open space or play space provision in the vicinity of the site.
- **Policy P28 Access to employment and training** requires all major development to contribute towards employment, training and skills initiatives as follows:
 1. 5,000sqm or more of gross new floorspace must provide training and jobs for local people in the construction stage; and
 2. 2,500sqm or more of gross new non-residential floorspace must provide training and jobs for local people in the final development; and
 3. 1,000sqm or more of gross new floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.

In exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training. Further detail is set out in the S106 & CIL SPD.

- **Policy P31 Affordable Workspace** requires that developments proposing 500 sq m or more employment floorspace must deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents secured for at least 30 years. Where onsite provision is not feasible, an in lieu payment will be required for off-site affordable workspace. This is calculated using the Affordable Workspace Calculator.
- **Policy P53 Cycling** sets out a requirement for cycle parking within developments (including Cycle Hire docking stations within larger developments).
- **Policy P60 Biodiversity** requires development to contribute towards net gains in biodiversity through a variety of measures including features such as green and brown roofs, green walls, soft landscaping, nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats. Any shortfall in net gains in biodiversity must be secured off site through planning obligations or as a financial contribution.
- **Policy P65 Improving air quality** requires that all new major development should achieve or exceed air quality neutral standards, which reflects London Plan standards.
- **P68 Reducing flood risk** reflects pre-existing requirements for developments not to increase flood risk on or off site by a range of measures including provide sustainable drainage systems.
- **Policy P69 Sustainability standards** addresses climate change mitigation and requires developments to achieve a BREEAM rating of 'Excellent' and reduce the risk of overheating, taking into account climate change predictions over the lifetime of the building in accordance with prioritised measures set out in the cooling hierarchy.
- **Policy P70 Energy** requires all development to minimise carbon emissions on site in accordance the London Plan's energy hierarchy. The policy seeks the delivery of major development as net zero-carbon with identified reductions in carbon emissions on site for residential and non-residential developments. The Policy identifies that in exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution. The carbon offset payments are already in place in the London Plan and the S106 & CIL SPD.
- **Policy IP3 Community infrastructure levy (CIL) and Section 106 planning obligations** outlines requirements for developments to mitigate any potential adverse impact that makes a proposed development unacceptable by using planning conditions in the first instance. Additionally, and where they meet the required tests set out at Regulation 122 of the CIL Regulations 2010 (as amended), s106 legal agreements will be used that either a) mitigate the impact or b) pay the council a financial contribution to mitigate the impact.

Where a proposed development departs from any planning policy requirements (including land use requirements comprising those set out as 'must' or 'should' in site allocation policies) due to viability a viability assessment should be submitted and In circumstances where it has been demonstrated that all policy requirements cannot be viably supported by a specific development, priority will be given to the provision of social rented and intermediate housing in housing-led and mixed-use schemes. The weight to be given to a viability assessment will be assessed alongside other material considerations, ensuring that developments remain acceptable in planning terms.

- **Policy IP6 Monitoring development** identifies that the Council will monitor development to assess how our planning policies are working and responding to people's needs in Southwark. Consequently the Council requires applicants to provide data about their development in a digital format and standard that the Council need to successfully monitor it.

- 2.49 In summary, most of the policies in the Southwark Plan 2022 and guidance set out in the S106 & CIL SPD will not result in an additional financial burden upon developments. Where policies and associated guidance are likely to result in an additional financial burden, their impact has been incorporated into our appraisals.

Southwark CIL

- 2.50 The Council approved its Revised CIL Charging Schedule on 29 November 2017 and it came into effect on 1 December 2017. Table 2.50.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics⁸). We have accordingly adopted these charges indexed to 2024 as a cost in our appraisals.

Table 2.50.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Use	Zone	CIL Rate per sq. m
Office	Zone 1 Zones 2-3	£76 (<i>£99.51</i>) £0 (<i>£0</i>)
Residential	Zone 1 Zone 2 Zone 3	£435 (<i>£569.54</i>) £218 (<i>£285.42</i>) £54 (<i>£70.70</i>)
Hotel	Zone 1 Zones 2-3	£272 (<i>£356.12</i>) £136 (<i>£178.06</i>)
Student Housing (assuming direct let – market rent levels) ⁹	Zones 1-3	£109 (<i>£142.71</i>)
Student housing – Nomination ¹⁰	Zones 1-3	£0 (<i>£0</i>)
All retail (A1-A5 & Sui Generis uses akin to retail)	Zones 1-3	£136 (<i>£178.06</i>)
All other uses: -Town centre car parking -Industrial and warehousing -Public libraries -Health -Education	Zones 1-3	£0 (<i>£0</i>)

Development context

- 2.51 Southwark is situated in central south London on the banks of the River Thames with the City and Westminster to the north, Lambeth to the west, Greenwich and Lewisham to the east and Bromley, Bexley to the south. The Southwark Plan 2022 identifies that the Borough is a densely populated and diverse inner London borough with a young, growing and mobile population in a patchwork of diverse communities and places with distinct identities.
- 2.52 We understand that Southwark has a very mobile population, with 10% of people moving in and 10% moving out each year. Southwark has a much younger population than London as a whole or the national average. These are young adults in their 20s and 30s rather than a large number of children or young people. The Southwark Plan 2022 identifies that the Borough is also growing much faster than the national average and has the second highest growth in South East London

⁸ As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. The indexed rates are used in the appraisals.

⁹ Direct let student housing schemes – market rent levels]

¹⁰ Nomination student housing schemes – rental levels set below an average of £168 per week and secured through a section 106 planning obligation. [See SPD: CPI indexed yearly from Oct 2013]

behind Greenwich. The population has increased from 256,700 in 2001 to 314,200 in 2022. Since 2001 there has been growth across all age groups except those aged 70 to 84. Southwark's population is expected to increase by 20% by 2030. This will mainly be in the north where there are new developments in Canada Water, Elephant and Castle and on the Old Kent Road and there will be a small decline in the population of communities in the south of the borough.

- 2.53 Southwark is a diverse area containing Central London destinations such as London Bridge, Bankside, Canada Water, Elephant and Castle and Old Kent Road. These historic destinations are residential areas alongside visitor attractions, office space, shops, , schools, community and leisure activities. There are also more local Town Centres supporting urban residential communities, such as Peckham, Camberwell and Lordship Lane, which provide a range of uses including shops, services, arts and cultural activities. Southwark also accommodates mores suburban residential communities in the south of the Borough, such as Bermondsey, Nunhead, East Dulwich, Herne Hill, Dulwich Village and West Dulwich, which also include shops, services and other activities in local centres.
- 2.54 The Southwark Plan 2022 identifies a target of 2,355 new homes every year (40,035 homes between 2019 and 2036) which includes 10,217 homes to be delivered on small sites. The Local Plan reports a particular need for affordable housing, indicating that high house prices exclude many households from home ownership and increasing rents result in affordability issues for some existing residents. The Council's strategic target is for the delivery of 11,000 new council homes by 2043 as part of the overall housing target.
- 2.55 The Southwark Plan 2022 identifies that there is a need to accommodate significant growth for offices and other workspaces in the Borough in response to growing demand . Sites that are within the Central Activities Zone are most in demand for delivery of offices . The Southwark Plan 2022 accordingly identifies a strategic target of 58,000 new jobs over the plan period with at least 460,000 sq m of new office space in the Central Activity Zones and in town centres, 90,000 sq m of industrial, distribution, hybrid and studio workspace and 76,670 sq m of retail floorspace over the plan period. The Council has also designated 52 hectares of land as Strategic Protected Industrial Land or Locally Significant Industrial Sites.
- 2.56 Developments in Southwark range from major regeneration schemes to conversions of existing buildings and small in-fill sites. The bulk of development (in terms of volume of units) is expected to come forward on sites in the opportunity areas which have the potential to deliver a substantial amount of the new homes and jobs that Southwark and London needs. They are the areas of the borough, which are expected to see the most change. These are as set out in Table 2.56.1.

Table 2.56.1 Development targets Southwark Plan 2022

Area	Residential Development (Units)	Commercial Development (Sq m)
Borough, Bankside and London Bridge Opportunity Area	10,000	
Elephant and Castle Opportunity Area / Major Town Centre	10,000	
Canada Water Opportunity Area	20,000	
Old Kent Road Opportunity Area	10,000	
Other town centres	8,000	
Elephant and Castle Opportunity Area / Major Town Centre		10,000
Peckham Major Town Centre		7,000
Canada Water Opportunity Area		40,000
CAZ and district and local town centres		19,670

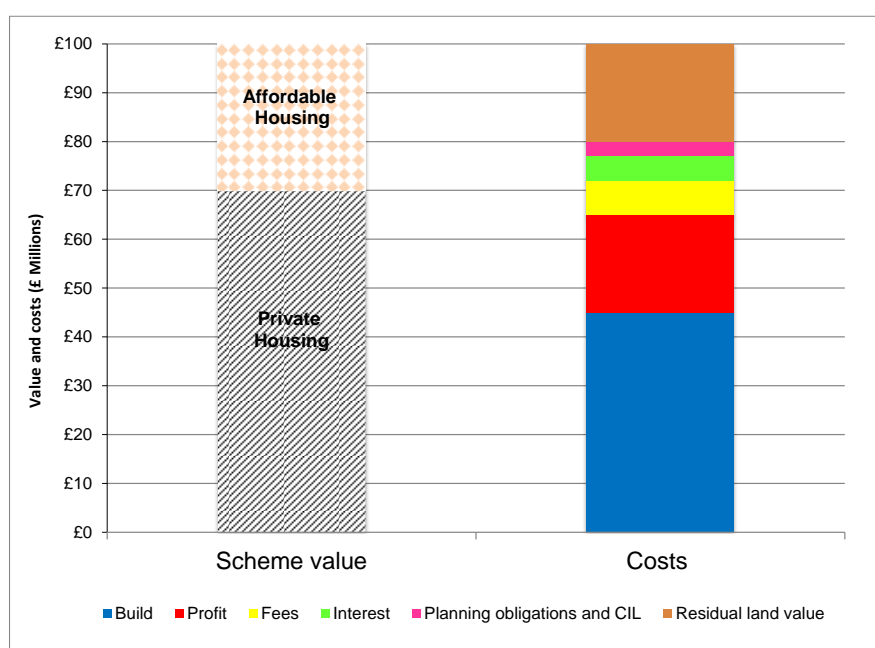
3 Methodology and appraisal approach

- 3.1 The PPG on Viability identifies at Para 003 Reference ID: 10-003-20180724 that, “Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage”. The PPG goes on to identify at Para 004 Reference ID: 10-004-20190509 that, “A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period”. The PPG also identifies at Para 003 Reference ID: 10-003-20180724 that “In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the plan relies”.
- 3.2 The PPG sets out the Government’s recommended approach to viability assessment for planning. Para 010 Ref ID: 10-010-20180724 sets out this standardised approach, which is essentially a residual appraisal methodology, i.e. “Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium and developer return”.
- 3.3 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Southwark and tests the Council’s emerging requirements in the S106 & CIL SPD alongside existing Local Plan and London Plan policies and indexed Borough and Mayoral CIL rates.

Approach to testing development viability

- 3.4 Appraisal models can be illustrated via Figure 3.4.1. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the black hatched portion) and the payment from a Registered Provider (‘RP’) (the peach chequered portion) for the completed affordable housing units. For commercial elements of a scheme, the value equates to the capital value of the rental income after allowing for rent free periods and purchaser’s costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer’s profit. A ‘residual’ amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram

Figure 3.4.1: Residual Land Value



- 3.5 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the ‘gap’.
- 3.6 Issues with establishing key appraisal variables are summarised as follows:
- **Development costs** are subject to national and local monitoring and can be reasonably accurately assessed in ‘normal’ circumstances. In areas like Southwark, almost all sites will be previously developed. These sites can sometimes encounter ‘exceptional’ costs such as decontamination. (e.g. archaeological issues or contamination). Such costs can be very difficult to anticipate before detailed site surveys are undertaken but should in normal circumstances be reflected in bids for sites from developers and the PPG on Viability indicates at paragraph 012 that such costs should be taken into account when defining benchmark land value;
 - **Assumptions** about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of 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. The PPG identifies a range of 15% to 20% of GDV for private housing and notes that profit levels for other types of development will be lower. Profit on affordable housing is typically 6% of GDV and profit on commercial uses is typically included at 15% of GDV.
- 3.7 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 value¹¹’ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.8 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners’ reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of 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

- 3.9 In February 2019 (with an update in December 2023), the government published a revised NPPF, which indicates at paragraph 34 that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment. The PPG on Viability sets out that,

¹¹ In line with the approach set out in the PPG.

“the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements” (paragraph 013, Ref ID 10-013-20190509).

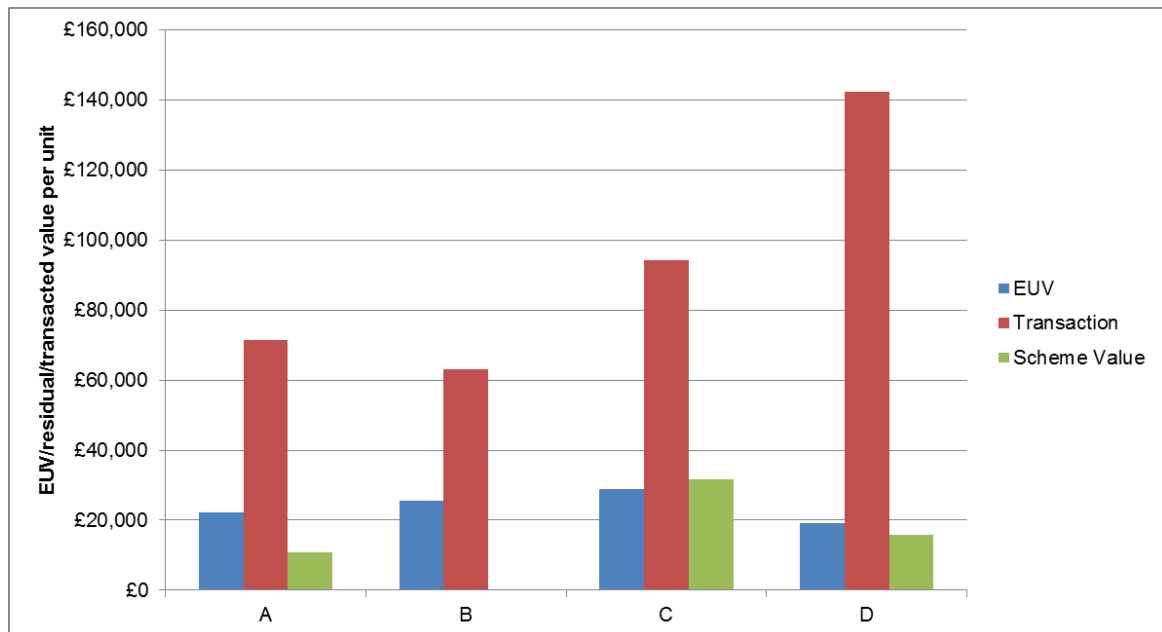
- 3.10 Guidance from other planning bodies is also helpful in understanding benchmark land value. The Mayor’s Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium. It goes on to set out that the EUV should be *“fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses”*. With respect to the premium, the SPG identifies that, *“Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities/costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that requires relocation”*.
- 3.11 The Local Housing Delivery Group published guidance¹² in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *“consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”*.
- 3.12 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *“is based on a premium over current use values”* with the *“precise figure that should be used as an appropriate premium above current use value [being] determined locally”*. The guidance considers that this approach *“is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”*.
- 3.13 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.”* (paragraph 8) and that *“I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done”* (paragraph 9).
- 3.14 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event 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.* (paragraph 32 – emphasis added).
- 3.15 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

¹² Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

- 3.16 Respondents to consultations on planning policy documents in other authorities in London have suggested that charging authorities should run their analysis using benchmark land values based on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The PPG on Viability now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.17 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Southwark, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.18 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 2.16. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.19 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.19.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.19.1: Comparison of residual values to existing use value and price paid for site



- 3.20 The issue is recognised in the May 2019 revisions to the PPG on Viability, which draw attention to the propensity for prices paid for sites to exceed benchmark land values “*due to different assumptions and methodologies used by individual developers, site promoters and landowners*” (paragraph 014, Ref ID 10-014-20190509). As a consequence, the PPG goes on to identify in the same paragraph that market evidence, “*should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence*”.
- 3.21 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that “*the landowner premium should be tested and balanced against emerging policies*” and that “*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*”. The guidance also stresses in several places that “*price paid for land*” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 2.16, 2.17 and 2.18.
- 3.22 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have undertaken viability testing across a range of development typologies based on the types of developments likely to come forward in the Borough over the life of the Southwark Plan 2022. As part of the previous viability studies supporting the Southwark Plan 2022, we assessed 16 residential and mixed-use notional building typologies. These typologies arose from council officers' review of historic planning applications to determine development most likely to come forward. Officers have reviewed existing site allocations and schemes coming forward and have determined that the previously tested typologies remaining relevant and have instructed us to adopt these typologies along with a further 15 typologies to test the viability of the draft S106 & CIL SPD.
- 4.2 We set out below further details of the typologies tested based on the types of developments (land use mix, scale and location) currently under consideration across the various site allocations on the Southwark Plan which have not yet come forward, or which have live applications under consideration.

Residential typologies

- 4.3 We have appraised 8 residential development typologies, reflecting the range of type, density and value of development across the borough reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the Borough. Details of the schemes we have selected for testing purposes are provided below in Table 4.3.1. The unit mix we have adopted is shown in Table 4.3.2. The mix varies between type of development.

Table 4.3.1: Residential development typologies

No.	No. Resi units	Description of Development	Gross site area (Ha)	Site Gross to Net %
1	11	11 homes – up to 6 storeys	0.06	100%
2	30	30 homes – up to 6 storeys	0.47	100%
3	65	65 homes – 7- 13 storeys	0.66	100%
4	100	100 homes – 7 to 13 storeys	0.85	100%
5	180	180 homes – 7 to 13 storeys	1.51	100%
6	300	300 homes – 7 to 13 storeys	1.08	100%
7	450	450 homes – 14 to 35 storeys	2.61	95%
8	650	650 homes – 14 to 35 storeys	4.95	95%

Table 4.3.2: Unit Mix (across all tenures taken together)

Unit size	1 Bed flat	2 bed flat	3 bed flat	4 bed flat
	46 sq m	65 sq m	85 sq m	95 sq m
1	27%	55%	18%	0%
2	37%	42%	18%	3%
3	31%	48%	18%	3%
4	28%	49%	19%	4%
5	38%	46%	13%	3%
6	38%	42%	19%	1%
7	40%	47%	11%	2%
8	29%	38%	27%	6%

Mixed use schemes

- 4.4 As part of this study we have also tested 8 mixed use schemes as previously tested which Council officers consider to be representative of the likely types of mixed use schemes that are expected to come forward within the Borough in future. We have then assessed the viability of these schemes when varying the quantum of office floorspace in the schemes between 10% and 25% of floorspace, to establish whether the requirement to provide commercial accommodation would necessitate a subsidy from the residential uses on the site. We set out the variations of the schemes tested in Table 4.4.1 below.

Table 4.4.1 Mixed Use development typologies gross floorspace (sq m)

No.	Residential (C3) (sq m)	Office (B1) (sq m)	Retail (A1-A5) (sq m)	Site area (Ha)	Density (units per HA)
1MU (25% office)	8,044	2,674	168	0.154	551.95
2MU (20% office)	8,540	2,178	168	0.154	585.98
3MU (15% office)	9,085	1,633	168	0.154	623.38
4MU (10% office)	9,629	1,089	168	0.154	660.70
5MU (25% office)	19,111	6,597	677	0.74	266.61
6MU (20% office)	20,431	5,277	677	0.74	285.02
7MU (15% office)	22,230	3,478	677	0.74	310.12
8MU (10% office)	22,805	2,903	677	0.74	318.14

Additional typologies

- 4.5 In addition to testing the previous studies' typologies set out above, Council officers have identified that the following area specific typologies should also be tested as part of the S106 & CIL SPD viability study. These are based on existing site allocations with information on the schemes coming from current pre-application discussions or planning applications which are currently being determined or have been decided. See Table 4.5.1 below for details.

Table 4.5.1 Additional typologies

Location	Typology Ref	Residential (C3) Units	Office (B1) (sq m)	Purpose Built Student Accommodation	Site area (Ha)
CIL Zone 1 (Blackfriars Bankside and the Borough London Bridge)	10,000 sq m Office with 10% AW	-	10,000	-	0.55
	30,000 sq m office with 10% AW	-	30,000	-	0.72
	70,000 sq m office with 10% AW	-	70,000	-	1.96
Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	10,000 sq m office with 10% AW	-	10,000	-	0.55
	35,000 sq m office with 10% AW	-	35,000	-	0.72
	50,000 sq m office with 10% AW	-	50,000	-	1.25
Z2 (Old Kent Road)	50,000 sq m B2/B8 industrial with 10% AW	-	50,000	-	3.57

Location	Typology Ref	Residential (C3) Units	Office (B1) (sq m)	Purpose Built Student Accommodation	Site area (Ha)
CIL Zone 1 (Blackfriars Bankside and the Borough London Bridge)	300 residential units 15,000 sq m office	300	15,000	-	0.79
	200 residential units 5,000sqm Office	200	5,000	-	0.46
Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	500 residential units 5,000 sq m office	500	5,000	-	2.43
	500 residential units 5,000 sq m E(g)(iii)	500	5,000	-	2.43
Z2 (Old Kent Road)	500 residential units 2,500 sq m B8	500	2,500	-	2.25
	300 residential units 2,500 E(g)(iii)	300	2,500	-	1.9
Z3 (Aylesbury Camberwell Peckham Old Kent Road)	400 residential units 4,000 sq m office	400	4,000	-	2.25
	300 residential units 1,000 sq m retail	300	1,000	-	1.37
	200 residential units 6,000 sq m retail	200	6,000	-	1.13
	800 residential units 10,000 sq m retail	800	10,000	-	3.13
Z2 (Old Kent Road)	400 Bed Purpose Built Student Accommodation Scheme Only	-	-	Nomination Scheme: 400 student rooms 35% Affordable Student Rooms (70% singles and 30% studios)	0.32
	400 Bed Purpose Built Student Accommodation Scheme and 35% Conventional Affordable Housing	56	-	Direct let Scheme: 35% Affordable Housing 27% Affordable Student Rooms (70% singles and 30% studios)	0.32

4.6 Residential values in Southwark reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of both transacted properties in the area and properties currently on the market to establish appropriate values for testing purposes using online sources including Molior London, Land Registry and Rightmove as well as knowledge of the market from undertaking site specific viability assessments in the Borough. Based on this information we have adopted a range of sales values reflective of each of the CIL Zones, which are set out in Table 4.6.1.

Table 4.6.1 Range of average sales values adopted in study

CIL Zone	Value category	£ per sq ft	£ per sq m
Zone 1	High	£2,350	£25,295
Zone 1	Medium	£1,950	£20,990
Zone 1	Low	£1,450	£15,608
Zone 2	High	£1,225	£13,186
Zone 2	Medium	£950	£10,226
Zone 2	Low	£775	£8,342
Zone 3	High	£800	£8,611
Zone 3	Medium	£730	£7,858
Zone 3	Low	£650	£6,997

Affordable housing tenure and values

- 4.7 Southwark Plan 2022 Policy P1 Social rented and intermediate housing sets out that development that creates 10 or more homes must provide the maximum viable amount of social rented and intermediate homes. The Council will seek a minimum of 35% affordable housing, subject to viability, of which a minimum of 25% must be for social rented homes and a minimum of 10% is to be intermediate across the Borough outside the Aylesbury Area Action Core. For sites located within in the Aylesbury Area Action Core (with the exception of four specified Allocated Sites: AAAP1, AAAP2, AAAP3 and AAAP4), the target is a minimum of 50% affordable housing of which a minimum of 75% is to be social rented homes and a minimum of 25% is to be intermediate homes.
- 4.8 We have used our bespoke model to value the affordable housing, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures over a period of circa 35 years which capitalises the net rental income stream. With respect to the Social Rent accommodation the model calculates the gross rent for these properties derived from a combination of relative property values (as at January 1999) and relative local earnings. The net rent is then calculated by taking into account standard levels for individual registered providers ('RP's') management and maintenance costs; finance rates currently obtainable in the sector; and allowances for voids and bad debt.
- 4.9 With respect to intermediate affordable housing, our assessment of shared ownership units is based on the following assumptions. RPs will sell 25% initial equity stakes and charge a rent of up to 2.75% on the retained equity. A 3% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%. In all cases, the values are capped (if necessary) to ensure that total housing costs (mortgage payment, rent and service charge) are affordable to households on incomes identified by the Council¹³ and that households spend no more than 40% of their net income on housing. We set out the Council's income thresholds in Table 4.9.1 below.

Table 4.9.1: Southwark guidance on Shared Ownership affordability thresholds

1 Bed	2 Bed	3 Bed	4 Bed
£52,825	£62,416	£72,454	£82,170

- 4.10 RPs are permitted to increase rents by CPI plus 1% per annum, which we have reflected in our assessment.
- 4.11 The GLA 'Affordable Homes Programme 2021-2026' documentation clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning

¹³ <https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-guidance/spd-by-planning-topic?chapter=3>

obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the commercial uses are summarised in Table 4.12.1. These assumptions are informed by lettings of similar floorspace in the area over the past eighteen months researched through online databases such as Costar Suite, insight from BNPPRE specialist commercial agency teams, published market reports from major commercial property advisors as well as assumptions adopted in viability assessments we have reviewed as well as Knight Frank's 'Prime Yield Guide' (December 2023).

Table 4.12.1: Commercial value assumptions

Commercial floorspace	Market Rent	Investment yield	Rent free / voids (months)
Office (Class E)			
Zone 1	£77.50 per sq ft	5.50%	24
Zone 2	£65.00, £55.00 and £45.00 per sq ft	5.75%	24
Zone 3	£35.00 per sq ft	6.00%	24
Light industry (Class E(g)(iii))	£25 per sq ft	5.00%	18
Zone 2			
Industrial (B2/B8) (Zone 2 Old Kent Road)	£20 per sq ft	4.75%	18
Retail (Class E)			
Zone 1	£50.00, £40.00 and £35.00 per sq ft	7.00%	18
Zone 2	£40.00 and £35.00 per sq ft	7.00%	18
Zone 3	£30.00 per sq ft	7.00%	18
Student Accommodation (Zone 2 Old Kent Road)		4.25%	95% occupancy term time and 50% occupancy summer let
Direct let/private scheme	£270 per week for single en-suites and £350 per week for studios		51-week let
Low nomination / university schemes	£168 per week indexed to 2023 (£223.18 per week) with market rent of £270 and £350 per week as appropriate per unit during summer period		40-week term let and 11-week summer let
GLA Affordable student accommodation	£7,162 per annum (£179.05 per week) with market rent of £270 during summer period		40-week term let and 11-week summer let at market rents

Affordable Workspace

- 4.13 We have tested the requirement for the provision of affordable workspace under Policy P31 of the Southwark Plan 2023 in our appraisals. We have assumed that this is delivered on site as 10% of the proposed floorspace at a discount to market rent of 25% for a period of 30 years. The assessment of an in-lieu payment for the affordable workspace is based on calculating the opportunity cost of delivering this space onsite versus delivering the space at full market value that is, a developer should be no better or worse off in either making the financial payment or delivering the space onsite.

Construction costs

- 4.14 We have sourced construction costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BCIS multiplier for Southwark) are summarised in Table 4.14.1.

Table 4.14.1: Base construction costs (before external works and policy extra over allowances)

Development type	Build Cost per square metre Q4 2023
Residential	
Up to 6 storeys	£2,678
7 to 13 storeys	£2,915
14 to 35 storeys	£3,300
Office (Class E)	
Zone 1	£3,099
Zone 2	£2,926 and £3,099
Zone 3	£2,926
Retail (Class E)	£2,322
Industrial (B2/B8)	£1,014
Light industry (Class E(g)(iii))	£1,624
Student accommodation	£2,867

- 4.15 In addition, the base costs above are increased by 10% to account for external works and our appraisals allow for a contingency of 5% of build costs.

Zero carbon and BREEAM

- 4.16 London Plan Policy SI2 'Minimising greenhouse gas emissions' seeks carbon offset contributions of £95 per tonne of CO₂ emitted by a development. The Council is seeking to move towards net zero carbon buildings, but recognises that this may not always be possible. Where it is not possible, the Council will seek a financial contribution to offset the carbon emitted in line with the requirements of London Plan.
- 4.17 Analysis by Westminster Council's monitoring team indicates that the average regulated CO₂ emissions per square metre of development in 2023/23 was 0.0254, equivalent to 2.54 tonnes of CO₂ for a 100 square metre flat. Offsetting is typically required for a period of 30 years, reflecting the lifetime of onsite technologies and the period beyond which the National Grid is due to be decarbonised. We have accordingly tested a carbon offset payment of £95 per tonne of CO₂ Emissions.
- 4.18 The Southwark Plan 2022's Policy P69 Sustainability standards requires non-residential developments to achieve BREEAM ratings of 'Excellent'. Based on our experience of assessing schemes delivering BREEAM Excellent standards and advice provided by cost consultants on these, we have included an allowance of 1% of base build costs to deliver this standard.

Accessibility standards

- 4.19 Southwark Plan 2022 Policy P8 requires that at least 10% of homes (measured in habitable rooms) should meet Building Regulations M4(3) standard (Wheelchair User Dwellings) with the remaining dwellings meeting Building Regulations M4(2) standard (accessible and adaptable dwellings).

- 4.20 We have accordingly tested the impact of applying accessible and adaptable dwellings standards (M4(2)) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 1) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%

- 4.21 Our appraisals assume that 90% of units are constructed to meet wheelchair accessibility standards (M4(2)). The Draft S106 & CIL SPD identifies that where Wheelchair Accessible Homes (M4(3)) are not provided onsite, the Council will seek a contribution of £10,000 per required habitable room. We have accordingly allowed for this assumption in our testing.

Biodiversity net gain

- 4.22 Policy P60 in the Southwark Plan 2022 identifies that development must contribute towards net gains in biodiversity. The Draft S106 and CIL SPD identifies that new legislation came into effect in November 2023 for major applications and will come into effect in April 2024 for minor applications. This requires most sites to achieve Biodiversity net gains on site, with offsite contributions no longer being acceptable. The purchase of Biodiversity Credits will be the only way to deliver this requirement off site.
- 4.23 To reflect the cost of biodiversity net gain, we have relied upon the DEFRA 'Biodiversity net gain and local nature recovery strategies – Impact Assessment' (2019) which indicates that the cost of achieving 10% net gain is 0.2% of build costs (see Table 19 of the DEFRA study). We have incorporated a cost allowance of 0.4% to allow for potential higher requirements in the future.

Professional fees

- 4.24 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.25 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Marketing costs

- 4.26 Our appraisals incorporate an allowance of 2.5% for marketing costs for residential development, which includes show homes and agents' fees, plus 0.25% for sales legal fees. For commercial schemes our appraisals incorporate an allowance of 10% of first year's rent for letting agents fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.5% for sales legal fees.

Mayoral CIL

- 4.27 Southwark is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation (£69.27 per sq m indexed to 2024), which is liable on most development (except medical/health and educational facilities). Part of the north of the Borough is located within the "Central London" Mayoral CIL zone where higher rates apply to offices, retail and hotel floorspace, as follows:

- Offices: £185 (£213.59 after indexation) per square metre;

- Retail: £165 (£190.50 after indexation) per square metre; and
- Hotels: £140 (£161.64 after indexation) per square metre.

4.28 We have incorporated the Mayoral CIL into our appraisals as a development cost, alongside Southwark CIL.

Southwark CIL

4.29 As previously noted, the Council approved its CIL Charging Schedule on 29 November 2017 and it came into effect on 1 December 2017. Table 4.29.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics¹⁴).

Table 4.29.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Use	Zone	CIL Rate per square metre	Indexed CIL Rate per square metre
Office	Zone 1	£76	£99.51
	Zones 2-3	£0	£0
Residential	Zone 1	£435	£569.54
	Zone 2	£218	£285.42
	Zone 3	£54	£70.70
Hotel	Zone 1	£272	£356.12
	Zones 2-3	£136	£178.06
Student Housing (assuming direct let – market rent levels) ¹⁵	Zones 1-3	£109	£142.71
Student housing – Nomination ¹⁶	Zones 1-3	£0	£0
All retail (A1-A5 & Sui Generis uses akin to retail)	Zones 1-3	£136	£178.06
All other uses: -Town centre car parking -Industrial and warehousing -Public libraries -Health -Education	Zones 1-3	£0	£0

4.30 The CIL Regulations (as amended) specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Southwark but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 obligations

4.31 The Council have provided a summary of the existing and new and updated S106 costs that will be sought through the revised Draft S106 and CIL SPD, which we have set out at **Appendix 2**. We

¹⁴ As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. The indexed rates are used in the appraisals.

¹⁵ Direct let student housing schemes – market rent levels]

¹⁶ Nomination student housing schemes – rental levels set below an average of £168 per week and secured through a section 106 planning obligation. [See SPD: CPI indexed yearly from Oct 2013]

have included these allowances within our appraisals in line with the requirement of the development typologies tested. Some of the obligations and actual amounts sought will of course be site-specific and subject to negotiations when schemes are brought forward through the development management process. However, we have assumed the worst case scenarios in our testing that the full and highest amounts will be sought. This accords with the Council's evidence of sums sought on planning applications in Southwark, when items that do not satisfy the three tests identified by Regulation 122 and the other restrictions on use of planning obligations under the CIL Regulations are excluded.

- 4.32 We set out in Table 4.32.1 details of the specific contributions sought through the Draft S106 & CIL SPD we have tested in this study.

Table 4.32.1 Obligations sought under Draft S106 & CIL SPD tested

Planning Obligation	Contribution Tested
Affordable Housing Payment in Lieu ('PIL') contribution	Onsite provision of Affordable Housing as well as PIL tested. Number of habitable rooms x 0.35 x affordable housing contribution* *Affordable housing contribution CIL Zone 1: £250,000 per habitable room; CIL Zone 2: £130,000 per habitable room; CIL Zone 3: £82,000 per habitable room;
Affordable Workspace	Tested as onsite provision
Carbon Offsetting	£95 x shortfall in emissions x 30 years
Jobs and Training	Jobs and Training in construction <u>Short Courses:</u> Shortfall against target number of Southwark residents trained in short courses x £200 Apprenticeships Shortfall against target number of apprenticeship starts x £2,000 <u>Employment:</u> Shortfall against target number of jobs in construction x £5,500 Shortfall against target number of apprenticeship starts x £11,000 <u>Shortfall in jobs for local people:</u> Shortfall against required number of jobs for local people x £5,500 Employment in the end of use £5,500 x unachieved sustained job
Public Realm, Amenity Space, play space and open space	Total sq m shortfall in space type x £598
Sustainable Transport and Highways	TfL Bus Service Contribution £2,700 x number of units Cycle Hire: £50 x unit £25 x studio room £50 x 100 sq m of commercial floor space Proposed Construction Environmental Management Plan Fee Strategic Major – 50 homes and above: £3,200 Major 10-49 homes: £2,100

Planning Obligation	Contribution Tested
Wheelchair Accessible Homes	Required % of total habitable rooms x £10,000
Archaeology	Site between 101 sq m – 4,999 sq m: Tier 1 - £8,635 Site between 5,000 sq m – 9,999 sq m: Tier 1 - £11,549 Site above 10,000 sq m: Tier 1 - £17,270
Jobs and training specialist advice	£3,710 per major application
Administration Fee for Discharging Obligations	Small scale Major application 10-50 homes 1,000 sqm – 3,499 sqm commercial floorspace: £5,000 Large scale Major application (lower range) 51-100 homes 3,500 sqm – 10,000 sqm commercial floorspace: £10,000 Large scale major application (higher range) 100+ homes 10,000+ sqm commercial floorspace: £20,000
Monitoring Obligations	Affordable Housing - £150 x affordable home Affordable Workspace - £898 x major application Planning Policy Specific Output Monitoring - Small scale major application - £3,500 Large scale major application (lower range) - £10,000 Large scale major application (higher range) - £20,000 Biodiversity Net Gain - Minor Development £4,500 Major Development £6,942 Delivery and Service Plan - £2,466 per residential development, £3,266 per commercial development and £2,979 for major residential and commercial

Development and sales periods

- 4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach.

Developer's profit

- 4.34 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.35 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.
- 4.36 Following the fallout from the September 2022 'Fiscal Event', perceived risk in the in the UK housing market is now receding and major agents are predicting growth over the next five years in prime and

mainstream London markets. We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. We have applied a profit of 15% of GDV on commercial developments, in line with the assumption applied in scheme-specific viability assessments.

- 4.37 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.38 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical' and that are over and above standard build costs. However, in the absence of details of site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.39 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price. This approach is in line with the requirements of the PPG, which states that benchmark land values should be adjusted for exceptional costs, which in effect means they have a neutral impact.

Benchmark land value

- 4.40 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, our 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.
- 4.42 It is also necessary to recognise that a landowner may require an additional incentive to release the site for development¹⁷. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes, it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect a

¹⁷ This approach is therefore consistent with the NPPG, which indicates at Para 013 Ref ID 10-013-20190529 that "a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+)".

cautious 'average' situation, which we consider to be a reasonable assumption in this area wide assessment. This level of return is competitive when compared to other forms of investment. We note that the GLA's SPG identifies that "The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary". Further, "for a site which does not meet the requirements of the landowner or creates ongoing liabilities/ costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that require relocation". It is important to stress that the adoption of a 20% premium in this study should not be taken as an endorsement of this percentage for scheme-specific viability assessments. Premiums for scheme-specific assessments should reflect scheme-specific circumstances.

- 4.43 While landowners may have expectations beyond a premium of 20%, the PPG notes that landowners will need to make adjustments to their expectations to reflect the reasonable expectation on the part of the community that development in their area will be able to contribute towards local infrastructure and affordable housing requirements. If landowners fail to recognise and reflect this reasonable expectation, it is likely that sites will need to remain in their existing use.
- 4.44 Redevelopment proposals that generate residual land values below existing use values are - in most straightforward commercial situations - 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 existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks to underpin an area-wide assessment of viability rather than definitive fixed variables on a site by site basis.
- 4.45 The benchmark land values used in this study (see Table 4.45.1 below) have been selected to provide a broad indication of likely land values across Southwark's area, 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, especially in urban areas.

Benchmark land values

- 4.46 **Zone 1 High Benchmark Land Value:** This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 6 storeys. The rent assumed is based on lettings of second hand offices in the area at £430.56 per square metre (£40 per square foot) capitalised at a yield of 7%. We have assumed a £775 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £96.02 million, to which we have added a 20% premium, resulting in a benchmark of £115.23 million.
- 4.47 **Zone 1 Medium Benchmark Land Value:** This benchmark assumes medium value secondary office space on a hectare of land, with 40% site coverage and 5 storeys. The rent assumed is based on lettings of second hand offices in the area at £367.74 per square metre (£35 per square foot) capitalised at a yield of 7.25%. We have assumed a £775 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £64.68 million, to which we have added a 20% premium, resulting in a benchmark of £77.62 million.
- 4.48 **Zone 1 Low Benchmark Land Value:** This benchmark assumes lower value secondary office space on a hectare of land, with 35% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the area at £322.92 per square metre (£30 per square foot) capitalised at a yield of 7.5%. We have assumed a £775 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £35.36 million, to which we have added a 20% premium, resulting in a benchmark of £42.43 million.
- 4.49 **Zone 2 High Benchmark Land Value:** This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of higher value second hand offices in the area at £290.63 per square metre (£27 per square

foot) capitalised at a yield of 7.5%. We have assumed a £775 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £35.13 million, to which we have added a 20% premium, resulting in a benchmark of £42.43 million.

- 4.50 **Zone 2 Medium Benchmark Land Value:** This benchmark assumes lower value secondary office space on a hectare of land, with 35% site coverage and 3 storeys. The rent assumed is based on lettings of second hand offices in the area at £215.28 per square metre (£20 per square foot) capitalised at a yield of 7.5%. We have assumed a £775 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £14.97 million, to which we have added a 20% premium, resulting in a benchmark of £17.96 million.
- 4.51 **Zone 2 Low Benchmark Land Value:** This benchmark assumes secondary industrial space on a hectare of land, with 30% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the area at £139.93 per square metre (£13.00 per square foot) capitalised at a yield of 6.0%. We have assumed a £111 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £7.86 million, to which we have added a 20% premium, resulting in a benchmark of £9.43 million.
- 4.52 **Zone 3 High Benchmark Land Value:** This benchmark assumes secondary office space on a hectare of land, with 40% site coverage and 2.5 storeys. The rent assumed is based on lettings of second hand offices in the area at £215.28 per square metre (£20.00 per square foot) capitalised at a yield of 7.5%. We have assumed a £775 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £14.25 million, to which we have added a 20% premium, resulting in a benchmark of £18.149 million.
- 4.53 **Zone 3 Medium Benchmark Land Value:** This benchmark assumes lower value secondary office space / secondary industrial space on a hectare of land, with 35% site coverage and 2 storeys. The rent assumed is based on lettings of second hand offices in the area at £193.75 per square metre (£18.00 per square foot) capitalised at a yield of 7.25%. We have assumed a £350 per square metre allowance for refurbishment and a letting void/rent free two and a half years. The capital value of the building would be £11.98 million, to which we have added a 20% premium, resulting in a benchmark of £14.38 million.
- 4.54 **Zone 3 Low Benchmark Land Value:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 30% site coverage and 1.5 storey. The rent assumed is based on such lettings of second hand premises in the area at £129.17 per square metre (£12.00 per square foot) capitalised at a yield of 7.5%. We have assumed a £111 per square metre allowance for refurbishment and a letting void/rent free of two years. The capital value of the building would be £7.22 million, to which we have added a 20% premium, resulting in a benchmark of £8.66 million

Table 4.45.1: Summary of Benchmark Land Values

Area	Use	EUV	Premium	Benchmark Land Value
Z1	High: Secondary Offices Higher	£96.02	£19.20	£115.22
	Medium: Secondary Offices Medium	£64.68	£12.94	£77.62
	Low: Secondary Offices Lower	£35.36	£7.07	£42.43
Z2	High: Secondary Offices Higher	£35.13	£7.03	£42.16
	Medium: Secondary Offices Lower	£14.97	£2.99	£17.96
	Low: Secondary Industrial	£7.86	£1.57	£9.43
Z3	High: Secondary Offices Higher	£14.25	£2.85	£17.11
	Medium: Secondary Offices/Industrial	£11.98	£2.40	£14.38
	Low: Secondary Industrial	£7.22	£1.44	£8.66

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 4 and Appendices 3 to 8. We have modelled:

- eight residential development typologies with onsite affordable housing;
- eight mixed-use development typologies,
- ten area specific mixed-use development typologies;
- seven area specific commercial development typologies; and
- a student accommodation development typology.

5.2 The typologies reflect the different densities and types of development that have and are likely to come forward in Southwark over the life of the Southwark Plan 2022.

5.3 The typologies are tested separately allowing for Southwark's planning obligation requirements to be applied cumulatively to test the incremental burden on development.

Residential

5.4 For the eight residential schemes we have tested the following scenarios:

- 0% affordable housing to 50% affordable housing (71% social rent, 29% shared ownership) onsite affordable housing; and
- 35% affordable housing provided as a payment in lieu.

Mixed-use

5.5 For the eight mixed-use development typologies and we have tested:

- 0% affordable housing to 50% affordable housing (71% social rent, 29% shared ownership) onsite affordable housing; and
- 10% affordable workspace onsite at a 25% discount to market rents for 30 years.

5.6 For the ten area specific mixed-use development typologies and we have tested:

- 0% affordable housing - 50% affordable housing (71% social rent, 29% shared ownership) onsite affordable housing, except in the Aylesbury area, where we have tested the alternative tenure mix of 75% social rent, 30% shared ownership units; and
- 10% onsite affordable workspace at a 25% discount to market rents for 30 years.

Commercial

5.7 For the eight commercial typologies and seven area specific commercial development typologies we have included an allowance of 10% onsite affordable workspace at a 25% discount to market rents for 30 years.

Student accommodation

5.8 For the area specific student accommodation development typology, we have tested the following scenarios in this assessment:

- **Direct let** student scheme with 35% conventional affordable housing (71% social rent, 29% shared ownership) onsite as well as between 0% and 35% affordable student accommodation at London Plan specified rental levels; and
- **Nomination** student scheme with between 0% and 35% affordable student accommodation at London Plan specified rental levels.

5.9 Each page of the results show the residual land value ('RLV') (shown in the grey boxes at the top of the page) generated by the particular scheme/typology being tested (based on the particular combination of affordable housing percentage (shown down the left hand column of the results), tenure of AH, private residential sales values tested (identified in the boxes at the top of the results sheets)) and compares these RLVs to each of the nine benchmark land values, (shown in the yellow boxes on the right hand side of the page). The comparison of the RLVs against a particular benchmark are shown in a series of results grids below the RLVs and the specific benchmark they are being measured against.

- Green shading in the results grids indicates that scheme is viable (where the residual land value is higher than the benchmark land value); and
- Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).

5.10 The testing identifies the cumulative impact of the Council's policy, CIL and planning obligation requirements. The first set of results indicate the residual values of schemes with no policy requirements i.e. just base build costs with no Section 106 or CIL contributions, sustainability and accessibility requirements etc. These policy requirements are added incrementally as shown in Table 5.10.1.

Table 5.10.1 Table of cumulative impact of costs tested

Base Build Costs	+ Access M4(2) & Access M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space & open space	+ Sustainable Transport & Highways	+ Archaeology	+ Jobs & training specialist advice	+ Administration & Monitoring
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5.11 An example of the layout and costs used to present the appraisal outputs in this study is provided overleaf in Figure 5.12.1. The underlying assumptions on CIL Zone and value and for each set of results are stated at the top of each page in the appendices.

5.12 The example shown overleaf in Figure 5.12.1 is of residential development typology T8 (650 Flats) in CIL Zone 2 at high residential values. 0% to 50% Affordable housing is tested. The appraisal results demonstrate that when measured against benchmark land value 1 the scheme is unviable, however this is due to market conditions rather than the Council's policies and would likely remain in its existing use. When measured against benchmark land value 2 the scheme could currently viably absorb the policy requirements for Access M4(2) & Access M4(2), Biodiversity, CIL and planning obligation contributions as required by the Draft S106 and CIL SPD including carbon offsetting, Jobs and training, amenity, play and open space, sustainable transport and highways, archaeology, jobs & training specialist advice and administration and monitoring costs alongside affordable housing of between 25% and 30% affordable housing. When measured against benchmark land value 3 the scheme can deliver all of the previous policy and planning obligations alongside affordable housing of between 45% and 50% affordable housing.

6 Assessment of appraisal results

- 6.1 This section sets out a summary of the results of our appraisals with the residual land values calculated for scenarios. This section should be read in conjunction with the full results attached at appendices 3 and 4 (residential appraisal results), Appendix 5 (mixed-use appraisal results), Appendix 6 (area specific mixed-use appraisal results), Appendix 7 (area specific commercial appraisal results), Appendix 8 (student accommodation appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. These RLVs are then compared to appropriate benchmark land values.
- 6.2 We have tested the impact of the new and revised S106 financial obligations outlined in the Draft S106 & CIL SPD to assist the Council in its decision making on potential options. All the appraisals include Mayoral CIL and Southwark's CIL rates, indexed to 2024 levels. There are other policies in the London Plan and the Council's adopted Southwark Plan 2022 that are embedded in base development costs.
- 6.3 Development value is finite and particularly in densely developed areas is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 6.4 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements* and schemes that are viable *prior to the imposition of policy requirements*. If a scheme is unviable before policy requirements, it is unlikely to come forward and policy requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

Residential developments

- 6.5 As noted in Section 5.2, we have tested 0% to 50% affordable housing and allowing for a base tenure split of 71% social rent and 29% intermediate tenures. The full results, showing the residual land values for each scheme compared to each site's existing use value, are attached as Appendix 2.
- 6.6 Not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as Southwark where virtually all schemes will involve a degree of recycling of existing buildings (either through demolition or refurbishment and conversion). The appraisals demonstrate the degree to which varying the affordable housing policy would improve viability.
- 6.7 We set out below the results for typologies 3 (65 homes), 6 (300 homes) and 8 (650 homes) in tables 6.7.1 and 6.7.2 respectively, to assist with demonstrating the findings of this study.

Table 6.7.1: Appraisal outputs showing viability of development Typology 3 (65 units) with onsite affordable housing

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
71% SR : 29% LBS SO	0%	-£27,663,335	-£30,842,800	-£31,064,321	-£31,064,321	-£31,608,478	-£31,763,858	-£31,771,232	-£31,774,401	-£31,802,428
71% SR : 29% LBS SO	5%	-£30,638,003	-£33,769,903	-£33,991,424	-£33,991,424	-£34,535,580	-£34,690,960	-£34,698,334	-£34,701,503	-£34,729,531
71% SR : 29% LBS SO	10%	-£33,612,671	-£36,697,006	-£36,918,526	-£36,918,526	-£37,462,683	-£37,618,063	-£37,625,438	-£37,628,606	-£37,656,634
71% SR : 29% LBS SO	15%	-£36,587,339	-£39,624,108	-£39,845,629	-£39,845,629	-£40,389,785	-£40,545,166	-£40,552,540	-£40,555,708	-£40,583,736
71% SR : 29% LBS SO	20%	-£39,562,007	-£42,551,211	-£42,772,731	-£42,772,731	-£43,316,888	-£43,472,269	-£43,479,643	-£43,482,811	-£43,510,839
71% SR : 29% LBS SO	25%	-£42,536,675	-£45,478,313	-£45,699,834	-£45,699,834	-£46,243,990	-£46,399,372	-£46,406,746	-£46,409,913	-£46,437,941
71% SR : 29% LBS SO	30%	-£45,511,343	-£48,405,417	-£48,626,937	-£48,626,937	-£49,171,094	-£49,326,474	-£49,333,848	-£49,337,017	-£49,365,044
71% SR : 29% LBS SO	35%	-£48,486,012	-£51,332,519	-£51,554,040	-£51,554,040	-£52,098,197	-£52,253,577	-£52,260,951	-£52,264,120	-£52,292,148
71% SR : 29% LBS SO	40%	-£51,460,680	-£54,259,622	-£54,481,143	-£54,481,143	-£55,025,299	-£55,180,679	-£55,188,053	-£55,191,222	-£55,219,250
71% SR : 29% LBS SO	45%	-£54,435,348	-£57,186,725	-£57,408,245	-£57,408,245	-£57,952,402	-£58,107,783	-£58,115,157	-£58,118,325	-£58,146,353
71% SR : 29% LBS SO	50%	-£57,410,016	-£60,118,340	-£60,343,241	-£60,343,241	-£60,895,701	-£61,053,452	-£61,060,939	-£61,064,155	-£61,092,611

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
71% SR : 29% LBS SO	0%	-£2,840,833	-£6,020,298	-£6,241,819	-£6,241,819	-£6,785,976	-£6,941,356	-£6,948,730	-£6,951,899	-£6,979,926
71% SR : 29% LBS SO	5%	-£5,815,501	-£8,947,401	-£9,168,922	-£9,168,922	-£9,713,078	-£9,868,458	-£9,875,832	-£9,879,001	-£9,907,029
71% SR : 29% LBS SO	10%	-£8,790,169	-£11,874,504	-£12,096,024	-£12,096,024	-£12,640,181	-£12,795,561	-£12,802,935	-£12,806,104	-£12,834,132
71% SR : 29% LBS SO	15%	-£11,764,837	-£14,801,606	-£15,023,127	-£15,023,127	-£15,567,283	-£15,722,664	-£15,730,038	-£15,733,206	-£15,761,234
71% SR : 29% LBS SO	20%	-£14,739,505	-£17,728,709	-£17,950,229	-£17,950,229	-£18,494,386	-£18,649,767	-£18,657,141	-£18,660,309	-£18,688,337
71% SR : 29% LBS SO	25%	-£17,714,173	-£20,655,811	-£20,877,332	-£20,877,332	-£21,421,488	-£21,576,870	-£21,584,244	-£21,587,411	-£21,615,439
71% SR : 29% LBS SO	30%	-£20,688,841	-£23,582,915	-£23,804,435	-£23,804,435	-£24,348,592	-£24,503,972	-£24,511,346	-£24,514,515	-£24,542,542
71% SR : 29% LBS SO	35%	-£23,663,510	-£26,510,017	-£26,731,538	-£26,731,538	-£27,275,695	-£27,431,075	-£27,438,449	-£27,441,618	-£27,469,645
71% SR : 29% LBS SO	40%	-£26,638,178	-£29,437,120	-£29,658,641	-£29,658,641	-£30,202,797	-£30,358,177	-£30,365,551	-£30,368,720	-£30,396,748
71% SR : 29% LBS SO	45%	-£29,612,846	-£32,364,223	-£32,585,743	-£32,585,743	-£33,129,900	-£33,285,281	-£33,292,655	-£33,295,823	-£33,323,851
71% SR : 29% LBS SO	50%	-£32,587,514	-£35,295,838	-£35,520,739	-£35,520,739	-£36,073,199	-£36,230,950	-£36,238,437	-£36,241,653	-£36,270,109

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
71% SR : 29% LBS SO	0%	£20,384,391	£17,204,926	£16,983,405	£16,983,405	£16,439,248	£16,283,867	£16,276,493	£16,273,325	£16,245,297
71% SR : 29% LBS SO	5%	£17,409,723	£14,277,823	£14,056,302	£14,056,302	£13,512,146	£13,356,765	£13,349,391	£13,346,223	£13,318,195
71% SR : 29% LBS SO	10%	£14,435,055	£11,350,720	£11,129,199	£11,129,199	£10,585,042	£10,429,662	£10,422,288	£10,419,120	£10,391,092
71% SR : 29% LBS SO	15%	£11,460,387	£8,423,617	£8,202,096	£8,202,096	£7,657,940	£7,502,560	£7,495,186	£7,492,017	£7,463,990
71% SR : 29% LBS SO	20%	£8,485,719	£5,496,514	£5,274,994	£5,274,994	£4,730,837	£4,575,457	£4,568,083	£4,564,914	£4,536,886
71% SR : 29% LBS SO	25%	£5,511,051	£2,569,412	£2,347,891	£2,347,891	£1,803,735	£1,648,354	£1,640,979	£1,637,812	£1,609,784
71% SR : 29% LBS SO	30%	£2,536,383	-£357,691	-£579,211	-£579,211	-£1,123,368	-£1,278,749	-£1,286,123	-£1,289,291	-£1,317,319
71% SR : 29% LBS SO	35%	-£438,286	-£3,284,793	-£3,506,314	-£3,506,314	-£4,050,471	-£4,205,852	-£4,213,226	-£4,216,394	-£4,244,422
71% SR : 29% LBS SO	40%	-£3,412,954	-£6,211,896	-£6,433,418	-£6,433,418	-£6,977,574	-£7,132,954	-£7,140,328	-£7,143,496	-£7,171,524
71% SR : 29% LBS SO	45%	-£6,387,622	-£9,139,000	-£9,360,520	-£9,360,520	-£9,904,677	-£10,060,057	-£10,067,431	-£10,070,600	-£10,098,627
71% SR : 29% LBS SO	50%	-£9,362,290	-£12,070,615	-£12,295,516	-£12,295,516	-£12,847,975	-£13,005,727	-£13,013,213	-£13,016,430	-£13,044,885

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£38,786,439	-£41,788,044	-£42,009,565	-£42,009,565	-£42,553,722	-£42,709,103	-£42,716,477	-£42,719,645	-£42,747,673
71% SR : 29% LBS SO	5%	-£41,209,403	-£44,172,265	-£44,393,786	-£44,393,786	-£44,937,943	-£45,093,323	-£45,100,697	-£45,103,866	-£45,131,894
71% SR : 29% LBS SO	10%	-£43,632,367	-£46,556,485	-£46,778,007	-£46,778,007	-£47,322,163	-£47,477,544	-£47,484,918	-£47,488,086	-£47,516,114
71% SR : 29% LBS SO	15%	-£46,055,331	-£48,940,706	-£49,162,227	-£49,162,227	-£49,706,383	-£49,861,765	-£49,869,139	-£49,872,307	-£49,900,335
71% SR : 29% LBS SO	20%	-£48,478,295	-£51,324,927	-£51,546,448	-£51,546,448	-£52,090,604	-£52,245,985	-£52,253,359	-£52,256,527	-£52,284,556
71% SR : 29% LBS SO	25%	-£50,901,260	-£53,709,147	-£53,930,668	-£53,930,668	-£54,474,824	-£54,630,206	-£54,637,580	-£54,640,747	-£54,668,776
71% SR : 29% LBS SO	30%	-£53,324,224	-£56,093,368	-£56,314,889	-£56,314,889	-£56,859,045	-£57,014,426	-£57,021,801	-£57,024,968	-£57,052,997
71% SR : 29% LBS SO	35%	-£55,747,188	-£58,477,661	-£58,702,562	-£58,702,562	-£59,255,022	-£59,410,403	-£59,417,777	-£59,420,944	-£59,448,973
71% SR : 29% LBS SO	40%	-£58,170,152	-£60,877,228	-£61,102,128	-£61,102,128	-£61,654,588	-£61,810,969	-£61,818,343	-£61,821,510	-£61,849,539
71% SR : 29% LBS SO	45%	-£60,593,116	-£63,276,795	-£63,501,696	-£63,501,696	-£64,054,154	-£64,210,535	-£64,217,909	-£64,221,076	-£64,249,105
71% SR : 29% LBS SO	50%	-£63,025,637	-£65,676,361	-£65,901,262	-£65,901,262	-£66,453,721	-£66,610,102	-£66,617,476	-£66,620,643	-£66,648,672

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£13,963,937	-£16,965,542	-£17,187,063	-£17,187,063	-£17,731,220	-£17,886,601	-£17,893,975	-£17,897,143	-£17,925,171
71% SR : 29% LBS SO	5%	-£16,386,901	-£19,349,763	-£19,571,284	-£19,571,284	-£20,115,441	-£20,270,821	-£20,278,195	-£20,281,364	-£20,309,392
71% SR : 29% LBS SO	10%	-£18,809,865	-£21,733,983	-£21,955,504	-£21,955,504	-£22,499,660	-£22,655,042	-£22,662,416	-£22,665,584	-£22,693,612
71% SR : 29% LBS SO	15%	-£21,232,829	-£24,118,204	-£24,339,725	-£24,339,725	-£24,883,881	-£25,039,263	-£25,046,637	-£25,049,805	-£25,077,833
71% SR : 29% LBS SO	20%	-£23,655,793	-£26,502,425	-£26,723,946	-£26,723,946	-£27,268,102	-£27,423,483	-£27,430,857	-£27,434,025	-£27,462,053
71% SR : 29% LBS SO	25%	-£26,078,758	-£28,886,645	-£29,108,166	-£29,108,166	-£29,652,322	-£29,807,704	-£29,815,078	-£29,818,245	-£29,846,274
71% SR : 29% LBS SO	30%	-£28,501,722	-£31,270,866	-£31,492,387	-£31,492,387	-£32,036,543	-£32,191,924	-£32,199,299	-£32,202,466	-£32,230,495
71% SR : 29% LBS SO	35%	-£30,924,686	-£33,655,159	-£33,880,060	-£33,880,060	-£34,432,520	-£34,590,271	-£34,597,645	-£34,600,812	-£34,628,841
71% SR : 29% LBS SO	40%	-£33,347,650	-£36,054,726	-£36,279,626	-£36,279,626	-£36,832,086	-£36,989,837	-£36,997,211	-£37,000,378	-£37,028,407
71% SR : 29% LBS SO	45%	-£35,770,614	-£38,454,293	-£38,679,194	-£38,679,194	-£39,231,652	-£39,389,403	-£39,396,777	-£39,400,944	-£39,428,973
71% SR : 29% LBS SO	50%	-£38,203,135	-£40,853,859	-£41,078,760	-£41,078,760	-£41,631,219	-£41,788,971	-£41,796,345	-£41,799,512	-£41,827,541

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£9,261,286	£6,259,681	£6,038,160	£6,038,160	£5,494,003	£5,338,623	£5,331,249	£5,328,080	£5,300,052
71% SR : 29% LBS SO	5%	£6,838,322	£3,875,461	£3,653,940	£3,653,940	£3,109,783	£2,954,402	£2,947,028	£2,943,860	£2,915,832
71% SR : 29% LBS SO	10%	£4,415,358	£1,491,240	£1,269,719	£1,269,719	£725,563	£570,181	£562,807	£559,639	£531,611
71% SR : 29% LBS SO	15%	£1,992,394	-£892,981	-£1,114,502	-£1,114,502	-£1,658,658	-£1,814,039	-£1,821,413	-£1,824,582	-£1,852,609
71% SR : 29% LBS SO	20%	-£430,570	-£3,277,201	-£3,498,722	-£3,498,722	-£4,042,878	-£4,198,260	-£4,205,634	-£4,208,801	-£4,236,830
71% SR : 29% LBS SO	25%	-£2,853,535	-£5,661,422	-£5,882,943	-£5,882,943	-£6,427,099	-£6,582,480	-£6,589,855	-£6,593,022	-£6,621,051
71% SR : 29% LBS SO	30%	-£5,276,499	-£8,045,643	-£8,267,164	-£8,267,164	-£8,811,320	-£8,966,701	-£8,974,075	-£8,977,243	-£9,005,271
71% SR : 29% LBS SO	35%	-£7,699,463	-£10,429,936	-£10,654,837	-£10,654,837	-£11,207,296	-£11,365,048	-£11,372,534	-£11,375,701	-£11,403,730
71% SR : 29% LBS SO	40%	-£10,122,427	-£12,829,502	-£13,054,403	-£13,054,403	-£13,606,863	-£13,764,614	-£13,772,101	-£13,775,268	-£13,803,297
71% SR : 29% LBS SO	45%	-£12,545,391	-£15,229,069	-£15,453,970	-£15,453,970	-£16,006,429	-£16,164,181	-£16,171,667	-£16,174,834	-£16,202,863
71% SR : 29% LBS SO	50%	-£14,977,912	-£17,628,636	-£17,853,536	-£17,853,536	-£18,405,996	-£18,563,747	-£18,571,234	-£18,574,401	-£18,602,430

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£52,690,319	-£55,469,600	-£55,691,121	-£55,691,121	-£56,241,834	-£56,399,585	-£56,407,072	-£56,410,288	-£56,438,744
71% SR : 29% LBS SO	5%	-£54,429,532	-£57,186,292	-£57,411,193	-£57,411,193	-£57,963,653	-£58,121,404	-£58,128,891	-£58,132,107	-£58,160,563
71% SR : 29% LBS SO	10%	-£56,168,745	-£58,908,112	-£59,133,012	-£59,133,012	-£59,685,472	-£59,843,223	-£59,850,710	-£59,853,926	-£59,882,382
71% SR : 29% LBS SO	15%	-£57,907,956	-£60,629,931	-£60,854,831	-£60,854,831	-£61,407,290	-£61,565,041	-£61,572,528	-£61,575,746	-£61,604,200
71% SR : 29% LBS SO	20%	-£59,647,169	-£62,351,749	-£62,576,650	-£62,576,650	-£63,129,109	-£63,286,861	-£63,294,348	-£63,297,564	-£63,326,019
71% SR : 29% LBS SO	25%	-£61,396,800	-£64,073,568	-£64,298,469	-£64,298,469	-£64,850,929	-£65,008,680	-£65,016,167	-£65,019,383	-£65,047,839
71% SR : 29% LBS SO	30%	-£63,146,598	-£65,795,388	-£66,020,288	-£66,020,288	-£66,572,747	-£66,730,499	-£66,737,985	-£66,741,202	-£66,769,658
71% SR : 29% LBS SO	35%	-£64,896,396	-£67,517,206	-£67,742,106	-£67,742,106	-£68,294,566	-£68,452,317	-£68,459,804	-£68,463,020	-£68,491,476
71% SR : 29% LBS SO	40%	-£66,646,195	-£69,239,025	-£69,463,926	-£69,463,926	-£70,019,388	-£70,179,546	-£70,187,147	-£70,190,413	-£70,219,303
71% SR : 29% LBS SO	45%	-£68,395,993	-£70,969,917	-£71,198,248	-£71,198,248	-£71,759,137	-£71,919,296	-£71,926,897	-£71,930,163	-£71,959,052
71% SR : 29% LBS SO	50%	-£70,145,792	-£72,709,666	-£72,937,999	-£72,937,999	-£73,498,888	-£73,659,046	-£73,666,647	-£73,669,913	-£73,698,802

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£27,867,817	-£30,647,098	-£30,868,619	-£30,868,619	-£31,419,332	-£31,577,083	-£31,584,570	-£31,587,786	-£31,616,242
71% SR : 29% LBS SO	5%	-£29,607,030	-£32,363,790	-£32,588,691	-£32,588,691	-£33,141,151	-£33,298,902	-£33,306,389	-£33,309,605	-£33,338,061
71% SR : 29% LBS SO	10%	-£31,346,243	-£34,085,610	-£34,310,510	-£34,310,510	-£34,862,970	-£35,020,721	-£35,028,208	-£35,031,424	-£35,059,880
71% SR : 29% LBS SO	15%	-£33,085,454	-£35,807,429	-£36,032,329	-£36,032,329	-£36,584,788	-£36,742,539	-£36,750,026	-£36,753,244	-£36,781,698
71% SR : 29% LBS SO	20%	-£34,824,667	-£37,529,247	-£37,754,148	-£37,754,148	-£38,306,607	-£38,464,359	-£38,471,845	-£38,475,062	-£38,503,517
71% SR : 29% LBS SO	25%	-£36,574,298	-£39,251,066	-£39,475,967	-£39,475,967	-£40,028,427	-£40,186,178	-£40,193,665	-£40,196,881	-£40,225,337
71% SR : 29% LBS SO	30%	-£38,324,096	-£40,972,885	-£41,197,786	-£41,197,786	-£41,750,245	-£41,907,997	-£41,915,483	-£41,918,700	-£41,947,156
71% SR : 29% LBS SO	35%	-£40,073,894	-£42,694,704	-£42,919,604	-£42,919,604	-£43,472,064	-£43,629,815	-£43,637,302	-£43,640,518	-£43,668,974
71% SR : 29% LBS SO	40%	-£41,823,693	-£44,416,523	-£44,641,424	-£44,641,424	-£45,196,886	-£45,354,044	-£45,361,531	-£45,364,747	-£45,393,203
71% SR : 29% LBS SO	45%	-£43,573,491	-£46,147,415	-£46,375,746	-£46,375,746	-£46,936,635	-£47,096,794	-£47,104,281	-£47,107,497	-£47,135,953
71% SR : 29% LBS SO	50%	-£45,323,290	-£47,887,164	-£48,115,497	-£48,115,497	-£48,676,386	-£48,836,544	-£48,844,031	-£48,847,247	-£48,875,703

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£4,642,594	-£7,421,874	-£7,643,395	-£7,643,395	-£8,194,108	-£8,351,859	-£8,359,346	-£8,362,563	-£8,391,018
71% SR : 29% LBS SO	5%	-£6,381,807	-£9,138,567	-£9,363,468	-£9,363,468	-£9,915,927	-£10,073,679	-£10,081,165	-£10,084,382	-£10,112,837
71% SR : 29% LBS SO	10%	-£8,121,019	-£10,860,386	-£11,085,287	-£11,085,287	-£11,637,747	-£11,795,498	-£11,802,985	-£11,806,201	-£11,834,657
71% SR : 29% LBS SO	15%	-£9,860,231	-£12,582,205	-£12,807,105	-£12,807,105	-£13,359,565	-£13,517,316	-£13,524,803	-£13,528,020	-£13,556,475
71% SR : 29% LBS SO	20%	-£11,599,444	-£14,304,024	-£14,528,924	-£14,528,924	-£15,081,384	-£15,239,135	-£15,246,622	-£15,249,838	-£15,278,294
71% SR : 29% LBS SO	25%	-£13,349,074	-£16,025,843	-£16,250,744	-£16,250,744	-£16,803,203	-£16,960,954	-£16,968,441	-£16,971,657	-£17,000,113
71% SR : 29% LBS SO	30%	-£15,098,872	-£17,747,662	-£17,972,563	-£17,972,563	-£18,525,021	-£18,682,772	-£18,690,259	-£18,693,475	-£18,721,932
71% SR : 29% LBS SO	35%	-£16,848,671	-£19,469,480	-£19,694,381	-£19,694,381	-£20,246,841	-£20,404,592	-£20,412,079	-£20,415,295	-£20,443,751
71% SR : 29% LBS SO	40%	-£18,598,470	-£21,191,300	-£21,416,200	-£21,416,200	-£21,971,663	-£22,129,414	-£22,136,901	-£22,140,117	-£22,168,573
71% SR : 29% LBS SO	45%	-£20,348,268	-£22,922,119	-£23,147,020	-£23,147,020	-£23,711,412	-£23,869,163	-£23,876,650	-£23,879,866	-£23,908,322
71% SR : 29% LBS SO	50%	-£22,098,066	-£24,661,940	-£24,890,273	-£24,890,273	-£25,451,162	-£25,609,013	-£25,616,500	-£25,619,716	-£25,648,172

CIL Zone 2 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£10,721,407	-£12,466,951	-£12,691,852	-£12,691,852	-£13,244,312	-£13,402,063	-£13,409,550	-£13,412,766	-£13,441,222
71% SR : 29% LBS SO	5%	-£12,166,026	-£13,888,472	-£14,113,372	-£14,113,372	-£14,665,832	-£14,823,583	-£14,831,070	-£14,834,286	-£14,862,742
71% SR : 29% LBS SO	10%	-£13,610,646	-£15,309,992	-£15,534,893	-£15,534,893	-£16,087,352	-£16,245,103	-£16,252,590	-£16,255,807	-£16,284,262
71% SR : 29% LBS SO	15%	-£15,055,266	-£16,731,512	-£16,956,413	-£16,956,413	-£17,508,872	-£17,666,624	-£17,674,111	-£17,677,327	-£17,705,782
71% SR : 29% LBS SO	20%	-£16,499,886	-£18,153,032	-£18,377,933	-£18,377,933	-£18,930,393	-£19,088,144	-£19,095,631	-£19,098,847	-£19,127,303
71% SR : 29% LBS SO	25%	-£17,944,505	-£19,574,553	-£19,799,453	-£19,799,453	-£20,351,913	-£20,509,664	-£20,517,151	-£20,520,367	-£20,548,823
71% SR : 29% LBS SO	30%	-£19,389,126	-£20,996,073	-£21,220,974	-£21,220,974	-£21,775,392	-£21,935,550	-£21,943,151	-£21,946,416	-£21,975,306
71% SR : 29% LBS SO	35%	-£20,833,745	-£22,422,304	-£22,650,636	-£22,650,636	-£23,211,525	-£23,371,683	-£23,379,284	-£23,382,550	-£23,411,439
71% SR : 29% LBS SO	40%	-£22,278,365	-£23,858,437	-£24,086,769	-£24,086,769	-£24,647,658	-£24,807,817	-£24,815,418	-£24,818,683	-£24,847,573
71% SR : 29% LBS SO	45%	-£23,734,648	-£25,294,571	-£25,522,903	-£25,522,903	-£26,083,792	-£26,243,950	-£26,251,551	-£26,254,817	-£26,283,707
71% SR : 29% LBS SO	50%	-£25,194,119	-£26,730,704	-£26,959,037	-£26,959,037	-£27,519,926	-£27,681,725	-£27,689,442	-£27,692,757	-£27,722,088

CIL Zone 2 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£5,247,419	£3,501,875	£3,276,974	£3,276,974	£2,724,514	£2,566,763	£2,559,276	£2,556,060	£2,527,604
71% SR : 29% LBS SO	5%	£3,802,800	£2,080,355	£1,855,454	£1,855,454	£1,302,994	£1,145,243	£1,137,756	£1,134,540	£1,106,084
71% SR : 29% LBS SO	10%	£2,358,180	£658,834	£433,934	£433,934	-£118,526	-£276,277	-£283,764	-£286,980	-£315,436
71% SR : 29% LBS SO	15%	£913,560	-£762,686	-£987,587	-£987,587	-£1,540,046	-£1,697,798	-£1,705,284	-£1,708,501	-£1,736,956
71% SR : 29% LBS SO	20%	-£531,060	-£2,184,206	-£2,409,107	-£2,409,107	-£2,961,567	-£3,119,318	-£3,126,805	-£3,130,021	-£3,158,477
71% SR : 29% LBS SO	25%	-£1,975,679	-£3,605,726	-£3,830,627	-£3,830,627	-£4,383,087	-£4,540,838	-£4,548,325	-£4,551,541	-£4,579,997
71% SR : 29% LBS SO	30%	-£3,420,299	-£5,027,247	-£5,252,147	-£5,252,147	-£5,806,566	-£5,966,723	-£5,974,325	-£5,977,590	-£6,006,480
71% SR : 29% LBS SO	35%	-£4,864,919	-£6,453,477	-£6,681,810	-£6,681,810	-£7,242,698	-£7,402,857	-£7,410,458	-£7,413,724	-£7,442,613
71% SR : 29% LBS SO	40%	-£6,309,539	-£7,889,611	-£8,117,943	-£8,117,943	-£8,678,832	-£8,838,991	-£8,846,591	-£8,849,857	-£8,878,747
71% SR : 29% LBS SO	45%	-£7,765,822	-£9,325,745	-£9,554,077	-£9,554,077	-£10,114,966	-£10,275,124	-£10,282,725	-£10,285,991	-£10,314,881
71% SR : 29% LBS SO	50%	-£9,225,293	-£10,761,878	-£10,990,210	-£10,990,210	-£11,551,100	-£11,712,899	-£11,720,615	-£11,723,931	-£11,753,261

CIL Zone 2 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£10,876,177	£9,130,632	£8,905,731	£8,905,731	£8,353,271	£8,195,520	£8,188,033	£8,184,817	£8,156,361
71% SR : 29% LBS SO	5%	£9,431,557	£7,709,112	£7,484,211	£7,484,211	£6,931,751	£6,774,000	£6,766,513	£6,763,297	£6,734,841
71% SR : 29% LBS SO	10%	£7,986,937	£6,287,591	£6,062,691	£6,062,691	£5,510,231	£5,352,480	£5,344,993	£5,341,777	£5,313,321
71% SR : 29% LBS SO	15%	£6,542,318	£4,866,071	£4,641,170	£4,641,170	£4,088,711	£3,930,960	£3,923,473	£3,920,256	£3,891,801
71% SR : 29% LBS SO	20%	£5,097,697	£3,444,551	£3,219,650	£3,219,650	£2,667,191	£2,509,439	£2,501,953	£2,498,736	£2,470,281
71% SR : 29% LBS SO	25%	£3,653,078	£2,023,031	£1,798,130	£1,798,130	£1,245,670	£1,087,919	£1,080,432	£1,077,216	£1,048,760
71% SR : 29% LBS SO	30%	£2,208,458	£601,510	£376,610	£376,610	-£177,808	-£337,966	-£345,568	-£348,833	-£377,723
71% SR : 29% LBS SO	35%	£763,838	-£824,720	-£1,053,053	-£1,053,053	-£1,613,941	-£1,774,100	-£1,781,700	-£1,784,966	-£1,813,856
71% SR : 29% LBS SO	40%	-£680,782	-£2,260,854	-£2,489,186	-£2,489,186	-£3,050,075	-£3,210,234	-£3,217,834	-£3,221,100	-£3,249,990
71% SR : 29% LBS SO	45%	-£2,137,065	-£3,696,988	-£3,925,320	-£3,925,320	-£4,486,209	-£4,646,367	-£4,653,968	-£4,657,234	-£4,686,123
71% SR : 29% LBS SO	50%	-£3,596,536	-£5,133,121	-£5,361,453	-£5,361,453	-£5,922,343	-£6,084,142	-£6,091,858	-£6,095,174	-£6,124,504

CIL Zone 2 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£18,425,676	-£20,048,029	-£20,272,930	-£20,272,930	-£20,825,390	-£20,984,805	-£20,992,406	-£20,995,671	-£21,024,561
71% SR : 29% LBS SO	5%	-£19,510,258	-£21,115,268	-£21,341,761	-£21,341,761	-£21,902,650	-£22,062,808	-£22,070,409	-£22,073,675	-£22,102,565
71% SR : 29% LBS SO	10%	-£20,594,839	-£22,191,432	-£22,419,764	-£22,419,764	-£22,980,653	-£23,140,812	-£23,148,412	-£23,151,678	-£23,180,568
71% SR : 29% LBS SO	15%	-£21,679,421	-£23,269,435	-£23,497,768	-£23,497,768	-£24,058,657	-£24,218,815	-£24,226,416	-£24,229,681	-£24,258,571
71% SR : 29% LBS SO	20%	-£22,772,125	-£24,347,439	-£24,575,771	-£24,575,771	-£25,136,660	-£25,296,819	-£25,304,419	-£25,307,685	-£25,336,575
71% SR : 29% LBS SO	25%	-£23,867,646	-£25,425,442	-£25,653,775	-£25,653,775	-£26,214,663	-£26,374,822	-£26,382,422	-£26,385,688	-£26,414,578
71% SR : 29% LBS SO	30%	-£24,963,166	-£26,503,445	-£26,731,777	-£26,731,777	-£27,292,667	-£27,452,825	-£27,460,426	-£27,463,692	-£27,492,987
71% SR : 29% LBS SO	35%	-£26,058,688	-£27,582,510	-£27,814,327	-£27,814,327	-£28,392,320	-£28,552,478	-£28,560,079	-£28,563,345	-£28,592,640
71% SR : 29% LBS SO	40%	-£27,154,209	-£28,689,271	-£28,924,623	-£28,924,623	-£29,502,759	-£29,662,917	-£29,670,518	-£29,673,784	-£29,703,079
71% SR : 29% LBS SO	45%	-£28,266,293	-£29,799,709	-£30,035,063	-£30,035,063	-£30,613,199	-£30,773,357	-£30,781,015	-£30,784,281	-£30,813,576
71% SR : 29% LBS SO	50%	-£29,394,777	-£30,910,149	-£31,145,503	-£31,145,503	-£31,723,639	-£31,883,797	-£31,891,398	-£31,894,664	-£31,923,959

CIL Zone 2 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£2,456,850	-£4,079,203	-£4,304,104	-£4,304,104	-£4,856,563	-£5,015,979	-£5,023,579	-£5,026,845	-£5,055,735
71% SR : 29% LBS SO	0%	-£3,541,432	-£5,146,442	-£5,372,935	-£5,372,935	-£5,933,824	-£6,093,982	-£6,101,583	-£6,104,849	-£6,133,739
71% SR : 29% LBS SO	0%	-£4,626,013	-£6,222,606	-£6,450,938	-£6,450,938	-£7,011,827	-£7,171,986	-£7,179,586	-£7,182,852	-£7,211,742
71% SR : 29% LBS SO	0%	-£5,710,595	-£7,300,609	-£7,528,942	-£7,528,942	-£8,089,831	-£8,249,989	-£8,257,590	-£8,260,855	-£8,289,745
71% SR : 29% LBS SO	0%	-£6,803,299	-£8,378,613	-£8,606,945	-£8,606,945	-£9,167,834	-£9,327,993	-£9,335,593	-£9,338,859	-£9,367,748
71% SR : 29% LBS SO	0%	-£7,898,820	-£9,456,616	-£9,684,948	-£9,684,948	-£10,245,837	-£10,405,996	-£10,413,596	-£10,416,862	-£10,445,751
71% SR : 29% LBS SO	0%	-£8,994,340	-£10,534,619	-£10,762,951	-£10,762,951	-£11,323,841	-£11,483,999	-£11,491,600	-£11,494,866	-£11,523,755
71% SR : 29% LBS SO	0%	-£10,089,862	-£11,613,684	-£11,845,500	-£11,845,500	-£12,423,494	-£12,583,652	-£12,591,253	-£12,594,519	-£12,623,408
71% SR : 29% LBS SO	0%	-£11,185,382	-£12,720,444	-£12,955,797	-£12,955,797	-£13,533,933	-£13,694,091	-£13,701,692	-£13,704,958	-£13,733,847
71% SR : 29% LBS SO	0%	-£12,297,467	-£13,830,883	-£14,066,237	-£14,066,237	-£14,644,373	-£14,804,531	-£14,812,132	-£14,815,398	-£14,844,287
71% SR : 29% LBS SO	0%	-£13,425,951	-£14,941,323	-£15,176,677	-£15,176,677	-£15,754,813	-£15,914,971	-£15,922,572	-£15,925,838	-£15,954,727

CIL Zone 2 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£3,171,907	£1,549,554	£1,324,653	£1,324,653	£772,194	£612,778	£605,178	£601,912	£573,022
71% SR : 29% LBS SO	5%	£2,087,325	£482,315	£255,822	£255,822	-£305,067	-£465,225	-£472,826	-£476,092	-£504,982
71% SR : 29% LBS SO	10%	£1,002,744	-£593,849	-£822,181	-£822,181	-£1,383,070	-£1,543,229	-£1,550,829	-£1,554,095	-£1,582,985
71% SR : 29% LBS SO	15%	-£81,837	-£1,671,852	-£1,900,185	-£1,900,185	-£2,461,074	-£2,621,232	-£2,628,833	-£2,632,098	-£2,660,987
71% SR : 29% LBS SO	20%	-£1,174,542	-£2,749,856	-£2,978,187	-£2,978,187	-£3,539,077	-£3,699,235	-£3,706,836	-£3,710,102	-£3,738,991
71% SR : 29% LBS SO	25%	-£2,270,063	-£3,827,859	-£4,056,191	-£4,056,191	-£4,617,080	-£4,777,238	-£4,784,839	-£4,788,105	-£4,816,994
71% SR : 29% LBS SO	30%	-£3,365,583	-£4,905,862	-£5,134,194	-£5,134,194	-£5,695,083	-£5,855,241	-£5,862,843	-£5,866,109	-£5,895,004
71% SR : 29% LBS SO	35%	-£4,461,105	-£5,984,926	-£6,216,743	-£6,216,743	-£6,794,737	-£6,954,895	-£6,962,496	-£6,965,762	-£7,000,798
71% SR : 29% LBS SO	40%	-£5,556,625	-£7,091,687	-£7,327,040	-£7,327,040	-£7,905,176	-£8,070,260	-£8,077,861	-£8,081,127	-£8,110,017
71% SR : 29% LBS SO	45%	-£6,668,710	-£8,202,126	-£8,437,480	-£8,437,480	-£9,015,616	-£9,180,774	-£9,188,375	-£9,191,641	-£9,220,531
71% SR : 29% LBS SO	50%	-£7,797,194	-£9,312,566	-£9,547,920	-£9,547,920	-£10,126,056	-£10,291,214	-£10,298,815	-£10,302,081	-£10,330,971

CIL Zone 2 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£24,347,715	-£24,913,825	-£25,142,157	-£25,142,157	-£25,703,047	-£25,863,204	-£25,870,806	-£25,874,071	-£25,902,961
71% SR : 29% LBS SO	5%	-£24,212,513	-£25,764,794	-£25,993,127	-£25,993,127	-£26,554,016	-£26,714,174	-£26,721,775	-£26,725,040	-£26,753,931
71% SR : 29% LBS SO	10%	-£25,077,310	-£26,615,763	-£26,844,096	-£26,844,096	-£27,405,286	-£27,567,888	-£27,575,604	-£27,578,920	-£27,608,250
71% SR : 29% LBS SO	15%	-£25,942,108	-£27,467,379	-£27,699,196	-£27,699,196	-£28,275,432	-£28,440,515	-£28,448,349	-£28,451,716	-£28,481,494
71% SR : 29% LBS SO	20%	-£26,806,905	-£28,338,473	-£28,573,827	-£28,573,827	-£29,151,962	-£29,317,045	-£29,324,880	-£29,328,246	-£29,358,024
71% SR : 29% LBS SO	25%	-£27,674,364	-£29,215,003	-£29,450,357	-£29,450,357	-£30,028,493	-£30,193,575	-£30,201,411	-£30,204,776	-£30,234,555
71% SR : 29% LBS SO	30%	-£28,562,859	-£30,091,534	-£30,326,887	-£30,326,887	-£30,905,023	-£31,070,107	-£31,077,941	-£31,081,306	-£31,111,085
71% SR : 29% LBS SO	35%	-£29,453,633	-£30,968,064	-£31,203,417	-£31,203,417	-£31,781,553	-£31,946,637	-£31,954,471	-£31,957,836	-£31,987,615
71% SR : 29% LBS SO	40%	-£30,344,407	-£31,844,594	-£32,079,947	-£32,079,947	-£32,658,084	-£32,823,167	-£32,831,001	-£32,834,368	-£32,864,145
71% SR : 29% LBS SO	45%	-£31,235,180	-£32,721,125	-£32,956,477	-£32,956,477	-£33,534,614	-£33,699,697	-£33,707,531	-£33,710,898	-£33,740,675
71% SR : 29% LBS SO	50%	-£32,125,954	-£33,597,655	-£33,833,008	-£33,833,008	-£34,411,144	-£34,576,227	-£34,584,062	-£34,587,428	-£34,617,206

CIL Zone 2 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£7,378,889	-£8,944,998	-£9,173,331	-£9,173,331	-£9,734,220	-£9,894,378	-£9,901,980	-£9,905,245	-£9,934,135
71% SR : 29% LBS SO	0%	-£8,243,687	-£9,795,968	-£10,024,301	-£10,024,301	-£10,585,190	-£10,745,348	-£10,752,949	-£10,756,214	-£10,785,104
71% SR : 29% LBS SO	0%	-£9,108,484	-£10,646,937	-£10,875,270	-£10,875,270	-£11,436,460	-£11,599,061	-£11,606,778	-£11,610,094	-£11,639,424
71% SR : 29% LBS SO	0%	-£9,973,282	-£11,498,553	-£11,730,369	-£11,730,369	-£12,306,606	-£12,471,689	-£12,479,523	-£12,482,890	-£12,512,668
71% SR : 29% LBS SO	0%	-£10,838,079	-£12,369,647	-£12,605,001	-£12,605,001	-£13,183,136	-£13,348,219	-£13,356,054	-£13,359,420	-£13,389,198
71% SR : 29% LBS SO	0%	-£11,705,537	-£13,246,177	-£13,481,531	-£13,481,531	-£14,059,666	-£14,224,749	-£14,232,584	-£14,235,950	-£14,265,729
71% SR : 29% LBS SO	0%	-£12,594,033	-£14,122,708	-£14,358,061	-£14,358,061	-£14,936,196	-£15,101,280	-£15,109,115	-£15,112,480	-£15,142,259
71% SR : 29% LBS SO	0%	-£13,484,807	-£14,999,238	-£15,234,591	-£15,234,591	-£15,812,727	-£15,977,810	-£15,985,645	-£15,989,010	-£16,018,789
71% SR : 29% LBS SO	0%	-£14,375,581	-£15,875,768	-£16,111,121	-£16,111,121	-£16,689,258	-£16,854,341	-£16,862,175	-£16,865,541	-£16,895,319
71% SR : 29% LBS SO	0%	-£15,266,354	-£16,752,298	-£16,987,651	-£16,987,651	-£17,565,788	-£17,730,871	-£17,738,705	-£17,742,072	-£17,771,849
71% SR : 29% LBS SO	0%	-£16,157,128	-£17,628,828	-£17,864,181	-£17,864,181	-£18,442,318	-£18,607,401	-£18,615,236	-£18,618,602	-£18,648,379

CIL Zone 2 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£1,750,132	-£3,316,241	-£3,544,574	-£3,544,574	-£4,105,463	-£4,265,621	-£4,273,222	-£4,276,487	-£4,305,378
71% SR : 29% LBS SO	0%	-£2,614,929	-£4,167,211	-£4,395,543	-£4,395,543	-£4,956,433	-£5,116,590	-£5,124,192	-£5,127,457	-£5,156,347
71% SR : 29% LBS SO	0%	-£3,479,727	-£5,018,180	-£5,246,513	-£5,246,513	-£5,807,702	-£5,970,304	-£5,978,021	-£5,981,337	-£6,010,667
71% SR : 29% LBS SO	0%	-£4,344,525	-£5,869,796	-£6,101,612	-£6,101,612	-£6,677,849	-£6,842,932	-£6,850,766	-£6,854,133	-£6,883,910
71% SR : 29% LBS SO	0%	-£5,209,322	-£6,740,890	-£6,976,244	-£6,976,244	-£7,554,379	-£7,719,462	-£7,727,297	-£7,730,663	-£7,760,441
71% SR : 29% LBS SO	0%	-£6,076,780	-£7,617,420	-£7,852,774	-£7,852,774	-£8,430,909	-£8,595,992	-£8,603,827	-£8,607,193	-£8,636,972
71% SR : 29% LBS SO	0%	-£6,965,276	-£8,493,951	-£8,729,304	-£8,729,304	-£9,307,439	-£9,472,523	-£9,480,357	-£9,483,723	-£9,513,502
71% SR : 29% LBS SO	0%	-£7,856,050	-£9,370,481	-£9,605,834	-£9,605,834	-£10,183,969	-£10,349,053	-£10,356,888	-£10,360,253	-£10,390,032
71% SR : 29% LBS SO	0%	-£8,746,824	-£10,247,011	-£10,482,364	-£10,482,364	-£11,060,501	-£11,225,584	-£11,233,418	-£11,236,784	-£11,266,562
71% SR : 29% LBS SO	0%	-£9,637,597	-£11,123,541	-£11,358,894	-£11,358,894	-£11,937,031	-£12,102,114	-£12,109,948	-£12,113,314	-£12,143,092
71% SR : 29% LBS SO	0%	-£10,528,371	-£12,000,071	-£12,235,424	-£12,235,424	-£12,813,561	-£12,978,644	-£12,986,479	-£12,989,845	-£13,019,622

CIL Zone 3 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£6,105,662	-£7,003,206	-£7,231,537	-£7,231,537	-£7,792,426	-£7,952,585	-£7,960,186	-£7,963,452	-£7,992,341
71% SR : 29% LBS SO	5%	-£7,003,420	-£7,886,609	-£8,114,940	-£8,114,940	-£8,675,830	-£8,835,988	-£8,843,589	-£8,846,855	-£8,875,744
71% SR : 29% LBS SO	10%	-£7,901,179	-£8,770,011	-£8,998,344	-£8,998,344	-£9,559,233	-£9,719,391	-£9,726,992	-£9,730,257	-£9,759,147
71% SR : 29% LBS SO	15%	-£8,798,937	-£9,653,414	-£9,881,747	-£9,881,747	-£10,442,635	-£10,602,794	-£10,610,394	-£10,613,660	-£10,642,550
71% SR : 29% LBS SO	20%	-£9,696,694	-£10,536,817	-£10,765,149	-£10,765,149	-£11,332,927	-£11,498,011	-£11,505,846	-£11,509,211	-£11,538,990
71% SR : 29% LBS SO	25%	-£10,594,453	-£11,429,385	-£11,664,738	-£11,664,738	-£12,242,874	-£12,407,957	-£12,415,791	-£12,419,158	-£12,448,936
71% SR : 29% LBS SO	30%	-£11,503,043	-£12,339,331	-£12,574,684	-£12,574,684	-£13,152,820	-£13,317,903	-£13,325,737	-£13,329,104	-£13,358,881
71% SR : 29% LBS SO	35%	-£12,427,775	-£13,249,276	-£13,484,629	-£13,484,629	-£14,062,766	-£14,227,849	-£14,235,683	-£14,239,050	-£14,268,827
71% SR : 29% LBS SO	40%	-£13,352,507	-£14,159,222	-£14,394,575	-£14,394,575	-£14,972,712	-£15,137,795	-£15,145,629	-£15,148,995	-£15,178,773
71% SR : 29% LBS SO	45%	-£14,277,239	-£15,069,168	-£15,304,521	-£15,304,521	-£15,882,657	-£16,047,740	-£16,055,576	-£16,058,941	-£16,088,719
71% SR : 29% LBS SO	50%	-£15,201,973	-£15,979,114	-£16,214,468	-£16,214,468	-£16,792,603	-£16,957,686	-£16,965,521	-£16,968,887	-£16,998,665

CIL Zone 3 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,306,413	-£5,203,957	-£5,432,289	-£5,432,289	-£5,993,178	-£6,153,337	-£6,160,937	-£6,164,203	-£6,193,093
71% SR : 29% LBS SO	5%	-£5,204,171	-£6,087,360	-£6,315,692	-£6,315,692	-£6,876,581	-£7,036,740	-£7,044,340	-£7,047,606	-£7,076,496
71% SR : 29% LBS SO	10%	-£6,101,930	-£6,970,762	-£7,199,095	-£7,199,095	-£7,759,984	-£7,920,142	-£7,927,743	-£7,931,008	-£7,959,899
71% SR : 29% LBS SO	15%	-£6,999,688	-£7,854,165	-£8,082,498	-£8,082,498	-£8,643,386	-£8,803,545	-£8,811,146	-£8,814,412	-£8,843,301
71% SR : 29% LBS SO	20%	-£7,897,446	-£8,737,569	-£8,965,900	-£8,965,900	-£9,533,679	-£9,698,763	-£9,706,597	-£9,709,963	-£9,739,741
71% SR : 29% LBS SO	25%	-£8,795,205	-£9,630,136	-£9,865,489	-£9,865,489	-£10,443,626	-£10,608,709	-£10,616,543	-£10,619,909	-£10,649,687
71% SR : 29% LBS SO	30%	-£9,703,794	-£10,540,082	-£10,775,435	-£10,775,435	-£11,353,571	-£11,518,654	-£11,526,489	-£11,529,855	-£11,559,633
71% SR : 29% LBS SO	35%	-£10,628,526	-£11,450,028	-£11,685,381	-£11,685,381	-£12,263,517	-£12,428,600	-£12,436,434	-£12,439,801	-£12,469,579
71% SR : 29% LBS SO	40%	-£11,553,259	-£12,359,974	-£12,595,327	-£12,595,327	-£13,173,463	-£13,338,546	-£13,346,380	-£13,349,747	-£13,379,524
71% SR : 29% LBS SO	45%	-£12,477,991	-£13,269,919	-£13,505,272	-£13,505,272	-£14,083,409	-£14,248,492	-£14,256,327	-£14,259,693	-£14,289,470
71% SR : 29% LBS SO	50%	-£13,402,724	-£14,179,865	-£14,415,219	-£14,415,219	-£14,993,355	-£15,158,438	-£15,166,273	-£15,169,638	-£15,199,416

CIL Zone 3 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£532,348	-£1,429,891	-£1,658,223	-£1,658,223	-£2,219,112	-£2,379,271	-£2,386,871	-£2,390,137	-£2,419,027
71% SR : 29% LBS SO	5%	-£1,430,106	-£2,313,294	-£2,541,626	-£2,541,626	-£3,102,515	-£3,262,674	-£3,270,274	-£3,273,540	-£3,302,430
71% SR : 29% LBS SO	10%	-£2,327,864	-£3,196,697	-£3,425,029	-£3,425,029	-£3,985,918	-£4,146,076	-£4,153,678	-£4,156,943	-£4,185,833
71% SR : 29% LBS SO	15%	-£3,225,622	-£4,080,100	-£4,308,432	-£4,308,432	-£4,869,321	-£5,029,479	-£5,037,080	-£5,040,346	-£5,069,235
71% SR : 29% LBS SO	20%	-£4,123,380	-£4,963,503	-£5,191,835	-£5,191,835	-£5,759,613	-£5,924,697	-£5,932,531	-£5,935,897	-£5,965,675
71% SR : 29% LBS SO	25%	-£5,021,139	-£5,856,070	-£6,091,423	-£6,091,423	-£6,669,560	-£6,834,643	-£6,842,477	-£6,845,844	-£6,875,621
71% SR : 29% LBS SO	30%	-£5,929,728	-£6,766,016	-£7,001,369	-£7,001,369	-£7,579,506	-£7,744,589	-£7,752,423	-£7,755,789	-£7,785,567
71% SR : 29% LBS SO	35%	-£6,854,460	-£7,675,962	-£7,911,315	-£7,911,315	-£8,489,451	-£8,654,534	-£8,662,369	-£8,665,735	-£8,695,513
71% SR : 29% LBS SO	40%	-£7,779,193	-£8,585,908	-£8,821,261	-£8,821,261	-£9,399,397	-£9,564,480	-£9,572,314	-£9,575,681	-£9,605,459
71% SR : 29% LBS SO	45%	-£8,703,925	-£9,495,854	-£9,731,207	-£9,731,207	-£10,309,343	-£10,474,426	-£10,482,261	-£10,485,627	-£10,515,404
71% SR : 29% LBS SO	50%	-£9,628,658	-£10,405,799	-£10,641,153	-£10,641,153	-£11,219,289	-£11,384,372	-£11,392,207	-£11,395,573	-£11,425,350

CIL Zone 3 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£8,088,731	-£8,954,565	-£9,182,898	-£9,182,898	-£9,743,786	-£9,903,945	-£9,911,545	-£9,914,811	-£9,943,701
71% SR : 29% LBS SO	5%	-£8,894,200	-£9,747,155	-£9,975,487	-£9,975,487	-£10,536,376	-£10,696,535	-£10,704,135	-£10,707,401	-£10,736,291
71% SR : 29% LBS SO	10%	-£9,699,669	-£10,539,744	-£10,768,076	-£10,768,076	-£11,336,548	-£11,501,632	-£11,509,466	-£11,512,832	-£11,542,610
71% SR : 29% LBS SO	15%	-£10,505,138	-£11,339,441	-£11,574,794	-£11,574,794	-£12,152,931	-£12,318,013	-£12,325,849	-£12,329,214	-£12,358,992
71% SR : 29% LBS SO	20%	-£11,316,553	-£12,155,824	-£12,391,177	-£12,391,177	-£12,969,313	-£13,134,396	-£13,142,230	-£13,145,597	-£13,175,374
71% SR : 29% LBS SO	25%	-£12,146,202	-£12,972,205	-£13,207,559	-£13,207,559	-£13,785,695	-£13,950,777	-£13,958,613	-£13,961,978	-£13,991,757
71% SR : 29% LBS SO	30%	-£12,975,850	-£13,788,588	-£14,023,941	-£14,023,941	-£14,602,077	-£14,767,160	-£14,774,994	-£14,778,361	-£14,808,138
71% SR : 29% LBS SO	35%	-£13,805,498	-£14,604,970	-£14,840,323	-£14,840,323	-£15,418,459	-£15,583,542	-£15,591,377	-£15,594,743	-£15,624,521
71% SR : 29% LBS SO	40%	-£14,635,146	-£15,421,352	-£15,656,706	-£15,656,706	-£16,234,841	-£16,399,924	-£16,407,759	-£16,411,125	-£16,440,903
71% SR : 29% LBS SO	45%	-£15,464,795	-£16,237,734	-£16,473,087	-£16,473,087	-£17,051,223	-£17,216,306	-£17,224,141	-£17,227,507	-£17,257,285
71% SR : 29% LBS SO	50%	-£16,294,443	-£17,054,117	-£17,289,469	-£17,289,469	-£17,867,605	-£18,032,689	-£18,040,523	-£18,043,889	-£18,073,667

CIL Zone 3 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£6,289,482	-£7,155,317	-£7,383,649	-£7,383,649	-£7,944,538	-£8,104,696	-£8,112,297	-£8,115,563	-£8,144,452
71% SR : 29% LBS SO	5%	-£7,094,951	-£7,947,906	-£8,176,238	-£8,176,238	-£8,737,127	-£8,897,286	-£8,904,887	-£8,908,152	-£8,937,042
71% SR : 29% LBS SO	10%	-£7,900,420	-£8,740,495	-£8,968,828	-£8,968,828	-£9,537,299	-£9,702,383	-£9,710,218	-£9,713,583	-£9,743,362
71% SR : 29% LBS SO	15%	-£8,705,889	-£9,540,192	-£9,775,545	-£9,775,545	-£10,353,682	-£10,518,765	-£10,526,600	-£10,529,966	-£10,559,743
71% SR : 29% LBS SO	20%	-£9,517,304	-£10,356,575	-£10,591,928	-£10,591,928	-£11,170,064	-£11,335,147	-£11,342,982	-£11,346,348	-£11,376,126
71% SR : 29% LBS SO	25%	-£10,346,953	-£11,172,956	-£11,408,310	-£11,408,310	-£11,986,446	-£12,151,529	-£12,159,364	-£12,162,730	-£12,192,508
71% SR : 29% LBS SO	30%	-£11,176,602	-£11,989,339	-£12,224,692	-£12,224,692	-£12,802,828	-£12,967,911	-£12,975,746	-£12,979,112	-£13,008,890
71% SR : 29% LBS SO	35%	-£12,006,249	-£12,805,721	-£13,041,074	-£13,041,074	-£13,619,210	-£13,784,294	-£13,792,128	-£13,795,495	-£13,825,272
71% SR : 29% LBS SO	40%	-£12,835,898	-£13,622,103	-£13,857,457	-£13,857,457	-£14,435,592	-£14,600,675	-£14,608,510	-£14,611,876	-£14,641,655
71% SR : 29% LBS SO	45%	-£13,665,546	-£14,438,485	-£14,673,838	-£14,673,838	-£15,251,975	-£15,417,058	-£15,424,892	-£15,428,259	-£15,458,036
71% SR : 29% LBS SO	50%	-£14,495,194	-£15,254,868	-£15,490,221	-£15,490,221	-£16,068,356	-£16,233,440	-£16,241,274	-£16,244,640	-£16,274,419

CIL Zone 3 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£2,515,417	-£3,381,251	-£3,609,584	-£3,609,584	-£4,170,472	-£4,330,631	-£4,338,231	-£4,341,497	-£4,370,386
71% SR : 29% LBS SO	5%	-£3,320,886	-£4,173,841	-£4,402,172	-£4,402,172	-£4,963,062	-£5,123,220	-£5,130,821	-£5,134,087	-£5,162,976
71% SR : 29% LBS SO	10%	-£4,126,355	-£4,966,429	-£5,194,762	-£5,194,762	-£5,763,234	-£5,928,318	-£5,936,152	-£5,939,517	-£5,969,296
71% SR : 29% LBS SO	15%	-£4,931,824	-£5,766,127	-£6,001,480	-£6,001,480	-£6,579,616	-£6,744,699	-£6,752,534	-£6,755,900	-£6,785,678
71% SR : 29% LBS SO	20%	-£5,743,239	-£6,582,509	-£6,817,862	-£6,817,862	-£7,395,999	-£7,561,082	-£7,568,916	-£7,572,282	-£7,602,060
71% SR : 29% LBS SO	25%	-£6,572,887	-£7,398,891	-£7,634,245	-£7,634,245	-£8,212,380	-£8,377,463	-£8,385,298	-£8,388,664	-£8,418,443
71% SR : 29% LBS SO	30%	-£7,402,536	-£8,215,273	-£8,450,626	-£8,450,626	-£9,028,763	-£9,193,846	-£9,201,680	-£9,205,046	-£9,234,824
71% SR : 29% LBS SO	35%	-£8,232,183	-£9,031,656	-£9,267,009	-£9,267,009	-£9,845,144	-£10,010,228	-£10,018,062	-£10,021,429	-£10,051,207
71% SR : 29% LBS SO	40%	-£9,061,832	-£9,848,037	-£10,083,391	-£10,083,391	-£10,661,527	-£10,826,610	-£10,834,445	-£10,837,810	-£10,867,589
71% SR : 29% LBS SO	45%	-£9,891,481	-£10,664,420	-£10,899,773	-£10,899,773	-£11,477,909	-£11,642,992	-£11,650,826	-£11,654,193	-£11,683,971
71% SR : 29% LBS SO	50%	-£10,721,128	-£11,480,802	-£11,716,155	-£11,716,155	-£12,294,291	-£12,459,375	-£12,467,209	-£12,470,574	-£12,500,353

CIL Zone 3 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£10,355,096	-£11,189,697	-£11,423,523	-£11,423,523	-£12,001,658	-£12,166,741	-£12,174,576	-£12,177,942	-£12,207,720
71% SR : 29% LBS SO	5%	-£11,059,830	-£11,899,751	-£12,135,104	-£12,135,104	-£12,713,241	-£12,878,323	-£12,886,159	-£12,889,524	-£12,919,302
71% SR : 29% LBS SO	10%	-£11,779,465	-£12,611,333	-£12,846,686	-£12,846,686	-£13,424,823	-£13,589,906	-£13,597,741	-£13,601,107	-£13,630,884
71% SR : 29% LBS SO	15%	-£12,502,611	-£13,322,916	-£13,558,269	-£13,558,269	-£14,136,405	-£14,301,488	-£14,309,323	-£14,312,689	-£14,342,467
71% SR : 29% LBS SO	20%	-£13,225,756	-£14,034,498	-£14,269,851	-£14,269,851	-£14,847,988	-£15,013,070	-£15,020,906	-£15,024,271	-£15,054,049
71% SR : 29% LBS SO	25%	-£13,948,902	-£14,746,080	-£14,981,433	-£14,981,433	-£15,559,570	-£15,724,653	-£15,732,487	-£15,735,854	-£15,765,631
71% SR : 29% LBS SO	30%	-£14,672,048	-£15,457,663	-£15,693,016	-£15,693,016	-£16,271,152	-£16,436,235	-£16,444,069	-£16,447,436	-£16,477,214
71% SR : 29% LBS SO	35%	-£15,395,193	-£16,169,245	-£16,404,598	-£16,404,598	-£16,982,735	-£17,147,818	-£17,155,652	-£17,159,018	-£17,188,796
71% SR : 29% LBS SO	40%	-£16,118,338	-£16,880,828	-£17,116,181	-£17,116,181	-£17,694,317	-£17,859,400	-£17,867,234	-£17,870,601	-£17,900,378
71% SR : 29% LBS SO	45%	-£16,841,485	-£17,592,410	-£17,827,763	-£17,827,763	-£18,405,899	-£18,570,982	-£18,578,816	-£18,582,183	-£18,611,961
71% SR : 29% LBS SO	50%	-£17,564,630	-£18,303,992	-£18,539,345	-£18,539,345	-£19,117,482	-£19,282,565	-£19,290,399	-£19,293,765	-£19,323,543

CIL Zone 3 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£8,555,847	-£9,390,449	-£9,624,274	-£9,624,274	-£10,202,410	-£10,367,493	-£10,375,328	-£10,378,693	-£10,408,471
71% SR : 29% LBS SO	5%	-£9,260,581	-£10,100,502	-£10,335,855	-£10,335,855	-£10,913,992	-£11,079,075	-£11,086,910	-£11,090,276	-£11,120,053
71% SR : 29% LBS SO	10%	-£9,980,216	-£10,812,085	-£11,047,438	-£11,047,438	-£11,625,574	-£11,790,657	-£11,798,492	-£11,801,858	-£11,831,636
71% SR : 29% LBS SO	15%	-£10,703,363	-£11,523,667	-£11,759,020	-£11,759,020	-£12,337,157	-£12,502,240	-£12,510,075	-£12,513,440	-£12,543,218
71% SR : 29% LBS SO	20%	-£11,426,508	-£12,235,250	-£12,470,603	-£12,470,603	-£13,048,739	-£13,213,822	-£13,221,657	-£13,225,023	-£13,254,800
71% SR : 29% LBS SO	25%	-£12,149,653	-£12,946,832	-£13,182,185	-£13,182,185	-£13,760,321	-£13,925,404	-£13,933,238	-£13,936,605	-£13,966,383
71% SR : 29% LBS SO	30%	-£12,872,799	-£13,658,414	-£13,893,767	-£13,893,767	-£14,471,904	-£14,636,987	-£14,644,821	-£14,648,187	-£14,677,965
71% SR : 29% LBS SO	35%	-£13,595,945	-£14,369,997	-£14,605,350	-£14,605,350	-£15,183,486	-£15,348,569	-£15,356,403	-£15,359,770	-£15,389,547
71% SR : 29% LBS SO	40%	-£14,319,090	-£15,081,579	-£15,316,932	-£15,316,932	-£15,895,068	-£16,060,151	-£16,067,985	-£16,071,352	-£16,101,130
71% SR : 29% LBS SO	45%	-£15,042,236	-£15,793,161	-£16,028,514	-£16,028,514	-£16,606,651	-£16,771,734	-£16,779,568	-£16,782,935	-£16,812,712
71% SR : 29% LBS SO	50%	-£15,765,381	-£16,504,744	-£16,740,097	-£16,740,097	-£17,318,233	-£17,483,316	-£17,491,150	-£17,494,517	-£17,524,295

CIL Zone 3 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,781,782	-£5,616,383	-£5,850,208	-£5,850,208	-£6,428,344	-£6,593,427	-£6,601,262	-£6,604,628	-£6,634,405
71% SR : 29% LBS SO	5%	-£5,486,515	-£6,326,437	-£6,561,790	-£6,561,790	-£7,139,926	-£7,305,009	-£7,312,844	-£7,316,210	-£7,345,988
71% SR : 29% LBS SO	10%	-£6,206,151	-£7,038,019	-£7,273,372	-£7,273,372	-£7,851,509	-£8,016,591	-£8,024,427	-£8,027,792	-£8,057,570
71% SR : 29% LBS SO	15%	-£6,929,297	-£7,749,601	-£7,984,954	-£7,984,954	-£8,563,091	-£8,728,174	-£8,736,009	-£8,739,375	-£8,769,152
71% SR : 29% LBS SO	20%	-£7,652,442	-£8,461,184	-£8,696,537	-£8,696,537	-£9,274,673	-£9,439,756	-£9,447,591	-£9,450,957	-£9,480,735
71% SR : 29% LBS SO	25%	-£8,375,587	-£9,172,766	-£9,408,119	-£9,408,119	-£9,986,256	-£10,151,338	-£10,159,173	-£10,162,539	-£10,192,317
71% SR : 29% LBS SO	30%	-£9,098,733	-£9,884,348	-£10,119,701	-£10,119,701	-£10,697,838	-£10,862,921	-£10,870,755	-£10,874,122	-£10,903,899
71% SR : 29% LBS SO	35%	-£9,821,879	-£10,595,931	-£10,831,284	-£10,831,284	-£11,409,420	-£11,574,503	-£11,582,337	-£11,585,704	-£11,615,482
71% SR : 29% LBS SO	40%	-£10,545,024	-£11,307,513	-£11,542,866	-£11,542,866	-£12,121,003	-£12,286,086	-£12,293,920	-£12,297,286	-£12,327,064
71% SR : 29% LBS SO	45%	-£11,268,170	-£12,019,096	-£12,254,448	-£12,254,448	-£12,832,585	-£12,997,668	-£13,005,502	-£13,008,869	-£13,038,646
71% SR : 29% LBS SO	50%	-£11,991,315	-£12,730,678	-£12,966,031	-£12,966,031	-£13,544,167	-£13,709,250	-£13,717,084	-£13,720,451	-£13,750,229

Table 6.7.2: Appraisal outputs showing viability of development Typology 6 (300 units) with onsite affordable housing

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	60401722.87	£48,043,237	£47,170,679	£47,032,063	£44,973,362	£44,352,883	£44,339,944	£44,337,165	£44,288,349
71% SR : 29% LBS SO	5%	£49,027,273	£36,820,443	£35,947,884	£35,809,268	£33,750,568	£33,130,088	£33,117,150	£33,114,370	£33,065,554
71% SR : 29% LBS SO	10%	£37,641,254	£25,597,648	£24,725,089	£24,586,473	£22,510,390	£21,880,442	£21,867,307	£21,864,485	£21,814,924
71% SR : 29% LBS SO	15%	£26,236,090	£14,360,115	£13,474,242	£13,333,511	£11,243,400	£10,613,453	£10,600,317	£10,597,495	£10,547,934
71% SR : 29% LBS SO	20%	£14,830,924	£3,093,125	£2,207,252	£2,066,521	-£23,591	-£653,537	-£666,674	-£669,495	-£719,056
71% SR : 29% LBS SO	25%	£3,425,759	-£8,173,865	-£9,059,738	-£9,200,469	-£11,290,581	-£11,920,527	-£11,933,664	-£11,936,486	-£11,986,046
71% SR : 29% LBS SO	30%	-£7,982,673	-£19,440,855	-£20,326,727	-£22,557,571	-£20,467,459	-£23,187,518	-£23,200,654	-£23,203,476	-£23,253,036
71% SR : 29% LBS SO	35%	-£19,432,751	-£30,707,846	-£31,604,283	-£31,747,161	-£33,869,165	-£34,508,724	-£34,522,059	-£34,524,924	-£34,575,241
71% SR : 29% LBS SO	40%	-£30,882,830	-£42,031,938	-£42,931,326	-£43,074,205	-£45,196,209	-£45,835,767	-£45,849,104	-£45,851,969	-£45,902,286
71% SR : 29% LBS SO	45%	-£42,332,909	-£53,358,981	-£54,258,370	-£54,401,249	-£56,523,452	-£57,172,769	-£57,186,309	-£57,189,218	-£57,240,302
71% SR : 29% LBS SO	50%	-£53,814,391	-£64,714,098	-£65,627,209	-£65,772,268	-£67,926,650	-£68,575,967	-£68,589,507	-£68,592,416	-£68,643,500

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£101,163,311	£88,804,825	£87,932,267	£87,793,651	£85,734,950	£85,114,471	£85,101,532	£85,098,753	£85,049,938
71% SR : 29% LBS SO	5%	£89,788,861	£77,582,031	£76,709,473	£76,570,856	£74,512,156	£73,891,677	£73,878,738	£73,875,959	£73,827,142
71% SR : 29% LBS SO	10%	£78,402,843	£66,359,236	£65,486,677	£65,348,062	£63,271,978	£62,642,030	£62,628,895	£62,626,073	£62,576,512
71% SR : 29% LBS SO	15%	£66,997,678	£55,121,703	£54,235,831	£54,095,100	£52,004,988	£51,375,041	£51,361,905	£51,359,083	£51,309,522
71% SR : 29% LBS SO	20%	£55,592,512	£43,854,713	£42,968,841	£42,828,109	£40,737,998	£40,108,051	£40,094,915	£40,092,093	£40,042,532
71% SR : 29% LBS SO	25%	£44,187,348	£32,587,723	£31,701,850	£31,561,119	£29,471,008	£28,841,061	£28,827,924	£28,825,103	£28,775,542
71% SR : 29% LBS SO	30%	£32,778,915	£21,320,733	£20,434,861	£20,294,129	£18,204,017	£17,574,071	£17,560,934	£17,558,113	£17,508,552
71% SR : 29% LBS SO	35%	£21,328,837	£10,053,743	£9,157,305	£9,014,427	£6,892,423	£6,252,864	£6,239,529	£6,236,664	£6,186,347
71% SR : 29% LBS SO	40%	£9,878,758	-£1,270,350	-£2,169,738	-£2,312,616	-£4,434,620	-£5,074,179	-£5,087,516	-£5,090,381	-£5,140,698
71% SR : 29% LBS SO	45%	-£1,571,320	-£12,597,393	-£13,496,782	-£13,639,661	-£15,761,864	-£16,411,181	-£16,424,721	-£16,427,630	-£16,478,714
71% SR : 29% LBS SO	50%	-£13,052,803	-£23,952,509	-£24,865,621	-£25,010,679	-£27,165,062	-£27,814,379	-£27,827,919	-£27,830,828	-£27,881,912

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£139,301,972	£126,943,486	£126,070,928	£125,932,312	£123,873,611	£123,253,132	£123,240,193	£123,237,414	£123,188,599
71% SR : 29% LBS SO	5%	£127,927,522	£115,720,692	£114,848,134	£114,709,517	£112,650,817	£112,030,338	£112,017,399	£112,014,620	£111,965,803
71% SR : 29% LBS SO	10%	£116,541,504	£104,497,897	£103,625,338	£103,486,723	£101,410,639	£100,780,691	£100,767,556	£100,764,734	£100,715,174
71% SR : 29% LBS SO	15%	£105,136,339	£93,260,364	£92,374,492	£92,233,761	£90,143,649	£89,513,702	£89,500,566	£89,497,744	£89,448,183
71% SR : 29% LBS SO	20%	£93,731,173	£81,993,374	£81,107,502	£80,966,771	£78,876,659	£78,246,712	£78,233,576	£78,230,754	£78,181,193
71% SR : 29% LBS SO	25%	£82,326,009	£70,726,384	£69,840,512	£69,699,780	£67,609,669	£66,979,722	£66,966,586	£66,963,764	£66,914,203
71% SR : 29% LBS SO	30%	£70,917,576	£59,459,394	£58,573,522	£58,432,790	£56,342,679	£55,712,732	£55,699,595	£55,696,774	£55,647,213
71% SR : 29% LBS SO	35%	£59,467,498	£48,192,404	£47,295,966	£47,153,088	£45,031,084	£44,391,525	£44,378,190	£44,375,325	£44,325,008
71% SR : 29% LBS SO	40%	£48,017,419	£36,868,311	£35,968,923	£35,826,045	£33,704,041	£33,064,482	£33,051,145	£33,048,280	£32,997,963
71% SR : 29% LBS SO	45%	£36,567,341	£25,541,268	£24,641,879	£24,499,000	£22,376,797	£21,727,480	£21,713,940	£21,711,031	£21,659,947
71% SR : 29% LBS SO	50%	£25,085,858	£14,186,152	£13,273,040	£13,127,982	£10,973,599	£10,324,282	£10,310,742	£10,307,833	£10,256,750

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£17,784,480	£5,964,692	£5,078,820	£4,938,089	£2,847,976	£2,218,029	£2,204,894	£2,202,071	£2,152,511
71% SR : 29% LBS SO	5%	£8,495,514	-£3,209,633	-£4,095,506	-£4,236,237	-£6,326,349	-£6,956,295	-£6,969,432	-£6,972,253	-£7,021,814
71% SR : 29% LBS SO	10%	-£811,101	-£12,383,959	-£13,269,830	-£13,410,561	-£15,500,674	-£16,130,621	-£16,143,757	-£16,146,579	-£16,196,140
71% SR : 29% LBS SO	15%	-£10,134,510	-£21,558,283	-£22,444,156	-£22,584,887	-£24,706,711	-£25,346,270	-£25,359,606	-£25,362,471	-£25,412,787
71% SR : 29% LBS SO	20%	-£19,457,917	-£30,763,773	-£31,663,162	-£31,806,040	-£33,928,044	-£34,567,603	-£34,580,940	-£34,583,805	-£34,634,121
71% SR : 29% LBS SO	25%	-£28,781,325	-£39,985,106	-£40,884,495	-£41,027,373	-£43,149,377	-£43,788,936	-£43,802,272	-£43,805,137	-£43,855,454
71% SR : 29% LBS SO	30%	-£38,104,734	-£49,206,439	-£50,105,827	-£50,248,706	-£52,370,709	-£53,019,004	-£53,032,543	-£53,035,452	-£53,086,537
71% SR : 29% LBS SO	35%	-£47,454,441	-£58,438,792	-£59,351,904	-£59,496,962	-£61,651,344	-£62,300,662	-£62,314,201	-£62,317,109	-£62,368,194
71% SR : 29% LBS SO	40%	-£56,825,620	-£67,720,449	-£68,633,562	-£68,778,620	-£70,933,001	-£71,582,319	-£71,595,858	-£71,598,767	-£71,649,852
71% SR : 29% LBS SO	45%	-£66,196,800	-£77,002,107	-£77,924,234	-£78,071,506	-£80,258,759	-£80,917,984	-£80,931,731	-£80,934,684	-£80,986,548
71% SR : 29% LBS SO	50%	-£75,612,139	-£86,352,691	-£87,279,736	-£87,427,008	-£89,614,262	-£90,277,294	-£90,291,251	-£90,294,248	-£90,346,904

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£58,546,068	£46,726,281	£45,840,408	£45,699,677	£43,609,564	£42,979,618	£42,966,482	£42,963,659	£42,914,099
71% SR : 29% LBS SO	5%	£49,257,102	£37,551,955	£36,666,083	£36,525,351	£34,435,240	£33,805,293	£33,792,157	£33,789,335	£33,739,774
71% SR : 29% LBS SO	10%	£39,950,487	£28,377,629	£27,491,758	£27,351,027	£25,260,914	£24,630,967	£24,617,831	£24,615,009	£24,565,449
71% SR : 29% LBS SO	15%	£30,627,078	£19,203,305	£18,317,432	£18,176,701	£16,054,877	£15,415,318	£15,401,982	£15,399,117	£15,348,801
71% SR : 29% LBS SO	20%	£21,303,671	£9,997,816	£9,098,426	£8,955,548	£6,833,544	£6,193,985	£6,180,649	£6,177,784	£6,127,468
71% SR : 29% LBS SO	25%	£11,980,263	£776,483	-£122,907	-£265,785	-£2,387,789	-£3,027,348	-£3,040,683	-£3,043,548	-£3,093,865
71% SR : 29% LBS SO	30%	£2,656,854	-£8,444,851	-£9,344,239	-£9,487,118	-£11,609,121	-£12,257,415	-£12,270,955	-£12,273,864	-£12,324,949
71% SR : 29% LBS SO	35%	-£6,692,852	-£17,677,204	-£18,590,315	-£18,735,374	-£20,889,756	-£21,539,073	-£21,552,613	-£21,555,521	-£21,606,606
71% SR : 29% LBS SO	40%	-£16,064,032	-£26,958,861	-£27,871,973	-£28,017,032	-£30,171,413	-£30,820,730	-£30,834,270	-£30,837,179	-£30,888,264
71% SR : 29% LBS SO	45%	-£25,435,212	-£36,240,519	-£37,162,646	-£37,309,918	-£39,497,171	-£40,156,396	-£40,170,142	-£40,173,096	-£40,224,960
71% SR : 29% LBS SO	50%	-£34,850,550	-£45,591,103	-£46,518,148	-£46,665,420	-£48,852,674	-£49,515,706	-£49,529,662	-£49,532,660	-£49,585,315

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£96,684,729	£84,864,942	£83,979,069	£83,838,338	£81,748,225	£81,118,279	£81,105,143	£81,102,320	£81,052,760
71% SR : 29% LBS SO	5%	£87,395,763	£75,690,616	£74,804,744	£74,664,013	£72,573,901	£71,943,954	£71,930,818	£71,927,996	£71,878,435
71% SR : 29% LBS SO	10%	£78,089,148	£66,516,291	£65,630,419	£65,489,688	£63,399,575	£62,769,628	£62,756,492	£62,753,670	£62,704,110
71% SR : 29% LBS SO	15%	£68,765,739	£57,341,966	£56,456,093	£56,315,362	£54,193,538	£53,553,979	£53,540,643	£53,537,778	£53,487,462
71% SR : 29% LBS SO	20%	£59,442,332	£48,136,477	£47,237,087	£47,094,209	£44,972,205	£44,332,646	£44,319,310	£44,316,445	£44,266,129
71% SR : 29% LBS SO	25%	£50,118,924	£38,915,144	£38,015,754	£37,872,876	£35,750,872	£35,111,313	£35,097,978	£35,095,113	£35,044,796
71% SR : 29% LBS SO	30%	£40,795,515	£29,693,811	£28,794,422	£28,651,543	£26,529,540	£25,881,246	£25,867,706	£25,864,797	£25,813,712
71% SR : 29% LBS SO	35%	£31,445,809	£20,461,457	£19,548,346	£19,403,287	£17,248,905	£16,599,588	£16,586,048	£16,583,140	£16,532,055
71% SR : 29% LBS SO	40%	£22,074,629	£11,179,800	£10,266,688	£10,121,629	£7,967,248	£7,317,931	£7,304,391	£7,301,482	£7,250,397
71% SR : 29% LBS SO	45%	£12,703,449	£1,898,143	£976,016	£828,744	-£1,358,510	-£2,017,735	-£2,031,481	-£2,034,435	-£2,086,299
71% SR : 29% LBS SO	50%	£3,288,111	-£7,452,442	-£8,379,487	-£8,526,759	-£10,714,013	-£11,377,045	-£11,391,001	-£11,393,999	-£11,446,654

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£35,797,278	-£46,957,009	-£47,861,640	-£48,006,699	-£50,161,081	-£50,810,398	-£50,823,938	-£50,826,847	-£50,877,931
71% SR : 29% LBS SO	5%	-£42,516,940	-£53,601,651	-£54,514,762	-£54,659,822	-£56,814,203	-£57,463,520	-£57,477,060	-£57,479,969	-£57,531,054
71% SR : 29% LBS SO	10%	-£49,236,602	-£60,254,773	-£61,167,885	-£61,312,944	-£63,467,325	-£64,116,643	-£64,130,183	-£64,133,091	-£64,184,176
71% SR : 29% LBS SO	15%	-£55,956,264	-£66,907,895	-£67,821,008	-£67,966,066	-£70,126,184	-£70,785,409	-£70,799,156	-£70,802,108	-£70,853,972
71% SR : 29% LBS SO	20%	-£62,682,648	-£73,568,638	-£74,495,683	-£74,642,955	-£76,830,209	-£77,489,433	-£77,503,180	-£77,506,132	-£77,557,996
71% SR : 29% LBS SO	25%	-£69,443,883	-£80,272,663	-£81,199,707	-£81,346,979	-£83,534,233	-£84,193,458	-£84,207,204	-£84,210,158	-£84,262,022
71% SR : 29% LBS SO	30%	-£76,205,119	-£86,976,688	-£87,903,732	-£88,051,004	-£90,267,953	-£90,937,236	-£90,951,192	-£90,954,191	-£91,006,846
71% SR : 29% LBS SO	35%	-£82,976,029	-£93,721,689	-£94,662,879	-£94,812,398	-£97,033,025	-£97,702,308	-£97,716,265	-£97,719,263	-£97,771,918
71% SR : 29% LBS SO	40%	-£89,788,994	-£100,486,761	-£101,433,466	-£101,585,266	-£103,839,777	-£104,519,272	-£104,533,441	-£104,536,485	-£104,589,943
71% SR : 29% LBS SO	45%	-£96,612,085	-£107,314,336	-£108,269,886	-£108,421,686	-£110,687,891	-£111,377,754	-£111,392,140	-£111,395,229	-£111,449,504
71% SR : 29% LBS SO	50%	-£103,487,089	-£114,192,959	-£115,163,090	-£115,317,207	-£117,607,353	-£118,307,743	-£118,322,348	-£118,325,485	-£118,380,588

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	£4,964,310	-£6,195,421	-£7,100,052	-£7,245,111	-£9,399,492	-£10,048,810	-£10,062,350	-£10,065,258	-£10,116,343
71% SR : 29% LBS SO	5%	-£1,755,352	-£12,840,062	-£13,753,174	-£13,898,233	-£16,052,615	-£16,701,932	-£16,715,472	-£16,718,381	-£16,769,466
71% SR : 29% LBS SO	10%	-£8,475,013	-£19,493,185	-£20,406,297	-£20,551,356	-£22,705,737	-£23,355,055	-£23,368,594	-£23,371,503	-£23,422,588
71% SR : 29% LBS SO	15%	-£15,194,676	-£26,146,307	-£27,059,420	-£27,204,478	-£29,364,596	-£30,023,821	-£30,037,567	-£30,040,520	-£30,092,384
71% SR : 29% LBS SO	20%	-£21,921,059	-£32,807,050	-£33,734,095	-£33,881,367	-£36,068,621	-£36,727,845	-£36,741,592	-£36,744,544	-£36,796,408
71% SR : 29% LBS SO	25%	-£28,682,295	-£39,511,075	-£40,438,119	-£40,585,391	-£42,772,645	-£43,431,870	-£43,445,616	-£43,448,569	-£43,500,434
71% SR : 29% LBS SO	30%	-£35,443,531	-£46,215,100	-£47,142,143	-£47,289,415	-£49,506,365	-£50,175,648	-£50,189,604	-£50,192,602	-£50,245,258
71% SR : 29% LBS SO	35%	-£42,214,440	-£52,960,101	-£53,901,291	-£54,050,810	-£56,271,437	-£56,940,720	-£56,954,677	-£56,957,674	-£57,010,330
71% SR : 29% LBS SO	40%	-£49,027,405	-£59,725,173	-£60,671,877	-£60,823,678	-£63,078,189	-£63,757,684	-£63,771,853	-£63,774,897	-£63,828,355
71% SR : 29% LBS SO	45%	-£55,850,496	-£66,552,748	-£67,508,298	-£67,660,098	-£69,926,303	-£70,616,165	-£70,630,551	-£70,633,641	-£70,687,915
71% SR : 29% LBS SO	50%	-£62,725,501	-£73,431,371	-£74,401,502	-£74,555,619	-£76,845,765	-£77,546,155	-£77,560,759	-£77,563,897	-£77,619,000

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£43,102,971	£31,943,240	£31,038,609	£30,893,550	£28,739,169	£28,089,851	£28,076,312	£28,073,403	£28,022,318
71% SR : 29% LBS SO	5%	£36,383,310	£25,298,599	£24,385,487	£24,240,428	£22,086,046	£21,436,729	£21,423,189	£21,420,280	£21,369,196
71% SR : 29% LBS SO	10%	£29,663,648	£18,645,476	£17,732,364	£17,587,305	£15,432,924	£14,783,607	£14,770,067	£14,767,158	£14,716,073
71% SR : 29% LBS SO	15%	£22,943,985	£11,992,354	£11,079,241	£10,934,183	£8,774,065	£8,114,840	£8,101,094	£8,098,141	£8,046,277
71% SR : 29% LBS SO	20%	£16,217,602	£5,331,611	£4,404,566	£4,257,294	£2,070,041	£1,410,816	£1,397,069	£1,394,117	£1,342,253
71% SR : 29% LBS SO	25%	£9,456,366	-£1,372,414	-£2,299,458	-£2,446,730	-£4,633,984	-£5,293,208	-£5,306,955	-£5,309,908	-£5,361,772
71% SR : 29% LBS SO	30%	£2,695,130	-£8,076,438	-£9,003,482	-£9,150,754	-£11,367,704	-£12,036,987	-£12,050,942	-£12,053,941	-£12,106,596
71% SR : 29% LBS SO	35%	-£4,075,779	-£14,821,440	-£15,762,629	-£15,912,149	-£18,132,776	-£18,802,059	-£18,816,016	-£18,819,013	-£18,871,669
71% SR : 29% LBS SO	40%	-£10,888,744	-£21,586,512	-£22,533,216	-£22,685,017	-£24,939,527	-£25,619,023	-£25,633,192	-£25,636,236	-£25,689,694
71% SR : 29% LBS SO	45%	-£17,711,835	-£28,414,086	-£29,369,637	-£29,521,437	-£31,787,642	-£32,477,504	-£32,491,890	-£32,494,980	-£32,549,254
71% SR : 29% LBS SO	50%	-£24,586,840	-£35,292,710	-£36,262,841	-£36,416,958	-£38,707,104	-£39,407,494	-£39,422,098	-£39,425,236	-£39,480,339

CIL Zone 2 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£19,104,003	£12,123,858	£11,210,746	£11,065,687	£8,905,298	£8,246,073	£8,232,327	£8,229,374	£8,177,510
71% SR : 29% LBS SO	5%	£13,525,871	£6,634,921	£5,710,008	£5,562,736	£3,375,482	£2,716,258	£2,702,511	£2,699,559	£2,647,695
71% SR : 29% LBS SO	10%	£7,947,739	£1,107,238	£180,193	£32,921	£2,154,333	£2,813,558	£2,827,304	£2,830,256	£2,882,121
71% SR : 29% LBS SO	15%	£2,369,607	£4,422,579	£5,349,622	£5,496,894	£7,684,148	£8,349,480	£8,363,437	£8,366,435	£8,419,091
71% SR : 29% LBS SO	20%	£3,238,817	£9,952,394	£10,889,284	£11,038,803	£13,259,431	£13,928,714	£13,942,670	£13,945,668	£13,998,323
71% SR : 29% LBS SO	25%	£8,858,492	£15,527,328	£16,468,516	£16,618,036	£18,838,663	£19,507,946	£19,521,903	£19,524,900	£19,577,557
71% SR : 29% LBS SO	30%	£14,480,663	£21,106,560	£22,047,750	£22,199,078	£24,453,588	£25,133,084	£25,147,253	£25,150,297	£25,203,755
71% SR : 29% LBS SO	35%	£20,150,558	£26,729,047	£27,684,597	£27,836,397	£30,090,908	£30,773,084	£30,787,469	£30,790,559	£30,844,834
71% SR : 29% LBS SO	40%	£25,828,437	£32,374,272	£33,344,402	£33,498,518	£35,787,428	£36,477,292	£36,491,677	£36,494,768	£36,549,042
71% SR : 29% LBS SO	45%	£31,557,362	£38,078,479	£39,052,280	£39,208,748	£41,532,583	£42,232,972	£42,247,577	£42,250,715	£42,305,817
71% SR : 29% LBS SO	50%	£37,333,819	£43,847,379	£44,833,867	£44,992,723	£47,377,376	£48,099,303	£48,114,356	£48,117,590	£48,174,387

CIL Zone 2 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£45,326,771	£38,346,626	£37,433,514	£37,288,455	£35,128,066	£34,468,841	£34,455,095	£34,452,142	£34,400,278
71% SR : 29% LBS SO	5%	£39,748,639	£32,857,689	£31,932,776	£31,785,504	£29,598,251	£28,939,026	£28,925,279	£28,922,327	£28,870,463
71% SR : 29% LBS SO	10%	£34,170,507	£27,330,006	£26,402,961	£26,255,689	£24,068,435	£23,409,211	£23,395,464	£23,392,512	£23,340,648
71% SR : 29% LBS SO	15%	£28,592,375	£21,800,190	£20,873,146	£20,725,874	£18,538,620	£17,873,288	£17,859,331	£17,856,333	£17,803,677
71% SR : 29% LBS SO	20%	£22,983,951	£16,270,374	£15,333,484	£15,183,965	£12,963,338	£12,294,054	£12,280,098	£12,277,100	£12,224,445
71% SR : 29% LBS SO	25%	£17,364,276	£10,695,441	£9,754,252	£9,604,733	£7,384,105	£6,714,822	£6,700,866	£6,697,868	£6,645,212
71% SR : 29% LBS SO	30%	£11,742,105	£5,116,208	£4,175,018	£4,023,690	£1,769,180	£1,089,684	£1,075,515	£1,072,471	£1,019,013
71% SR : 29% LBS SO	35%	£6,072,210	£506,279	£1,461,829	£1,613,629	£3,868,139	£4,550,315	£4,564,701	£4,567,791	£4,622,065
71% SR : 29% LBS SO	40%	£394,331	£6,151,504	£7,121,634	£7,275,750	£9,564,660	£10,254,524	£10,268,909	£10,271,999	£10,326,274
71% SR : 29% LBS SO	45%	£5,334,594	£11,855,711	£12,829,512	£12,985,980	£15,309,815	£16,010,204	£16,024,809	£16,027,946	£16,083,048
71% SR : 29% LBS SO	50%	£11,111,050	£17,624,610	£18,611,099	£18,769,955	£21,154,608	£21,876,534	£21,891,588	£21,894,822	£21,951,619

CIL Zone 2 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£54,569,880	£47,589,734	£46,676,623	£46,531,563	£44,371,174	£43,711,950	£43,698,203	£43,695,251	£43,643,387
71% SR : 29% LBS SO	5%	£48,991,748	£42,100,797	£41,175,885	£41,028,613	£38,841,359	£38,182,134	£38,168,388	£38,165,435	£38,113,571
71% SR : 29% LBS SO	10%	£43,413,616	£36,573,114	£35,646,070	£35,498,798	£33,311,544	£32,652,319	£32,638,573	£32,635,620	£32,583,756
71% SR : 29% LBS SO	15%	£37,835,484	£31,043,298	£30,116,254	£29,968,982	£27,781,729	£27,116,396	£27,102,440	£27,099,442	£27,046,786
71% SR : 29% LBS SO	20%	£32,227,060	£25,513,483	£24,576,593	£24,427,073	£22,206,446	£21,537,163	£21,523,206	£21,520,209	£21,467,553
71% SR : 29% LBS SO	25%	£26,607,385	£19,938,549	£18,997,360	£18,847,841	£16,627,214	£15,957,931	£15,943,974	£15,940,976	£15,888,320
71% SR : 29% LBS SO	30%	£20,985,213	£14,359,317	£13,418,127	£13,266,799	£11,012,288	£10,332,793	£10,318,624	£10,315,580	£10,262,122
71% SR : 29% LBS SO	35%	£15,315,319	£8,736,830	£7,781,279	£7,629,479	£5,374,969	£4,692,793	£4,678,407	£4,675,317	£4,621,043
71% SR : 29% LBS SO	40%	£9,637,439	£3,091,605	£2,121,475	£1,967,358	£321,552	£1,011,415	£1,025,800	£1,028,891	£1,083,165
71% SR : 29% LBS SO	45%	£3,908,514	£2,612,603	£3,586,403	£3,742,872	£6,066,706	£6,767,095	£6,781,701	£6,784,838	£6,839,940
71% SR : 29% LBS SO	50%	£1,867,942	£8,381,502	£9,367,991	£9,526,846	£11,911,499	£12,633,426	£12,648,479	£12,651,713	£12,708,510

CIL Zone 2 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£10,923,517	-£17,606,294	-£18,547,483	-£18,697,002	-£20,944,869	-£21,624,364	-£21,638,533	-£21,641,577	-£21,695,036
71% SR : 29% LBS SO	5%	-£15,173,743	-£21,807,993	-£22,763,544	-£22,915,343	-£25,169,854	-£25,849,349	-£25,863,518	-£25,866,562	-£25,920,021
71% SR : 29% LBS SO	10%	-£19,423,969	-£26,032,978	-£26,988,528	-£27,140,328	-£29,398,752	-£30,088,614	-£30,103,000	-£30,106,090	-£30,160,364
71% SR : 29% LBS SO	15%	-£23,685,771	-£30,260,091	-£31,230,221	-£31,384,338	-£33,673,248	-£34,363,111	-£34,377,497	-£34,380,587	-£34,434,861
71% SR : 29% LBS SO	20%	-£27,979,413	-£34,534,587	-£35,504,718	-£35,658,834	-£37,954,038	-£38,654,428	-£38,669,033	-£38,672,170	-£38,727,273
71% SR : 29% LBS SO	25%	-£32,279,395	-£38,819,705	-£39,804,638	-£39,961,106	-£42,284,941	-£42,985,329	-£42,999,935	-£43,003,072	-£43,058,174
71% SR : 29% LBS SO	30%	-£36,623,352	-£43,150,606	-£44,135,539	-£44,292,007	-£46,665,492	-£47,387,417	-£47,402,471	-£47,405,705	-£47,462,502
71% SR : 29% LBS SO	35%	-£40,994,821	-£47,555,058	-£48,570,276	-£48,731,556	-£51,147,247	-£51,880,189	-£51,895,472	-£51,898,755	-£51,956,419
71% SR : 29% LBS SO	40%	-£45,407,372	-£52,053,901	-£53,084,610	-£53,248,350	-£55,698,796	-£56,442,921	-£56,458,438	-£56,461,771	-£56,520,314
71% SR : 29% LBS SO	45%	-£49,945,283	-£56,629,028	-£57,675,464	-£57,841,703	-£60,310,647	-£61,054,771	-£61,070,288	-£61,073,622	-£61,132,165
71% SR : 29% LBS SO	50%	-£54,570,908	-£61,240,879	-£62,287,315	-£62,453,554	-£64,922,497	-£65,666,622	-£65,682,139	-£65,685,473	-£65,744,016

CIL Zone 2 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£15,299,251	£8,616,474	£7,675,285	£7,525,766	£5,277,899	£4,598,404	£4,584,235	£4,581,191	£4,527,733
71% SR : 29% LBS SO	0%	£11,049,025	£4,414,775	£3,459,225	£3,307,425	£1,052,914	£373,419	£359,250	£356,206	£302,747
71% SR : 29% LBS SO	0%	£6,798,800	£189,790	-£765,760	-£917,560	-£3,175,983	-£3,865,846	-£3,880,232	-£3,883,322	-£3,937,596
71% SR : 29% LBS SO	0%	£2,536,997	-£4,037,323	-£5,007,453	-£5,161,570	-£7,450,480	-£8,140,343	-£8,154,729	-£8,157,818	-£8,212,093
71% SR : 29% LBS SO	0%	-£1,756,645	-£8,311,819	-£9,281,950	-£9,436,066	-£11,731,270	-£12,431,660	-£12,446,264	-£12,449,402	-£12,504,505
71% SR : 29% LBS SO	0%	-£6,056,627	-£12,596,937	-£13,581,869	-£13,738,338	-£16,062,172	-£16,762,561	-£16,777,167	-£16,780,304	-£16,835,406
71% SR : 29% LBS SO	0%	-£10,400,584	-£16,927,838	-£17,912,771	-£18,069,239	-£20,442,723	-£21,164,649	-£21,179,703	-£21,182,937	-£21,239,734
71% SR : 29% LBS SO	0%	-£14,772,052	-£21,332,290	-£22,347,508	-£22,508,788	-£24,924,479	-£25,657,421	-£25,672,704	-£25,675,987	-£25,733,651
71% SR : 29% LBS SO	0%	-£19,184,604	-£25,831,133	-£26,861,842	-£27,025,582	-£29,476,028	-£30,220,153	-£30,235,670	-£30,239,003	-£30,297,546
71% SR : 29% LBS SO	0%	-£23,722,515	-£30,406,260	-£31,452,696	-£31,618,935	-£34,087,878	-£34,832,003	-£34,847,520	-£34,850,854	-£34,909,397
71% SR : 29% LBS SO	0%	-£28,348,140	-£35,018,111	-£36,064,547	-£36,230,785	-£38,699,729	-£39,443,854	-£39,459,371	-£39,462,705	-£39,521,247

CIL Zone 2 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£24,542,359	£17,859,582	£16,918,393	£16,768,874	£14,521,008	£13,841,512	£13,827,343	£13,824,299	£13,770,841
71% SR : 29% LBS SO	5%	£20,292,134	£13,657,884	£12,702,333	£12,550,533	£10,296,023	£9,616,528	£9,602,359	£9,599,315	£9,545,855
71% SR : 29% LBS SO	10%	£16,041,908	£9,432,899	£8,477,348	£8,325,549	£6,067,125	£5,377,262	£5,362,877	£5,359,787	£5,305,512
71% SR : 29% LBS SO	15%	£11,780,105	£5,205,786	£4,235,656	£4,081,538	£1,792,628	£1,102,766	£1,088,380	£1,085,290	£1,031,016
71% SR : 29% LBS SO	20%	£7,486,463	£931,289	-£38,841	-£192,957	-£2,488,162	-£3,188,551	-£3,203,156	-£3,206,293	-£3,261,396
71% SR : 29% LBS SO	25%	£3,186,481	-£3,353,828	-£4,338,761	-£4,495,229	-£6,819,064	-£7,519,453	-£7,534,058	-£7,537,196	-£7,592,298
71% SR : 29% LBS SO	30%	-£1,157,476	-£7,684,729	-£8,669,662	-£8,826,131	-£11,199,615	-£11,921,540	-£11,936,595	-£11,939,829	-£11,996,626
71% SR : 29% LBS SO	35%	-£5,528,944	-£12,089,181	-£13,104,400	-£13,265,679	-£15,681,371	-£16,414,312	-£16,429,596	-£16,432,879	-£16,490,542
71% SR : 29% LBS SO	40%	-£9,941,496	-£16,588,024	-£17,618,733	-£17,782,473	-£20,232,919	-£20,977,044	-£20,992,561	-£20,995,895	-£21,054,438
71% SR : 29% LBS SO	45%	-£14,479,406	-£21,163,151	-£22,209,588	-£22,375,826	-£24,844,770	-£25,588,895	-£25,604,412	-£25,607,745	-£25,666,288
71% SR : 29% LBS SO	50%	-£19,105,032	-£25,775,002	-£26,821,438	-£26,987,677	-£29,456,621	-£30,200,745	-£30,216,262	-£30,219,596	-£30,278,139

CIL Zone 2 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£30,410,846	-£36,970,414	-£37,952,576	-£38,109,044	-£40,432,879	-£41,133,267	-£41,147,873	-£41,151,010	-£41,206,112
71% SR : 29% LBS SO	5%	-£33,833,882	-£40,380,050	-£41,364,983	-£41,521,451	-£43,845,286	-£44,556,058	-£44,570,886	-£44,574,071	-£44,630,015
71% SR : 29% LBS SO	10%	-£37,256,918	-£43,792,457	-£44,789,028	-£44,947,884	-£47,331,853	-£48,053,778	-£48,068,833	-£48,072,067	-£48,128,864
71% SR : 29% LBS SO	15%	-£40,713,681	-£47,275,085	-£48,290,303	-£48,451,583	-£50,862,769	-£51,595,710	-£51,610,994	-£51,614,277	-£51,671,941
71% SR : 29% LBS SO	20%	-£44,181,540	-£50,807,903	-£51,838,613	-£52,002,353	-£54,434,192	-£55,170,374	-£55,185,891	-£55,189,223	-£55,247,767
71% SR : 29% LBS SO	25%	-£47,728,966	-£54,379,326	-£55,424,834	-£55,591,073	-£58,060,017	-£58,804,142	-£58,819,658	-£58,822,992	-£58,881,535
71% SR : 29% LBS SO	30%	-£51,331,353	-£58,012,167	-£59,058,602	-£59,224,841	-£61,693,785	-£62,437,909	-£62,453,426	-£62,456,760	-£62,515,304
71% SR : 29% LBS SO	35%	-£54,982,547	-£61,645,935	-£62,692,370	-£62,858,609	-£65,327,553	-£66,071,678	-£66,087,194	-£66,090,528	-£66,149,072
71% SR : 29% LBS SO	40%	-£58,675,364	-£65,279,703	-£66,326,139	-£66,492,377	-£68,961,321	-£69,705,446	-£69,720,963	-£69,724,297	-£69,782,839
71% SR : 29% LBS SO	45%	-£62,368,180	-£68,913,470	-£69,959,907	-£70,126,145	-£72,595,089	-£73,339,214	-£73,354,731	-£73,358,064	-£73,416,607
71% SR : 29% LBS SO	50%	-£66,060,997	-£72,547,239	-£73,593,674	-£73,759,913	-£76,228,858	-£76,972,982	-£76,988,499	-£76,991,832	-£77,050,376

CIL Zone 2 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£4,188,078	-£10,747,646	-£11,729,808	-£11,886,276	-£14,210,111	-£14,910,499	-£14,925,105	-£14,928,242	-£14,983,344
71% SR : 29% LBS SO	0%	-£7,611,113	-£14,157,282	-£15,142,214	-£15,298,683	-£17,622,517	-£18,333,290	-£18,348,118	-£18,351,302	-£18,407,247
71% SR : 29% LBS SO	0%	-£11,034,149	-£17,569,689	-£18,566,260	-£18,725,116	-£21,109,085	-£21,831,010	-£21,846,065	-£21,849,298	-£21,906,095
71% SR : 29% LBS SO	0%	-£14,490,913	-£21,052,317	-£22,067,535	-£22,228,815	-£24,640,001	-£25,372,942	-£25,388,226	-£25,391,509	-£25,449,172
71% SR : 29% LBS SO	0%	-£17,958,771	-£24,585,135	-£25,615,845	-£25,779,585	-£28,211,424	-£28,947,606	-£28,963,122	-£28,966,455	-£29,024,999
71% SR : 29% LBS SO	0%	-£21,506,198	-£28,156,558	-£29,202,066	-£29,368,305	-£31,837,248	-£32,581,373	-£32,596,890	-£32,600,224	-£32,658,767
71% SR : 29% LBS SO	0%	-£25,108,585	-£31,789,399	-£32,835,834	-£33,002,073	-£35,471,017	-£36,215,141	-£36,230,658	-£36,233,992	-£36,292,536
71% SR : 29% LBS SO	0%	-£28,759,779	-£35,423,167	-£36,469,602	-£36,635,840	-£39,104,785	-£39,848,910	-£39,864,426	-£39,867,760	-£39,926,303
71% SR : 29% LBS SO	0%	-£32,452,595	-£39,056,934	-£40,103,371	-£40,269,609	-£42,738,553	-£43,482,678	-£43,498,195	-£43,501,528	-£43,560,071
71% SR : 29% LBS SO	0%	-£36,145,412	-£42,690,702	-£43,737,138	-£43,903,377	-£46,372,321	-£47,116,446	-£47,131,963	-£47,135,296	-£47,193,839
71% SR : 29% LBS SO	0%	-£39,838,229	-£46,324,471	-£47,370,906	-£47,537,145	-£50,006,090	-£50,750,213	-£50,765,730	-£50,769,064	-£50,827,608

CIL Zone 2 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£5,055,030	-£1,504,537	-£2,486,699	-£2,643,167	-£4,967,002	-£5,667,391	-£5,681,996	-£5,685,134	-£5,740,236
71% SR : 29% LBS SO	0%	£1,631,995	-£4,914,173	-£5,899,106	-£6,055,574	-£8,379,409	-£9,090,182	-£9,105,009	-£9,108,194	-£9,164,138
71% SR : 29% LBS SO	0%	-£1,791,041	-£8,326,580	-£9,323,151	-£9,482,007	-£11,865,976	-£12,587,902	-£12,602,956	-£12,606,190	-£12,662,987
71% SR : 29% LBS SO	0%	-£5,247,805	-£11,809,208	-£12,824,426	-£12,985,706	-£15,396,892	-£16,129,834	-£16,145,117	-£16,148,400	-£16,206,064
71% SR : 29% LBS SO	0%	-£8,715,663	-£15,342,026	-£16,372,736	-£16,536,476	-£18,968,315	-£19,704,497	-£19,720,014	-£19,723,347	-£19,781,890
71% SR : 29% LBS SO	0%	-£12,263,090	-£18,913,449	-£19,958,958	-£20,125,196	-£22,594,140	-£23,338,265	-£23,353,782	-£23,357,115	-£23,415,658
71% SR : 29% LBS SO	0%	-£15,865,476	-£22,546,290	-£23,592,725	-£23,758,964	-£26,227,909	-£26,972,033	-£26,987,550	-£26,990,883	-£27,049,427
71% SR : 29% LBS SO	0%	-£19,516,670	-£26,180,058	-£27,226,493	-£27,392,732	-£29,861,677	-£30,605,801	-£30,621,317	-£30,624,651	-£30,683,195
71% SR : 29% LBS SO	0%	-£23,209,487	-£29,813,826	-£30,860,262	-£31,026,501	-£33,495,444	-£34,239,569	-£34,255,086	-£34,258,420	-£34,316,963
71% SR : 29% LBS SO	0%	-£26,902,304	-£33,447,594	-£34,494,030	-£34,660,269	-£37,129,212	-£37,873,337	-£37,888,854	-£37,892,188	-£37,950,731
71% SR : 29% LBS SO	0%	-£30,595,121	-£37,081,363	-£38,127,798	-£38,294,036	-£40,762,981	-£41,507,105	-£41,522,622	-£41,525,955	-£41,584,499

CIL Zone 3 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£458,567	-£4,140,623	-£5,110,753	-£5,264,870	-£7,553,780	-£8,243,643	-£8,258,029	-£8,261,118	-£8,315,393
71% SR : 29% LBS SO	5%	-£3,979,004	-£7,638,380	-£8,608,510	-£8,762,627	-£11,064,255	-£11,764,645	-£11,779,249	-£11,782,387	-£11,837,489
71% SR : 29% LBS SO	10%	-£7,533,600	-£11,142,640	-£12,127,573	-£12,284,041	-£14,607,876	-£15,308,266	-£15,322,870	-£15,326,007	-£15,381,110
71% SR : 29% LBS SO	15%	-£11,088,281	-£14,686,261	-£15,671,194	-£15,827,662	-£18,169,661	-£18,885,946	-£18,901,001	-£18,904,234	-£18,961,031
71% SR : 29% LBS SO	20%	-£14,689,485	-£18,246,904	-£19,257,661	-£19,418,941	-£21,814,231	-£22,536,158	-£22,551,211	-£22,554,445	-£22,611,483
71% SR : 29% LBS SO	25%	-£18,306,618	-£21,892,655	-£22,915,514	-£23,079,254	-£25,511,092	-£26,244,034	-£26,259,318	-£26,262,601	-£26,320,264
71% SR : 29% LBS SO	30%	-£22,012,595	-£25,593,586	-£26,624,295	-£26,788,036	-£29,253,230	-£29,997,355	-£30,012,871	-£30,016,204	-£30,074,748
71% SR : 29% LBS SO	35%	-£25,777,587	-£29,345,105	-£30,391,541	-£30,557,780	-£33,026,724	-£33,770,848	-£33,786,365	-£33,789,699	-£33,848,242
71% SR : 29% LBS SO	40%	-£29,599,381	-£33,118,599	-£34,165,035	-£34,331,274	-£36,800,218	-£37,544,343	-£37,559,860	-£37,563,193	-£37,621,736
71% SR : 29% LBS SO	45%	-£33,434,195	-£36,892,094	-£37,938,529	-£38,104,768	-£40,573,712	-£41,317,837	-£41,333,353	-£41,336,687	-£41,395,231
71% SR : 29% LBS SO	50%	-£37,269,009	-£40,665,588	-£41,712,024	-£41,878,262	-£44,347,207	-£45,091,331	-£45,106,848	-£45,110,181	-£45,168,724

CIL Zone 3 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£2,496,020	-£1,186,036	-£2,156,166	-£2,310,283	-£4,599,193	-£5,289,056	-£5,303,442	-£5,306,532	-£5,360,806
71% SR : 29% LBS SO	5%	-£1,024,417	-£4,683,794	-£5,653,924	-£5,808,040	-£8,109,668	-£8,810,058	-£8,824,663	-£8,827,801	-£8,882,903
71% SR : 29% LBS SO	10%	-£4,579,013	-£8,188,054	-£9,172,986	-£9,329,455	-£11,653,289	-£12,353,679	-£12,368,283	-£12,371,421	-£12,426,524
71% SR : 29% LBS SO	15%	-£8,133,694	-£11,731,674	-£12,716,607	-£12,873,075	-£15,215,074	-£15,931,360	-£15,946,414	-£15,949,648	-£16,006,445
71% SR : 29% LBS SO	20%	-£11,734,898	-£15,292,318	-£16,303,075	-£16,464,354	-£18,859,645	-£19,581,571	-£19,596,625	-£19,599,859	-£19,656,896
71% SR : 29% LBS SO	25%	-£15,352,032	-£18,938,068	-£19,960,927	-£20,124,668	-£22,556,506	-£23,289,447	-£23,304,731	-£23,308,014	-£23,365,678
71% SR : 29% LBS SO	30%	-£19,058,008	-£22,639,000	-£23,669,709	-£23,833,450	-£26,298,643	-£27,042,768	-£27,058,284	-£27,061,618	-£27,120,162
71% SR : 29% LBS SO	35%	-£22,823,000	-£26,390,518	-£27,436,954	-£27,603,193	-£30,072,138	-£30,816,262	-£30,831,779	-£30,835,112	-£30,893,655
71% SR : 29% LBS SO	40%	-£26,644,795	-£30,164,013	-£31,210,449	-£31,376,688	-£33,845,631	-£34,589,756	-£34,605,273	-£34,608,607	-£34,667,150
71% SR : 29% LBS SO	45%	-£30,479,609	-£33,937,507	-£34,983,942	-£35,150,181	-£37,619,126	-£38,363,251	-£38,378,767	-£38,382,100	-£38,440,644
71% SR : 29% LBS SO	50%	-£34,314,422	-£37,711,002	-£38,757,437	-£38,923,676	-£41,392,620	-£42,136,744	-£42,152,261	-£42,155,595	-£42,214,138

CIL Zone 3 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£8,693,498	£5,011,442	£4,041,312	£3,887,195	£1,598,285	£908,422	£894,036	£890,946	£836,672
71% SR : 29% LBS SO	5%	£5,173,061	£1,513,685	£543,554	£389,438	-£1,912,190	-£2,612,580	-£2,627,184	-£2,630,323	-£2,685,425
71% SR : 29% LBS SO	10%	£1,618,465	-£1,990,575	-£2,975,508	-£3,131,976	-£5,455,811	-£6,156,201	-£6,170,805	-£6,173,943	-£6,229,046
71% SR : 29% LBS SO	15%	-£1,936,216	-£5,534,196	-£6,519,129	-£6,675,597	-£9,017,596	-£9,733,881	-£9,748,936	-£9,752,170	-£9,808,967
71% SR : 29% LBS SO	20%	-£5,537,420	-£9,094,840	-£10,105,597	-£10,266,876	-£12,662,167	-£13,384,093	-£13,399,146	-£13,402,380	-£13,459,418
71% SR : 29% LBS SO	25%	-£9,154,554	-£12,740,590	-£13,763,449	-£13,927,190	-£16,359,028	-£17,091,969	-£17,107,253	-£17,110,536	-£17,168,200
71% SR : 29% LBS SO	30%	-£12,860,530	-£16,441,521	-£17,472,231	-£17,635,971	-£20,101,165	-£20,845,290	-£20,860,806	-£20,864,139	-£20,922,683
71% SR : 29% LBS SO	35%	-£16,625,522	-£20,193,040	-£21,239,476	-£21,405,715	-£23,874,660	-£24,618,783	-£24,634,300	-£24,637,634	-£24,696,177
71% SR : 29% LBS SO	40%	-£20,447,317	-£23,966,534	-£25,012,971	-£25,179,209	-£27,648,153	-£28,392,278	-£28,407,795	-£28,411,128	-£28,469,671
71% SR : 29% LBS SO	45%	-£24,282,130	-£27,740,029	-£28,786,464	-£28,952,703	-£31,421,648	-£32,165,772	-£32,181,288	-£32,184,622	-£32,243,166
71% SR : 29% LBS SO	50%	-£28,116,944	-£31,513,524	-£32,559,959	-£32,726,197	-£35,195,142	-£35,939,266	-£35,954,783	-£35,958,116	-£36,016,659

CIL Zone 3 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£8,364,903	-£11,976,378	-£12,961,311	-£13,117,779	-£15,441,613	-£16,142,003	-£16,156,607	-£16,159,745	-£16,214,848
71% SR : 29% LBS SO	5%	-£11,562,198	-£15,152,601	-£16,137,533	-£16,294,002	-£18,646,844	-£19,368,771	-£19,383,824	-£19,387,058	-£19,443,855
71% SR : 29% LBS SO	10%	-£14,790,034	-£18,349,628	-£19,361,952	-£19,523,231	-£21,918,522	-£22,641,210	-£22,656,493	-£22,659,776	-£22,717,440
71% SR : 29% LBS SO	15%	-£18,032,106	-£21,618,411	-£22,636,864	-£22,800,604	-£25,232,443	-£25,965,384	-£25,980,667	-£25,983,951	-£26,041,615
71% SR : 29% LBS SO	20%	-£21,349,210	-£24,930,330	-£25,961,039	-£26,124,779	-£28,576,183	-£29,320,308	-£29,335,825	-£29,339,158	-£29,397,702
71% SR : 29% LBS SO	25%	-£24,712,695	-£28,276,826	-£29,323,262	-£29,489,500	-£31,958,445	-£32,702,569	-£32,718,086	-£32,721,419	-£32,779,963
71% SR : 29% LBS SO	30%	-£28,116,153	-£31,659,087	-£32,705,523	-£32,871,762	-£35,340,705	-£36,084,830	-£36,100,347	-£36,103,681	-£36,162,224
71% SR : 29% LBS SO	35%	-£31,553,375	-£35,041,348	-£36,087,784	-£36,254,022	-£39,722,967	-£39,467,091	-£39,482,608	-£39,485,941	-£39,544,485
71% SR : 29% LBS SO	40%	-£34,990,598	-£38,423,609	-£39,470,045	-£39,636,284	-£42,105,228	-£42,849,353	-£42,864,869	-£42,868,203	-£42,926,746
71% SR : 29% LBS SO	45%	-£38,427,821	-£41,805,871	-£42,852,307	-£43,018,546	-£45,487,489	-£46,231,614	-£46,247,131	-£46,250,464	-£46,309,007
71% SR : 29% LBS SO	50%	-£41,865,044	-£45,188,132	-£46,234,568	-£46,400,806	-£48,869,751	-£49,613,875	-£49,629,392	-£49,632,725	-£49,691,268

CIL Zone 3 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£5,410,316	-£9,021,792	-£10,006,725	-£10,163,193	-£12,487,027	-£13,187,416	-£13,202,021	-£13,205,158	-£13,260,261
71% SR : 29% LBS SO	5%	-£8,607,612	-£12,198,014	-£13,182,947	-£13,339,415	-£15,692,258	-£16,414,185	-£16,429,238	-£16,432,472	-£16,489,269
71% SR : 29% LBS SO	10%	-£11,835,447	-£15,395,042	-£16,407,365	-£16,568,645	-£18,963,935	-£19,686,623	-£19,701,907	-£19,705,190	-£19,762,853
71% SR : 29% LBS SO	15%	-£15,077,520	-£18,663,824	-£19,682,277	-£19,846,017	-£22,277,856	-£23,010,798	-£23,026,081	-£23,029,364	-£23,087,028
71% SR : 29% LBS SO	20%	-£18,394,623	-£21,975,743	-£23,006,452	-£23,170,192	-£25,621,597	-£26,365,722	-£26,381,239	-£26,384,571	-£26,443,115
71% SR : 29% LBS SO	25%	-£21,758,109	-£25,322,240	-£26,368,675	-£26,534,914	-£29,003,858	-£29,747,982	-£29,763,499	-£29,766,833	-£29,825,377
71% SR : 29% LBS SO	30%	-£25,161,566	-£28,704,500	-£29,750,937	-£29,917,175	-£32,386,119	-£33,130,244	-£33,145,761	-£33,149,094	-£33,207,637
71% SR : 29% LBS SO	35%	-£28,598,788	-£32,086,762	-£33,133,197	-£33,299,436	-£35,768,381	-£36,512,504	-£36,528,021	-£36,531,355	-£36,589,899
71% SR : 29% LBS SO	40%	-£32,036,012	-£35,469,023	-£36,515,459	-£36,681,697	-£39,150,641	-£39,894,766	-£39,910,283	-£39,913,617	-£39,972,159
71% SR : 29% LBS SO	45%	-£35,473,234	-£38,851,284	-£39,897,720	-£40,063,959	-£42,532,903	-£43,277,028	-£43,292,545	-£43,295,877	-£43,354,421
71% SR : 29% LBS SO	50%	-£38,910,458	-£42,233,546	-£43,279,981	-£43,446,220	-£45,915,164	-£46,659,288	-£46,674,805	-£46,678,139	-£46,736,682

CIL Zone 3 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£787,162	-£2,824,314	-£3,809,246	-£3,965,715	-£6,289,548	-£6,989,938	-£7,004,543	-£7,007,680	-£7,062,783
71% SR : 29% LBS SO	5%	-£2,410,133	-£6,000,536	-£6,985,469	-£7,141,937	-£9,494,780	-£10,216,706	-£10,231,760	-£10,234,993	-£10,291,790
71% SR : 29% LBS SO	10%	-£5,637,969	-£9,197,563	-£10,209,887	-£10,371,167	-£12,766,457	-£13,489,145	-£13,504,429	-£13,507,711	-£13,565,375
71% SR : 29% LBS SO	15%	-£8,880,042	-£12,466,346	-£13,484,799	-£13,648,539	-£16,080,378	-£16,813,320	-£16,828,602	-£16,831,886	-£16,889,550
71% SR : 29% LBS SO	20%	-£12,197,145	-£15,778,265	-£16,808,974	-£16,972,714	-£19,424,119	-£20,168,243	-£20,183,760	-£20,187,093	-£20,245,637
71% SR : 29% LBS SO	25%	-£15,560,631	-£19,124,762	-£20,171,197	-£20,337,435	-£22,806,380	-£23,550,504	-£23,566,021	-£23,569,355	-£23,627,898
71% SR : 29% LBS SO	30%	-£18,964,088	-£22,507,022	-£23,553,458	-£23,719,697	-£26,188,641	-£26,932,766	-£26,948,283	-£26,951,616	-£27,010,159
71% SR : 29% LBS SO	35%	-£22,401,310	-£25,889,284	-£26,935,719	-£27,101,958	-£29,570,902	-£30,315,026	-£30,330,543	-£30,333,877	-£30,392,421
71% SR : 29% LBS SO	40%	-£25,838,534	-£29,271,544	-£30,317,981	-£30,484,219	-£32,953,163	-£33,697,288	-£33,712,805	-£33,716,138	-£33,774,681
71% SR : 29% LBS SO	45%	-£29,275,756	-£32,653,806	-£33,700,242	-£33,866,481	-£36,335,424	-£37,079,549	-£37,095,066	-£37,098,399	-£37,156,943
71% SR : 29% LBS SO	50%	-£32,712,979	-£36,036,067	-£37,082,503	-£37,248,741	-£39,717,686	-£40,461,810	-£40,477,327	-£40,480,660	-£40,539,203

CIL Zone 3 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£17,544,348	-£21,131,128	-£22,146,347	-£22,307,626	-£24,737,333	-£25,470,274	-£25,485,557	-£25,488,841	-£25,546,505
71% SR : 29% LBS SO	5%	-£20,423,550	-£24,004,848	-£25,035,557	-£25,199,297	-£27,631,460	-£28,375,585	-£28,391,101	-£28,394,435	-£28,452,978
71% SR : 29% LBS SO	10%	-£23,334,809	-£26,898,651	-£27,940,743	-£28,106,981	-£30,575,925	-£31,320,050	-£31,335,567	-£31,338,900	-£31,397,443
71% SR : 29% LBS SO	15%	-£26,275,637	-£29,838,771	-£30,885,208	-£31,051,446	-£33,520,390	-£34,264,515	-£34,280,032	-£34,283,364	-£34,341,908
71% SR : 29% LBS SO	20%	-£29,258,569	-£32,783,237	-£33,829,672	-£33,995,911	-£36,464,855	-£37,208,979	-£37,224,496	-£37,227,830	-£37,286,373
71% SR : 29% LBS SO	25%	-£32,250,881	-£35,727,702	-£36,774,137	-£36,940,376	-£39,409,320	-£40,153,444	-£40,168,961	-£40,172,295	-£40,230,838
71% SR : 29% LBS SO	30%	-£35,243,194	-£38,672,166	-£39,718,602	-£39,884,841	-£42,353,785	-£43,097,909	-£43,113,426	-£43,116,760	-£43,175,303
71% SR : 29% LBS SO	35%	-£38,235,507	-£41,616,631	-£42,663,067	-£42,829,306	-£45,298,250	-£46,042,375	-£46,057,892	-£46,061,224	-£46,119,768
71% SR : 29% LBS SO	40%	-£41,227,819	-£44,561,096	-£45,607,532	-£45,773,770	-£48,242,715	-£48,986,840	-£49,002,356	-£49,005,689	-£49,064,233
71% SR : 29% LBS SO	45%	-£44,220,131	-£47,505,562	-£48,551,997	-£48,718,235	-£51,187,180	-£51,931,304	-£51,946,821	-£51,950,155	-£52,008,698
71% SR : 29% LBS SO	50%	-£47,212,444	-£50,450,026	-£51,496,462	-£51,662,701	-£54,131,645	-£54,875,769	-£54,891,286	-£54,894,620	-£54,953,163

CIL Zone 3 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£14,589,761	-£18,176,542	-£19,191,760	-£19,353,040	-£21,782,746	-£22,515,688	-£22,530,970	-£22,534,254	-£22,591,918
71% SR : 29% LBS SO	5%	-£17,468,963	-£21,050,261	-£22,080,970	-£22,244,710	-£24,676,873	-£25,420,998	-£25,436,515	-£25,439,849	-£25,498,391
71% SR : 29% LBS SO	10%	-£20,380,223	-£23,944,064	-£24,986,156	-£25,152,395	-£27,621,338	-£28,365,463	-£28,380,980	-£28,384,314	-£28,442,857
71% SR : 29% LBS SO	15%	-£23,321,050	-£26,884,185	-£27,930,621	-£28,096,860	-£30,565,804	-£31,309,928	-£31,325,445	-£31,328,778	-£31,387,322
71% SR : 29% LBS SO	20%	-£26,303,982	-£29,828,650	-£30,875,085	-£31,041,324	-£33,510,269	-£34,254,393	-£34,269,910	-£34,273,243	-£34,331,787
71% SR : 29% LBS SO	25%	-£29,296,295	-£32,773,115	-£33,819,551	-£33,985,789	-£36,454,734	-£37,198,858	-£37,214,375	-£37,217,708	-£37,276,251
71% SR : 29% LBS SO	30%	-£32,288,608	-£35,717,580	-£36,764,016	-£36,930,254	-£39,399,198	-£40,143,323	-£40,158,840	-£40,162,173	-£40,220,716
71% SR : 29% LBS SO	35%	-£35,280,920	-£38,662,045	-£39,708,481	-£39,874,720	-£42,343,663	-£43,087,788	-£43,103,305	-£43,106,638	-£43,165,182
71% SR : 29% LBS SO	40%	-£38,273,232	-£41,606,510	-£42,652,945	-£42,819,184	-£45,288,128	-£46,032,253	-£46,047,769	-£46,051,103	-£46,109,647
71% SR : 29% LBS SO	45%	-£41,265,545	-£44,550,975	-£45,597,410	-£45,763,649	-£48,232,594	-£48,976,718	-£48,992,234	-£48,995,568	-£49,054,112
71% SR : 29% LBS SO	50%	-£44,257,858	-£47,495,439	-£48,541,876	-£48,708,114	-£51,177,059	-£51,921,183	-£51,936,700	-£51,940,033	-£51,998,576

CIL Zone 3 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£8,392,283	-£11,979,063	-£12,994,282	-£13,155,561	-£15,585,268	-£16,318,210	-£16,333,492	-£16,336,776	-£16,394,440
71% SR : 29% LBS SO	5%	-£11,271,485	-£14,852,783	-£15,883,492	-£16,047,232	-£18,479,395	-£19,223,520	-£19,239,037	-£19,242,370	-£19,300,913
71% SR : 29% LBS SO	10%	-£14,182,745	-£17,746,586	-£18,788,678	-£18,954,916	-£21,423,860	-£22,167,985	-£22,183,502	-£22,186,835	-£22,245,378
71% SR : 29% LBS SO	15%	-£17,123,572	-£20,686,707	-£21,733,143	-£21,899,382	-£24,368,325	-£25,112,450	-£25,127,967	-£25,131,300	-£25,189,844
71% SR : 29% LBS SO	20%	-£20,106,504	-£23,631,172	-£24,677,607	-£24,843,846	-£27,312,790	-£28,056,914	-£28,072,431	-£28,075,765	-£28,134,309
71% SR : 29% LBS SO	25%	-£23,098,817	-£26,575,637	-£27,622,072	-£27,788,311	-£30,257,256	-£31,001,380	-£31,016,896	-£31,020,230	-£31,078,773
71% SR : 29% LBS SO	30%	-£26,091,129	-£29,520,101	-£30,566,538	-£30,732,776	-£33,201,720	-£33,945,845	-£33,961,362	-£33,964,695	-£34,023,238
71% SR : 29% LBS SO	35%	-£29,083,442	-£32,464,566	-£33,511,003	-£33,677,241	-£36,146,185	-£36,890,310	-£36,905,827	-£36,909,159	-£36,967,703
71% SR : 29% LBS SO	40%	-£32,075,754	-£35,409,032	-£36,455,467	-£36,621,706	-£39,090,650	-£39,834,775	-£39,850,291	-£39,853,625	-£39,912,168
71% SR : 29% LBS SO	45%	-£35,068,067	-£38,353,497	-£39,399,932	-£39,566,171	-£42,035,115	-£42,779,239	-£42,794,756	-£42,798,090	-£42,856,634
71% SR : 29% LBS SO	50%	-£38,060,379	-£41,297,961	-£42,344,397	-£42,510,636	-£44,979,581	-£45,723,704	-£45,739,221	-£45,742,555	-£45,801,098

Table 6.7.3: Appraisal outputs showing viability of development Typology 8 (650 units) with onsite affordable housing

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£145,836,775	-£171,016,465	-£172,809,202	-£173,094,000	-£177,623,448	-£178,803,862	-£178,815,247	-£178,817,692	-£178,872,757
71% SR : 29% LBS SO	5%	-£169,556,312	-£194,381,813	-£196,174,551	-£196,459,348	-£200,988,796	-£202,169,211	-£202,180,596	-£202,183,041	-£202,238,106
71% SR : 29% LBS SO	10%	-£193,275,849	-£217,747,163	-£219,539,899	-£219,824,697	-£224,354,145	-£225,534,560	-£225,545,944	-£225,548,389	-£225,603,454
71% SR : 29% LBS SO	15%	-£216,995,385	-£241,112,512	-£242,905,248	-£243,190,046	-£247,740,904	-£248,939,330	-£248,950,888	-£248,953,371	-£249,009,275
71% SR : 29% LBS SO	20%	-£240,714,922	-£264,477,860	-£266,270,597	-£266,555,394	-£271,151,138	-£272,349,564	-£272,361,122	-£272,363,605	-£272,419,510
71% SR : 29% LBS SO	25%	-£264,434,459	-£287,853,580	-£289,673,671	-£289,962,814	-£294,561,373	-£295,759,798	-£295,771,356	-£295,773,840	-£295,829,744
71% SR : 29% LBS SO	30%	-£288,167,794	-£311,263,814	-£313,083,905	-£313,373,048	-£317,971,607	-£319,170,033	-£319,181,591	-£319,184,074	-£319,239,978
71% SR : 29% LBS SO	35%	-£311,912,829	-£334,674,048	-£336,494,139	-£336,783,282	-£341,381,842	-£342,595,269	-£342,607,003	-£342,609,524	-£342,666,282
71% SR : 29% LBS SO	40%	-£335,657,865	-£358,084,283	-£359,904,373	-£360,193,516	-£364,853,774	-£366,070,486	-£366,082,220	-£366,084,741	-£366,141,498
71% SR : 29% LBS SO	45%	-£359,402,900	-£381,518,848	-£383,366,711	-£383,660,266	-£388,328,991	-£389,545,702	-£389,557,437	-£389,559,958	-£389,616,715
71% SR : 29% LBS SO	50%	-£383,147,936	-£404,994,065	-£406,841,928	-£407,135,483	-£411,849,727	-£413,085,003	-£413,096,916	-£413,099,475	-£413,157,099

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£40,234,448	£15,054,758	£13,262,021	£12,977,224	£8,447,775	£7,267,361	£7,255,976	£7,253,531	£7,198,466
71% SR : 29% LBS SO	5%	£16,514,911	-£8,310,590	-£10,103,328	-£10,388,125	-£14,917,573	-£16,097,988	-£16,109,372	-£16,111,818	-£16,166,882
71% SR : 29% LBS SO	10%	-£7,204,625	-£31,675,940	-£33,468,676	-£33,753,474	-£38,282,922	-£39,463,336	-£39,474,721	-£39,477,166	-£39,532,231
71% SR : 29% LBS SO	15%	-£30,924,162	-£55,041,288	-£56,834,025	-£57,118,822	-£61,669,681	-£62,868,106	-£62,879,665	-£62,882,148	-£62,938,052
71% SR : 29% LBS SO	20%	-£54,643,699	-£78,406,637	-£80,199,373	-£80,484,171	-£85,079,915	-£86,278,341	-£86,289,899	-£86,292,382	-£86,348,286
71% SR : 29% LBS SO	25%	-£78,363,236	-£101,782,356	-£103,602,447	-£103,891,590	-£108,490,149	-£109,688,575	-£109,700,133	-£109,702,616	-£109,758,521
71% SR : 29% LBS SO	30%	-£102,096,571	-£125,192,590	-£127,012,682	-£127,301,825	-£131,900,384	-£133,098,810	-£133,110,367	-£133,112,850	-£133,168,755
71% SR : 29% LBS SO	35%	-£125,841,606	-£148,602,825	-£150,422,916	-£150,712,059	-£155,310,619	-£156,524,046	-£156,535,780	-£156,538,301	-£156,595,058
71% SR : 29% LBS SO	40%	-£149,586,642	-£172,013,060	-£173,833,150	-£174,122,293	-£178,782,551	-£179,999,262	-£180,010,997	-£180,013,518	-£180,070,275
71% SR : 29% LBS SO	45%	-£173,331,677	-£195,447,625	-£197,295,488	-£197,589,042	-£202,257,768	-£203,474,479	-£203,486,214	-£203,488,734	-£203,545,492
71% SR : 29% LBS SO	50%	-£197,076,713	-£218,922,842	-£220,770,705	-£221,064,259	-£225,778,504	-£227,013,780	-£227,025,693	-£227,028,252	-£227,085,876

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£214,332,358	£189,152,669	£187,359,931	£187,075,134	£182,545,686	£181,365,271	£181,353,886	£181,351,441	£181,296,376
71% SR : 29% LBS SO	5%	£190,612,822	£165,787,320	£163,994,583	£163,709,785	£159,180,337	£157,999,923	£157,988,538	£157,986,093	£157,931,028
71% SR : 29% LBS SO	10%	£166,893,285	£142,421,970	£140,629,234	£140,344,437	£135,814,988	£134,634,574	£134,623,189	£134,620,744	£134,565,679
71% SR : 29% LBS SO	15%	£143,173,748	£119,056,622	£117,263,885	£116,979,088	£112,428,229	£111,229,804	£111,218,245	£111,215,762	£111,159,858
71% SR : 29% LBS SO	20%	£119,454,211	£95,691,273	£93,898,537	£93,613,739	£89,017,995	£87,819,569	£87,808,011	£87,805,528	£87,749,624
71% SR : 29% LBS SO	25%	£95,734,675	£72,315,554	£70,495,463	£70,206,320	£65,607,761	£64,409,335	£64,397,777	£64,395,294	£64,339,390
71% SR : 29% LBS SO	30%	£72,001,339	£48,905,320	£47,085,229	£46,796,086	£42,197,527	£40,999,100	£40,987,543	£40,985,060	£40,929,155
71% SR : 29% LBS SO	35%	£48,256,304	£25,495,086	£23,674,994	£23,385,851	£18,787,291	£17,573,865	£17,562,130	£17,559,609	£17,502,852
71% SR : 29% LBS SO	40%	£24,511,268	£2,084,850	£264,760	-£24,383	-£4,684,641	-£5,901,352	-£5,913,087	-£5,915,607	-£5,972,365
71% SR : 29% LBS SO	45%	£766,233	-£21,349,715	-£23,197,578	-£23,491,132	-£28,159,857	-£29,376,569	-£29,388,303	-£29,390,824	-£29,447,582
71% SR : 29% LBS SO	50%	-£22,978,803	-£44,824,932	-£46,672,794	-£46,966,349	-£51,680,593	-£52,915,869	-£52,927,783	-£52,930,342	-£52,987,966

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£234,259,051	-£258,171,695	-£259,991,786	-£260,280,929	-£264,879,488	-£266,077,914	-£266,089,472	-£266,091,955	-£266,147,859
71% SR : 29% LBS SO	5%	-£253,610,528	-£277,247,745	-£279,067,836	-£279,356,979	-£283,955,538	-£285,153,965	-£285,165,522	-£285,168,005	-£285,223,910
71% SR : 29% LBS SO	10%	-£272,962,005	-£296,323,796	-£298,143,887	-£298,433,030	-£303,031,590	-£304,230,015	-£304,241,574	-£304,244,056	-£304,299,961
71% SR : 29% LBS SO	15%	-£292,313,482	-£315,399,847	-£317,219,937	-£317,509,080	-£322,107,640	-£323,317,937	-£323,329,671	-£323,332,192	-£323,388,950
71% SR : 29% LBS SO	20%	-£311,664,959	-£334,475,898	-£336,295,988	-£336,585,131	-£341,227,570	-£342,444,282	-£342,456,017	-£342,458,537	-£342,515,295
71% SR : 29% LBS SO	25%	-£331,016,436	-£353,551,948	-£355,391,637	-£355,685,192	-£360,353,917	-£361,570,628	-£361,582,363	-£361,584,883	-£361,641,641
71% SR : 29% LBS SO	30%	-£350,367,913	-£372,670,120	-£374,517,982	-£374,811,537	-£379,480,262	-£380,696,974	-£380,708,708	-£380,711,229	-£380,767,986
71% SR : 29% LBS SO	35%	-£369,719,389	-£391,796,465	-£393,644,328	-£393,937,883	-£398,645,059	-£399,880,335	-£399,892,249	-£399,894,808	-£399,952,432
71% SR : 29% LBS SO	40%	-£389,082,975	-£410,924,184	-£412,800,241	-£413,098,274	-£417,838,236	-£419,073,513	-£419,085,426	-£419,087,986	-£419,145,609
71% SR : 29% LBS SO	45%	-£408,469,011	-£430,117,361	-£431,993,419	-£432,291,452	-£437,078,407	-£438,332,531	-£438,344,627	-£438,347,224	-£438,405,728
71% SR : 29% LBS SO	50%	-£427,855,049	-£449,335,655	-£451,240,338	-£451,542,919	-£456,375,832	-£457,649,092	-£457,661,372	-£457,664,010	-£457,723,405

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£48,187,827	-£72,100,471	-£73,920,563	-£74,209,706	-£78,808,265	-£80,006,691	-£80,018,248	-£80,020,731	-£80,076,636
71% SR : 29% LBS SO	5%	-£67,539,305	-£91,176,522	-£92,996,613	-£93,285,756	-£97,884,315	-£99,082,742	-£99,094,299	-£99,096,782	-£99,152,686
71% SR : 29% LBS SO	10%	-£86,890,782	-£110,252,572	-£112,072,664	-£112,361,807	-£116,960,367	-£118,158,792	-£118,170,350	-£118,172,832	-£118,228,738
71% SR : 29% LBS SO	15%	-£106,242,259	-£129,328,624	-£131,148,714	-£131,437,857	-£136,036,417	-£137,246,714	-£137,258,448	-£137,260,969	-£137,317,726
71% SR : 29% LBS SO	20%	-£125,593,735	-£148,404,674	-£150,224,765	-£150,513,908	-£155,156,347	-£156,373,059	-£156,384,793	-£156,387,314	-£156,444,071
71% SR : 29% LBS SO	25%	-£144,945,212	-£167,480,725	-£169,320,414	-£169,613,968	-£174,282,693	-£175,499,405	-£175,511,139	-£175,513,660	-£175,570,418
71% SR : 29% LBS SO	30%	-£164,296,690	-£186,598,897	-£188,446,759	-£188,740,313	-£193,409,038	-£194,625,751	-£194,637,485	-£194,640,005	-£194,696,763
71% SR : 29% LBS SO	35%	-£183,648,166	-£205,725,242	-£207,573,105	-£207,866,660	-£212,573,836	-£213,809,112	-£213,821,026	-£213,823,585	-£213,881,208
71% SR : 29% LBS SO	40%	-£203,011,752	-£224,852,960	-£226,729,017	-£227,027,051	-£231,767,013	-£233,002,290	-£233,014,203	-£233,016,763	-£233,074,385
71% SR : 29% LBS SO	45%	-£222,397,788	-£244,046,137	-£245,922,195	-£246,220,229	-£251,007,183	-£252,261,308	-£252,273,403	-£252,276,001	-£252,334,504
71% SR : 29% LBS SO	50%	-£241,783,825	-£263,264,432	-£265,169,115	-£265,471,696	-£270,304,609	-£271,577,869	-£271,590,149	-£271,592,787	-£271,652,182

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£125,910,083	£101,997,439	£100,177,348	£99,888,205	£95,289,646	£94,091,219	£94,079,662	£94,077,179	£94,021,274
71% SR : 29% LBS SO	5%	£106,558,606	£82,921,388	£81,101,297	£80,812,154	£76,213,595	£75,015,169	£75,003,611	£75,001,128	£74,945,224
71% SR : 29% LBS SO	10%	£87,207,128	£63,845,338	£62,025,247	£61,736,104	£57,137,544	£55,939,118	£55,927,560	£55,925,078	£55,869,172
71% SR : 29% LBS SO	15%	£67,855,651	£44,769,286	£42,949,196	£42,660,053	£38,061,493	£36,851,197	£36,839,462	£36,836,941	£36,780,184
71% SR : 29% LBS SO	20%	£48,504,175	£25,693,236	£23,873,146	£23,584,003	£18,941,563	£17,724,851	£17,713,117	£17,710,596	£17,653,839
71% SR : 29% LBS SO	25%	£29,152,698	£6,617,185	£4,777,497	£4,483,942	-£184,783	-£1,401,495	-£1,413,229	-£1,415,750	-£1,472,507
71% SR : 29% LBS SO	30%	£9,801,221	-£12,500,987	-£14,348,848	-£14,642,403	-£19,311,128	-£20,527,841	-£20,539,574	-£20,542,095	-£20,598,853
71% SR : 29% LBS SO	35%	-£9,550,256	-£31,627,332	-£33,475,195	-£33,768,749	-£38,475,926	-£39,711,202	-£39,723,115	-£39,725,674	-£39,783,298
71% SR : 29% LBS SO	40%	-£28,913,842	-£50,755,050	-£52,631,107	-£52,929,141	-£57,669,103	-£58,904,380	-£58,916,292	-£58,918,852	-£58,976,475
71% SR : 29% LBS SO	45%	-£48,299,878	-£69,948,227	-£71,824,285	-£72,122,319	-£76,909,273	-£78,163,397	-£78,175,493	-£78,178,091	-£78,236,594
71% SR : 29% LBS SO	50%	-£67,685,915	-£89,166,522	-£91,071,205	-£91,373,786	-£96,206,699	-£97,479,959	-£97,492,238	-£97,494,877	-£97,554,272

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£344,980,981	-£367,499,731	-£369,347,593	-£369,641,147	-£374,354,209	-£375,589,486	-£375,601,400	-£375,603,959	-£375,661,583
71% SR : 29% LBS SO	5%	-£358,907,254	-£381,235,725	-£383,096,369	-£383,394,402	-£388,134,364	-£389,369,641	-£389,381,555	-£389,384,114	-£389,441,738
71% SR : 29% LBS SO	10%	-£372,833,526	-£395,000,467	-£396,876,524	-£397,174,557	-£401,914,519	-£403,149,796	-£403,161,710	-£403,164,269	-£403,221,893
71% SR : 29% LBS SO	15%	-£386,759,799	-£408,780,622	-£410,656,679	-£410,954,713	-£415,730,193	-£416,984,317	-£416,996,413	-£416,999,011	-£417,057,514
71% SR : 29% LBS SO	20%	-£400,686,071	-£422,560,777	-£424,451,575	-£424,754,156	-£429,566,442	-£430,820,566	-£430,832,661	-£430,835,259	-£430,893,762
71% SR : 29% LBS SO	25%	-£414,614,886	-£436,383,141	-£438,287,824	-£438,590,405	-£443,431,172	-£444,704,432	-£444,716,712	-£444,719,350	-£444,778,745
71% SR : 29% LBS SO	30%	-£428,574,091	-£450,219,390	-£452,142,720	-£452,449,918	-£457,335,630	-£458,616,268	-£458,628,734	-£458,631,413	-£458,691,714
71% SR : 29% LBS SO	35%	-£442,533,296	-£464,113,434	-£466,047,178	-£466,354,376	-£471,308,548	-£472,601,235	-£472,613,703	-£472,616,381	-£472,676,683
71% SR : 29% LBS SO	40%	-£456,504,410	-£478,058,121	-£480,021,371	-£480,333,257	-£485,357,060	-£486,669,473	-£486,682,130	-£486,684,849	-£486,746,071
71% SR : 29% LBS SO	45%	-£470,508,492	-£492,089,232	-£494,083,261	-£494,404,736	-£499,517,520	-£500,849,957	-£500,862,807	-£500,865,568	-£500,927,724
71% SR : 29% LBS SO	50%	-£484,547,700	-£506,243,285	-£508,266,904	-£508,588,380	-£513,758,958	-£515,111,727	-£515,124,773	-£515,127,575	-£515,190,680

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£158,909,758	-£181,428,507	-£183,276,369	-£183,569,924	-£188,282,986	-£189,518,263	-£189,530,177	-£189,532,736	-£189,590,359
71% SR : 29% LBS SO	5%	-£172,836,030	-£195,164,502	-£197,025,145	-£197,323,179	-£202,063,141	-£203,298,418	-£203,310,332	-£203,312,891	-£203,370,514
71% SR : 29% LBS SO	10%	-£186,762,303	-£208,929,243	-£210,805,300	-£211,103,334	-£215,843,296	-£217,078,573	-£217,090,487	-£217,093,046	-£217,150,669
71% SR : 29% LBS SO	15%	-£200,688,575	-£222,709,399	-£224,585,456	-£224,883,489	-£229,658,970	-£230,913,094	-£230,925,190	-£230,927,788	-£230,986,291
71% SR : 29% LBS SO	20%	-£214,614,848	-£236,489,554	-£238,380,352	-£238,682,933	-£243,495,218	-£244,749,343	-£244,761,438	-£244,764,036	-£244,822,539
71% SR : 29% LBS SO	25%	-£228,543,663	-£250,311,918	-£252,216,601	-£252,519,181	-£257,359,949	-£258,633,209	-£258,645,488	-£258,648,127	-£258,707,522
71% SR : 29% LBS SO	30%	-£242,502,867	-£264,148,167	-£266,071,497	-£266,378,695	-£271,264,407	-£272,545,044	-£272,557,511	-£272,560,190	-£272,620,491
71% SR : 29% LBS SO	35%	-£256,462,073	-£278,042,210	-£279,975,955	-£280,283,153	-£285,237,325	-£286,530,012	-£286,542,480	-£286,545,157	-£286,605,460
71% SR : 29% LBS SO	40%	-£270,433,186	-£291,986,898	-£293,950,148	-£294,262,033	-£299,285,837	-£300,598,250	-£300,610,906	-£300,613,626	-£300,674,847
71% SR : 29% LBS SO	45%	-£284,437,269	-£306,018,009	-£308,012,037	-£308,333,513	-£313,446,296	-£314,778,734	-£314,791,584	-£314,794,345	-£314,856,501
71% SR : 29% LBS SO	50%	-£298,476,477	-£320,172,062	-£322,195,681	-£322,517,156	-£327,687,735	-£329,040,503	-£329,053,550	-£329,056,352	-£329,119,456

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£15,188,153	-£7,330,597	-£9,178,459	-£9,472,014	-£14,185,076	-£15,420,353	-£15,432,266	-£15,434,825	-£15,492,449
71% SR : 29% LBS SO	5%	£1,261,880	-£21,066,591	-£22,927,235	-£23,225,269	-£27,965,231	-£29,200,508	-£29,212,421	-£29,214,980	-£29,272,604
71% SR : 29% LBS SO	10%	-£12,664,393	-£34,831,333	-£36,707,390	-£37,005,424	-£41,745,386	-£42,980,663	-£42,992,577	-£42,995,135	-£43,052,759
71% SR : 29% LBS SO	15%	-£26,590,665	-£48,611,488	-£50,487,545	-£50,785,579	-£55,561,060	-£56,815,184	-£56,827,280	-£56,829,877	-£56,888,381
71% SR : 29% LBS SO	20%	-£40,516,938	-£62,391,643	-£64,282,442	-£64,585,023	-£69,397,308	-£70,651,432	-£70,663,528	-£70,666,126	-£70,724,629
71% SR : 29% LBS SO	25%	-£54,445,752	-£76,214,008	-£78,118,690	-£78,421,271	-£83,262,038	-£84,535,299	-£84,547,578	-£84,550,217	-£84,609,612
71% SR : 29% LBS SO	30%	-£68,404,957	-£90,050,257	-£91,973,587	-£92,280,784	-£97,166,497	-£98,447,134	-£98,459,601	-£98,462,280	-£98,522,581
71% SR : 29% LBS SO	35%	-£82,364,163	-£103,944,300	-£105,878,044	-£106,185,243	-£111,139,414	-£112,432,102	-£112,444,569	-£112,447,247	-£112,507,549
71% SR : 29% LBS SO	40%	-£96,335,276	-£117,888,988	-£119,852,237	-£120,164,123	-£125,187,927	-£126,500,339	-£126,512,996	-£126,515,716	-£126,576,937
71% SR : 29% LBS SO	45%	-£110,339,359	-£131,920,099	-£133,914,127	-£134,235,603	-£139,348,386	-£140,680,824	-£140,693,674	-£140,696,435	-£140,758,591
71% SR : 29% LBS SO	50%	-£124,378,567	-£146,074,152	-£148,097,770	-£148,419,246	-£153,589,824	-£154,942,593	-£154,955,639	-£154,958,442	-£155,021,546

CIL Zone 2 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£33,399,994	-£47,338,902	-£49,214,959	-£49,512,993	-£54,254,462	-£55,508,588	-£55,520,682	-£55,523,281	-£55,581,783
71% SR : 29% LBS SO	5%	-£44,931,196	-£58,720,091	-£60,596,148	-£60,894,181	-£65,679,814	-£66,933,939	-£66,946,034	-£66,948,632	-£67,007,135
71% SR : 29% LBS SO	10%	-£56,462,396	-£70,101,279	-£71,990,299	-£72,292,881	-£77,105,166	-£78,359,291	-£78,371,386	-£78,373,984	-£78,432,486
71% SR : 29% LBS SO	15%	-£67,993,598	-£81,510,969	-£83,415,651	-£83,718,232	-£88,557,932	-£89,831,192	-£89,843,472	-£89,846,110	-£89,905,505
71% SR : 29% LBS SO	20%	-£79,534,046	-£92,936,321	-£94,844,476	-£95,151,675	-£100,037,386	-£101,313,474	-£101,325,941	-£101,328,619	-£101,388,921
71% SR : 29% LBS SO	25%	-£91,100,179	-£104,390,186	-£106,323,930	-£106,631,129	-£111,564,434	-£112,857,122	-£112,869,589	-£112,872,267	-£112,932,568
71% SR : 29% LBS SO	30%	-£102,666,312	-£115,872,687	-£117,835,937	-£118,147,822	-£123,140,744	-£124,453,155	-£124,465,813	-£124,468,531	-£124,529,754
71% SR : 29% LBS SO	35%	-£114,273,646	-£127,416,335	-£129,406,242	-£129,722,886	-£134,796,000	-£136,128,437	-£136,141,287	-£136,144,048	-£136,206,204
71% SR : 29% LBS SO	40%	-£125,906,891	-£139,041,049	-£141,064,668	-£141,386,143	-£146,498,927	-£147,840,482	-£147,853,528	-£147,856,331	-£147,919,435
71% SR : 29% LBS SO	45%	-£137,595,530	-£150,743,976	-£152,770,856	-£153,097,237	-£158,288,032	-£159,640,800	-£159,653,847	-£159,656,649	-£159,719,753
71% SR : 29% LBS SO	50%	-£149,369,650	-£162,516,679	-£164,571,175	-£164,897,555	-£170,162,151	-£171,535,560	-£171,548,806	-£171,551,651	-£171,615,718

CIL Zone 2 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£86,303,451	£72,364,543	£70,488,486	£70,190,453	£65,448,983	£64,194,858	£64,182,763	£64,180,164	£64,121,662
71% SR : 29% LBS SO	5%	£74,772,250	£60,983,355	£59,107,298	£58,809,264	£54,023,631	£52,769,507	£52,757,411	£52,754,813	£52,696,310
71% SR : 29% LBS SO	10%	£63,241,049	£49,602,166	£47,713,146	£47,410,564	£42,598,279	£41,344,155	£41,332,059	£41,329,461	£41,270,959
71% SR : 29% LBS SO	15%	£51,709,848	£38,192,477	£36,287,794	£35,985,213	£31,145,513	£29,872,253	£29,859,973	£29,857,335	£29,797,940
71% SR : 29% LBS SO	20%	£40,169,399	£26,767,125	£24,858,969	£24,551,771	£19,666,059	£18,389,972	£18,377,504	£18,374,827	£18,314,524
71% SR : 29% LBS SO	25%	£28,603,267	£15,313,260	£13,379,515	£13,072,317	£8,139,012	£6,846,324	£6,833,857	£6,831,178	£6,770,877
71% SR : 29% LBS SO	30%	£17,037,134	£3,830,759	£1,867,508	£1,555,623	-£3,437,298	-£4,749,710	-£4,762,368	-£4,765,086	-£4,826,309
71% SR : 29% LBS SO	35%	£5,429,799	-£7,712,890	-£9,702,796	-£10,019,441	-£15,092,554	-£16,424,992	-£16,437,842	-£16,440,603	-£16,502,759
71% SR : 29% LBS SO	40%	-£6,203,446	-£19,337,604	-£21,361,222	-£21,682,697	-£26,795,482	-£28,137,036	-£28,150,083	-£28,152,886	-£28,215,989
71% SR : 29% LBS SO	45%	-£17,892,084	-£31,040,530	-£33,067,410	-£33,393,791	-£38,584,586	-£39,937,354	-£39,950,401	-£39,953,204	-£40,016,308
71% SR : 29% LBS SO	50%	-£29,666,204	-£42,813,233	-£44,867,729	-£45,194,109	-£50,458,706	-£51,832,114	-£51,845,360	-£51,848,205	-£51,912,273

CIL Zone 2 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£128,497,011	£114,558,103	£112,682,046	£112,384,013	£107,642,543	£106,388,417	£106,376,323	£106,373,724	£106,315,222
71% SR : 29% LBS SO	5%	£116,965,809	£103,176,915	£101,300,858	£101,002,824	£96,217,191	£94,963,066	£94,950,971	£94,948,373	£94,889,870
71% SR : 29% LBS SO	10%	£105,434,609	£91,795,726	£89,906,706	£89,604,124	£84,791,839	£83,537,714	£83,525,619	£83,523,021	£83,464,519
71% SR : 29% LBS SO	15%	£93,903,408	£80,386,037	£78,481,354	£78,178,773	£73,339,073	£72,065,813	£72,053,533	£72,050,895	£71,991,500
71% SR : 29% LBS SO	20%	£82,362,959	£68,960,685	£67,052,529	£66,745,330	£61,859,619	£60,583,532	£60,571,064	£60,568,386	£60,508,084
71% SR : 29% LBS SO	25%	£70,796,826	£57,506,819	£55,573,075	£55,265,876	£50,332,572	£49,039,883	£49,027,417	£49,024,738	£48,964,437
71% SR : 29% LBS SO	30%	£59,230,694	£46,024,318	£44,061,068	£43,749,183	£38,756,261	£37,443,850	£37,431,192	£37,428,474	£37,367,251
71% SR : 29% LBS SO	35%	£47,623,359	£34,480,670	£32,490,764	£32,174,119	£27,101,005	£25,768,568	£25,755,718	£25,752,957	£25,690,801
71% SR : 29% LBS SO	40%	£35,990,114	£22,855,956	£20,832,337	£20,510,862	£15,398,078	£14,056,524	£14,043,477	£14,040,674	£13,977,571
71% SR : 29% LBS SO	45%	£24,301,476	£11,153,029	£9,126,149	£8,799,768	£3,608,973	£2,256,206	£2,243,158	£2,240,356	£2,177,252
71% SR : 29% LBS SO	50%	£12,527,355	-£619,673	-£2,674,170	-£3,000,550	-£8,265,146	-£9,638,555	-£9,651,801	-£9,654,646	-£9,718,713

CIL Zone 2 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£94,834,167	-£108,256,626	-£110,219,877	-£110,531,762	-£115,561,701	-£116,878,998	-£116,891,849	-£116,894,609	-£116,956,765
71% SR : 29% LBS SO	5%	-£103,553,889	-£116,933,483	-£118,926,689	-£119,243,333	-£124,325,220	-£125,657,656	-£125,670,507	-£125,673,267	-£125,735,423
71% SR : 29% LBS SO	10%	-£112,310,087	-£125,651,060	-£127,669,618	-£127,991,093	-£133,103,878	-£134,436,314	-£134,449,165	-£134,451,925	-£134,514,081
71% SR : 29% LBS SO	15%	-£121,077,089	-£134,424,658	-£136,448,276	-£136,769,752	-£141,904,797	-£143,257,564	-£143,270,611	-£143,273,413	-£143,336,517
71% SR : 29% LBS SO	20%	-£129,882,115	-£143,203,316	-£145,237,021	-£145,563,402	-£150,754,197	-£152,106,965	-£152,120,011	-£152,122,815	-£152,185,919
71% SR : 29% LBS SO	25%	-£138,736,110	-£152,031,927	-£154,086,422	-£154,412,803	-£159,638,896	-£161,012,305	-£161,025,550	-£161,028,396	-£161,092,463
71% SR : 29% LBS SO	30%	-£147,653,186	-£160,881,648	-£162,967,492	-£163,298,853	-£168,568,851	-£169,958,614	-£169,972,061	-£169,974,950	-£170,039,995
71% SR : 29% LBS SO	35%	-£156,580,907	-£169,811,604	-£171,897,890	-£172,234,307	-£177,584,716	-£178,979,080	-£178,992,528	-£178,995,416	-£179,060,461
71% SR : 29% LBS SO	40%	-£165,574,111	-£178,800,687	-£180,918,357	-£181,254,773	-£186,679,537	-£188,095,176	-£188,108,829	-£188,111,762	-£188,177,800
71% SR : 29% LBS SO	45%	-£174,622,213	-£187,877,048	-£190,027,029	-£190,368,579	-£195,882,244	-£197,328,247	-£197,342,321	-£197,345,343	-£197,413,411
71% SR : 29% LBS SO	50%	-£183,747,407	-£197,069,744	-£199,271,235	-£199,623,288	-£205,244,861	-£206,726,294	-£206,740,582	-£206,743,651	-£206,812,758

CIL Zone 2 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£24,869,279	£11,446,819	£9,483,568	£9,171,684	£4,141,745	£2,824,447	£2,811,596	£2,808,836	£2,746,680
71% SR : 29% LBS SO	0%	£16,149,557	£2,769,962	£776,756	£460,112	-£4,621,774	-£5,954,211	-£5,967,062	-£5,969,822	-£6,031,978
71% SR : 29% LBS SO	0%	£7,393,358	-£5,947,615	-£7,966,173	-£8,287,648	-£13,400,432	-£14,732,869	-£14,745,720	-£14,748,480	-£14,810,635
71% SR : 29% LBS SO	0%	-£1,373,644	-£14,721,212	-£16,744,831	-£17,066,307	-£22,201,351	-£23,554,119	-£23,567,165	-£23,569,967	-£23,633,072
71% SR : 29% LBS SO	0%	-£10,178,669	-£23,499,870	-£25,533,576	-£25,859,957	-£31,050,752	-£32,403,520	-£32,416,566	-£32,419,369	-£32,482,474
71% SR : 29% LBS SO	0%	-£19,032,664	-£32,328,482	-£34,382,977	-£34,709,358	-£39,935,451	-£41,308,860	-£41,322,105	-£41,324,951	-£41,389,017
71% SR : 29% LBS SO	0%	-£27,949,741	-£41,178,203	-£43,264,046	-£43,595,407	-£48,865,406	-£50,255,169	-£50,268,615	-£50,271,505	-£50,336,549
71% SR : 29% LBS SO	0%	-£36,877,461	-£50,108,158	-£52,194,444	-£52,530,861	-£57,881,270	-£59,275,634	-£59,289,082	-£59,291,971	-£59,357,015
71% SR : 29% LBS SO	0%	-£45,870,666	-£59,097,242	-£61,214,911	-£61,551,327	-£66,976,091	-£68,391,731	-£68,405,384	-£68,408,317	-£68,474,354
71% SR : 29% LBS SO	0%	-£54,918,768	-£68,173,603	-£70,323,584	-£70,665,134	-£76,178,799	-£77,624,802	-£77,638,875	-£77,641,898	-£77,709,966
71% SR : 29% LBS SO	0%	-£64,043,961	-£77,366,299	-£79,567,790	-£79,919,842	-£85,541,415	-£87,022,849	-£87,037,137	-£87,040,206	-£87,109,312

CIL Zone 2 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£67,062,839	£53,640,379	£51,677,128	£51,365,243	£46,335,304	£45,018,007	£45,005,156	£45,002,396	£44,940,240
71% SR : 29% LBS SO	5%	£58,343,117	£44,963,522	£42,970,316	£42,653,672	£37,571,786	£36,239,349	£36,226,498	£36,223,738	£36,161,582
71% SR : 29% LBS SO	10%	£49,586,918	£36,245,945	£34,227,387	£33,905,912	£28,793,128	£27,460,691	£27,447,840	£27,445,080	£27,382,924
71% SR : 29% LBS SO	15%	£40,819,916	£27,472,348	£25,448,729	£25,127,253	£19,992,209	£18,639,441	£18,626,395	£18,623,592	£18,560,488
71% SR : 29% LBS SO	20%	£32,014,891	£18,693,690	£16,659,984	£16,333,603	£11,142,808	£9,790,040	£9,776,994	£9,774,191	£9,711,086
71% SR : 29% LBS SO	25%	£23,160,895	£9,865,078	£7,810,583	£7,484,202	£2,258,109	£884,700	£871,455	£868,609	£804,542
71% SR : 29% LBS SO	30%	£14,243,819	£1,015,357	-£1,070,487	-£1,401,848	-£6,671,846	-£8,061,609	-£8,075,056	-£8,077,945	-£8,142,990
71% SR : 29% LBS SO	35%	£5,316,099	-£7,914,598	-£10,000,885	-£10,337,302	-£15,687,711	-£17,082,075	-£17,095,523	-£17,098,411	-£17,163,456
71% SR : 29% LBS SO	40%	-£3,677,106	-£16,903,682	-£19,021,352	-£19,357,768	-£24,782,531	-£26,198,171	-£26,211,824	-£26,214,757	-£26,280,794
71% SR : 29% LBS SO	45%	-£12,725,208	-£25,980,043	-£28,130,024	-£28,471,574	-£33,985,239	-£35,431,242	-£35,445,316	-£35,448,338	-£35,516,406
71% SR : 29% LBS SO	50%	-£21,850,402	-£35,172,739	-£37,374,230	-£37,726,283	-£43,347,856	-£44,829,289	-£44,843,577	-£44,846,646	-£44,915,753

CIL Zone 2 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£134,654,972	-£148,048,555	-£150,103,051	-£150,429,431	-£155,672,809	-£157,046,219	-£157,059,464	-£157,062,310	-£157,126,376
71% SR : 29% LBS SO	5%	-£141,692,472	-£155,027,427	-£157,112,169	-£157,443,529	-£162,713,527	-£164,088,753	-£164,102,201	-£164,105,089	-£164,170,134
71% SR : 29% LBS SO	10%	-£148,730,952	-£162,067,042	-£164,152,886	-£164,484,247	-£169,805,017	-£171,199,381	-£171,212,829	-£171,215,718	-£171,280,763
71% SR : 29% LBS SO	15%	-£155,823,231	-£169,111,151	-£171,228,821	-£171,565,237	-£176,917,101	-£178,332,741	-£178,346,394	-£178,349,326	-£178,415,364
71% SR : 29% LBS SO	20%	-£162,915,508	-£176,221,779	-£178,339,449	-£178,675,866	-£184,105,829	-£185,521,469	-£185,535,122	-£185,538,055	-£185,604,092
71% SR : 29% LBS SO	25%	-£170,067,058	-£183,370,980	-£185,520,962	-£185,862,511	-£191,347,791	-£192,785,031	-£192,798,892	-£192,801,870	-£192,868,915
71% SR : 29% LBS SO	30%	-£177,244,848	-£190,578,456	-£192,761,242	-£193,108,003	-£198,665,005	-£200,124,175	-£200,138,247	-£200,141,270	-£200,209,338
71% SR : 29% LBS SO	35%	-£184,472,075	-£197,867,780	-£200,083,871	-£200,435,923	-£206,081,432	-£207,562,867	-£207,577,154	-£207,580,223	-£207,649,329
71% SR : 29% LBS SO	40%	-£191,777,620	-£205,263,012	-£207,512,918	-£207,870,342	-£213,698,636	-£215,230,885	-£215,245,838	-£215,249,049	-£215,321,367
71% SR : 29% LBS SO	45%	-£199,170,040	-£212,853,112	-£215,181,941	-£215,555,977	-£221,531,512	-£223,105,452	-£223,120,633	-£223,123,893	-£223,197,315
71% SR : 29% LBS SO	50%	-£206,689,615	-£220,677,887	-£223,068,285	-£223,448,027	-£229,576,352	-£231,174,307	-£231,189,719	-£231,193,029	-£231,267,572

CIL Zone 2 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£14,951,527	-£28,345,110	-£30,399,605	-£30,725,986	-£35,969,364	-£37,342,773	-£37,356,018	-£37,358,864	-£37,422,931
71% SR : 29% LBS SO	0%	-£21,989,027	-£35,323,981	-£37,408,723	-£37,740,084	-£43,010,082	-£44,385,307	-£44,398,755	-£44,401,644	-£44,466,688
71% SR : 29% LBS SO	0%	-£29,027,507	-£42,363,597	-£44,449,440	-£44,780,801	-£50,101,571	-£51,495,935	-£51,509,383	-£51,512,273	-£51,577,317
71% SR : 29% LBS SO	0%	-£36,119,785	-£49,407,706	-£51,525,375	-£51,861,792	-£57,213,655	-£58,629,295	-£58,642,948	-£58,645,881	-£58,711,918
71% SR : 29% LBS SO	0%	-£43,212,063	-£56,518,334	-£58,636,004	-£58,972,421	-£64,402,383	-£65,818,023	-£65,831,676	-£65,834,609	-£65,900,646
71% SR : 29% LBS SO	0%	-£50,363,612	-£63,667,535	-£65,817,516	-£66,159,066	-£71,644,346	-£73,081,586	-£73,095,446	-£73,098,424	-£73,165,470
71% SR : 29% LBS SO	0%	-£57,541,403	-£70,875,011	-£73,057,796	-£73,404,558	-£78,961,560	-£80,420,730	-£80,434,802	-£80,437,825	-£80,505,893
71% SR : 29% LBS SO	0%	-£64,768,629	-£78,164,334	-£80,380,425	-£80,732,478	-£86,377,987	-£87,859,422	-£87,873,708	-£87,876,778	-£87,945,884
71% SR : 29% LBS SO	0%	-£72,074,175	-£85,559,567	-£87,809,472	-£88,166,896	-£93,995,191	-£95,527,440	-£95,542,392	-£95,545,603	-£95,617,922
71% SR : 29% LBS SO	0%	-£79,466,595	-£93,149,667	-£95,478,496	-£95,852,531	-£101,828,066	-£103,402,007	-£103,417,187	-£103,420,448	-£103,493,869
71% SR : 29% LBS SO	0%	-£86,986,170	-£100,974,441	-£103,364,840	-£103,744,582	-£109,872,907	-£111,470,862	-£111,486,274	-£111,489,584	-£111,564,126

CIL Zone 2 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£27,242,033	£13,848,450	£11,793,955	£11,467,574	£6,224,196	£4,850,786	£4,837,541	£4,834,695	£4,770,629
71% SR : 29% LBS SO	0%	£20,204,533	£6,869,578	£4,784,836	£4,453,476	-£816,522	-£2,191,748	-£2,205,196	-£2,208,084	-£2,273,129
71% SR : 29% LBS SO	0%	£13,166,053	-£170,037	-£2,255,880	-£2,587,242	-£7,908,012	-£9,302,376	-£9,315,824	-£9,318,713	-£9,383,758
71% SR : 29% LBS SO	0%	£6,073,774	-£7,214,146	-£9,331,816	-£9,668,232	-£15,020,095	-£16,435,735	-£16,449,388	-£16,452,321	-£16,518,359
71% SR : 29% LBS SO	0%	-£1,018,503	-£14,324,774	-£16,442,444	-£16,778,861	-£22,208,824	-£23,624,464	-£23,638,117	-£23,641,050	-£23,707,087
71% SR : 29% LBS SO	0%	-£8,170,053	-£21,473,975	-£23,623,956	-£23,965,506	-£29,450,786	-£30,888,026	-£30,901,886	-£30,904,864	-£30,971,910
71% SR : 29% LBS SO	0%	-£15,347,843	-£28,681,451	-£30,864,237	-£31,210,998	-£36,768,000	-£38,227,170	-£38,241,242	-£38,244,265	-£38,312,333
71% SR : 29% LBS SO	0%	-£22,575,070	-£35,970,775	-£38,186,866	-£38,538,918	-£44,184,427	-£45,665,862	-£45,680,149	-£45,683,218	-£45,752,324
71% SR : 29% LBS SO	0%	-£29,880,615	-£43,366,007	-£45,615,913	-£45,973,337	-£51,801,631	-£53,333,880	-£53,348,832	-£53,352,044	-£53,424,362
71% SR : 29% LBS SO	0%	-£37,273,035	-£50,956,107	-£53,284,936	-£53,658,972	-£61,208,447	-£62,728,447	-£62,743,407	-£62,746,619	-£62,818,937
71% SR : 29% LBS SO	0%	-£44,792,610	-£58,780,882	-£61,171,280	-£61,551,022	-£69,679,347	-£71,277,302	-£71,292,714	-£71,296,024	-£71,368,342

CIL Zone 3 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,940,791	-£12,308,650	-£14,332,269	-£14,653,744	-£19,812,097	-£21,164,865	-£21,177,911	-£21,180,714	-£21,243,818
71% SR : 29% LBS SO	5%	-£12,233,004	-£19,498,433	-£21,541,011	-£21,867,392	-£27,058,187	-£28,410,954	-£28,424,001	-£28,426,804	-£28,489,908
71% SR : 29% LBS SO	10%	-£19,539,620	-£26,732,605	-£28,787,100	-£29,113,481	-£34,332,547	-£35,705,955	-£35,719,201	-£35,722,046	-£35,786,114
71% SR : 29% LBS SO	15%	-£26,853,862	-£33,978,695	-£36,041,797	-£36,373,157	-£41,643,155	-£43,016,564	-£43,029,810	-£43,032,655	-£43,096,721
71% SR : 29% LBS SO	20%	-£34,217,701	-£41,266,561	-£43,352,405	-£43,683,766	-£48,995,845	-£50,390,211	-£50,403,657	-£50,406,547	-£50,471,591
71% SR : 29% LBS SO	25%	-£41,593,408	-£48,577,169	-£50,692,483	-£51,028,900	-£56,385,726	-£57,801,365	-£57,815,018	-£57,817,951	-£57,883,989
71% SR : 29% LBS SO	30%	-£49,022,815	-£55,958,277	-£58,076,910	-£58,418,459	-£63,850,506	-£65,273,898	-£65,287,759	-£65,290,737	-£65,357,782
71% SR : 29% LBS SO	35%	-£56,500,281	-£63,391,708	-£65,541,691	-£65,883,240	-£71,391,349	-£72,832,170	-£72,846,244	-£72,849,266	-£72,917,334
71% SR : 29% LBS SO	40%	-£64,038,035	-£70,901,561	-£73,084,347	-£73,431,109	-£79,026,324	-£80,501,050	-£80,515,338	-£80,518,407	-£80,587,513
71% SR : 29% LBS SO	45%	-£71,660,671	-£78,512,426	-£80,738,496	-£81,095,920	-£86,835,028	-£88,362,015	-£88,376,742	-£88,379,905	-£88,451,136
71% SR : 29% LBS SO	50%	-£79,393,291	-£86,285,710	-£88,604,798	-£88,973,212	-£94,900,054	-£96,467,927	-£96,483,107	-£96,486,368	-£96,559,789

CIL Zone 3 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£8,546,503	£1,178,644	-£844,974	-£1,166,450	-£6,324,803	-£7,677,571	-£7,690,617	-£7,693,420	-£7,756,524
71% SR : 29% LBS SO	5%	£1,254,290	-£6,011,139	-£8,053,717	-£8,380,098	-£13,570,893	-£14,923,660	-£14,936,707	-£14,939,510	-£15,002,614
71% SR : 29% LBS SO	10%	-£6,052,326	-£13,245,311	-£15,299,806	-£15,626,187	-£20,845,253	-£22,218,661	-£22,231,907	-£22,234,752	-£22,298,820
71% SR : 29% LBS SO	15%	-£13,366,568	-£20,491,401	-£22,554,503	-£22,885,863	-£28,155,861	-£29,529,270	-£29,542,516	-£29,545,361	-£29,609,427
71% SR : 29% LBS SO	20%	-£20,730,407	-£27,779,267	-£29,865,111	-£30,196,472	-£35,508,551	-£36,902,917	-£36,916,363	-£36,919,253	-£36,984,297
71% SR : 29% LBS SO	25%	-£28,106,114	-£35,089,875	-£37,205,189	-£37,541,606	-£42,898,432	-£44,314,071	-£44,327,724	-£44,330,657	-£44,396,694
71% SR : 29% LBS SO	30%	-£35,535,521	-£42,470,982	-£44,589,616	-£44,931,165	-£50,363,212	-£51,786,604	-£51,800,465	-£51,803,443	-£51,870,488
71% SR : 29% LBS SO	35%	-£43,012,987	-£49,904,414	-£52,054,396	-£52,395,946	-£57,904,054	-£59,344,876	-£59,358,950	-£59,361,972	-£59,430,040
71% SR : 29% LBS SO	40%	-£50,550,741	-£57,414,267	-£59,597,053	-£59,943,815	-£65,539,030	-£67,013,756	-£67,028,044	-£67,031,113	-£67,100,219
71% SR : 29% LBS SO	45%	-£58,173,377	-£65,025,132	-£67,251,202	-£67,608,626	-£73,347,734	-£74,874,721	-£74,889,448	-£74,892,611	-£74,963,842
71% SR : 29% LBS SO	50%	-£65,905,997	-£72,798,415	-£75,117,504	-£75,485,918	-£81,412,760	-£82,980,633	-£82,995,813	-£82,999,074	-£83,072,495

CIL Zone 3 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£36,837,166	£29,469,307	£27,445,689	£27,124,213	£21,965,860	£20,613,092	£20,600,046	£20,597,243	£20,534,139
71% SR : 29% LBS SO	5%	£29,544,953	£22,279,524	£20,236,946	£19,910,565	£14,719,770	£13,367,003	£13,353,956	£13,351,153	£13,288,049
71% SR : 29% LBS SO	10%	£22,238,337	£15,045,352	£12,990,857	£12,664,476	£7,445,410	£6,072,002	£6,058,756	£6,055,911	£5,991,843
71% SR : 29% LBS SO	15%	£14,924,095	£7,799,262	£5,736,160	£5,404,800	£134,802	-£1,238,607	-£1,251,853	-£1,254,698	-£1,318,764
71% SR : 29% LBS SO	20%	£7,560,256	£511,396	-£1,574,448	-£1,905,809	-£7,217,888	-£8,612,254	-£8,625,700	-£8,628,590	-£8,693,634
71% SR : 29% LBS SO	25%	£184,549	-£6,799,212	-£8,914,526	-£9,250,943	-£14,607,769	-£16,023,408	-£16,037,061	-£16,039,994	-£16,106,031
71% SR : 29% LBS SO	30%	-£7,244,858	-£14,180,319	-£16,298,953	-£16,640,502	-£22,072,549	-£23,495,941	-£23,509,802	-£23,512,780	-£23,579,825
71% SR : 29% LBS SO	35%	-£14,722,324	-£21,613,751	-£23,763,733	-£24,105,283	-£29,613,391	-£31,054,213	-£31,068,287	-£31,071,309	-£31,139,377
71% SR : 29% LBS SO	40%	-£22,260,078	-£29,123,604	-£31,306,390	-£31,653,152	-£37,248,367	-£38,723,093	-£38,737,381	-£38,740,450	-£38,809,556
71% SR : 29% LBS SO	45%	-£29,882,714	-£36,734,469	-£38,960,539	-£39,317,963	-£45,057,071	-£46,584,058	-£46,598,785	-£46,601,948	-£46,673,179
71% SR : 29% LBS SO	50%	-£37,615,334	-£44,507,752	-£46,826,841	-£47,195,255	-£53,122,097	-£54,689,970	-£54,705,150	-£54,708,411	-£54,781,832

CIL Zone 3 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£21,138,249	-£28,345,879	-£30,400,374	-£30,726,755	-£35,984,804	-£37,358,213	-£37,371,459	-£37,374,304	-£37,438,371
71% SR : 29% LBS SO	5%	-£27,732,981	-£34,852,516	-£36,938,359	-£37,269,720	-£42,539,717	-£43,932,810	-£43,946,258	-£43,949,146	-£44,014,192
71% SR : 29% LBS SO	10%	-£34,336,450	-£41,407,430	-£43,493,273	-£43,824,633	-£49,157,973	-£50,552,337	-£50,565,785	-£50,568,675	-£50,633,719
71% SR : 29% LBS SO	15%	-£40,968,591	-£47,973,006	-£50,090,676	-£50,427,093	-£55,793,370	-£57,209,010	-£57,222,662	-£57,225,595	-£57,291,632
71% SR : 29% LBS SO	20%	-£47,630,022	-£54,592,534	-£56,711,610	-£57,053,159	-£62,485,205	-£63,904,635	-£63,918,496	-£63,921,474	-£63,988,518
71% SR : 29% LBS SO	25%	-£54,335,997	-£61,253,464	-£63,403,445	-£63,744,995	-£69,239,350	-£70,676,591	-£70,690,452	-£70,693,430	-£70,760,474
71% SR : 29% LBS SO	30%	-£61,079,540	-£67,966,829	-£70,149,616	-£70,496,377	-£76,061,993	-£77,521,163	-£77,535,236	-£77,538,259	-£77,606,326
71% SR : 29% LBS SO	35%	-£67,882,797	-£74,754,778	-£76,970,870	-£77,322,922	-£82,975,646	-£84,457,081	-£84,471,367	-£84,474,438	-£84,543,543
71% SR : 29% LBS SO	40%	-£74,768,374	-£81,639,917	-£83,889,822	-£84,247,246	-£90,085,283	-£91,627,577	-£91,642,528	-£91,645,739	-£91,718,058
71% SR : 29% LBS SO	45%	-£81,759,344	-£88,706,592	-£91,036,957	-£91,410,993	-£97,392,705	-£98,966,646	-£98,981,826	-£98,985,087	-£99,058,508
71% SR : 29% LBS SO	50%	-£88,944,098	-£95,988,349	-£98,378,747	-£98,758,489	-£104,888,088	-£106,486,045	-£106,501,456	-£106,504,767	-£106,579,309

CIL Zone 3 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£7,650,955	-£14,858,585	-£16,913,080	-£17,239,461	-£22,497,510	-£23,870,919	-£23,884,165	-£23,887,010	-£23,951,077
71% SR : 29% LBS SO	5%	-£14,245,687	-£21,365,222	-£23,451,065	-£23,782,426	-£29,052,423	-£30,445,516	-£30,458,964	-£30,461,852	-£30,526,898
71% SR : 29% LBS SO	10%	-£20,849,156	-£27,920,136	-£30,005,979	-£30,337,339	-£35,670,679	-£37,065,043	-£37,078,491	-£37,081,381	-£37,146,425
71% SR : 29% LBS SO	15%	-£27,481,297	-£34,485,712	-£36,603,382	-£36,939,799	-£42,306,076	-£43,721,716	-£43,735,368	-£43,738,301	-£43,804,338
71% SR : 29% LBS SO	20%	-£34,142,728	-£41,105,240	-£43,224,316	-£43,565,865	-£48,997,911	-£50,417,341	-£50,431,202	-£50,434,180	-£50,501,224
71% SR : 29% LBS SO	25%	-£40,848,703	-£47,766,170	-£49,916,151	-£50,257,701	-£55,752,056	-£57,189,296	-£57,203,158	-£57,206,136	-£57,273,180
71% SR : 29% LBS SO	30%	-£47,592,245	-£54,479,535	-£56,662,322	-£57,009,083	-£62,574,699	-£64,033,869	-£64,047,941	-£64,050,965	-£64,119,032
71% SR : 29% LBS SO	35%	-£54,395,503	-£61,267,484	-£63,483,576	-£63,835,628	-£69,488,352	-£70,969,787	-£70,984,073	-£70,987,144	-£71,056,249
71% SR : 29% LBS SO	40%	-£61,281,080	-£68,152,623	-£70,402,528	-£70,759,952	-£76,597,989	-£78,140,283	-£78,155,234	-£78,158,445	-£78,230,764
71% SR : 29% LBS SO	45%	-£68,272,050	-£75,219,298	-£77,549,663	-£77,923,699	-£83,905,411	-£85,479,352	-£85,494,532	-£85,497,792	-£85,571,214
71% SR : 29% LBS SO	50%	-£75,456,804	-£82,501,055	-£84,891,453	-£85,271,195	-£91,400,794	-£92,998,751	-£93,014,162	-£93,017,473	-£93,092,015

CIL Zone 3 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£20,639,708	£13,432,078	£11,377,583	£11,051,202	£5,793,153	£4,419,744	£4,406,498	£4,403,653	£4,339,586
71% SR : 29% LBS SO	5%	£14,044,976	£6,925,441	£4,839,598	£4,508,237	-£761,760	-£2,154,853	-£2,168,301	-£2,171,189	-£2,236,235
71% SR : 29% LBS SO	10%	£7,441,507	£370,527	-£1,715,316	-£2,046,676	-£7,380,016	-£8,774,380	-£8,787,828	-£8,790,718	-£8,855,762
71% SR : 29% LBS SO	15%	£809,366	-£6,195,049	-£8,312,719	-£8,649,136	-£14,015,413	-£15,431,053	-£15,444,705	-£15,447,638	-£15,513,675
71% SR : 29% LBS SO	20%	-£5,852,065	-£12,814,577	-£14,933,653	-£15,275,202	-£20,707,248	-£22,126,678	-£22,140,539	-£22,143,517	-£22,210,561
71% SR : 29% LBS SO	25%	-£12,558,040	-£19,475,507	-£21,625,488	-£21,967,038	-£27,461,393	-£28,898,633	-£28,912,495	-£28,915,473	-£28,982,517
71% SR : 29% LBS SO	30%	-£19,301,582	-£26,188,872	-£28,371,659	-£28,718,420	-£34,284,036	-£35,743,206	-£35,757,278	-£35,760,302	-£35,828,369
71% SR : 29% LBS SO	35%	-£26,104,840	-£32,976,821	-£35,192,913	-£35,544,965	-£41,197,689	-£42,679,124	-£42,693,410	-£42,696,481	-£42,765,586
71% SR : 29% LBS SO	40%	-£32,990,416	-£39,861,960	-£42,111,865	-£42,469,289	-£48,307,326	-£49,849,620	-£49,864,571	-£49,867,782	-£49,940,101
71% SR : 29% LBS SO	45%	-£39,981,387	-£46,928,635	-£49,259,000	-£49,633,036	-£55,614,748	-£57,188,689	-£57,203,869	-£57,207,129	-£57,280,551
71% SR : 29% LBS SO	50%	-£47,166,141	-£54,210,392	-£56,600,790	-£56,980,532	-£63,110,131	-£64,708,088	-£64,723,499	-£64,726,810	-£64,801,352

CIL Zone 3 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£39,884,775	-£46,922,335	-£49,040,005	-£49,376,422	-£54,753,331	-£56,168,971	-£56,182,624	-£56,185,557	-£56,251,595
71% SR : 29% LBS SO	5%	-£45,686,533	-£52,686,804	-£54,806,506	-£55,148,056	-£60,580,102	-£61,995,742	-£62,009,395	-£62,012,327	-£62,078,365
71% SR : 29% LBS SO	10%	-£51,530,345	-£58,483,294	-£60,633,275	-£60,974,826	-£66,452,765	-£67,890,005	-£67,903,866	-£67,906,844	-£67,973,889
71% SR : 29% LBS SO	15%	-£57,388,486	-£64,310,064	-£66,487,070	-£66,833,830	-£72,364,093	-£73,823,263	-£73,837,335	-£73,840,359	-£73,908,426
71% SR : 29% LBS SO	20%	-£63,306,687	-£70,200,279	-£72,385,213	-£72,737,265	-£78,336,342	-£79,815,191	-£79,829,478	-£79,832,547	-£79,901,653
71% SR : 29% LBS SO	25%	-£69,262,345	-£76,141,371	-£78,357,462	-£78,709,514	-£84,389,397	-£85,905,046	-£85,919,773	-£85,922,937	-£85,994,168
71% SR : 29% LBS SO	30%	-£75,275,315	-£82,153,200	-£84,403,105	-£84,762,527	-£90,618,852	-£92,169,138	-£92,184,089	-£92,187,300	-£92,259,619
71% SR : 29% LBS SO	35%	-£81,365,866	-£88,311,371	-£90,635,656	-£91,009,691	-£96,981,313	-£98,555,254	-£98,570,433	-£98,573,694	-£98,647,115
71% SR : 29% LBS SO	40%	-£87,599,318	-£94,620,729	-£97,008,714	-£97,388,457	-£103,487,128	-£105,085,083	-£105,100,495	-£105,103,806	-£105,178,348
71% SR : 29% LBS SO	45%	-£94,003,771	-£101,104,480	-£103,531,351	-£103,916,888	-£110,048,513	-£111,646,469	-£111,661,880	-£111,665,191	-£111,739,733
71% SR : 29% LBS SO	50%	-£100,596,258	-£107,665,865	-£110,092,736	-£110,478,274	-£116,609,898	-£118,207,854	-£118,223,266	-£118,226,576	-£118,301,118

CIL Zone 3 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£26,397,481	-£33,435,041	-£35,552,711	-£35,889,128	-£41,266,037	-£42,681,677	-£42,695,330	-£42,698,263	-£42,764,300
71% SR : 29% LBS SO	5%	-£32,199,239	-£39,199,510	-£41,319,212	-£41,660,762	-£47,092,808	-£48,508,448	-£48,522,100	-£48,525,033	-£48,591,071
71% SR : 29% LBS SO	10%	-£38,043,051	-£44,996,000	-£47,145,981	-£47,487,532	-£52,965,471	-£54,402,711	-£54,416,572	-£54,419,550	-£54,486,595
71% SR : 29% LBS SO	15%	-£43,901,192	-£50,822,770	-£52,999,776	-£53,346,536	-£58,876,799	-£60,335,968	-£60,350,041	-£60,353,065	-£60,421,132
71% SR : 29% LBS SO	20%	-£49,819,393	-£56,712,985	-£58,897,919	-£59,249,971	-£64,849,048	-£66,327,897	-£66,342,184	-£66,345,253	-£66,414,359
71% SR : 29% LBS SO	25%	-£55,775,051	-£62,654,077	-£64,870,168	-£65,222,220	-£70,902,103	-£72,417,752	-£72,432,479	-£72,435,643	-£72,506,874
71% SR : 29% LBS SO	30%	-£61,788,021	-£68,665,905	-£70,915,811	-£71,275,233	-£77,131,558	-£78,681,844	-£78,696,795	-£78,700,006	-£78,772,325
71% SR : 29% LBS SO	35%	-£67,878,572	-£74,824,077	-£77,148,362	-£77,522,397	-£83,494,019	-£85,067,960	-£85,083,139	-£85,086,400	-£85,159,821
71% SR : 29% LBS SO	40%	-£74,112,023	-£81,133,435	-£83,521,420	-£83,901,163	-£89,999,834	-£91,597,789	-£91,613,201	-£91,616,512	-£91,691,054
71% SR : 29% LBS SO	45%	-£80,516,477	-£87,617,186	-£90,044,057	-£90,429,594	-£96,561,219	-£98,159,175	-£98,174,586	-£98,177,897	-£98,252,439
71% SR : 29% LBS SO	50%	-£87,108,964	-£94,178,571	-£96,605,442	-£96,990,980	-£103,122,604	-£104,720,560	-£104,735,972	-£104,739,282	-£104,813,824

CIL Zone 3 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£1,893,182	-£5,144,378	-£7,262,048	-£7,598,465	-£12,975,374	-£14,391,014	-£14,404,667	-£14,407,600	-£14,473,637
71% SR : 29% LBS SO	5%	-£3,908,576	-£10,908,847	-£13,028,549	-£13,370,099	-£18,802,145	-£20,217,784	-£20,231,437	-£20,234,370	-£20,300,408
71% SR : 29% LBS SO	10%	-£9,752,388	-£16,705,337	-£18,855,318	-£19,196,869	-£24,674,808	-£26,112,048	-£26,125,909	-£26,128,887	-£26,195,932
71% SR : 29% LBS SO	15%	-£15,610,529	-£22,532,107	-£24,709,113	-£25,055,873	-£30,586,136	-£32,045,305	-£32,059,378	-£32,062,402	-£32,130,469
71% SR : 29% LBS SO	20%	-£21,528,730	-£28,422,322	-£30,607,256	-£30,959,308	-£36,558,385	-£38,037,234	-£38,051,521	-£38,054,590	-£38,123,696
71% SR : 29% LBS SO	25%	-£27,484,388	-£34,363,414	-£36,579,505	-£36,931,557	-£42,611,440	-£44,127,089	-£44,141,816	-£44,144,980	-£44,216,211
71% SR : 29% LBS SO	30%	-£33,497,358	-£40,375,242	-£42,625,148	-£42,984,570	-£48,840,895	-£50,391,181	-£50,406,132	-£50,409,343	-£50,481,662
71% SR : 29% LBS SO	35%	-£39,587,909	-£46,533,414	-£48,857,699	-£49,231,734	-£55,203,356	-£56,777,297	-£56,792,476	-£56,795,737	-£56,869,158
71% SR : 29% LBS SO	40%	-£45,821,360	-£52,842,772	-£55,230,757	-£55,610,500	-£61,709,171	-£63,307,126	-£63,322,538	-£63,325,849	-£63,400,390
71% SR : 29% LBS SO	45%	-£52,225,814	-£59,326,523	-£61,753,394	-£62,138,931	-£68,270,556	-£69,868,512	-£69,883,923	-£69,887,234	-£69,961,776
71% SR : 29% LBS SO	50%	-£58,818,301	-£65,887,908	-£68,314,779	-£68,700,316	-£74,831,941	-£76,429,897	-£76,445,309	-£76,448,619	-£76,523,161

Onsite affordable housing and payments in lieu of affordable housing

- 6.8 The results of our testing demonstrate that there are significant differences in the viability of schemes and the level of onsite affordable housing that can be viably provided across the Borough. These differences manifest themselves both on an area basis and also between schemes located in the same value area dependant on density and the existing use value of the site.
- 6.9 In considering the outputs of the appraisals, it is important to recognise that some development typologies tested will be unviable in certain circumstances due to market factors, rather than the impact of the Council's policy requirements and planning obligations. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the short/medium term and these schemes are identified in the appraisals as being unviable at 0% affordable housing and base build costs. They are generally located in the low value areas and or on higher existing uses or as a result of higher costs given the nature of the scheme. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time. In this regard their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated.
- 6.10 Viability in schemes where sales values at the lower end of the tested range (£8,342 per sq m (£775 per sq ft) and below) are achieved are currently identified as challenging with respect to certain forms of development. Understandably as residential sales values increase, viability improves. This can be a factor of more than one element including the height and specification of the development and surrounding amenities. As previously identified, there is a significant amount of regeneration planned for the Borough, including provision of infrastructure. As can already be seen in the Borough, as a consequence of the significant amount of new development coming forward, sales values have demonstrated strong growth, setting new residential value tones for these locations. This trend is anticipated to continue with the further growth planned for these areas and will continue to improve the viability of development in the lower value parts of the Borough significantly.
- 6.11 The policy requirement that has the most significant impact on viability is affordable housing (be it onsite provision or as a PIL of onsite provision (see Table 6.15.1 below)). It is for this reason that the Council's Policy and the London Plan apply this policy requirement flexibly with respect to viability. Consequently, this ensures that development is able to come forward where possible delivering the maximum viable level of affordable housing subject to robustly evidencing the scheme specific viability case. Our appraisals show that numerous schemes and scenarios would allow development to come forward delivering a policy compliant level of affordable housing, however in some scenarios and against higher benchmark land values viability is identified as being challenging.
- 6.12 Policy P1 Social rented and intermediate housing of the Southwark Plan indicates that payments in lieu of on-site affordable housing will only be accepted as a last resort when affordable housing cannot be provided on site and that *"the value of any contributions will be based on the cost of meeting an on site social and intermediate housing requirement and should provide no financial benefit to the applicant."*
- 6.13 In these circumstances, the Council will seek a payment in lieu that is broadly equivalent to the value uplift arising from not providing any affordable housing on the application site. This calculation would leave the Developer no better and no worse off in comparison to on-site affordable housing delivery.
- 6.14 The Draft S106 & CIL SPD sets out the updated PIL of affordable housing contributions structure as tested and advised in the viability evidence supporting the Southwark Plan 2022. This changes the minimum payments from 35% of habitable rooms at £100,000 per habitable room across the Borough to the figures set out in Table 6.14.1.

Table 6.14.1 Updated PIL of affordable housing

CIL Zones/Type of development	Small sites (fewer than 10 units) per habitable room	Major sites per habitable room	Self-build per habitable room)
CIL Zone 1	£100,000	£250,000	£30,000
CIL Zone 2	£100,000	£250,000	£30,000
CIL Zone 3	£82,000	£82,000	£30,000

- 6.15 We have re-run the residential typologies allowing for a PIL of affordable housing in place of on-site affordable housing at 35%. We set out the results of our testing of typology 6 (300 units) in Table 6.15.1. The results of this testing reflects a similar picture of viability as the onsite affordable housing scenario. As before we highlight that this financial obligation is applied flexibly with respect to viability and as a result this ensures that development is able to come forward where possible delivering the maximum viable level of affordable housing.

Table 6.15.1: Appraisal outputs showing viability of development Typology 6 (300 units) with 35% PIL of affordable housing

CIL Zone 1 High Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	2791626.811	-£9,130,087	-£10,043,199	-£10,188,257	-£12,342,639	-£12,991,956	-£13,005,497	-£13,008,405	-£13,059,489

CIL Zone 1 High Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	£43,553,215	£31,631,501	£30,718,389	£30,573,331	£28,418,950	£27,769,632	£27,756,091	£27,753,184	£27,702,099

CIL Zone 1 High Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	£81,691,876	£69,770,162	£68,857,050	£68,711,992	£66,557,611	£65,908,293	£65,894,753	£65,891,845	£65,840,760

CIL Zone 1 Medium Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£40,757,690	-£52,137,452	-£53,064,496	-£53,211,768	-£55,422,482	-£56,091,765	-£56,105,721	-£56,108,719	-£56,161,374

CIL Zone 1 Medium Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	£3,898	-£11,375,863	-£12,302,908	-£12,450,180	-£14,660,894	-£15,330,177	-£15,344,133	-£15,347,131	-£15,399,786

CIL Zone 1 Medium Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	£38,142,559	£26,762,798	£25,835,753	£25,688,481	£23,477,768	£22,808,484	£22,794,528	£22,791,530	£22,738,875

CIL Zone 1 Low Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
35% PIL	-£96,148,380	-£107,108,397	-£108,078,527	-£108,232,644	-£110,546,064	-£111,246,453	-£111,261,058	-£111,264,196	-£111,319,298

CIL Zone 1 Low Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
35% PIL	-£55,386,792	-£66,346,809	-£67,316,939	-£67,471,055	-£69,784,476	-£70,484,865	-£70,499,470	-£70,502,608	-£70,557,710

CIL Zone 1 Low Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£17,248,131	-£28,208,148	-£29,178,278	-£29,332,394	-£31,645,815	-£32,346,204	-£32,360,809	-£32,363,947	-£32,419,049

CIL Zone 2 High Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£12,319,374	-£19,073,316	-£20,028,866	-£20,180,667	-£22,444,568	-£23,134,432	-£23,148,817	-£23,151,908	-£23,206,182

CIL Zone 2 High Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	£13,903,394	£7,149,452	£6,193,902	£6,042,101	£3,778,200	£3,088,336	£3,073,951	£3,070,860	£3,016,586

CIL Zone 2 High Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	£23,146,503	£16,392,560	£15,437,011	£15,285,210	£13,021,308	£12,331,445	£12,317,060	£12,313,969	£12,259,694

CIL Zone 2 Medium Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£43,506,245	-£50,117,141	-£51,132,359	-£51,293,639	-£53,723,829	-£54,456,771	-£54,472,055	-£54,475,337	-£54,533,001

CIL Zone 2 Medium Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£17,283,477	-£23,894,373	-£24,909,591	-£25,070,871	-£27,501,061	-£28,234,003	-£28,249,286	-£28,252,569	-£28,310,233

CIL Zone 2 Medium Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£8,040,368	-£14,651,264	-£15,666,482	-£15,827,762	-£18,257,953	-£18,990,894	-£19,006,178	-£19,009,461	-£19,067,125

CIL Zone 2 Low Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£64,828,604	-£71,339,336	-£72,385,772	-£72,552,011	-£75,020,954	-£75,765,079	-£75,780,596	-£75,783,929	-£75,842,473

CIL Zone 2 Low Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£38,306,693	-£44,817,424	-£45,863,860	-£46,030,099	-£48,499,042	-£49,243,167	-£49,258,684	-£49,262,017	-£49,320,561

CIL Zone 2 Low Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£29,063,584	-£35,574,315	-£36,620,752	-£36,786,990	-£39,255,934	-£40,000,059	-£40,015,576	-£40,018,908	-£40,077,452

CIL Zone 3 High Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£21,416,477	-£24,980,801	-£26,011,510	-£26,175,250	-£28,607,089	-£29,340,030	-£29,355,314	-£29,358,597	-£29,416,261

CIL Zone 3 High Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£18,461,890	-£22,026,215	-£23,056,924	-£23,220,664	-£25,652,502	-£26,385,444	-£26,400,728	-£26,404,011	-£26,461,674

CIL Zone 3 High Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£12,264,412	-£15,828,736	-£16,859,445	-£17,023,185	-£19,455,024	-£20,187,966	-£20,203,249	-£20,206,532	-£20,264,196

CIL Zone 3 Medium Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£29,819,921	-£33,335,613	-£34,382,048	-£34,548,287	-£37,017,231	-£37,761,355	-£37,776,872	-£37,780,206	-£37,838,750

CIL Zone 3 Medium Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£26,865,334	-£30,381,026	-£31,427,462	-£31,593,700	-£34,062,645	-£34,806,769	-£34,822,286	-£34,825,619	-£34,884,163

CIL Zone 3 Medium Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£20,667,856	-£24,183,548	-£25,229,983	-£25,396,222	-£27,865,167	-£28,609,291	-£28,624,807	-£28,628,141	-£28,686,685

CIL Zone 3 Low Value – Z1 High Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£39,616,425	-£42,975,468	-£44,021,905	-£44,188,143	-£46,657,088	-£47,401,212	-£47,416,729	-£47,420,062	-£47,478,605

CIL Zone 3 Low Value – Z1 Medium Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£36,661,839	-£40,020,882	-£41,067,318	-£41,233,557	-£43,702,501	-£44,446,625	-£44,462,142	-£44,465,476	-£44,524,019

CIL Zone 3 Low Value – Z1 Low Benchmark

% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
35% PIL	-£30,464,360	-£33,823,404	-£34,869,840	-£35,036,078	-£37,505,023	-£38,249,147	-£38,264,664	-£38,267,998	-£38,326,540

Public Realm, amenity, play space and open space contributions

- 6.16 Policy P13 Design of Places and P15 Residential Design set out the requirements for the application of the principles of good design of developments and in particular the provision of open space, play space and amenity space. Policy P15 identifies that in circumstances where the full requirement for this space cannot be provided on site, the Council will seek a financial contribution towards providing new or improving existing public open space or play space provision in the vicinity of the site for the remainder.
- 6.17 The Draft S106 & CIL SPD sets out the revised requirements for the financial contributions that will be sought in place of onsite provision of this space from £201 per sq m on the shortfall of open space and amenity space and £151 per sq m of shortfall of playspace to £598 per sq m on the shortfall for all three categories of space. The Council have identified that this cost increase is necessary to cover the average costs of delivering open and play space from information of schemes delivered by Council.
- 6.18 The study applies the 'worst-case scenario' with 100% of the space provided as a financial contribution and it is worth noting that in most cases all or part of these space requirements would be delivered on site. We have also tested the full extent of the policy required for private amenity space noting that for units containing three or more bedrooms 10sqm of private amenity space 'must' be provided, whilst for smaller units the same standard 'should' be provided. Consequently, there is some leeway for flexibility in the Council's application of this requirement. This would reduce this obligation cost by circa 40% from circa £10,800 per unit to £6,750 per unit.
- 6.19 The results of our testing have identified that the Council's financial obligations set out in the Draft S106 & CIL SPD towards public realm, amenity space, play space and open space have the most significant impact/costs on development after affordable housing requirements. We have identified these contributions to accounting for 54% to 58% of the extra over financial obligations costs sought through the S106 & CIL SPD when applied to their fullest extent.
- 6.20 The full requirement reduces the viable level of affordable housing by circa 5% in a number of our appraisal results. However, as we identified above, this is the maximum requirement that has been tested and in practice this financial burden is likely to be lower as a result of onsite provision of space and flexibility in one and two bedroom unit provision of private amenity space. On this basis we do not consider that this policy requirement will have a significant implication for the viability and deliverability of developments in the Borough.

Carbon Zero Offset payments

- 6.21 Policy P70 Energy requires all development to minimise carbon emissions on site in accordance the London Plan's energy hierarchy and seeks the delivery of major development as net zero-carbon with identified reductions in carbon emissions on site for residential and non-residential developments. The Policy also identifies that in exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution. The carbon offset payments are already in place in the London Plan and the S106 & CIL SPD.
- 6.22 The Draft S106 & CIL SPD has retained the charge on carbon offset payments at £95 per tonne over a 30-year period. This is also in line with the current London Plan charge for carbon offsetting reflecting the expected lifespan off on-site technologies and the period beyond which the National Grid is expected to be largely or wholly decarbonised.
- 6.23 Our testing identifies that Carbon Zero Offset is the third most significant financial obligation in the Draft S106 and CIL SPD. This cost accounts for between 17-24% (circa £2,970 per unit) of the financial obligation costs sought through the Draft S106 and CIL SPD. In some of the development scenarios we have tested this obligation reflects an impact in the level of Affordable housing deliverable by circa 5%. However, we note that this is observed less frequently in the results attached than the impact of the full Public Realm, Amenity Space, play space and open space requirements.

- 6.24 We are also aware that the Carbon Zero Offset Payments will be balanced against onsite solutions for delivering carbon reduction/net Zero solutions. Taking into consideration the results of our appraisals, we do not consider that the Council's financial obligation will significantly impact development coming forward in the Borough.

Sustainable Transport and Highways contributions

- 6.25 The Councils' proposed Sustainable Transport and Highways contributions, are made up of the following individual obligations:
- TfL Bus Service Contribution - £2,700 per unit (£25 per studio unit)
 - Cycle Hire - £50 per unit and £50 per 100 sq m of commercial space; and
 - Construction and Environmental Management Plan Fee - £2,100 per scheme.
- 6.26 On average these costs amount to circa £2,790 per unit, which on an average basis is of a similar magnitude of contribution as the carbon zero offset payment. We have assessed these financial obligations to account for between 14% to 17% of the total financial obligations set out in draft S106 and CIL SPD. Notwithstanding this, we note that the bulk of the requirement relates to bus service contributions sought at £2,700 per unit, which accounts for 97% of this policy requirement on average.
- 6.27 The Sustainable Transport and Highways contributions can also be seen to impact of the viable level of affordable housing secured by circa 5% in a few instances, however this impact is less pronounced and observed in fewer scenarios than the Carbon Zero offset payments contributions.

Other financial planning obligations

- 6.28 The remainder of the new or revised financial obligations sought in the SPD towards Specialist Technical Services, Administration and Obligations Monitoring reflect a de-minimis amount and impact on development viability and delivery in the Borough. Furthermore, given the fixed sums charged, a number of these obligations/fees will become increasingly less important in terms of overall viability as the scale of scheme increases. However, understandably developments at the lower end of the identified scales of the fixed contributions will bear a slightly higher burden on a per unit basis than larger schemes.
- 6.29 The Draft S106 & CIL SPD indicates that the Council will seek to charge the following financial obligations which we have tested in our study:
- **Archaeology** – based on size of scheme and Tiered location, we have assumed the 'worst-case scenario' i.e. Tier 1 locations for which a charge of between £4,317 to £17,270 will be sought (i.e. between £38 per unit to £785 per unit reflecting an average £161 per unit);
 - **Administration** – amended from 2% of total financial contributions to a fixed charge based on size of scheme and Tiered location, we have assumed the 'worst-case scenario' i.e. Tier 1 locations for which a charge of between £4,317 to £17,270 will be sought (i.e. between £31 per unit to £445 per unit reflecting an average £127 per unit);
 - **Planning Policy Specific Output Monitoring** - £3,55 to £20,000 per development dependant on size (i.e. between £30.77 per unit to £318.18 per unit reflecting an average £114.97 per unit);
 - **Biodiversity Net Gain Monitoring** - £6,942 per major development (i.e. between £10.68 per unit to £631.09 per unit reflecting an average £97.11 per unit);
 - **Affordable housing monitoring fee** - £150 per affordable home (circa £52.50 per unit in a scheme providing 35% affordable housing)
 - **Jobs and training specialist advice** – £3,710 per major application (i.e. between £6 per unit to £337 per unit reflecting an average £52 per unit); and
 - **DSP Bond fee and Travel Plan** - £2,466 per residential development, £3,266 per commercial development and £2,979 per major mixed-use development (between £3.79 per unit to £224.18 per unit reflecting an average £36.47 per unit).
- 6.30 In total these financial obligations amount to between £162.30 and £1,680.50 per unit with an average of £431.11 per unit.

- 6.31 We would also note that the proposed scale of charges is in line with the structure adopted by other London boroughs where there has been no demonstrable impact on viability.

Commercial developments

- 6.32 We have tested seven area specific commercial schemes as identified in section 4. Our appraisals allow for the required Southwark Plan 2022 and London Plan policy requirements including the delivery of onsite affordable workspace in line with the requirements of Southwark Plan 2022 Policy P31 Affordable Workspace. Policy P31 requires developments proposing 500 sq m or more employment floorspace to deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents secured for at least 30 years. In addition to this, the testing accounts for the new and revised obligations set out in the S106 and CIL SPD.
- 6.33 We set out the results of our testing of the seven area specific commercial typologies in Tables 6.33.1 to 6.33.7. The full results, showing the residual land values for each scheme compared to each site's existing use value, are attached as **Appendix 4** (area specific commercial typologies).

Table 6.33.1 Appraisal outputs showing viability of Z1 (Blackfriars, Bankside and the Borough London Bridge) - 10,000 sq m office with 10% AW

CIL Zone 1 High Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	-£30,636,109	-£31,316,174	-£38,293,270	-£44,195,064	-£44,274,096	-£44,440,549	-£44,476,306	-£44,872,494

CIL Zone 1 Medium Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	-£9,951,709	-£10,631,774	-£17,608,870	-£23,510,664	-£23,589,696	-£23,756,149	-£23,791,906	-£24,188,094

CIL Zone 1 Low Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	£9,401,691	£8,721,626	£1,744,530	-£4,157,264	-£4,236,296	-£4,402,749	-£4,438,506	-£4,834,694

Table 6.33.2: Appraisal outputs showing viability of Z1 (Blackfriars, Bankside and the Borough London Bridge) - 30,000 sq m office with 10% AW

CIL Zone 1 High Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	£2,881,785	£1,059,272	-£19,831,181	-£37,502,020	-£37,677,094	-£37,843,221	-£37,878,909	-£38,370,518

CIL Zone 1 Medium Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	£30,027,239	£28,204,726	£7,314,273	-£10,356,566	-£10,531,640	-£10,697,767	-£10,733,454	-£11,225,064

CIL Zone 1 Low Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	£55,425,938	£53,603,425	£32,712,972	£15,042,132	£14,867,059	£14,700,932	£14,665,244	£14,173,634

Table 6.33.3: Appraisal outputs showing viability of Z1 (Blackfriars, Bankside and the Borough London Bridge) - 70,000 sq m office with 10% AW

CIL Zone 1 High Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	-£34,940,164	-£39,508,967	-£88,158,262	-£129,309,781	-£129,676,525	-£129,842,329	-£129,877,947	-£130,368,597

CIL Zone 1 Medium Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	£38,733,908	£34,165,105	-£14,484,190	-£55,635,709	-£56,002,453	-£56,168,257	-£56,203,875	-£56,694,525

CIL Zone 1 Low Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z1 (Blackfriars, Bankside and the Borough London Bridge)	£107,667,200	£103,098,397	£54,449,102	£13,297,583	£12,930,839	£12,765,035	£12,729,417	£12,238,767

Table 6.33.4: Appraisal outputs showing viability of Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water) - 10,000 sq m office with 10% AW

CIL Zone 2 High Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	-£4,428,728	-£6,575,247	-£13,552,342	-£19,454,136	-£19,533,170	-£19,699,621	-£19,735,379	-£20,131,567
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	-£11,956,958	-£14,103,477	-£21,080,572	-£27,040,303	-£27,120,543	-£27,289,534	-£27,325,837	-£27,728,071
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	-£14,190,277	-£16,269,406	-£23,247,437	-£29,239,282	-£29,319,520	-£29,488,512	-£29,524,816	-£29,927,048

CIL Zone 2 Medium Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£8,877,972	£6,731,453	-£245,642	-£6,147,436	-£6,226,470	-£6,392,921	-£6,428,679	-£6,824,867
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£1,349,742	-£796,777	-£7,773,872	-£13,733,603	-£13,813,843	-£13,982,834	-£14,019,137	-£14,421,371
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	-£883,577	-£2,962,706	-£9,940,737	-£15,932,582	-£16,012,820	-£16,181,812	-£16,218,116	-£16,620,348

CIL Zone 2 Low Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£13,568,372	£11,421,853	£4,444,758	-£1,457,036	-£1,536,070	-£1,702,521	-£1,738,279	-£2,134,467
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£6,040,142	£3,893,623	-£3,083,472	-£9,043,203	-£9,123,443	-£9,292,434	-£9,328,737	-£9,730,971
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£3,806,823	£1,727,694	-£5,250,337	-£11,242,182	-£11,322,420	-£11,491,412	-£11,527,716	-£11,929,948

Table 6.33.5: Appraisal outputs showing viability of Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water) - 35,000 sq m office with 10% AW

CIL Zone 2 High Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£13,568,372	£11,421,853	£4,444,758	-£1,457,036	-£1,536,070	-£1,702,521	-£1,738,279	-£2,134,467
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£6,040,142	£3,893,623	-£3,083,472	-£9,043,203	-£9,123,443	-£9,292,434	-£9,328,737	-£9,730,971
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£3,806,823	£1,727,694	-£5,250,337	-£11,242,182	-£11,322,420	-£11,491,412	-£11,527,716	-£11,929,948

CIL Zone 2 Medium Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£51,272,241	£46,993,597	£22,621,402	£2,005,423	£1,806,301	£1,640,174	£1,604,486	£1,112,876
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£25,759,343	£21,480,698	-£2,891,497	-£23,668,346	-£23,870,507	-£24,039,169	-£24,075,401	-£24,574,511
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£18,470,767	£14,424,069	-£9,948,126	-£30,832,649	-£31,034,808	-£31,203,470	-£31,239,703	-£31,738,813

CIL Zone 2 Low Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£57,427,752	£53,149,107	£28,776,913	£8,160,933	£7,961,811	£7,795,684	£7,759,996	£7,268,387
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£31,914,853	£27,636,209	£3,264,014	-£17,512,836	-£17,714,997	-£17,883,658	-£17,919,891	-£18,419,000
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£24,626,277	£20,579,579	-£3,792,616	-£24,677,138	-£24,879,298	-£25,047,960	-£25,084,193	-£25,583,303

Table 6.33.6: Appraisal outputs showing viability of Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water) - 50,000 sq m office with 10% AW

CIL Zone 2 High Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£33,349,253	£26,502,208	-£8,247,289	-£37,641,231	-£37,911,969	-£38,077,772	-£38,113,390	-£38,604,041
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	-£1,941,478	-£8,788,523	-£43,538,019	-£73,240,761	-£73,515,629	-£73,683,962	-£73,720,124	-£74,218,260
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	-£11,628,006	-£18,149,179	-£52,901,803	-£82,744,245	-£83,019,113	-£83,187,446	-£83,223,608	-£83,721,744

CIL Zone 2 Medium Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£63,591,753	£56,744,708	£21,995,211	-£7,398,731	-£7,669,469	-£7,835,272	-£7,870,890	-£8,361,541
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£28,301,022	£21,453,977	-£13,295,519	-£42,998,261	-£43,273,129	-£43,441,462	-£43,477,624	-£43,975,760
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£18,614,494	£12,093,321	-£22,659,303	-£52,501,745	-£52,776,613	-£52,944,946	-£52,981,108	-£53,479,244

CIL Zone 2 Low Benchmark

Value Area	Base Build Costs	+ BREEM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 High (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£74,251,753	£67,404,708	£32,655,211	£3,261,269	£2,990,531	£2,824,728	£2,789,110	£2,298,459
Z2 Med (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£38,961,022	£32,113,977	-£2,635,519	-£32,338,261	-£32,613,129	-£32,781,462	-£32,817,624	-£33,315,760
Z2 Low (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water)	£29,274,494	£22,753,321	-£11,999,303	-£41,841,745	-£42,116,613	-£42,284,946	-£42,321,108	-£42,819,244

Table 6.33.7: Appraisal outputs showing viability of Z2 (Old Kent Road) - 50,000 sq m B2/B8 industrial with 10% AW

CIL Zone 2 High Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 Old Kent Road	-£87,167,917	-£94,709,563	-£126,956,614	-£137,138,620	-£137,389,861	-£137,543,724	-£137,576,778	-£138,032,094

CIL Zone 2 Medium Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 Old Kent Road	-£771,143	-£8,312,789	-£40,559,840	-£50,741,846	-£50,993,087	-£51,146,950	-£51,180,004	-£51,635,320

CIL Zone 2 Low Benchmark

Value Area	Base Build Costs	+ BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
Z2 Old Kent Road	£29,682,345	£22,140,699	-£10,106,352	-£20,288,358	-£20,539,599	-£20,693,462	-£20,726,516	-£21,181,832

6.34 The results of our viability testing of commercial schemes identifies that smaller office schemes (circa 10,000 sq m) are less viable than the larger schemes (30,000 sq m +). In both Zones 1 and 2 the viability of office developments is identified as challenging on sites in higher benchmark land values. Sites in higher existing uses will remain in these uses until such time as the commercial market improves or they would come forward in developments proposing more valuable alternative uses. In such instances, it should be noted that it is not the Council's policies or obligations sought that would prevent commercial development from coming forward. In addition, we would also identify that office developments in Zone 2, which achieve medium and lower rents (i.e. below £65 per sq ft) show lower viability and are less able to support the full range of financial obligations sought through the draft S106 and CIL SPD.

Carbon Zero Offset payments

6.35 As previously identified Policy P70 Energy identifies that any shortfall must be secured offsite through planning obligations or as a financial contribution. This approach and the level sought through the draft S106 and CIL SPD is unchanged from that already secured under the adopted London Plan and the S106 & CIL SPD.

6.36 Our testing has identified that carbon offset payments are identified as having the most significant financial requirement tested in this study and can in some circumstances impact on the viability of commercial schemes. This cost accounts for between 51% and 74% (circa £72.39 per sq m) of the financial obligation costs sought through the Draft S106 and CIL SPD.

Jobs and Training

6.37 Southwark Plan 2022 Policy P28 Access to employment and training requires all major development to contribute towards employment, training and skills initiatives as follows:

1. 5,000 sq m or more of gross new floorspace must provide training and jobs for local people in the construction stage; and
2. 2,500 sq m or more of gross new non-residential floorspace must provide training and jobs for local people in the final development; and
3. 1,000 sq m or more of gross new floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.

6.38 The Policy goes on to identify that in exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training. Further detail is set out in the S106 & CIL SPD on these obligations.

6.39 The results of our appraisals identify that the financial contributions sought for jobs and training can in some circumstances impact on the viability of commercial schemes. This cost accounts for between 51% and 74% (circa £61.23 per sq m on commercial offices and £22.86 per sq m on B2/B8 industrial space) of the financial obligation costs sought through the Draft S106 and CIL SPD. In particular, employment in the end use contributions on office schemes accounts for circa 34% of the total financial contributions. This is lower for industrial schemes at circa 8% given the job density being lower. However, we note that these are not entirely new obligations being sought, rather the draft SPD proposes increased costs for these initiatives in line with CPI at circa 30% of the currently adopted S106 and CIL SPD as updated in November 2020.

6.40 Moreover, we would highlight that these financial contributions are only sought where employment opportunities are not provided on the site so these could be reduced through provision of on-site employment, likely to be at no or minimal cost. Having said this, we would identify that for end user employment this can be difficult as the developer may not have control over who the end users employ.

Mixed-use developments

- 6.41 We have also tested eight mixed-use commercial typologies across the Borough and ten area specific mixed-use typologies in this study.
- 6.42 As with the residential typologies we have tested these schemes in accordance with Southwark Plan 2022 Policy P1 social rented and intermediate homes. We have allowed for between 0% to 50% onsite affordable housing allowing for a base tenure split of 71% social rent and 29% intermediate tenures, with the exception being in the area specific testing for the Aylesbury Area Action Core. In this location we have tested a 75% provision of social rented homes and 25% intermediate homes.
- 6.43 We have also allowed for the delivery of onsite affordable workspace in line with the requirements of Southwark Plan 2022 Policy P31 Affordable Workspace as appropriate. This requires developments proposing 500 sq m or more employment floorspace to deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents secured for at least 30 years.
- 6.44 In addition, we have allowed for the other required Southwark Plan 2022 and London Plan policies as well as testing the new and revised obligations set out in the S106 and CIL SPD. The full results, showing the residual land values for each scheme compared to each site's existing use value, are attached as **Appendix 4** (mixed-use typologies) and **Appendix 5** (area specific mixed-use typologies).
- 6.45 We set out below the results for mixed-use typologies MU1 (85 residential units, retail and 25% office) and MU7 (229 residential units, retail and 15% office) and 8 (650 homes) in tables 6.45.1 and 6.45.2 respectively, to assist with demonstrating the findings of this study.
- 6.46 Following this we set out the results of the ten area specific, mixed-use typologies tested in tables 6.46.1 to 6.46.10.

Table 6.45.1 Appraisal outputs showing viability of MU 1 - 85 resi units, retail and 25% office with 10% AW

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
71% SR : 29% LBS SO	0%	£27,360,742	£26,429,925	£26,341,749	£26,083,556	£25,220,364	£25,016,404	£25,001,626	£24,998,452	£24,968,263
71% SR : 29% LBS SO	5%	£22,942,363	£22,011,545	£21,923,370	£21,665,177	£20,801,985	£20,598,024	£20,583,247	£20,580,073	£20,549,885
71% SR : 29% LBS SO	10%	£18,523,984	£17,593,166	£17,504,991	£17,246,798	£16,383,606	£16,179,645	£16,164,868	£16,161,694	£16,131,506
71% SR : 29% LBS SO	15%	£14,105,604	£13,174,787	£13,086,612	£12,828,419	£11,965,227	£11,761,266	£11,746,489	£11,743,315	£11,713,127
71% SR : 29% LBS SO	20%	£9,687,225	£8,756,408	£8,668,232	£8,410,040	£7,546,848	£7,342,887	£7,328,110	£7,324,936	£7,294,748
71% SR : 29% LBS SO	25%	£5,268,846	£4,338,029	£4,249,853	£3,991,660	£3,128,468	£2,922,638	£2,907,635	£2,904,412	£2,873,763
71% SR : 29% LBS SO	30%	£850,467	£-80,351	£-168,526	£-429,656	£-1,306,020	£-1,513,092	£-1,528,095	£-1,531,318	£-1,561,966
71% SR : 29% LBS SO	35%	£-3,571,027	£-4,513,733	£-4,603,253	£-4,865,385	£-5,741,749	£-5,948,822	£-5,963,824	£-5,967,047	£-5,997,696
71% SR : 29% LBS SO	40%	£-8,006,756	£-9,949,463	£-9,038,983	£-9,301,115	£-10,177,478	£-10,384,551	£-10,399,553	£-10,402,776	£-10,433,425
71% SR : 29% LBS SO	45%	£-12,442,485	£-13,385,192	£-13,474,712	£-13,736,845	£-14,613,207	£-14,820,280	£-14,835,282	£-14,838,505	£-14,869,155
71% SR : 29% LBS SO	50%	£-16,878,215	£-17,820,921	£-17,910,441	£-18,172,574	£-19,048,937	£-19,256,010	£-19,271,012	£-19,274,235	£-19,304,884

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
71% SR : 29% LBS SO	0%	£46,007,887	£45,077,069	£44,988,894	£44,730,701	£43,867,509	£43,663,548	£43,648,771	£43,645,597	£43,615,408
71% SR : 29% LBS SO	5%	£41,589,507	£40,658,690	£40,570,515	£40,312,322	£39,449,130	£39,245,169	£39,230,392	£39,227,218	£39,197,030
71% SR : 29% LBS SO	10%	£37,171,128	£36,240,311	£36,152,135	£35,893,943	£35,030,751	£34,826,790	£34,812,013	£34,808,839	£34,778,651
71% SR : 29% LBS SO	15%	£32,752,749	£31,821,932	£31,733,756	£31,475,563	£30,612,371	£30,408,411	£30,393,633	£30,390,459	£30,360,271
71% SR : 29% LBS SO	20%	£28,334,370	£27,403,552	£27,315,377	£27,057,184	£26,193,992	£25,990,031	£25,975,254	£25,972,080	£25,941,892
71% SR : 29% LBS SO	25%	£23,915,991	£22,985,173	£22,896,998	£22,638,805	£21,775,613	£21,569,782	£21,554,779	£21,551,556	£21,520,908
71% SR : 29% LBS SO	30%	£19,497,611	£18,566,794	£18,478,619	£18,217,489	£17,341,125	£17,134,053	£17,119,050	£17,115,827	£17,085,179
71% SR : 29% LBS SO	35%	£15,076,118	£14,133,411	£14,043,891	£13,781,759	£12,905,396	£12,698,323	£12,683,321	£12,680,098	£12,649,448
71% SR : 29% LBS SO	40%	£10,640,388	£9,697,682	£9,608,162	£9,346,029	£8,469,667	£8,262,594	£8,247,591	£8,244,368	£8,213,719
71% SR : 29% LBS SO	45%	£6,204,659	£5,261,953	£5,172,433	£4,910,300	£4,033,937	£3,826,864	£3,811,862	£3,808,639	£3,777,990
71% SR : 29% LBS SO	50%	£1,768,930	£826,224	£736,704	£474,571	£-401,792	£-608,865	£-623,867	£-627,090	£-657,739

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
71% SR : 29% LBS SO	0%	£63,455,124	£62,524,307	£62,436,132	£62,177,939	£61,314,747	£61,110,786	£61,096,009	£61,092,835	£61,062,646
71% SR : 29% LBS SO	5%	£59,036,745	£58,105,928	£58,017,753	£57,759,560	£56,896,368	£56,692,407	£56,677,630	£56,674,456	£56,644,268
71% SR : 29% LBS SO	10%	£54,618,366	£53,687,549	£53,599,373	£53,341,181	£52,477,989	£52,274,028	£52,259,251	£52,256,077	£52,225,889
71% SR : 29% LBS SO	15%	£50,199,987	£49,269,170	£49,180,994	£48,922,801	£48,059,609	£47,855,649	£47,840,871	£47,837,697	£47,807,509
71% SR : 29% LBS SO	20%	£45,781,608	£44,850,790	£44,762,615	£44,504,422	£43,641,230	£43,437,269	£43,422,492	£43,419,318	£43,389,130
71% SR : 29% LBS SO	25%	£41,363,228	£40,432,411	£40,344,236	£40,086,043	£39,222,851	£39,017,020	£39,002,017	£38,998,794	£38,968,146
71% SR : 29% LBS SO	30%	£36,944,849	£36,014,032	£35,925,857	£35,664,727	£34,788,363	£34,581,291	£34,566,288	£34,563,065	£34,532,417
71% SR : 29% LBS SO	35%	£32,523,356	£31,580,649	£31,491,129	£31,228,997	£30,352,634	£30,145,561	£30,130,559	£30,127,336	£30,096,686
71% SR : 29% LBS SO	40%	£28,087,626	£27,144,920	£27,055,400	£26,793,267	£25,916,904	£25,709,831	£25,694,829	£25,691,606	£25,660,957
71% SR : 29% LBS SO	45%	£23,651,897	£22,709,191	£22,619,671	£22,357,538	£21,481,175	£21,274,102	£21,259,100	£21,255,877	£21,225,228
71% SR : 29% LBS SO	50%	£19,216,168	£18,273,462	£18,183,942	£17,921,809	£17,045,446	£16,838,373	£16,823,371	£16,820,148	£16,789,499

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£10,774,999	£9,844,181	£9,756,007	£9,497,814	£8,634,621	£8,430,661	£8,415,884	£8,412,709	£8,382,521
71% SR : 29% LBS SO	5%	£7,173,868	£6,243,050	£6,154,875	£5,896,682	£5,031,260	£4,824,187	£4,809,185	£4,805,962	£4,775,313
71% SR : 29% LBS SO	10%	£3,572,737	£2,641,918	£2,553,744	£2,292,895	£1,416,531	£1,209,459	£1,194,456	£1,191,233	£1,160,585
71% SR : 29% LBS SO	15%	£-28,395	£-970,182	£-1,059,702	£-1,321,835	£-2,198,197	£-2,405,270	£-2,420,272	£-2,423,495	£-2,454,144
71% SR : 29% LBS SO	20%	£-3,642,204	£-4,584,910	£-4,674,431	£-4,936,563	£-5,812,926	£-6,019,998	£-6,035,001	£-6,038,224	£-6,068,873
71% SR : 29% LBS SO	25%	£-7,256,933	£-8,199,639	£-8,289,159	£-8,551,292	£-9,427,655	£-9,634,728	£-9,649,730	£-9,652,953	£-9,683,602
71% SR : 29% LBS SO	30%	£-10,871,661	£-11,814,367	£-11,903,888	£-12,166,020	£-13,042,383	£-13,249,456	£-13,264,459	£-13,267,681	£-13,298,330
71% SR : 29% LBS SO	35%	£-14,486,390	£-15,429,096	£-15,518,616	£-15,780,749	£-16,657,112	£-16,864,185	£-16,879,187	£-16,882,410	£-16,913,059
71% SR : 29% LBS SO	40%	£-18,101,118	£-19,043,824	£-19,133,345	£-19,395,477	£-20,271,840	£-20,478,913	£-20,493,915	£-20,497,138	£-20,527,787
71% SR : 29% LBS SO	45%	£-21,715,847	£-22,658,554	£-22,748,074	£-23,010,205	£-23,886,569	£-24,093,642	£-24,108,644	£-24,111,867	£-24,142,516
71% SR : 29% LBS SO	50%	£-25,330,575	£-26,273,282	£-26,362,802	£-26,624,935	£-27,501,297	£-27,708,370	£-27,723,372	£-27,726,595	£-27,757,244

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£29,422,144	£28,491,326	£28,403,151	£28,144,958	£27,281,765	£27,077,806	£27,063,028	£27,059,853	£27,029,665
71% SR : 29% LBS SO	5%	£25,821,012	£24,890,195	£24,802,019	£24,543,827	£23,678,405	£23,471,332	£23,456,330	£23,453,107	£23,422,457
71% SR : 29% LBS SO	10%	£22,219,881	£21,289,063	£21,200,889	£20,940,039	£20,063,675	£19,856,604	£19,841,600	£19,838,377	£19,807,729
71% SR : 29% LBS SO	15%	£18,618,750	£17,676,963	£17,587,443	£17,325,310	£16,448,947	£16,241,874	£16,226,872	£16,223,649	£16,193,000
71% SR : 29% LBS SO	20%	£15,004,941	£14,062,235	£13,972,714	£13,710,582	£12,834,218	£12,627,146	£12,612,143	£12,608,920	£12,578,272
71% SR : 29% LBS SO	25%	£11,390,212	£10,447,506	£10,357,986	£10,095,853	£9,219,490	£9,012,417	£8,997,415	£8,994,192	£8,963,543
71% SR : 29% LBS SO	30%	£7,775,484	£6,832,777	£6,743,257	£6,481,125	£5,604,762	£5,397,689	£5,382,686	£5,379,464	£5,348,815
71% SR : 29% LBS SO	35%	£4,160,755	£3,218,048	£3,128,528	£2,866,396	£1,990,033	£1,782,960	£1,767,958	£1,764,735	£1,734,086
71% SR : 29% LBS SO	40%	£546,027	£-396,680	£-486,201	£-748,333	£-1,624,695	£-1,831,768	£-1,846,770	£-1,849,993	£-1,880,643
71% SR : 29% LBS SO	45%	£-3,068,703	£-4,011,409	£-4,100,929	£-4,363,061	£-5,239,424	£-5,446,497	£-5,461,500	£-5,464,723	£-5,495,372
71% SR : 29% LBS SO	50%	£-6,683,431	£-7,626,137	£-7,715,657	£-7,977,790	£-8,854,153	£-9,061,226	£-9,076,228	£-9,079,451	£-9,110,100

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£46,869,382	£45,938,564	£45,850,389	£45,592,196	£44,729,003	£44,525,043	£44,510,266	£44,507,091	£44,476,903
71% SR : 29% LBS SO	5%	£43,268,250	£42,337,433	£42,249,257	£41,991,065	£41,125,643	£40,918,570	£40,903,568	£40,900,345	£40,869,695
71% SR : 29% LBS SO	10%	£39,667,119	£38,736,301	£38,648,127	£38,387,277	£37,510,913	£37,303,841	£37,288,838	£37,285,615	£37,254,967
71% SR : 29% LBS SO	15%	£36,065,988	£35,124,201	£35,034,681	£34,772,548	£33,896,185	£33,689,112	£33,674,110	£33,670,887	£33,640,238
71% SR : 29% LBS SO	20%	£32,452,179	£31,509,473	£31,419,952	£31,157,820	£30,281,456	£30,074,384	£30,059,381	£30,056,158	£30,025,510
71% SR : 29% LBS SO	25%	£28,837,450	£27,894,744	£27,805,224	£27,543,091	£26,666,728	£26,459,655	£26,444,653	£26,441,430	£26,410,781
71% SR : 29% LBS SO	30%	£25,222,722	£24,280,015	£24,190,494	£23,928,363	£23,052,000	£22,844,927	£22,829,924	£22,826,702	£22,796,053
71% SR : 29% LBS SO	35%	£21,607,993	£20,665,286	£20,575,766	£20,313,633	£19,437,271	£19,230,198	£19,215,196	£19,211,973	£19,181,323
71% SR : 29% LBS SO	40%	£17,993,264	£17,050,558	£16,961,037	£16,698,905	£15,822,543	£15,615,470	£15,600,468	£15,597,245	£15,566,595
71% SR : 29% LBS SO	45%	£14,378,535	£13,435,829	£13,346,309	£13,084,177	£12,207,813	£12,000,740	£11,985,738	£11,982,515	£11,951,866
71% SR : 29% LBS SO	50%	£10,763,807	£9,821,101	£9,731,581	£9,469,448	£8,593,085	£8,386,012	£8,371,010	£8,367,787	£8,337,138

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£9,926,574	-£10,869,280	-£10,958,801	-£11,220,933	-£12,097,296	-£12,304,369	-£12,319,371	-£12,322,594	-£12,353,243
71% SR : 29% LBS SO	5%	-£12,523,599	-£13,466,306	-£13,555,825	-£13,817,957	-£14,694,321	-£14,901,394	-£14,916,396	-£14,919,619	-£14,950,268
71% SR : 29% LBS SO	10%	-£15,120,624	-£16,063,330	-£16,152,851	-£16,414,983	-£17,291,345	-£17,498,418	-£17,513,420	-£17,516,643	-£17,547,293
71% SR : 29% LBS SO	15%	-£17,717,649	-£18,660,355	-£18,749,875	-£19,012,007	-£19,888,371	-£20,095,444	-£20,110,446	-£20,113,669	-£20,144,318
71% SR : 29% LBS SO	20%	-£20,314,673	-£21,257,380	-£21,346,901	-£21,609,032	-£22,485,395	-£22,692,468	-£22,707,470	-£22,710,693	-£22,741,342
71% SR : 29% LBS SO	25%	-£22,911,699	-£23,854,405	-£23,943,925	-£24,206,057	-£25,082,421	-£25,289,494	-£25,304,496	-£25,307,719	-£25,338,368
71% SR : 29% LBS SO	30%	-£25,508,723	-£26,451,429	-£26,540,950	-£26,803,082	-£27,679,445	-£27,886,518	-£27,901,520	-£27,904,743	-£27,935,392
71% SR : 29% LBS SO	35%	-£28,105,748	-£29,051,769	-£29,141,290	-£29,403,422	-£30,279,785	-£30,486,858	-£30,501,860	-£30,505,083	-£30,535,732
71% SR : 29% LBS SO	40%	-£30,702,773	-£31,651,047	-£31,740,568	-£32,002,700	-£32,878,063	-£33,085,136	-£33,100,138	-£33,103,361	-£33,134,010
71% SR : 29% LBS SO	45%	-£33,299,798	-£34,250,325	-£34,339,846	-£34,601,978	-£35,478,341	-£35,685,414	-£35,700,416	-£35,703,639	-£35,734,288
71% SR : 29% LBS SO	50%	-£35,896,823	-£36,849,602	-£36,939,123	-£37,204,110	-£38,083,473	-£38,290,546	-£38,305,548	-£38,308,771	-£38,339,420

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	£8,720,571	£7,777,864	£7,688,344	£7,426,212	£6,549,849	£6,342,776	£6,327,774	£6,324,551	£6,293,902
71% SR : 29% LBS SO	5%	£6,123,545	£5,180,839	£5,091,319	£4,829,187	£3,952,824	£3,745,751	£3,730,749	£3,727,526	£3,696,876
71% SR : 29% LBS SO	10%	£3,526,521	£2,583,815	£2,494,294	£2,232,162	£1,355,799	£1,148,726	£1,133,724	£1,130,501	£1,099,852
71% SR : 29% LBS SO	15%	£929,496	-£13,211	-£102,731	-£364,863	-£1,241,226	-£1,448,299	-£1,463,301	-£1,466,524	-£1,497,173
71% SR : 29% LBS SO	20%	-£1,667,529	-£2,610,235	-£2,699,756	-£2,961,888	-£3,838,251	-£4,045,324	-£4,060,326	-£4,063,549	-£4,094,198
71% SR : 29% LBS SO	25%	-£4,264,554	-£5,207,260	-£5,296,780	-£5,558,912	-£6,435,276	-£6,642,349	-£6,657,351	-£6,660,574	-£6,691,223
71% SR : 29% LBS SO	30%	-£6,861,578	-£7,804,285	-£7,893,806	-£8,155,938	-£9,032,300	-£9,242,331	-£9,257,333	-£9,260,556	-£9,291,205
71% SR : 29% LBS SO	35%	-£9,458,604	-£10,404,625	-£10,495,111	-£10,761,642	-£11,651,377	-£11,861,610	-£11,876,612	-£11,880,113	-£11,911,230
71% SR : 29% LBS SO	40%	-£12,067,969	-£13,023,903	-£13,114,788	-£13,380,920	-£14,270,655	-£14,480,888	-£14,496,119	-£14,499,391	-£14,530,508
71% SR : 29% LBS SO	45%	-£14,687,247	-£15,643,180	-£15,734,066	-£16,000,198	-£16,889,934	-£17,100,166	-£17,115,397	-£17,118,669	-£17,149,785
71% SR : 29% LBS SO	50%	-£17,306,525	-£18,262,458	-£18,353,344	-£18,619,476	-£19,511,012	-£19,724,452	-£19,739,916	-£19,743,238	-£19,774,830

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£26,167,809	£25,225,102	£25,135,581	£24,873,450	£23,997,087	£23,790,014	£23,775,012	£23,771,789	£23,741,140
71% SR : 29% LBS SO	5%	£23,570,783	£22,628,077	£22,538,557	£22,276,425	£21,400,061	£21,192,988	£21,177,986	£21,174,763	£21,144,114
71% SR : 29% LBS SO	10%	£20,973,759	£20,031,053	£19,941,532	£19,679,400	£18,803,037	£18,595,964	£18,580,962	£18,577,739	£18,547,090
71% SR : 29% LBS SO	15%	£18,376,734	£17,434,027	£17,344,507	£17,082,375	£16,206,012	£15,998,939	£15,983,937	£15,980,714	£15,950,064
71% SR : 29% LBS SO	20%	£15,779,709	£14,837,003	£14,747,482	£14,485,350	£13,608,987	£13,401,914	£13,386,912	£13,383,689	£13,353,040
71% SR : 29% LBS SO	25%	£13,182,684	£12,239,977	£12,150,458	£11,888,326	£11,011,962	£10,804,889	£10,789,887	£10,786,664	£10,756,015
71% SR : 29% LBS SO	30%	£10,585,659	£9,642,953	£9,553,432	£9,291,300	£8,414,938	£8,204,906	£8,189,675	£8,186,403	£8,155,286
71% SR : 29% LBS SO	35%	£7,988,634	£7,042,613	£6,951,727	£6,685,596	£5,795,860	£5,585,628	£5,570,397	£5,567,125	£5,536,008
71% SR : 29% LBS SO	40%	£5,379,269	£4,423,335	£4,332,450	£4,066,318	£3,176,582	£2,966,350	£2,951,119	£2,947,847	£2,916,730
71% SR : 29% LBS SO	45%	£2,759,991	£1,804,058	£1,713,172	£1,447,039	£557,304	£347,072	£331,841	£328,569	£297,453
71% SR : 29% LBS SO	50%	£140,713	-£815,220	-£906,106	-£1,172,239	-£2,063,774	-£2,277,214	-£2,292,678	-£2,296,000	-£2,327,592

CIL Zone 2 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£14,312,426	£13,515,126	£13,425,605	£13,163,473	£12,287,109	£12,080,037	£12,065,034	£12,061,811	£12,031,163
71% SR : 29% LBS SO	5%	£12,166,551	£11,369,250	£11,279,730	£11,017,598	£10,141,234	£9,934,162	£9,919,159	£9,915,936	£9,885,288
71% SR : 29% LBS SO	10%	£10,020,676	£9,223,375	£9,133,855	£8,871,723	£7,995,359	£7,788,287	£7,773,284	£7,770,061	£7,739,413
71% SR : 29% LBS SO	15%	£7,874,801	£7,077,500	£6,987,980	£6,725,848	£5,849,484	£5,642,412	£5,627,409	£5,624,186	£5,593,076
71% SR : 29% LBS SO	20%	£5,728,926	£4,931,625	£4,842,105	£4,578,674	£3,688,940	£3,478,707	£3,463,476	£3,460,204	£3,429,088
71% SR : 29% LBS SO	25%	£3,580,014	£2,771,704	£2,680,818	£2,414,686	£1,524,951	£1,314,719	£1,299,487	£1,296,215	£1,265,098
71% SR : 29% LBS SO	30%	£1,416,026	£607,715	£516,829	£250,697	£-639,038	£-849,270	£-864,501	£-867,773	£-898,890
71% SR : 29% LBS SO	35%	£-747,964	£-1,556,273	£-1,647,160	£-1,913,292	£-2,803,027	£-3,013,259	£-3,028,490	£-3,031,763	£-3,062,879
71% SR : 29% LBS SO	40%	£-2,911,952	£-3,720,263	£-3,811,149	£-4,077,280	£-4,967,015	£-5,180,417	£-5,195,881	£-5,199,202	£-5,230,794
71% SR : 29% LBS SO	45%	£-5,075,942	£-5,894,558	£-5,986,831	£-6,257,023	£-7,160,334	£-7,373,775	£-7,389,238	£-7,392,560	£-7,424,151
71% SR : 29% LBS SO	50%	£-7,267,272	£-8,087,915	£-8,180,189	£-8,450,381	£-9,353,691	£-9,567,131	£-9,582,595	£-9,585,918	£-9,617,509

CIL Zone 2 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£26,308,518	£25,511,217	£25,421,696	£25,159,564	£24,283,201	£24,076,129	£24,061,126	£24,057,903	£24,027,254
71% SR : 29% LBS SO	5%	£24,162,643	£23,365,342	£23,275,821	£23,013,689	£22,137,326	£21,930,254	£21,915,251	£21,912,028	£21,881,379
71% SR : 29% LBS SO	10%	£22,016,768	£21,219,467	£21,129,946	£20,867,814	£19,991,451	£19,784,379	£19,769,376	£19,766,153	£19,735,504
71% SR : 29% LBS SO	15%	£19,870,893	£19,073,592	£18,984,071	£18,721,939	£17,845,576	£17,638,504	£17,623,501	£17,620,278	£17,589,168
71% SR : 29% LBS SO	20%	£17,725,018	£16,927,717	£16,838,196	£16,574,766	£15,685,032	£15,474,799	£15,459,568	£15,456,295	£15,425,179
71% SR : 29% LBS SO	25%	£15,576,106	£14,767,795	£14,676,910	£14,410,777	£13,521,042	£13,310,810	£13,295,579	£13,292,307	£13,261,190
71% SR : 29% LBS SO	30%	£13,412,117	£12,603,807	£12,512,920	£12,246,789	£11,357,054	£11,146,822	£11,131,590	£11,128,319	£11,097,202
71% SR : 29% LBS SO	35%	£11,248,128	£10,439,819	£10,348,932	£10,082,800	£9,193,065	£8,982,833	£8,967,602	£8,964,329	£8,933,213
71% SR : 29% LBS SO	40%	£9,084,140	£8,275,829	£8,184,943	£7,918,811	£7,029,076	£6,815,675	£6,800,211	£6,796,890	£6,765,298
71% SR : 29% LBS SO	45%	£6,920,150	£6,101,534	£6,009,261	£5,739,068	£4,835,758	£4,622,317	£4,606,854	£4,603,532	£4,571,940
71% SR : 29% LBS SO	50%	£4,728,820	£3,908,176	£3,815,903	£3,545,711	£2,642,400	£2,428,960	£2,413,496	£2,410,174	£2,378,583

CIL Zone 2 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£30,536,949	£29,739,649	£29,650,128	£29,387,996	£28,511,632	£28,304,560	£28,289,557	£28,286,334	£28,255,686
71% SR : 29% LBS SO	5%	£28,391,074	£27,593,774	£27,504,253	£27,242,121	£26,365,757	£26,158,685	£26,143,682	£26,140,459	£26,109,811
71% SR : 29% LBS SO	10%	£26,245,199	£25,447,899	£25,358,378	£25,096,246	£24,219,882	£24,012,810	£23,997,807	£23,994,584	£23,963,936
71% SR : 29% LBS SO	15%	£24,099,324	£23,302,024	£23,212,503	£22,950,371	£22,074,007	£21,866,935	£21,851,932	£21,848,709	£21,817,599
71% SR : 29% LBS SO	20%	£21,953,449	£21,156,149	£21,066,628	£20,803,197	£19,913,463	£19,703,230	£19,688,000	£19,684,727	£19,653,611
71% SR : 29% LBS SO	25%	£19,804,537	£18,996,227	£18,905,341	£18,639,209	£17,749,474	£17,539,242	£17,524,010	£17,520,738	£17,489,621
71% SR : 29% LBS SO	30%	£17,640,549	£16,832,238	£16,741,352	£16,475,221	£15,585,485	£15,375,253	£15,360,022	£15,356,750	£15,325,633
71% SR : 29% LBS SO	35%	£15,476,559	£14,668,250	£14,577,363	£14,311,231	£13,421,496	£13,211,264	£13,196,033	£13,192,761	£13,161,645
71% SR : 29% LBS SO	40%	£13,312,571	£12,504,261	£12,413,374	£12,147,243	£11,257,508	£11,044,106	£11,028,642	£11,025,321	£10,993,730
71% SR : 29% LBS SO	45%	£11,148,582	£10,329,966	£10,237,692	£9,967,500	£9,064,189	£8,850,749	£8,835,286	£8,831,963	£8,800,372
71% SR : 29% LBS SO	50%	£8,957,251	£8,136,608	£8,044,334	£7,774,142	£6,870,832	£6,657,392	£6,641,928	£6,638,605	£6,607,014

CIL Zone 2 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£846,537	£38,227	-£52,659	-£318,792	-£1,208,527	-£1,418,759	-£1,433,989	-£1,437,262	-£1,468,378
71% SR : 29% LBS SO	5%	-£779,793	-£1,588,103	-£1,678,990	-£1,945,122	-£2,834,856	-£3,045,088	-£3,060,320	-£3,063,592	-£3,094,709
71% SR : 29% LBS SO	10%	-£2,406,123	-£3,214,434	-£3,305,320	-£3,571,451	-£4,461,186	-£4,671,419	-£4,686,650	-£4,689,922	-£4,721,039
71% SR : 29% LBS SO	15%	-£4,032,453	-£4,840,764	-£4,931,649	-£5,197,782	-£6,087,517	-£6,297,749	-£6,312,980	-£6,316,252	-£6,347,369
71% SR : 29% LBS SO	20%	-£5,658,784	-£6,467,093	-£6,557,980	-£6,824,112	-£7,727,068	-£7,940,508	-£7,955,972	-£7,959,294	-£7,990,885
71% SR : 29% LBS SO	25%	-£7,288,915	-£8,109,559	-£8,201,831	-£8,472,025	-£9,375,335	-£9,588,775	-£9,604,239	-£9,607,560	-£9,639,153
71% SR : 29% LBS SO	30%	-£8,937,182	-£9,757,825	-£9,850,099	-£10,120,291	-£11,023,601	-£11,237,041	-£11,252,505	-£11,255,828	-£11,287,419
71% SR : 29% LBS SO	35%	-£10,585,448	-£11,406,092	-£11,498,365	-£11,768,557	-£12,671,868	-£12,885,309	-£12,900,772	-£12,904,094	-£12,935,685
71% SR : 29% LBS SO	40%	-£12,233,715	-£13,054,358	-£13,146,631	-£13,416,824	-£14,320,135	-£14,533,575	-£14,549,038	-£14,552,360	-£14,583,952
71% SR : 29% LBS SO	45%	-£13,881,982	-£14,702,625	-£14,794,898	-£15,065,091	-£15,968,402	-£16,181,841	-£16,197,305	-£16,200,627	-£16,232,218
71% SR : 29% LBS SO	50%	-£15,530,248	-£16,350,892	-£16,443,164	-£16,713,358	-£17,616,668	-£17,830,108	-£17,845,572	-£17,848,893	-£17,880,486

CIL Zone 2 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£12,842,628	£12,034,319	£11,943,432	£11,677,300	£10,787,565	£10,577,333	£10,562,102	£10,558,829	£10,527,713
71% SR : 29% LBS SO	5%	£11,216,299	£10,407,989	£10,317,102	£10,050,970	£9,161,236	£8,951,004	£8,935,772	£8,932,500	£8,901,383
71% SR : 29% LBS SO	10%	£9,589,969	£8,781,658	£8,690,772	£8,424,640	£7,534,905	£7,324,673	£7,309,442	£7,306,170	£7,275,053
71% SR : 29% LBS SO	15%	£7,963,638	£7,155,328	£7,064,442	£6,798,310	£5,908,575	£5,698,343	£5,683,111	£5,679,839	£5,648,722
71% SR : 29% LBS SO	20%	£6,337,308	£5,528,999	£5,438,112	£5,171,980	£4,269,023	£4,055,583	£4,040,119	£4,036,798	£4,005,207
71% SR : 29% LBS SO	25%	£4,707,177	£3,886,533	£3,794,260	£3,524,067	£2,620,757	£2,407,317	£2,391,853	£2,388,532	£2,356,939
71% SR : 29% LBS SO	30%	£3,058,910	£2,238,266	£2,145,993	£1,875,801	£972,490	£759,050	£743,586	£740,264	£708,673
71% SR : 29% LBS SO	35%	£1,410,644	£590,000	£497,727	£227,534	-£675,776	-£889,217	-£904,680	-£908,002	-£939,594
71% SR : 29% LBS SO	40%	-£237,624	-£1,058,266	-£1,150,540	-£1,420,732	-£2,324,043	-£2,537,483	-£2,552,946	-£2,556,269	-£2,587,860
71% SR : 29% LBS SO	45%	-£1,885,890	-£2,706,534	-£2,798,806	-£3,069,000	-£3,972,310	-£4,185,750	-£4,201,214	-£4,204,535	-£4,236,127
71% SR : 29% LBS SO	50%	-£3,534,157	-£4,354,800	-£4,447,073	-£4,717,266	-£5,620,576	-£5,834,016	-£5,849,480	-£5,852,802	-£5,884,394

CIL Zone 2 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£17,071,060	£16,262,750	£16,171,864	£15,905,731	£15,015,996	£14,805,764	£14,790,534	£14,787,261	£14,756,145
71% SR : 29% LBS SO	5%	£15,444,730	£14,636,420	£14,545,533	£14,279,401	£13,389,667	£13,179,435	£13,164,203	£13,160,932	£13,129,815
71% SR : 29% LBS SO	10%	£13,818,400	£13,010,090	£12,919,203	£12,653,072	£11,763,337	£11,553,105	£11,537,873	£11,534,601	£11,503,484
71% SR : 29% LBS SO	15%	£12,192,070	£11,383,759	£11,292,874	£11,026,741	£10,137,006	£9,926,774	£9,911,543	£9,908,271	£9,877,154
71% SR : 29% LBS SO	20%	£10,565,739	£9,757,430	£9,666,543	£9,400,411	£8,497,455	£8,284,015	£8,268,551	£8,265,229	£8,233,638
71% SR : 29% LBS SO	25%	£8,935,608	£8,114,964	£8,022,692	£7,752,499	£6,849,188	£6,635,748	£6,620,284	£6,616,963	£6,585,371
71% SR : 29% LBS SO	30%	£7,287,342	£6,466,698	£6,374,424	£6,104,232	£5,200,922	£4,987,482	£4,972,018	£4,968,696	£4,937,104
71% SR : 29% LBS SO	35%	£5,639,075	£4,818,432	£4,726,158	£4,455,966	£3,552,655	£3,339,215	£3,323,751	£3,320,429	£3,288,838
71% SR : 29% LBS SO	40%	£3,990,808	£3,170,165	£3,077,892	£2,807,699	£1,904,388	£1,690,948	£1,675,485	£1,672,163	£1,640,571
71% SR : 29% LBS SO	45%	£2,342,541	£1,521,898	£1,429,625	£1,159,432	£256,122	£42,682	£27,218	£23,896	-£7,695
71% SR : 29% LBS SO	50%	£694,275	-£126,369	-£218,641	-£488,835	-£1,392,145	-£1,605,585	-£1,621,049	-£1,624,370	-£1,655,962

CIL Zone 2 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£7,079,882	-£7,870,443	-£7,961,329	-£8,227,461	-£9,123,235	-£9,336,675	-£9,352,138	-£9,355,460	-£9,387,052
71% SR : 29% LBS SO	5%	-£8,365,325	-£9,160,128	-£9,252,401	-£9,522,594	-£10,425,904	-£10,639,344	-£10,654,808	-£10,658,130	-£10,689,722
71% SR : 29% LBS SO	10%	-£9,660,175	-£10,462,798	-£10,555,071	-£10,825,263	-£11,728,574	-£11,942,015	-£11,957,478	-£11,960,800	-£11,992,391
71% SR : 29% LBS SO	15%	-£10,962,844	-£11,765,468	-£11,857,740	-£12,127,934	-£13,031,244	-£13,244,684	-£13,260,148	-£13,263,469	-£13,295,061
71% SR : 29% LBS SO	20%	-£12,265,514	-£13,068,137	-£13,160,411	-£13,430,603	-£14,333,913	-£14,547,353	-£14,562,817	-£14,566,140	-£14,597,731
71% SR : 29% LBS SO	25%	-£13,568,184	-£14,370,807	-£14,463,080	-£14,733,272	-£15,636,584	-£15,850,024	-£15,865,488	-£15,868,809	-£15,900,400
71% SR : 29% LBS SO	30%	-£14,870,853	-£15,673,477	-£15,765,751	-£16,035,943	-£16,939,253	-£17,152,693	-£17,168,157	-£17,171,479	-£17,203,071
71% SR : 29% LBS SO	35%	-£16,173,524	-£16,976,146	-£17,068,420	-£17,338,612	-£18,241,924	-£18,455,363	-£18,470,826	-£18,474,149	-£18,505,740
71% SR : 29% LBS SO	40%	-£17,476,193	-£18,278,817	-£18,371,089	-£18,641,283	-£19,544,593	-£19,758,033	-£19,773,497	-£19,776,818	-£19,808,410
71% SR : 29% LBS SO	45%	-£18,778,863	-£19,581,486	-£19,673,760	-£19,943,952	-£20,847,262	-£21,061,702	-£21,077,166	-£21,080,487	-£21,112,079
71% SR : 29% LBS SO	50%	-£20,081,533	-£20,884,157	-£20,977,570	-£21,251,886	-£22,168,978	-£22,385,676	-£22,401,375	-£22,404,748	-£22,436,821

CIL Zone 2 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£4,916,210	£4,125,649	£4,034,762	£3,768,631	£2,872,857	£2,659,417	£2,643,954	£2,640,631	£2,609,040
71% SR : 29% LBS SO	5%	£3,630,767	£2,835,963	£2,743,691	£2,473,498	£1,570,187	£1,356,747	£1,341,283	£1,337,962	£1,306,370
71% SR : 29% LBS SO	10%	£2,335,917	£1,533,294	£1,441,021	£1,170,828	£267,518	£54,077	£38,614	£35,292	£3,700
71% SR : 29% LBS SO	15%	£1,033,248	£230,624	£138,351	£131,842	-£1,035,152	-£1,248,592	-£1,264,056	-£1,267,378	-£1,298,969
71% SR : 29% LBS SO	20%	-£269,423	-£1,072,046	-£1,164,319	-£1,434,511	-£2,337,822	-£2,551,262	-£2,566,726	-£2,570,048	-£2,601,639
71% SR : 29% LBS SO	25%	-£1,572,092	-£2,374,715	-£2,466,988	-£2,737,181	-£3,640,492	-£3,853,932	-£3,869,396	-£3,872,717	-£3,904,309
71% SR : 29% LBS SO	30%	-£2,874,762	-£3,677,385	-£3,769,659	-£4,039,851	-£4,943,161	-£5,156,601	-£5,172,065	-£5,175,388	-£5,206,979
71% SR : 29% LBS SO	35%	-£4,177,432	-£4,980,055	-£5,072,328	-£5,342,521	-£6,245,832	-£6,459,272	-£6,474,735	-£6,478,057	-£6,509,649
71% SR : 29% LBS SO	40%	-£5,480,101	-£6,282,725	-£6,374,998	-£6,645,191	-£7,548,501	-£7,761,941	-£7,777,405	-£7,780,726	-£7,812,318
71% SR : 29% LBS SO	45%	-£6,782,772	-£7,585,394	-£7,677,668	-£7,947,860	-£8,851,171	-£9,067,037	-£9,082,737	-£9,086,110	-£9,118,183
71% SR : 29% LBS SO	50%	-£8,085,441	-£8,888,065	-£8,981,478	-£9,255,794	-£10,172,887	-£10,389,584	-£10,405,283	-£10,408,656	-£10,440,729

CIL Zone 2 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£9,144,642	£8,354,080	£8,263,194	£7,997,063	£7,101,288	£6,887,848	£6,872,385	£6,869,063	£6,837,472
71% SR : 29% LBS SO	5%	£7,859,199	£7,064,395	£6,972,122	£6,701,929	£5,798,619	£5,585,179	£5,569,715	£5,566,394	£5,534,801
71% SR : 29% LBS SO	10%	£6,564,348	£5,761,726	£5,669,452	£5,399,260	£4,495,949	£4,282,509	£4,267,046	£4,263,723	£4,232,132
71% SR : 29% LBS SO	15%	£5,261,679	£4,459,055	£4,366,783	£4,096,589	£3,193,279	£2,979,839	£2,964,375	£2,961,054	£2,929,462
71% SR : 29% LBS SO	20%	£3,959,009	£3,156,386	£3,064,112	£2,793,920	£1,890,610	£1,677,170	£1,661,706	£1,658,383	£1,626,792
71% SR : 29% LBS SO	25%	£2,656,339	£1,853,716	£1,761,443	£1,491,251	£587,939	£374,499	£359,035	£355,714	£324,123
71% SR : 29% LBS SO	30%	£1,353,670	£551,046	£458,773	£188,580	-£714,730	-£928,170	-£943,634	-£946,956	-£978,548
71% SR : 29% LBS SO	35%	£51,000	-£751,623	-£843,897	-£1,114,089	-£2,017,400	-£2,230,840	-£2,246,303	-£2,249,626	-£2,281,217
71% SR : 29% LBS SO	40%	-£1,251,670	-£2,054,294	-£2,146,566	-£2,416,759	-£3,320,070	-£3,533,510	-£3,548,974	-£3,552,295	-£3,583,886
71% SR : 29% LBS SO	45%	-£2,554,340	-£3,356,963	-£3,449,236	-£3,719,429	-£4,622,739	-£4,838,605	-£4,854,306	-£4,857,678	-£4,889,752
71% SR : 29% LBS SO	50%	-£3,857,010	-£4,659,633	-£4,753,047	-£5,027,362	-£5,944,455	-£6,161,152	-£6,176,852	-£6,180,224	-£6,212,298

CIL Zone 3 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£3,986,902	£3,298,223	£3,207,337	£2,941,206	£2,051,470	£1,841,238	£1,826,007	£1,822,735	£1,791,618
71% SR : 29% LBS SO	5%	£2,652,761	£1,964,083	£1,873,197	£1,607,064	£709,533	£496,093	£480,630	£477,307	£445,716
71% SR : 29% LBS SO	10%	£1,318,621	£623,268	£530,996	£260,802	£-642,508	£-855,948	£-871,412	£-874,733	£-906,325
71% SR : 29% LBS SO	15%	£-29,586	£-728,772	£-821,045	£-1,091,238	£-1,994,549	£-2,207,988	£-2,223,452	£-2,226,774	£-2,258,366
71% SR : 29% LBS SO	20%	£-1,381,627	£-2,080,813	£-2,173,086	£-2,443,279	£-3,346,589	£-3,560,029	£-3,575,493	£-3,578,815	£-3,610,407
71% SR : 29% LBS SO	25%	£-2,733,668	£-3,432,853	£-3,525,127	£-3,795,319	£-4,698,630	£-4,912,070	£-4,927,533	£-4,930,856	£-4,962,447
71% SR : 29% LBS SO	30%	£-4,085,708	£-4,784,894	£-4,877,167	£-5,147,360	£-6,050,671	£-6,264,111	£-6,279,575	£-6,282,896	£-6,314,488
71% SR : 29% LBS SO	35%	£-5,437,749	£-6,136,936	£-6,229,208	£-6,499,401	£-7,402,712	£-7,616,152	£-7,631,616	£-7,634,937	£-7,666,529
71% SR : 29% LBS SO	40%	£-6,789,790	£-7,488,976	£-7,581,249	£-7,851,442	£-8,758,927	£-8,975,623	£-8,991,324	£-8,994,696	£-9,026,769
71% SR : 29% LBS SO	45%	£-8,141,831	£-8,846,508	£-8,940,189	£-9,214,504	£-10,131,598	£-10,348,294	£-10,363,994	£-10,367,367	£-10,399,440
71% SR : 29% LBS SO	50%	£-9,509,324	£-10,219,178	£-10,312,859	£-10,587,174	£-11,504,268	£-11,720,964	£-11,736,665	£-11,740,037	£-11,772,111

CIL Zone 3 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£5,338,532	£4,649,854	£4,558,967	£4,292,836	£3,403,101	£3,192,869	£3,177,637	£3,174,365	£3,143,248
71% SR : 29% LBS SO	5%	£4,004,392	£3,315,713	£3,224,827	£2,958,695	£2,061,164	£1,847,723	£1,832,260	£1,828,938	£1,797,346
71% SR : 29% LBS SO	10%	£2,670,251	£1,974,898	£1,882,626	£1,612,433	£709,122	£495,682	£480,218	£476,897	£445,306
71% SR : 29% LBS SO	15%	£1,322,045	£622,858	£530,586	£260,392	£-642,918	£-856,358	£-871,822	£-875,143	£-906,736
71% SR : 29% LBS SO	20%	£-29,997	£-729,183	£-821,456	£-1,091,648	£-1,994,959	£-2,208,399	£-2,223,863	£-2,227,185	£-2,258,776
71% SR : 29% LBS SO	25%	£-1,382,037	£-2,081,223	£-2,173,497	£-2,443,689	£-3,346,999	£-3,560,440	£-3,575,903	£-3,579,225	£-3,610,817
71% SR : 29% LBS SO	30%	£-2,734,078	£-3,433,264	£-3,525,537	£-3,795,729	£-4,699,041	£-4,912,481	£-4,927,945	£-4,931,266	£-4,962,857
71% SR : 29% LBS SO	35%	£-4,086,118	£-4,785,305	£-4,877,578	£-5,147,771	£-6,051,081	£-6,264,521	£-6,279,985	£-6,283,306	£-6,314,899
71% SR : 29% LBS SO	40%	£-5,438,160	£-6,137,346	£-6,229,619	£-6,499,811	£-7,407,297	£-7,623,993	£-7,639,693	£-7,643,066	£-7,675,139
71% SR : 29% LBS SO	45%	£-6,790,200	£-7,494,878	£-7,588,559	£-7,862,873	£-8,779,967	£-8,996,664	£-9,012,364	£-9,015,736	£-9,047,810
71% SR : 29% LBS SO	50%	£-8,157,693	£-8,867,548	£-8,961,229	£-9,235,544	£-10,152,638	£-10,369,334	£-10,385,034	£-10,388,407	£-10,420,480

CIL Zone 3 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£8,173,683	£7,485,005	£7,394,119	£7,127,987	£6,238,252	£6,028,020	£6,012,789	£6,009,517	£5,978,400
71% SR : 29% LBS SO	5%	£6,839,543	£6,150,865	£6,059,978	£5,793,846	£4,896,315	£4,682,874	£4,667,411	£4,664,089	£4,632,498
71% SR : 29% LBS SO	10%	£5,505,403	£4,810,050	£4,717,777	£4,447,584	£3,544,274	£3,330,834	£3,315,370	£3,312,048	£3,280,457
71% SR : 29% LBS SO	15%	£4,157,196	£3,458,009	£3,365,737	£3,095,544	£2,192,233	£1,978,793	£1,963,329	£1,960,008	£1,928,416
71% SR : 29% LBS SO	20%	£2,805,155	£2,105,969	£2,013,695	£1,743,503	£840,193	£626,753	£611,289	£607,966	£576,375
71% SR : 29% LBS SO	25%	£1,453,114	£753,928	£661,655	£391,463	£-511,848	£-725,289	£-740,752	£-744,074	£-775,665
71% SR : 29% LBS SO	30%	£101,074	£-598,112	£-690,386	£-960,578	£-1,863,889	£-2,077,329	£-2,092,793	£-2,096,115	£-2,127,706
71% SR : 29% LBS SO	35%	£-1,250,967	£-1,950,154	£-2,042,426	£-2,312,620	£-3,215,930	£-3,429,370	£-3,444,834	£-3,448,155	£-3,479,747
71% SR : 29% LBS SO	40%	£-2,603,008	£-3,302,194	£-3,394,468	£-3,664,660	£-4,572,146	£-4,788,842	£-4,804,542	£-4,807,915	£-4,839,987
71% SR : 29% LBS SO	45%	£-3,955,049	£-4,659,726	£-4,753,407	£-5,027,722	£-5,944,816	£-6,161,512	£-6,177,212	£-6,180,585	£-6,212,659
71% SR : 29% LBS SO	50%	£-5,322,542	£-6,032,397	£-6,126,078	£-6,400,392	£-7,317,486	£-7,534,183	£-7,549,883	£-7,553,255	£-7,585,329

CIL Zone 3 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£1,062,511	£363,325	£271,052	£859	-£902,452	-£1,115,891	-£1,131,355	-£1,134,677	-£1,166,268
71% SR : 29% LBS SO	5%	-£151,291	-£850,477	-£942,751	-£1,212,943	-£2,116,253	-£2,329,693	-£2,345,157	-£2,348,480	-£2,380,071
71% SR : 29% LBS SO	10%	-£1,365,093	-£2,064,279	-£2,156,552	-£2,426,745	-£3,330,056	-£3,543,496	-£3,558,959	-£3,562,281	-£3,593,873
71% SR : 29% LBS SO	15%	-£2,578,895	-£3,278,082	-£3,370,354	-£3,640,547	-£4,543,858	-£4,757,298	-£4,772,762	-£4,776,083	-£4,807,674
71% SR : 29% LBS SO	20%	-£3,792,697	-£4,491,883	-£4,584,157	-£4,854,349	-£5,757,659	-£5,971,099	-£5,986,563	-£5,989,886	-£6,021,477
71% SR : 29% LBS SO	25%	-£5,006,499	-£5,705,685	-£5,797,958	-£6,068,151	-£6,971,462	-£7,184,902	-£7,200,365	-£7,203,687	-£7,235,279
71% SR : 29% LBS SO	30%	-£6,220,301	-£6,919,488	-£7,011,760	-£7,281,953	-£8,185,264	-£8,398,704	-£8,414,168	-£8,417,489	-£8,449,080
71% SR : 29% LBS SO	35%	-£7,434,103	-£8,133,289	-£8,225,563	-£8,495,978	-£9,413,071	-£9,629,768	-£9,645,467	-£9,648,840	-£9,680,914
71% SR : 29% LBS SO	40%	-£8,650,449	-£9,360,304	-£9,453,985	-£9,728,301	-£10,645,393	-£10,862,091	-£10,877,790	-£10,881,163	-£10,913,236
71% SR : 29% LBS SO	45%	-£9,882,771	-£10,592,626	-£10,686,307	-£10,960,623	-£11,877,716	-£12,094,413	-£12,110,113	-£12,113,485	-£12,145,559
71% SR : 29% LBS SO	50%	-£11,115,094	-£11,824,949	-£11,918,630	-£12,192,945	-£13,110,039	-£13,326,736	-£13,342,436	-£13,345,807	-£13,377,881

CIL Zone 3 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£2,414,142	£1,714,955	£1,622,682	£1,352,489	£449,179	£235,739	£220,275	£216,954	£185,362
71% SR : 29% LBS SO	5%	£1,200,339	£501,153	£408,880	£138,687	-£764,623	-£978,063	-£993,527	-£996,849	-£1,028,441
71% SR : 29% LBS SO	10%	-£13,463	-£712,648	-£804,922	-£1,075,114	-£1,978,426	-£2,191,865	-£2,207,328	-£2,210,651	-£2,242,242
71% SR : 29% LBS SO	15%	-£1,227,264	-£1,926,451	-£2,018,724	-£2,288,917	-£3,192,227	-£3,405,667	-£3,421,131	-£3,424,453	-£3,456,044
71% SR : 29% LBS SO	20%	-£2,441,067	-£3,140,253	-£3,232,526	-£3,502,719	-£4,406,029	-£4,619,469	-£4,634,933	-£4,638,255	-£4,669,847
71% SR : 29% LBS SO	25%	-£3,654,869	-£4,354,055	-£4,446,328	-£4,716,520	-£5,619,832	-£5,833,272	-£5,848,735	-£5,852,057	-£5,883,648
71% SR : 29% LBS SO	30%	-£4,868,670	-£5,567,857	-£5,660,130	-£5,930,323	-£6,833,633	-£7,047,073	-£7,062,537	-£7,065,859	-£7,097,450
71% SR : 29% LBS SO	35%	-£6,082,473	-£6,781,659	-£6,873,932	-£7,144,348	-£8,061,441	-£8,278,138	-£8,293,837	-£8,297,210	-£8,329,283
71% SR : 29% LBS SO	40%	-£7,298,819	-£7,998,673	-£8,090,954	-£8,376,670	-£9,293,763	-£9,510,460	-£9,526,159	-£9,529,532	-£9,561,606
71% SR : 29% LBS SO	45%	-£8,531,141	-£9,240,996	-£9,334,677	-£9,608,993	-£10,526,085	-£10,742,783	-£10,758,483	-£10,761,855	-£10,793,928
71% SR : 29% LBS SO	50%	-£9,763,464	-£10,473,318	-£10,566,999	-£10,841,315	-£11,758,409	-£11,975,105	-£11,990,805	-£11,994,177	-£12,026,251

CIL Zone 3 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£5,249,293	£4,550,106	£4,457,834	£4,187,641	£3,284,330	£3,070,890	£3,055,426	£3,052,105	£3,020,514
71% SR : 29% LBS SO	5%	£4,035,491	£3,336,305	£3,244,031	£2,973,839	£2,070,528	£1,857,089	£1,841,625	£1,838,302	£1,806,711
71% SR : 29% LBS SO	10%	£2,821,689	£2,122,503	£2,030,229	£1,760,037	£856,726	£643,286	£627,823	£624,501	£592,909
71% SR : 29% LBS SO	15%	£1,607,887	£908,700	£816,428	£546,234	-£357,076	-£570,516	-£585,980	-£589,301	-£620,893
71% SR : 29% LBS SO	20%	£394,084	-£305,102	-£397,375	-£667,567	-£1,570,878	-£1,784,318	-£1,799,782	-£1,803,104	-£1,834,695
71% SR : 29% LBS SO	25%	-£819,717	-£1,518,903	-£1,611,177	-£1,881,369	-£2,784,680	-£2,998,120	-£3,013,583	-£3,016,906	-£3,048,497
71% SR : 29% LBS SO	30%	-£2,033,519	-£2,732,706	-£2,824,978	-£3,095,172	-£3,998,482	-£4,211,922	-£4,227,386	-£4,230,707	-£4,262,299
71% SR : 29% LBS SO	35%	-£3,247,322	-£3,946,508	-£4,038,781	-£4,309,196	-£5,226,289	-£5,442,986	-£5,458,686	-£5,462,058	-£5,494,132
71% SR : 29% LBS SO	40%	-£4,463,667	-£5,173,522	-£5,267,203	-£5,541,519	-£6,458,612	-£6,675,309	-£6,691,008	-£6,694,381	-£6,726,454
71% SR : 29% LBS SO	45%	-£5,695,990	-£6,405,844	-£6,499,525	-£6,773,841	-£7,690,934	-£7,907,631	-£7,923,331	-£7,926,703	-£7,958,777
71% SR : 29% LBS SO	50%	-£6,928,312	-£7,638,167	-£7,731,848	-£8,006,164	-£8,923,258	-£9,139,954	-£9,155,654	-£9,159,026	-£9,191,099

CIL Zone 3 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£2,324,947	-£3,024,132	-£3,116,406	-£3,386,598	-£4,289,909	-£4,503,348	-£4,518,812	-£4,522,135	-£4,553,726
71% SR : 29% LBS SO	5%	-£3,383,807	-£4,082,993	-£4,175,266	-£4,445,459	-£5,348,769	-£5,562,210	-£5,577,673	-£5,580,995	-£5,612,587
71% SR : 29% LBS SO	10%	-£4,442,667	-£5,141,853	-£5,234,127	-£5,504,319	-£6,407,629	-£6,621,070	-£6,636,533	-£6,639,856	-£6,671,447
71% SR : 29% LBS SO	15%	-£5,501,528	-£6,200,714	-£6,292,987	-£6,563,180	-£7,466,491	-£7,679,931	-£7,695,394	-£7,698,716	-£7,730,308
71% SR : 29% LBS SO	20%	-£6,560,388	-£7,259,574	-£7,351,848	-£7,622,040	-£8,526,025	-£8,742,722	-£8,758,421	-£8,761,794	-£8,793,868
71% SR : 29% LBS SO	25%	-£7,619,249	-£8,318,436	-£8,410,708	-£8,683,948	-£9,601,042	-£9,817,739	-£9,833,439	-£9,836,811	-£9,868,885
71% SR : 29% LBS SO	30%	-£8,681,115	-£9,390,969	-£9,484,650	-£9,758,965	-£10,676,059	-£10,892,756	-£10,908,455	-£10,911,828	-£10,943,902
71% SR : 29% LBS SO	35%	-£9,756,131	-£10,465,986	-£10,559,667	-£10,833,983	-£11,751,075	-£11,967,773	-£11,983,472	-£11,986,845	-£12,018,918
71% SR : 29% LBS SO	40%	-£10,831,149	-£11,541,003	-£11,634,683	-£11,908,999	-£12,826,093	-£13,042,789	-£13,058,489	-£13,061,862	-£13,093,935
71% SR : 29% LBS SO	45%	-£11,906,165	-£12,616,020	-£12,709,701	-£12,984,016	-£13,901,110	-£14,117,806	-£14,133,506	-£14,136,879	-£14,168,952
71% SR : 29% LBS SO	50%	-£12,981,182	-£13,691,036	-£13,784,717	-£14,059,033	-£14,976,126	-£15,192,823	-£15,208,522	-£15,211,895	-£15,243,969

CIL Zone 3 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£973,316	-£1,672,502	-£1,764,775	-£2,034,968	-£2,938,278	-£3,151,718	-£3,167,182	-£3,170,504	-£3,202,096
71% SR : 29% LBS SO	5%	-£2,032,177	-£2,731,362	-£2,823,636	-£3,093,828	-£3,997,139	-£4,210,579	-£4,226,042	-£4,229,365	-£4,260,956
71% SR : 29% LBS SO	10%	-£3,091,037	-£3,790,223	-£3,882,496	-£4,152,689	-£5,055,999	-£5,269,440	-£5,284,903	-£5,288,225	-£5,319,817
71% SR : 29% LBS SO	15%	-£4,149,897	-£4,849,083	-£4,941,357	-£5,211,549	-£6,114,860	-£6,328,300	-£6,343,763	-£6,347,086	-£6,378,677
71% SR : 29% LBS SO	20%	-£5,208,758	-£5,907,944	-£6,000,217	-£6,270,410	-£7,174,394	-£7,391,092	-£7,406,791	-£7,410,164	-£7,442,237
71% SR : 29% LBS SO	25%	-£6,267,618	-£6,966,805	-£7,059,078	-£7,332,318	-£8,249,412	-£8,466,108	-£8,481,808	-£8,485,181	-£8,517,255
71% SR : 29% LBS SO	30%	-£7,329,484	-£8,039,339	-£8,133,020	-£8,407,335	-£9,324,428	-£9,541,126	-£9,556,825	-£9,560,198	-£9,592,271
71% SR : 29% LBS SO	35%	-£8,404,501	-£9,114,355	-£9,208,036	-£9,482,352	-£10,399,445	-£10,616,142	-£10,631,841	-£10,635,214	-£10,667,288
71% SR : 29% LBS SO	40%	-£9,479,518	-£10,189,373	-£10,283,053	-£10,557,369	-£11,474,463	-£11,691,159	-£11,706,859	-£11,710,232	-£11,742,304
71% SR : 29% LBS SO	45%	-£10,554,535	-£11,264,389	-£11,358,070	-£11,632,385	-£12,549,479	-£12,766,175	-£12,781,876	-£12,785,248	-£12,817,322
71% SR : 29% LBS SO	50%	-£11,629,551	-£12,339,406	-£12,433,087	-£12,707,403	-£13,624,496	-£13,841,193	-£13,856,892	-£13,860,265	-£13,892,338

CIL Zone 3 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£1,861,835	£1,162,649	£1,070,376	£800,184	-£103,127	-£316,567	-£332,031	-£335,353	-£366,944
71% SR : 29% LBS SO	5%	£802,975	£103,789	£11,515	-£258,677	-£1,161,987	-£1,375,428	-£1,390,891	-£1,394,213	-£1,425,805
71% SR : 29% LBS SO	10%	-£255,886	-£955,072	-£1,047,345	-£1,317,537	-£2,220,848	-£2,434,289	-£2,449,752	-£2,453,074	-£2,484,665
71% SR : 29% LBS SO	15%	-£1,314,746	-£2,013,932	-£2,106,205	-£2,376,398	-£3,279,709	-£3,493,149	-£3,508,612	-£3,511,934	-£3,543,526
71% SR : 29% LBS SO	20%	-£2,373,606	-£3,072,792	-£3,165,066	-£3,435,258	-£4,339,243	-£4,555,940	-£4,571,639	-£4,575,012	-£4,607,086
71% SR : 29% LBS SO	25%	-£3,432,467	-£4,131,654	-£4,223,926	-£4,497,167	-£5,414,261	-£5,630,957	-£5,646,657	-£5,650,030	-£5,682,103
71% SR : 29% LBS SO	30%	-£4,494,333	-£5,204,187	-£5,297,868	-£5,572,183	-£6,489,277	-£6,705,974	-£6,721,674	-£6,725,046	-£6,757,120
71% SR : 29% LBS SO	35%	-£5,569,349	-£6,279,204	-£6,372,885	-£6,647,201	-£7,564,294	-£7,780,991	-£7,796,690	-£7,800,063	-£7,832,136
71% SR : 29% LBS SO	40%	-£6,644,367	-£7,354,221	-£7,447,902	-£7,722,217	-£8,639,311	-£8,856,007	-£8,871,708	-£8,875,080	-£8,907,153
71% SR : 29% LBS SO	45%	-£7,719,383	-£8,429,238	-£8,522,919	-£8,797,234	-£9,714,328	-£9,931,024	-£9,946,724	-£9,950,097	-£9,982,170
71% SR : 29% LBS SO	50%	-£8,794,400	-£9,504,255	-£9,597,936	-£9,872,251	-£10,789,344	-£11,006,042	-£11,021,741	-£11,025,113	-£11,057,187

Table 6.45.2 Appraisal outputs showing viability of MU 7 - 229 resi units, retail and 15% office with 10% AW

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£44,987,325	£30,465,620	£29,908,658	£29,401,879	£27,130,708	£26,605,102	£26,590,808	£26,587,737	£26,535,724
71% SR : 29% LBS SO	5%	£33,372,727	£18,851,021	£18,294,059	£17,787,280	£15,516,109	£14,990,503	£14,976,209	£14,973,138	£14,921,125
71% SR : 29% LBS SO	10%	£21,758,128	£7,236,422	£6,679,460	£6,172,681	£3,901,510	£3,375,904	£3,361,610	£3,358,539	£3,306,526
71% SR : 29% LBS SO	15%	£10,143,529	£-4,378,177	£-4,935,138	£-5,441,917	£-7,713,089	£-8,238,694	£-8,252,989	£-8,256,059	£-8,308,073
71% SR : 29% LBS SO	20%	£-1,471,070	£-15,992,775	£-16,549,737	£-17,056,516	£-19,327,687	£-19,853,293	£-19,867,587	£-19,870,658	£-19,922,671
71% SR : 29% LBS SO	25%	£-13,085,668	£-27,607,374	£-28,164,336	£-28,674,028	£-30,979,853	£-31,513,479	£-31,527,991	£-31,531,108	£-31,583,916
71% SR : 29% LBS SO	30%	£-24,700,267	£-39,272,064	£-39,837,524	£-40,352,036	£-42,657,861	£-43,191,487	£-43,205,999	£-43,209,117	£-43,261,924
71% SR : 29% LBS SO	35%	£-36,314,866	£-50,950,072	£-51,515,532	£-52,030,044	£-54,335,870	£-54,869,495	£-54,884,007	£-54,887,125	£-54,939,932
71% SR : 29% LBS SO	40%	£-47,929,465	£-62,628,081	£-63,193,541	£-63,708,053	£-66,013,877	£-66,547,503	£-66,562,015	£-66,565,133	£-66,617,940
71% SR : 29% LBS SO	45%	£-59,565,617	£-74,306,088	£-74,871,548	£-75,386,060	£-77,691,886	£-78,225,512	£-78,240,024	£-78,243,141	£-78,295,949
71% SR : 29% LBS SO	50%	£-71,243,625	£-86,019,338	£-86,593,425	£-87,115,787	£-89,456,796	£-89,998,564	£-90,013,297	£-90,016,462	£-90,070,075

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£94,973,581	£80,451,876	£79,894,914	£79,388,135	£77,116,964	£76,591,358	£76,577,064	£76,573,993	£76,521,980
71% SR : 29% LBS SO	5%	£83,358,982	£68,837,277	£68,280,315	£67,773,536	£65,502,365	£64,976,759	£64,962,465	£64,959,394	£64,907,381
71% SR : 29% LBS SO	10%	£71,744,384	£57,222,678	£56,665,716	£56,158,937	£53,887,766	£53,362,160	£53,347,866	£53,344,795	£53,292,782
71% SR : 29% LBS SO	15%	£60,129,785	£45,608,079	£45,051,118	£44,544,338	£42,273,167	£41,747,561	£41,733,267	£41,730,197	£41,678,183
71% SR : 29% LBS SO	20%	£48,515,186	£33,993,481	£33,436,519	£32,929,740	£30,658,569	£30,132,963	£30,118,669	£30,115,598	£30,063,585
71% SR : 29% LBS SO	25%	£36,900,587	£22,378,882	£21,821,920	£21,312,228	£19,006,403	£18,472,777	£18,458,265	£18,455,148	£18,402,340
71% SR : 29% LBS SO	30%	£25,285,989	£10,714,191	£10,148,731	£9,634,219	£7,328,395	£6,794,769	£6,780,257	£6,777,139	£6,724,332
71% SR : 29% LBS SO	35%	£13,671,390	£-963,816	£-1,529,276	£-2,043,788	£-4,349,614	£-4,883,239	£-4,897,752	£-4,900,869	£-4,953,676
71% SR : 29% LBS SO	40%	£2,056,791	£-12,641,825	£-13,207,285	£-13,721,797	£-16,027,621	£-16,561,247	£-16,575,759	£-16,578,877	£-16,631,684
71% SR : 29% LBS SO	45%	£-9,579,361	£-24,319,832	£-24,885,292	£-25,399,804	£-27,705,630	£-28,239,256	£-28,253,768	£-28,256,885	£-28,309,693
71% SR : 29% LBS SO	50%	£-21,257,370	£-36,033,082	£-36,607,169	£-37,129,531	£-39,470,540	£-40,012,308	£-40,027,042	£-40,030,207	£-40,083,819

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£141,743,321	£127,221,615	£126,664,654	£126,157,874	£123,886,703	£123,361,097	£123,346,803	£123,343,733	£123,291,719
71% SR : 29% LBS SO	5%	£130,128,722	£115,607,017	£115,050,055	£114,543,276	£112,272,105	£111,746,499	£111,732,205	£111,729,134	£111,677,121
71% SR : 29% LBS SO	10%	£118,514,123	£103,992,418	£103,435,456	£102,928,677	£100,657,506	£100,131,900	£100,117,606	£100,114,535	£100,062,522
71% SR : 29% LBS SO	15%	£106,899,525	£92,377,819	£91,820,857	£91,314,078	£89,042,907	£88,517,301	£88,503,007	£88,499,936	£88,447,923
71% SR : 29% LBS SO	20%	£95,284,926	£80,763,220	£80,206,259	£79,699,479	£77,428,308	£76,902,702	£76,888,408	£76,885,338	£76,833,324
71% SR : 29% LBS SO	25%	£83,670,327	£69,148,622	£68,591,660	£68,081,968	£65,776,142	£65,242,517	£65,228,004	£65,224,887	£65,172,080
71% SR : 29% LBS SO	30%	£72,055,728	£57,483,931	£56,918,471	£56,403,959	£54,098,135	£53,564,509	£53,549,997	£53,546,879	£53,494,072
71% SR : 29% LBS SO	35%	£60,441,130	£45,805,924	£45,240,464	£44,725,952	£42,420,126	£41,886,500	£41,871,988	£41,868,871	£41,816,063
71% SR : 29% LBS SO	40%	£48,826,531	£34,127,915	£33,562,455	£33,047,943	£30,742,119	£30,208,493	£30,193,981	£30,190,863	£30,138,056
71% SR : 29% LBS SO	45%	£37,190,379	£22,449,907	£21,884,447	£21,369,935	£19,064,110	£18,530,484	£18,515,972	£18,512,855	£18,460,047
71% SR : 29% LBS SO	50%	£25,512,370	£10,736,658	£10,162,571	£9,640,208	£7,299,200	£6,757,432	£6,742,698	£6,739,533	£6,685,921

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£1,213,967	-£13,307,739	-£13,864,700	-£14,371,479	-£16,642,651	-£17,168,256	-£17,182,551	-£17,185,621	-£17,237,635
71% SR : 29% LBS SO	5%	-£8,250,615	-£22,772,320	-£23,329,282	-£23,842,091	-£26,147,917	-£26,681,542	-£26,696,055	-£26,699,172	-£26,751,978
71% SR : 29% LBS SO	10%	-£17,715,196	-£32,276,852	-£32,842,312	-£33,356,824	-£35,662,649	-£36,196,275	-£36,210,787	-£36,213,904	-£36,266,711
71% SR : 29% LBS SO	15%	-£27,179,779	-£41,791,584	-£42,357,044	-£42,871,556	-£45,177,382	-£45,711,007	-£45,725,520	-£45,728,637	-£45,781,443
71% SR : 29% LBS SO	20%	-£36,644,361	-£51,306,317	-£51,871,777	-£52,386,289	-£54,692,114	-£55,225,740	-£55,240,252	-£55,243,369	-£55,296,177
71% SR : 29% LBS SO	25%	-£46,108,943	-£60,821,049	-£61,386,509	-£61,901,021	-£64,206,847	-£64,740,472	-£64,754,984	-£64,758,102	-£64,810,909
71% SR : 29% LBS SO	30%	-£55,595,310	-£70,335,782	-£70,901,242	-£71,415,753	-£73,721,579	-£74,255,205	-£74,269,717	-£74,272,834	-£74,325,642
71% SR : 29% LBS SO	35%	-£65,110,043	-£79,850,514	-£80,422,376	-£80,944,738	-£83,285,746	-£83,827,514	-£83,842,248	-£83,845,413	-£83,899,026
71% SR : 29% LBS SO	40%	-£74,624,775	-£89,444,458	-£90,018,546	-£90,540,908	-£92,881,916	-£93,423,684	-£93,438,417	-£93,441,583	-£93,495,196
71% SR : 29% LBS SO	45%	-£84,139,507	-£99,040,627	-£99,614,715	-£100,137,078	-£102,478,086	-£103,019,853	-£103,034,587	-£103,037,753	-£103,091,365
71% SR : 29% LBS SO	50%	-£93,671,412	-£108,636,797	-£109,210,885	-£109,733,247	-£112,074,255	-£112,616,023	-£112,630,757	-£112,633,922	-£112,687,534

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£51,200,223	£36,678,517	£36,121,556	£35,614,776	£33,343,605	£32,818,000	£32,803,705	£32,800,635	£32,748,621
71% SR : 29% LBS SO	5%	£41,735,641	£27,213,936	£26,656,974	£26,144,165	£23,838,339	£23,304,713	£23,290,201	£23,287,084	£23,234,277
71% SR : 29% LBS SO	10%	£32,271,059	£17,709,404	£17,143,944	£16,629,432	£14,323,607	£13,789,981	£13,775,469	£13,772,352	£13,719,545
71% SR : 29% LBS SO	15%	£22,806,477	£8,194,672	£7,629,212	£7,114,700	£4,808,874	£4,275,248	£4,260,736	£4,257,619	£4,204,813
71% SR : 29% LBS SO	20%	£13,341,895	-£1,320,061	-£1,885,521	-£2,400,033	-£4,705,858	-£5,239,484	-£5,253,996	-£5,257,113	-£5,309,921
71% SR : 29% LBS SO	25%	£3,877,313	-£10,834,793	-£11,400,253	-£11,914,765	-£14,220,591	-£14,754,216	-£14,768,729	-£14,771,846	-£14,824,653
71% SR : 29% LBS SO	30%	-£5,609,054	-£20,349,526	-£20,914,986	-£21,429,498	-£23,735,323	-£24,268,949	-£24,283,461	-£24,286,578	-£24,339,386
71% SR : 29% LBS SO	35%	-£15,123,787	-£30,864,258	-£30,436,120	-£30,958,482	-£33,299,490	-£33,841,259	-£33,855,992	-£33,859,157	-£33,912,770
71% SR : 29% LBS SO	40%	-£24,638,519	-£39,458,202	-£40,032,290	-£40,554,652	-£42,895,660	-£43,437,428	-£43,452,162	-£43,455,327	-£43,508,940
71% SR : 29% LBS SO	45%	-£34,153,252	-£49,054,371	-£49,628,459	-£50,150,822	-£52,491,830	-£53,033,597	-£53,048,331	-£53,051,497	-£53,105,109
71% SR : 29% LBS SO	50%	-£43,685,157	-£58,650,541	-£59,224,629	-£59,746,991	-£62,087,999	-£62,629,767	-£62,644,501	-£62,647,666	-£62,701,278

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£97,969,963	£83,448,257	£82,891,295	£82,384,516	£80,113,345	£79,587,739	£79,573,445	£79,570,374	£79,518,361
71% SR : 29% LBS SO	5%	£88,505,381	£73,983,675	£73,426,714	£72,913,904	£70,608,079	£70,074,453	£70,059,941	£70,056,824	£70,004,017
71% SR : 29% LBS SO	10%	£79,040,799	£64,479,144	£63,913,684	£63,399,172	£61,093,347	£60,559,721	£60,545,209	£60,542,092	£60,489,285
71% SR : 29% LBS SO	15%	£69,576,216	£54,964,411	£54,398,952	£53,884,440	£51,578,614	£51,044,988	£51,030,476	£51,027,359	£50,974,552
71% SR : 29% LBS SO	20%	£60,111,635	£45,449,679	£44,884,219	£44,369,707	£42,063,882	£41,530,256	£41,515,744	£41,512,627	£41,459,819
71% SR : 29% LBS SO	25%	£50,647,053	£35,934,947	£35,369,487	£34,854,975	£32,549,149	£32,015,523	£32,001,011	£31,997,894	£31,945,086
71% SR : 29% LBS SO	30%	£41,160,686	£26,420,214	£25,854,754	£25,340,242	£23,034,417	£22,500,791	£22,486,279	£22,483,162	£22,430,354
71% SR : 29% LBS SO	35%	£31,645,953	£16,905,482	£16,333,620	£15,811,258	£13,470,249	£12,928,481	£12,913,747	£12,910,582	£12,856,970
71% SR : 29% LBS SO	40%	£22,131,221	£7,311,538	£6,737,450	£6,215,087	£3,874,080	£3,332,312	£3,317,578	£3,314,413	£3,260,800
71% SR : 29% LBS SO	45%	£12,616,488	-£2,284,631	-£2,858,720	-£3,381,082	-£5,722,090	-£6,263,857	-£6,278,591	-£6,281,757	-£6,335,369
71% SR : 29% LBS SO	50%	£3,084,583	-£11,880,802	-£12,454,889	-£12,977,251	-£15,318,260	-£15,860,028	-£15,874,761	-£15,877,926	-£15,931,539

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£53,236,014	-£67,976,485	-£68,541,945	-£69,056,457	-£71,362,282	-£71,895,908	-£71,910,420	-£71,913,538	-£71,966,344
71% SR : 29% LBS SO	5%	-£60,069,389	-£74,809,860	-£75,378,456	-£75,900,818	-£78,241,826	-£78,783,594	-£78,798,327	-£78,801,493	-£78,855,106
71% SR : 29% LBS SO	10%	-£66,902,765	-£81,694,390	-£82,268,477	-£82,790,839	-£85,131,847	-£85,673,615	-£85,688,349	-£85,691,514	-£85,745,127
71% SR : 29% LBS SO	15%	-£73,736,140	-£88,584,410	-£89,158,499	-£89,680,861	-£92,021,869	-£92,563,636	-£92,578,370	-£92,581,536	-£92,635,148
71% SR : 29% LBS SO	20%	-£80,569,516	-£95,474,432	-£96,048,520	-£96,570,882	-£98,911,890	-£99,453,658	-£99,468,392	-£99,471,557	-£99,525,169
71% SR : 29% LBS SO	25%	-£87,402,891	-£102,364,453	-£102,938,541	-£103,460,903	-£105,801,912	-£106,343,680	-£106,358,413	-£106,361,579	-£106,415,191
71% SR : 29% LBS SO	30%	-£94,289,090	-£109,254,474	-£109,828,563	-£110,350,924	-£112,691,932	-£113,233,700	-£113,248,434	-£113,251,599	-£113,305,213
71% SR : 29% LBS SO	35%	-£101,179,111	-£116,144,496	-£116,718,584	-£117,240,946	-£119,581,954	-£120,123,722	-£120,138,456	-£120,141,621	-£120,195,233
71% SR : 29% LBS SO	40%	-£108,069,132	-£123,034,517	-£123,608,605	-£124,130,968	-£126,471,975	-£127,013,743	-£127,028,477	-£127,031,642	-£127,085,255
71% SR : 29% LBS SO	45%	-£114,959,154	-£129,924,539	-£130,498,626	-£131,020,988	-£133,361,997	-£133,903,765	-£133,918,498	-£133,921,663	-£133,975,276
71% SR : 29% LBS SO	50%	-£121,849,175	-£136,814,559	-£137,388,648	-£137,911,010	-£140,252,018	-£140,797,590	-£140,812,549	-£140,815,761	-£140,870,193

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	-£3,249,758	-£17,990,229	-£18,555,689	-£19,070,201	-£21,376,026	-£21,909,652	-£21,924,164	-£21,927,282	-£21,980,089
71% SR : 29% LBS SO	5%	-£10,083,133	-£24,823,604	-£25,392,200	-£25,914,563	-£28,255,570	-£28,797,338	-£28,812,072	-£28,815,237	-£28,868,850
71% SR : 29% LBS SO	10%	-£16,916,509	-£31,708,134	-£32,282,221	-£32,804,583	-£35,145,592	-£35,687,360	-£35,702,093	-£35,705,258	-£35,758,871
71% SR : 29% LBS SO	15%	-£23,749,884	-£38,598,154	-£39,172,243	-£39,694,605	-£42,035,613	-£42,577,380	-£42,592,114	-£42,595,280	-£42,648,892
71% SR : 29% LBS SO	20%	-£30,583,260	-£45,488,176	-£46,062,264	-£46,584,626	-£48,925,634	-£49,467,402	-£49,482,136	-£49,485,301	-£49,538,913
71% SR : 29% LBS SO	25%	-£37,416,635	-£52,378,197	-£52,952,285	-£53,474,647	-£55,815,656	-£56,357,424	-£56,372,158	-£56,375,323	-£56,428,935
71% SR : 29% LBS SO	30%	-£44,302,834	-£59,268,219	-£59,842,307	-£60,364,668	-£62,705,677	-£63,247,445	-£63,262,178	-£63,265,343	-£63,318,957
71% SR : 29% LBS SO	35%	-£51,192,856	-£66,158,240	-£66,732,328	-£67,254,690	-£69,595,698	-£70,137,466	-£70,152,200	-£70,155,365	-£70,208,977
71% SR : 29% LBS SO	40%	-£58,082,876	-£73,048,261	-£73,622,349	-£74,144,712	-£76,485,719	-£77,027,487	-£77,042,221	-£77,045,386	-£77,098,999
71% SR : 29% LBS SO	45%	-£64,972,898	-£79,938,283	-£80,512,370	-£81,034,732	-£83,375,741	-£83,917,509	-£83,932,243	-£83,935,408	-£83,989,020
71% SR : 29% LBS SO	50%	-£71,862,919	-£86,828,304	-£87,402,392	-£87,924,754	-£90,265,762	-£90,811,334	-£90,826,293	-£90,829,506	-£90,883,937

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£43,519,982	£28,779,510	£28,214,050	£27,699,538	£25,393,714	£24,860,088	£24,845,576	£24,842,458	£24,789,651
71% SR : 29% LBS SO	5%	£36,686,607	£21,946,135	£21,377,539	£20,855,177	£18,514,170	£17,972,402	£17,957,668	£17,954,503	£17,900,890
71% SR : 29% LBS SO	10%	£29,853,231	£15,061,606	£14,487,519	£13,965,156	£11,624,148	£11,082,380	£11,067,646	£11,064,481	£11,010,869
71% SR : 29% LBS SO	15%	£23,019,856	£8,171,585	£7,597,497	£7,075,135	£4,734,126	£4,192,359	£4,177,626	£4,174,460	£4,120,847
71% SR : 29% LBS SO	20%	£16,186,480	£1,281,564	£707,475	£185,114	-£2,155,894	-£2,697,662	-£2,712,396	-£2,715,561	-£2,769,173
71% SR : 29% LBS SO	25%	£9,353,105	-£5,608,457	-£6,182,545	-£6,704,908	-£9,045,916	-£9,587,684	-£9,602,418	-£9,605,583	-£9,659,195
71% SR : 29% LBS SO	30%	£2,466,906	-£12,498,479	-£13,072,567	-£13,594,928	-£15,935,937	-£16,477,705	-£16,492,439	-£16,495,604	-£16,549,217
71% SR : 29% LBS SO	35%	-£4,423,116	-£19,388,501	-£19,962,588	-£20,484,950	-£22,825,959	-£23,367,727	-£23,382,460	-£23,385,625	-£23,439,238
71% SR : 29% LBS SO	40%	-£11,313,137	-£26,278,521	-£26,852,610	-£27,374,972	-£29,715,979	-£30,257,747	-£30,272,481	-£30,275,646	-£30,329,259
71% SR : 29% LBS SO	45%	-£18,203,158	-£33,168,543	-£33,742,630	-£34,264,993	-£36,606,001	-£37,147,769	-£37,162,503	-£37,165,668	-£37,219,280
71% SR : 29% LBS SO	50%	-£25,093,179	-£40,058,564	-£40,632,652	-£41,155,014	-£43,496,023	-£44,041,594	-£44,056,553	-£44,059,766	-£44,114,197

CIL Zone 2 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£16,185,966	£7,544,857	£6,970,769	£6,448,408	£4,107,400	£3,565,632	£3,550,898	£3,547,733	£3,494,119
71% SR : 29% LBS SO	5%	£10,541,067	£1,854,175	£1,280,087	£757,725	£-1,583,283	£-2,125,051	£-2,139,784	£-2,142,950	£-2,196,563
71% SR : 29% LBS SO	10%	£4,873,003	£-3,836,507	£-4,410,595	£-4,932,958	£-7,273,965	£-7,815,733	£-7,830,467	£-7,833,632	£-7,887,245
71% SR : 29% LBS SO	15%	£-817,680	£-9,527,189	£-10,101,278	£-10,623,640	£-12,964,647	£-13,506,415	£-13,521,149	£-13,524,314	£-13,577,927
71% SR : 29% LBS SO	20%	£-6,508,362	£-15,217,871	£-15,791,960	£-16,314,322	£-18,655,329	£-19,197,097	£-19,211,831	£-19,214,996	£-19,268,609
71% SR : 29% LBS SO	25%	£-12,199,044	£-20,908,554	£-21,482,642	£-22,005,004	£-24,346,011	£-24,887,780	£-24,902,513	£-24,905,678	£-24,959,292
71% SR : 29% LBS SO	30%	£-17,889,726	£-26,599,236	£-27,173,324	£-27,695,686	£-30,036,694	£-30,578,462	£-30,593,195	£-30,596,361	£-30,649,974
71% SR : 29% LBS SO	35%	£-23,580,409	£-32,289,918	£-32,864,006	£-33,386,369	£-35,727,376	£-36,269,144	£-36,283,878	£-36,287,043	£-36,340,656
71% SR : 29% LBS SO	40%	£-29,271,091	£-37,980,600	£-38,554,689	£-39,077,051	£-41,418,058	£-41,959,826	£-41,974,560	£-41,977,725	£-42,031,338
71% SR : 29% LBS SO	45%	£-34,961,773	£-43,671,282	£-44,245,371	£-44,773,773	£-47,150,501	£-47,700,535	£-47,715,494	£-47,718,707	£-47,773,138
71% SR : 29% LBS SO	50%	£-40,652,455	£-49,418,273	£-50,001,120	£-50,531,454	£-52,908,181	£-53,458,215	£-53,473,174	£-53,476,387	£-53,530,818

CIL Zone 2 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£48,343,153	£39,702,044	£39,127,956	£38,605,594	£36,264,586	£35,722,818	£35,708,084	£35,704,919	£35,651,306
71% SR : 29% LBS SO	5%	£42,698,253	£34,011,362	£33,437,274	£32,914,911	£30,573,904	£30,032,136	£30,017,402	£30,014,237	£29,960,624
71% SR : 29% LBS SO	10%	£37,030,189	£28,320,680	£27,746,591	£27,224,229	£24,883,222	£24,341,454	£24,326,720	£24,323,555	£24,269,942
71% SR : 29% LBS SO	15%	£31,339,507	£22,629,997	£22,055,909	£21,533,547	£19,192,540	£18,650,772	£18,636,038	£18,632,873	£18,579,259
71% SR : 29% LBS SO	20%	£25,648,825	£16,939,315	£16,365,227	£15,842,865	£13,501,857	£12,960,089	£12,945,356	£12,942,191	£12,888,577
71% SR : 29% LBS SO	25%	£19,958,143	£11,248,633	£10,674,545	£10,152,182	£7,811,175	£7,269,407	£7,254,673	£7,251,508	£7,197,895
71% SR : 29% LBS SO	30%	£14,267,460	£5,557,951	£4,983,863	£4,461,500	£2,120,493	£1,578,725	£1,563,991	£1,560,826	£1,507,213
71% SR : 29% LBS SO	35%	£8,576,778	£-132,731	£-706,820	£-1,229,182	£-3,570,189	£-4,111,957	£-4,126,691	£-4,129,856	£-4,183,469
71% SR : 29% LBS SO	40%	£2,886,096	£-5,823,414	£-6,397,502	£-6,919,864	£-9,260,871	£-9,802,640	£-9,817,373	£-9,820,538	£-9,874,152
71% SR : 29% LBS SO	45%	£-2,804,586	£-11,514,096	£-12,088,184	£-12,616,586	£-14,993,314	£-15,543,348	£-15,558,307	£-15,561,520	£-15,615,951
71% SR : 29% LBS SO	50%	£-8,495,269	£-17,261,087	£-17,843,934	£-18,374,267	£-20,750,994	£-21,301,029	£-21,315,987	£-21,319,200	£-21,373,631

CIL Zone 2 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£59,678,050	£51,036,941	£50,462,852	£49,940,491	£47,599,483	£47,057,715	£47,042,981	£47,039,816	£46,986,203
71% SR : 29% LBS SO	5%	£54,033,150	£45,346,258	£44,772,170	£44,249,808	£41,908,801	£41,367,033	£41,352,299	£41,349,134	£41,295,520
71% SR : 29% LBS SO	10%	£48,365,086	£39,655,576	£39,081,488	£38,559,126	£36,218,118	£35,676,350	£35,661,617	£35,658,451	£35,604,838
71% SR : 29% LBS SO	15%	£42,674,404	£33,964,894	£33,390,806	£32,868,443	£30,527,436	£29,985,668	£29,970,934	£29,967,769	£29,914,156
71% SR : 29% LBS SO	20%	£36,983,721	£28,274,212	£27,700,123	£27,177,761	£24,836,754	£24,294,986	£24,280,252	£24,277,087	£24,223,474
71% SR : 29% LBS SO	25%	£31,293,039	£22,583,530	£22,009,441	£21,487,079	£19,146,072	£18,604,304	£18,589,570	£18,586,405	£18,532,792
71% SR : 29% LBS SO	30%	£25,602,357	£16,892,847	£16,318,759	£15,796,397	£13,455,390	£12,913,621	£12,898,888	£12,895,723	£12,842,109
71% SR : 29% LBS SO	35%	£19,911,675	£11,202,165	£10,628,077	£10,105,715	£7,764,707	£7,222,939	£7,208,206	£7,205,040	£7,151,427
71% SR : 29% LBS SO	40%	£14,220,992	£5,511,483	£4,937,395	£4,415,032	£2,074,025	£1,532,257	£1,517,523	£1,514,358	£1,460,745
71% SR : 29% LBS SO	45%	£8,530,310	£-179,199	£-753,288	£-1,281,690	£-3,658,418	£-4,208,451	£-4,223,410	£-4,226,623	£-4,281,054
71% SR : 29% LBS SO	50%	£2,839,628	£-5,926,190	£-6,509,037	£-7,039,370	£-9,416,097	£-9,966,132	£-9,981,091	£-9,984,304	£-10,038,735

CIL Zone 2 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£16,719,467	-£25,428,976	-£26,003,065	-£26,525,426	-£28,866,434	-£29,408,202	-£29,422,936	-£29,426,101	-£29,479,713
71% SR : 29% LBS SO	5%	-£20,994,413	-£29,703,922	-£30,278,011	-£30,800,372	-£33,141,380	-£33,683,148	-£33,697,882	-£33,701,047	-£33,754,659
71% SR : 29% LBS SO	10%	-£25,269,359	-£33,978,868	-£34,552,957	-£35,075,318	-£37,416,326	-£37,958,094	-£37,972,828	-£37,975,993	-£38,029,606
71% SR : 29% LBS SO	15%	-£29,544,305	-£38,253,814	-£38,827,903	-£39,350,265	-£41,697,569	-£42,247,603	-£42,262,561	-£42,265,775	-£42,320,206
71% SR : 29% LBS SO	20%	-£33,819,251	-£42,532,330	-£43,115,177	-£43,645,510	-£46,022,238	-£46,572,272	-£46,587,231	-£46,590,444	-£46,644,875
71% SR : 29% LBS SO	25%	-£38,094,197	-£46,857,000	-£47,439,847	-£47,970,180	-£50,346,907	-£50,896,941	-£50,911,900	-£50,915,113	-£50,969,544
71% SR : 29% LBS SO	30%	-£42,369,143	-£51,181,669	-£51,764,517	-£52,294,849	-£54,671,577	-£55,221,610	-£55,236,569	-£55,239,782	-£55,294,213
71% SR : 29% LBS SO	35%	-£46,663,937	-£55,506,338	-£56,090,091	-£56,630,454	-£59,089,096	-£59,664,695	-£59,680,349	-£59,683,711	-£59,740,671
71% SR : 29% LBS SO	40%	-£50,988,606	-£59,963,074	-£60,573,010	-£61,127,991	-£63,615,180	-£64,190,778	-£64,206,432	-£64,209,795	-£64,266,755
71% SR : 29% LBS SO	45%	-£55,313,275	-£64,489,157	-£65,099,094	-£65,654,074	-£68,141,264	-£68,716,862	-£68,732,516	-£68,735,879	-£68,792,839
71% SR : 29% LBS SO	50%	-£59,761,874	-£69,015,241	-£69,625,177	-£70,180,158	-£72,667,347	-£73,242,946	-£73,258,600	-£73,261,962	-£73,318,923

CIL Zone 2 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£15,437,720	£6,728,210	£6,154,122	£5,631,761	£3,290,752	£2,748,984	£2,734,251	£2,731,085	£2,677,473
71% SR : 29% LBS SO	0%	£11,162,774	£2,453,264	£1,879,176	£1,356,815	-£984,194	-£1,525,962	-£1,540,695	-£1,543,861	-£1,597,473
71% SR : 29% LBS SO	0%	£6,887,828	-£1,821,682	-£2,395,770	-£2,918,131	-£5,259,140	-£5,800,908	-£5,815,641	-£5,818,806	-£5,872,420
71% SR : 29% LBS SO	0%	£2,612,882	-£6,096,628	-£6,670,716	-£7,193,078	-£9,540,382	-£10,090,416	-£10,105,374	-£10,108,588	-£10,163,019
71% SR : 29% LBS SO	0%	-£1,662,064	-£10,375,144	-£10,957,991	-£11,488,323	-£13,865,051	-£14,415,086	-£14,430,045	-£14,433,257	-£14,487,688
71% SR : 29% LBS SO	0%	-£5,937,010	-£14,699,813	-£15,282,660	-£15,812,993	-£18,189,720	-£18,739,755	-£18,754,714	-£18,757,926	-£18,812,358
71% SR : 29% LBS SO	0%	-£10,211,956	-£19,024,482	-£19,607,330	-£20,137,662	-£22,514,390	-£23,064,424	-£23,079,383	-£23,082,596	-£23,137,027
71% SR : 29% LBS SO	0%	-£14,506,750	-£23,349,151	-£23,932,904	-£24,473,267	-£26,931,910	-£27,507,508	-£27,523,162	-£27,526,524	-£27,583,485
71% SR : 29% LBS SO	0%	-£18,831,419	-£27,805,887	-£28,415,823	-£28,970,804	-£31,457,994	-£32,033,591	-£32,049,245	-£32,052,608	-£32,109,569
71% SR : 29% LBS SO	0%	-£23,156,088	-£32,331,970	-£32,941,907	-£33,496,887	-£35,984,078	-£36,559,675	-£36,575,329	-£36,578,692	-£36,635,653
71% SR : 29% LBS SO	0%	-£27,604,687	-£36,858,054	-£37,467,990	-£38,022,971	-£40,510,161	-£41,085,759	-£41,101,413	-£41,104,775	-£41,161,737

CIL Zone 2 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£26,772,616	£18,063,107	£17,489,018	£16,966,657	£14,625,649	£14,083,881	£14,069,147	£14,065,982	£14,012,370
71% SR : 29% LBS SO	5%	£22,497,670	£13,788,161	£13,214,072	£12,691,711	£10,350,703	£9,808,935	£9,794,201	£9,791,036	£9,737,424
71% SR : 29% LBS SO	10%	£18,222,724	£9,513,215	£8,939,127	£8,416,765	£6,075,757	£5,533,989	£5,519,255	£5,516,090	£5,462,477
71% SR : 29% LBS SO	15%	£13,947,778	£5,238,269	£4,664,181	£4,141,818	£1,794,515	£1,244,480	£1,229,522	£1,226,308	£1,171,877
71% SR : 29% LBS SO	20%	£9,672,832	£959,753	£376,906	-£153,426	-£2,530,154	-£3,080,189	-£3,095,148	-£3,098,361	-£3,152,792
71% SR : 29% LBS SO	25%	£5,397,886	-£3,364,916	-£3,947,763	-£4,478,096	-£6,854,823	-£7,404,858	-£7,419,817	-£7,423,030	-£7,477,461
71% SR : 29% LBS SO	30%	£1,122,940	-£7,689,585	-£8,272,433	-£8,802,766	-£11,179,494	-£11,729,527	-£11,744,486	-£11,747,699	-£11,802,130
71% SR : 29% LBS SO	35%	-£3,171,854	-£12,014,254	-£12,598,008	-£13,138,371	-£15,597,013	-£16,172,612	-£16,188,266	-£16,191,628	-£16,248,588
71% SR : 29% LBS SO	40%	-£7,496,523	-£16,470,991	-£17,080,927	-£17,635,907	-£20,123,097	-£20,698,695	-£20,714,349	-£20,717,712	-£20,774,672
71% SR : 29% LBS SO	45%	-£11,821,192	-£20,997,074	-£21,607,011	-£22,161,990	-£24,649,181	-£25,224,779	-£25,240,433	-£25,243,796	-£25,300,756
71% SR : 29% LBS SO	50%	-£16,269,791	-£25,523,158	-£26,133,094	-£26,688,074	-£29,175,264	-£29,750,863	-£29,766,517	-£29,769,879	-£29,826,840

CIL Zone 2 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£38,472,056	-£47,264,202	-£47,847,049	-£48,377,382	-£50,754,109	-£51,304,143	-£51,319,102	-£51,322,315	-£51,376,746
71% SR : 29% LBS SO	5%	-£41,849,435	-£50,680,364	-£51,263,212	-£51,793,544	-£54,170,271	-£54,720,306	-£54,735,265	-£54,738,478	-£54,792,909
71% SR : 29% LBS SO	10%	-£45,254,125	-£54,096,526	-£54,679,374	-£55,209,706	-£57,627,102	-£58,194,050	-£58,209,468	-£58,212,780	-£58,268,885
71% SR : 29% LBS SO	15%	-£48,670,288	-£57,551,089	-£58,151,859	-£58,704,108	-£61,191,299	-£61,766,896	-£61,782,550	-£61,785,913	-£61,842,873
71% SR : 29% LBS SO	20%	-£52,086,450	-£61,114,364	-£61,724,300	-£62,279,281	-£64,766,471	-£65,342,069	-£65,357,723	-£65,361,085	-£65,418,046
71% SR : 29% LBS SO	25%	-£55,502,612	-£64,689,536	-£65,299,474	-£65,854,453	-£68,341,644	-£68,917,241	-£68,932,895	-£68,936,259	-£68,993,219
71% SR : 29% LBS SO	30%	-£59,011,343	-£68,264,710	-£68,874,646	-£69,429,626	-£71,916,816	-£72,492,415	-£72,508,069	-£72,511,431	-£72,568,391
71% SR : 29% LBS SO	35%	-£62,586,516	-£71,839,882	-£72,449,819	-£73,004,799	-£75,491,989	-£76,067,587	-£76,083,241	-£76,086,604	-£76,143,564
71% SR : 29% LBS SO	40%	-£66,161,688	-£75,415,055	-£76,024,991	-£76,579,972	-£79,067,162	-£79,642,760	-£79,658,414	-£79,661,776	-£79,718,737
71% SR : 29% LBS SO	45%	-£69,736,862	-£78,990,227	-£79,600,164	-£80,155,144	-£82,642,335	-£83,217,932	-£83,233,586	-£83,236,949	-£83,293,910
71% SR : 29% LBS SO	50%	-£73,312,034	-£82,565,400	-£83,175,337	-£83,730,317	-£86,217,507	-£86,793,106	-£86,808,759	-£86,812,122	-£86,869,082

CIL Zone 2 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£6,314,870	-£15,107,015	-£15,689,862	-£16,220,195	-£18,596,922	-£19,146,957	-£19,161,916	-£19,165,129	-£19,219,560
71% SR : 29% LBS SO	5%	-£9,692,248	-£18,523,177	-£19,106,025	-£19,636,358	-£22,013,085	-£22,563,119	-£22,578,078	-£22,581,291	-£22,635,722
71% SR : 29% LBS SO	10%	-£13,096,939	-£21,939,340	-£22,522,188	-£23,052,520	-£25,469,915	-£26,036,863	-£26,052,281	-£26,055,593	-£26,111,698
71% SR : 29% LBS SO	15%	-£16,513,101	-£25,393,902	-£25,994,672	-£26,546,921	-£29,034,112	-£29,609,709	-£29,625,363	-£29,628,726	-£29,685,687
71% SR : 29% LBS SO	20%	-£19,929,263	-£28,957,178	-£29,567,114	-£30,122,094	-£32,609,284	-£33,184,883	-£33,200,537	-£33,203,899	-£33,260,859
71% SR : 29% LBS SO	25%	-£23,345,426	-£32,532,350	-£33,142,287	-£33,697,267	-£36,184,457	-£36,760,055	-£36,775,709	-£36,779,072	-£36,836,032
71% SR : 29% LBS SO	30%	-£26,854,156	-£36,107,523	-£36,717,459	-£37,272,440	-£39,759,630	-£40,335,228	-£40,350,882	-£40,354,244	-£40,411,204
71% SR : 29% LBS SO	35%	-£30,429,329	-£39,682,695	-£40,292,632	-£40,847,612	-£43,334,803	-£43,910,400	-£43,926,054	-£43,929,417	-£43,986,378
71% SR : 29% LBS SO	40%	-£34,004,502	-£43,257,868	-£43,867,805	-£44,422,785	-£46,909,975	-£47,485,573	-£47,501,227	-£47,504,590	-£47,561,550
71% SR : 29% LBS SO	45%	-£37,579,675	-£46,833,041	-£47,442,978	-£47,997,957	-£50,485,148	-£51,060,746	-£51,076,400	-£51,079,763	-£51,136,723
71% SR : 29% LBS SO	50%	-£41,154,847	-£50,408,214	-£51,018,150	-£51,573,131	-£54,060,320	-£54,635,919	-£54,651,573	-£54,654,935	-£54,711,895

CIL Zone 2 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£5,020,027	-£3,772,118	-£4,354,966	-£4,885,299	-£7,262,026	-£7,812,060	-£7,827,019	-£7,830,232	-£7,884,663
71% SR : 29% LBS SO	5%	£1,642,649	-£7,188,281	-£7,771,129	-£8,301,461	-£10,678,188	-£11,228,223	-£11,243,182	-£11,246,394	-£11,300,825
71% SR : 29% LBS SO	10%	-£1,762,042	-£10,604,443	-£11,187,291	-£11,717,623	-£14,135,019	-£14,701,966	-£14,717,385	-£14,720,697	-£14,776,802
71% SR : 29% LBS SO	15%	-£5,178,204	-£14,059,006	-£14,659,775	-£15,212,025	-£17,699,215	-£18,274,813	-£18,290,467	-£18,293,830	-£18,350,790
71% SR : 29% LBS SO	20%	-£8,594,367	-£17,622,281	-£18,232,217	-£18,787,198	-£21,274,388	-£21,849,986	-£21,865,640	-£21,869,002	-£21,925,962
71% SR : 29% LBS SO	25%	-£12,010,529	-£21,197,453	-£21,807,390	-£22,362,370	-£24,849,561	-£25,425,158	-£25,440,812	-£25,444,175	-£25,501,136
71% SR : 29% LBS SO	30%	-£15,519,260	-£24,772,626	-£25,382,563	-£25,937,543	-£28,424,733	-£29,000,331	-£29,015,985	-£29,019,348	-£29,076,308
71% SR : 29% LBS SO	35%	-£19,094,433	-£28,347,799	-£28,957,736	-£29,512,715	-£31,999,906	-£32,575,504	-£32,591,158	-£32,594,521	-£32,651,481
71% SR : 29% LBS SO	40%	-£22,669,605	-£31,922,972	-£32,532,908	-£33,087,889	-£35,575,078	-£36,150,677	-£36,166,331	-£36,169,693	-£36,226,653
71% SR : 29% LBS SO	45%	-£26,244,778	-£35,498,144	-£36,108,081	-£36,663,061	-£39,150,252	-£39,725,849	-£39,741,503	-£39,744,866	-£39,801,827
71% SR : 29% LBS SO	50%	-£29,819,951	-£39,073,317	-£39,683,253	-£40,238,234	-£42,725,424	-£43,301,022	-£43,316,676	-£43,320,038	-£43,376,999

CIL Zone 3 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£5,544,227	-£9,966,300	-£10,549,148	-£11,079,480	-£13,456,208	-£14,006,242	-£14,021,201	-£14,024,415	-£14,078,845
71% SR : 29% LBS SO	5%	-£9,053,228	-£13,512,249	-£14,095,096	-£14,625,430	-£17,002,157	-£17,552,191	-£17,567,150	-£17,570,363	-£17,624,794
71% SR : 29% LBS SO	10%	-£12,599,178	-£17,058,198	-£17,641,046	-£18,171,378	-£20,548,106	-£21,098,141	-£21,113,099	-£21,116,312	-£21,170,743
71% SR : 29% LBS SO	15%	-£16,145,126	-£20,604,147	-£21,186,995	-£21,717,327	-£24,128,651	-£24,695,599	-£24,711,018	-£24,714,330	-£24,770,434
71% SR : 29% LBS SO	20%	-£19,691,075	-£24,186,417	-£24,787,186	-£25,338,025	-£27,825,215	-£28,400,813	-£28,416,467	-£28,419,829	-£28,476,789
71% SR : 29% LBS SO	25%	-£23,245,268	-£27,884,125	-£28,494,061	-£29,049,042	-£31,536,232	-£32,111,830	-£32,127,484	-£32,130,846	-£32,187,806
71% SR : 29% LBS SO	30%	-£26,928,881	-£31,595,142	-£32,205,078	-£32,760,059	-£35,247,249	-£35,822,847	-£35,838,501	-£35,841,863	-£35,898,825
71% SR : 29% LBS SO	35%	-£30,639,898	-£35,306,159	-£35,916,095	-£36,471,076	-£39,958,266	-£39,533,864	-£39,549,518	-£39,552,881	-£39,609,842
71% SR : 29% LBS SO	40%	-£34,350,915	-£39,017,176	-£39,627,112	-£40,182,093	-£42,669,284	-£43,244,881	-£43,260,535	-£43,263,898	-£43,320,859
71% SR : 29% LBS SO	45%	-£38,061,932	-£42,728,193	-£43,338,130	-£43,893,110	-£46,380,301	-£46,955,898	-£46,971,552	-£46,974,915	-£47,031,876
71% SR : 29% LBS SO	50%	-£41,772,949	-£46,439,210	-£47,049,147	-£47,604,128	-£50,091,318	-£50,666,915	-£50,682,569	-£50,685,932	-£50,742,893

CIL Zone 3 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£1,920,995	-£6,343,067	-£6,925,915	-£7,456,247	-£9,832,975	-£10,383,009	-£10,397,968	-£10,401,182	-£10,455,612
71% SR : 29% LBS SO	5%	-£5,429,996	-£9,889,017	-£10,471,864	-£11,002,197	-£13,378,924	-£13,928,959	-£13,943,917	-£13,947,130	-£14,001,561
71% SR : 29% LBS SO	10%	-£8,975,945	-£13,434,965	-£14,017,813	-£14,548,145	-£16,924,873	-£17,474,908	-£17,489,866	-£17,493,080	-£17,547,511
71% SR : 29% LBS SO	15%	-£12,521,893	-£16,980,915	-£17,563,763	-£18,094,095	-£20,505,419	-£21,072,366	-£21,087,785	-£21,091,098	-£21,147,202
71% SR : 29% LBS SO	20%	-£16,067,843	-£20,563,184	-£21,163,954	-£21,714,792	-£24,201,982	-£24,777,580	-£24,793,234	-£24,796,596	-£24,853,557
71% SR : 29% LBS SO	25%	-£19,622,035	-£24,260,892	-£24,870,829	-£25,425,809	-£27,912,999	-£28,488,597	-£28,504,251	-£28,507,613	-£28,564,574
71% SR : 29% LBS SO	30%	-£23,305,648	-£27,971,909	-£28,581,846	-£29,136,826	-£31,624,016	-£32,199,614	-£32,215,268	-£32,218,631	-£32,275,592
71% SR : 29% LBS SO	35%	-£27,016,665	-£31,682,926	-£32,292,863	-£32,847,843	-£35,335,033	-£35,910,632	-£35,926,285	-£35,929,649	-£35,986,609
71% SR : 29% LBS SO	40%	-£30,727,682	-£35,393,943	-£36,003,880	-£36,558,860	-£39,046,051	-£39,621,649	-£39,637,302	-£39,640,666	-£39,697,626
71% SR : 29% LBS SO	45%	-£34,438,699	-£39,104,960	-£39,714,898	-£40,269,877	-£42,757,068	-£43,332,666	-£43,348,319	-£43,351,683	-£43,408,643
71% SR : 29% LBS SO	50%	-£38,149,716	-£42,815,977	-£43,425,915	-£43,980,895	-£46,468,085	-£47,043,683	-£47,059,337	-£47,062,700	-£47,119,660

CIL Zone 3 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£5,679,021	£1,256,949	£674,101	£143,769	-£2,232,959	-£2,782,993	-£2,797,952	-£2,801,166	-£2,855,596
71% SR : 29% LBS SO	5%	£2,170,021	-£2,289,000	-£2,871,848	-£3,402,181	-£5,778,908	-£6,328,942	-£6,343,901	-£6,347,114	-£6,401,545
71% SR : 29% LBS SO	10%	-£1,375,929	-£5,834,949	-£6,417,797	-£6,948,129	-£9,324,857	-£9,874,892	-£9,889,850	-£9,893,064	-£9,947,495
71% SR : 29% LBS SO	15%	-£4,921,877	-£9,380,898	-£9,963,746	-£10,494,078	-£12,905,402	-£13,472,350	-£13,487,769	-£13,491,082	-£13,547,185
71% SR : 29% LBS SO	20%	-£8,467,827	-£12,963,168	-£13,563,937	-£14,114,776	-£16,601,966	-£17,177,564	-£17,193,218	-£17,196,580	-£17,253,541
71% SR : 29% LBS SO	25%	-£12,022,019	-£16,660,876	-£17,270,812	-£17,825,793	-£20,312,983	-£20,888,581	-£20,904,235	-£20,907,597	-£20,964,558
71% SR : 29% LBS SO	30%	-£15,705,632	-£20,371,893	-£20,981,829	-£21,536,810	-£24,024,000	-£24,599,598	-£24,615,252	-£24,618,614	-£24,675,576
71% SR : 29% LBS SO	35%	-£19,416,649	-£24,082,910	-£24,692,846	-£25,247,827	-£27,735,017	-£28,310,615	-£28,326,269	-£28,329,632	-£28,386,593
71% SR : 29% LBS SO	40%	-£23,127,666	-£27,793,927	-£28,403,863	-£28,958,844	-£31,446,035	-£32,021,632	-£32,037,286	-£32,040,649	-£32,097,610
71% SR : 29% LBS SO	45%	-£26,838,683	-£31,504,944	-£32,114,881	-£32,669,861	-£35,157,052	-£35,732,649	-£35,748,303	-£35,751,666	-£35,808,627
71% SR : 29% LBS SO	50%	-£30,549,700	-£35,215,961	-£35,825,898	-£36,380,879	-£38,868,069	-£39,443,666	-£39,459,320	-£39,462,683	-£39,519,644

CIL Zone 3 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£13,306,387	-£17,765,407	-£18,348,255	-£18,878,588	-£21,255,316	-£21,805,350	-£21,820,308	-£21,823,522	-£21,877,953
71% SR : 29% LBS SO	5%	-£16,488,934	-£20,947,955	-£21,530,802	-£22,061,134	-£24,483,031	-£25,050,907	-£25,066,561	-£25,069,924	-£25,126,884
71% SR : 29% LBS SO	10%	-£19,671,480	-£24,166,218	-£24,766,988	-£25,318,772	-£27,805,962	-£28,381,559	-£28,397,213	-£28,400,576	-£28,457,537
71% SR : 29% LBS SO	15%	-£22,855,843	-£27,484,508	-£28,094,444	-£28,649,425	-£31,136,615	-£31,712,212	-£31,727,866	-£31,731,229	-£31,788,190
71% SR : 29% LBS SO	20%	-£26,148,899	-£30,815,161	-£31,425,097	-£31,980,078	-£34,467,267	-£35,042,865	-£35,058,519	-£35,061,882	-£35,118,842
71% SR : 29% LBS SO	25%	-£29,479,551	-£34,145,813	-£34,755,750	-£35,310,730	-£37,797,920	-£38,373,518	-£38,389,172	-£38,392,535	-£38,449,495
71% SR : 29% LBS SO	30%	-£32,810,204	-£37,476,466	-£38,086,402	-£38,641,383	-£41,128,573	-£41,704,170	-£41,719,824	-£41,723,187	-£41,780,148
71% SR : 29% LBS SO	35%	-£36,140,857	-£40,807,119	-£41,417,055	-£41,972,036	-£44,459,226	-£45,034,823	-£45,050,477	-£45,053,840	-£45,110,800
71% SR : 29% LBS SO	40%	-£39,471,510	-£44,137,772	-£44,747,708	-£45,302,688	-£47,789,878	-£48,365,476	-£48,381,130	-£48,384,493	-£48,441,453
71% SR : 29% LBS SO	45%	-£42,802,162	-£47,468,424	-£48,078,361	-£48,633,341	-£51,120,531	-£51,696,129	-£51,711,782	-£51,715,146	-£51,772,106
71% SR : 29% LBS SO	50%	-£46,132,815	-£50,799,077	-£51,409,013	-£51,963,994	-£54,451,184	-£55,026,781	-£55,042,435	-£55,045,798	-£55,102,759

CIL Zone 3 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£9,683,155	-£14,142,175	-£14,725,023	-£15,255,355	-£17,632,083	-£18,182,118	-£18,197,075	-£18,200,289	-£18,254,720
71% SR : 29% LBS SO	5%	-£12,865,701	-£17,324,722	-£17,907,569	-£18,437,901	-£20,859,798	-£21,427,674	-£21,443,328	-£21,446,691	-£21,503,651
71% SR : 29% LBS SO	10%	-£16,048,247	-£20,542,986	-£21,143,755	-£21,695,539	-£24,182,729	-£24,758,327	-£24,773,981	-£24,777,344	-£24,834,304
71% SR : 29% LBS SO	15%	-£19,232,610	-£23,861,275	-£24,471,212	-£25,026,192	-£27,513,382	-£28,088,980	-£28,104,633	-£28,107,997	-£28,164,957
71% SR : 29% LBS SO	20%	-£22,525,666	-£27,191,928	-£27,801,864	-£28,356,845	-£30,844,035	-£31,419,632	-£31,435,286	-£31,438,649	-£31,495,610
71% SR : 29% LBS SO	25%	-£25,856,319	-£30,522,581	-£31,132,517	-£31,687,498	-£34,174,687	-£34,750,285	-£34,765,939	-£34,769,302	-£34,826,262
71% SR : 29% LBS SO	30%	-£29,186,971	-£33,853,234	-£34,463,170	-£35,018,150	-£37,505,340	-£38,080,938	-£38,096,592	-£38,099,955	-£38,156,915
71% SR : 29% LBS SO	35%	-£32,517,624	-£37,183,886	-£37,793,823	-£38,348,803	-£40,835,993	-£41,411,590	-£41,427,244	-£41,430,607	-£41,487,568
71% SR : 29% LBS SO	40%	-£35,848,277	-£40,514,539	-£41,124,475	-£41,679,456	-£44,166,646	-£44,742,243	-£44,757,897	-£44,761,260	-£44,818,221
71% SR : 29% LBS SO	45%	-£39,178,930	-£43,845,192	-£44,455,128	-£45,010,109	-£47,497,298	-£48,072,896	-£48,088,550	-£48,091,913	-£48,148,873
71% SR : 29% LBS SO	50%	-£42,509,582	-£47,175,844	-£47,785,781	-£48,340,761	-£50,827,951	-£51,403,549	-£51,419,202	-£51,422,566	-£51,479,526

CIL Zone 3 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£2,083,138	-£6,542,159	-£7,125,007	-£7,655,339	-£10,032,067	-£10,582,101	-£10,597,059	-£10,600,273	-£10,654,704
71% SR : 29% LBS SO	5%	-£5,265,685	-£9,724,706	-£10,307,553	-£10,837,885	-£13,259,782	-£13,827,658	-£13,843,312	-£13,846,675	-£13,903,635
71% SR : 29% LBS SO	10%	-£8,448,231	-£12,942,969	-£13,543,739	-£14,095,523	-£16,582,713	-£17,158,311	-£17,173,964	-£17,177,328	-£17,234,288
71% SR : 29% LBS SO	15%	-£11,632,594	-£16,261,259	-£16,871,195	-£17,426,176	-£19,913,366	-£20,488,963	-£20,504,617	-£20,507,980	-£20,564,941
71% SR : 29% LBS SO	20%	-£14,925,650	-£19,591,912	-£20,201,848	-£20,756,829	-£23,244,018	-£23,819,616	-£23,835,270	-£23,838,633	-£23,895,593
71% SR : 29% LBS SO	25%	-£18,256,303	-£22,922,565	-£23,532,501	-£24,087,481	-£26,574,671	-£27,150,269	-£27,165,923	-£27,169,286	-£27,226,246
71% SR : 29% LBS SO	30%	-£21,586,955	-£26,253,217	-£26,863,154	-£27,418,134	-£29,905,324	-£30,480,921	-£30,496,575	-£30,499,938	-£30,556,899
71% SR : 29% LBS SO	35%	-£24,917,608	-£29,583,870	-£30,193,806	-£30,748,787	-£33,235,977	-£33,811,574	-£33,827,228	-£33,830,591	-£33,887,552
71% SR : 29% LBS SO	40%	-£28,248,261	-£32,914,523	-£33,524,459	-£34,079,440	-£36,566,629	-£37,142,227	-£37,157,881	-£37,161,244	-£37,218,204
71% SR : 29% LBS SO	45%	-£31,578,913	-£36,245,175	-£36,855,112	-£37,410,092	-£39,897,282	-£40,472,880	-£40,488,534	-£40,491,897	-£40,548,857
71% SR : 29% LBS SO	50%	-£34,909,566	-£39,575,828	-£40,185,764	-£40,740,745	-£43,227,935	-£43,803,532	-£43,819,186	-£43,822,549	-£43,879,510

CIL Zone 3 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£22,219,653	-£26,822,275	-£27,432,212	-£27,987,192	-£30,474,382	-£31,049,981	-£31,065,634	-£31,068,997	-£31,125,957
71% SR : 29% LBS SO	5%	-£25,060,467	-£29,726,728	-£30,336,664	-£30,891,645	-£33,378,834	-£33,954,433	-£33,970,087	-£33,973,450	-£34,030,410
71% SR : 29% LBS SO	10%	-£27,964,919	-£32,631,180	-£33,241,117	-£33,796,097	-£36,283,288	-£36,858,885	-£36,874,539	-£36,877,902	-£36,934,863
71% SR : 29% LBS SO	15%	-£30,869,372	-£35,535,633	-£36,145,570	-£36,700,550	-£39,187,740	-£39,763,338	-£39,778,992	-£39,782,355	-£39,839,315
71% SR : 29% LBS SO	20%	-£33,773,824	-£38,440,086	-£39,050,022	-£39,605,003	-£42,092,193	-£42,667,790	-£42,683,444	-£42,686,807	-£42,743,768
71% SR : 29% LBS SO	25%	-£36,678,277	-£41,344,538	-£41,954,475	-£42,509,455	-£44,996,645	-£45,572,244	-£45,587,896	-£45,591,260	-£45,648,220
71% SR : 29% LBS SO	30%	-£39,582,730	-£44,248,991	-£44,858,927	-£45,413,908	-£47,901,097	-£48,476,696	-£48,492,350	-£48,495,712	-£48,552,672
71% SR : 29% LBS SO	35%	-£42,487,182	-£47,153,443	-£47,763,380	-£48,318,360	-£50,805,550	-£51,381,148	-£51,396,802	-£51,400,164	-£51,457,126
71% SR : 29% LBS SO	40%	-£45,391,635	-£50,057,896	-£50,667,832	-£51,222,812	-£53,710,002	-£54,285,601	-£54,301,255	-£54,304,618	-£54,361,578
71% SR : 29% LBS SO	45%	-£48,296,087	-£52,962,348	-£53,572,285	-£54,127,265	-£56,614,456	-£57,190,053	-£57,205,707	-£57,209,070	-£57,266,031
71% SR : 29% LBS SO	50%	-£51,200,539	-£55,866,801	-£56,476,738	-£57,031,718	-£59,518,908	-£60,094,506	-£60,110,160	-£60,113,523	-£60,170,483

CIL Zone 3 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£18,596,421	-£23,199,043	-£23,808,979	-£24,363,960	-£26,851,149	-£27,426,748	-£27,442,402	-£27,445,764	-£27,502,724
71% SR : 29% LBS SO	5%	-£21,437,234	-£26,103,495	-£26,713,431	-£27,268,412	-£29,755,602	-£30,331,200	-£30,346,854	-£30,350,217	-£30,407,178
71% SR : 29% LBS SO	10%	-£24,341,686	-£29,007,948	-£29,617,885	-£30,172,864	-£32,660,055	-£33,235,653	-£33,251,307	-£33,254,670	-£33,311,630
71% SR : 29% LBS SO	15%	-£27,246,139	-£31,912,400	-£32,522,337	-£33,077,318	-£35,564,508	-£36,140,105	-£36,155,759	-£36,159,122	-£36,216,082
71% SR : 29% LBS SO	20%	-£30,150,591	-£34,816,853	-£35,426,790	-£35,991,770	-£38,468,960	-£39,044,558	-£39,060,211	-£39,063,575	-£39,120,535
71% SR : 29% LBS SO	25%	-£33,055,045	-£37,721,306	-£38,331,242	-£38,886,223	-£41,373,412	-£41,949,011	-£41,964,664	-£41,968,027	-£42,024,987
71% SR : 29% LBS SO	30%	-£35,959,497	-£40,625,758	-£41,235,694	-£41,790,675	-£44,277,865	-£44,853,463	-£44,869,117	-£44,872,479	-£44,929,440
71% SR : 29% LBS SO	35%	-£38,863,950	-£43,530,211	-£44,140,147	-£44,695,127	-£47,182,317	-£47,757,916	-£47,773,570	-£47,776,932	-£47,833,893
71% SR : 29% LBS SO	40%	-£41,768,402	-£46,434,663	-£47,044,599	-£47,599,580	-£50,086,770	-£50,662,368	-£50,678,022	-£50,681,385	-£50,738,346
71% SR : 29% LBS SO	45%	-£44,672,854	-£49,339,115	-£49,949,053	-£50,504,032	-£52,991,223	-£53,566,821	-£53,582,474	-£53,585,838	-£53,642,798
71% SR : 29% LBS SO	50%	-£47,577,307	-£52,243,569	-£52,853,505	-£53,408,486	-£55,895,675	-£56,471,273	-£56,486,927	-£56,490,290	-£56,547,250

CIL Zone 3 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£10,996,405	-£15,599,026	-£16,208,963	-£16,763,943	-£19,251,133	-£19,826,732	-£19,842,386	-£19,845,748	-£19,902,708
71% SR : 29% LBS SO	5%	-£13,837,218	-£18,503,479	-£19,113,415	-£19,668,396	-£22,155,586	-£22,731,184	-£22,746,838	-£22,750,201	-£22,807,161
71% SR : 29% LBS SO	10%	-£16,741,670	-£21,407,931	-£22,017,869	-£22,572,848	-£25,060,039	-£25,635,636	-£25,651,290	-£25,654,653	-£25,711,614
71% SR : 29% LBS SO	15%	-£19,646,123	-£24,312,384	-£24,922,321	-£25,477,302	-£27,964,491	-£28,540,089	-£28,555,743	-£28,559,106	-£28,616,066
71% SR : 29% LBS SO	20%	-£22,550,575	-£27,216,837	-£27,826,773	-£28,381,754	-£30,868,944	-£31,444,541	-£31,460,195	-£31,463,558	-£31,520,519
71% SR : 29% LBS SO	25%	-£25,455,028	-£30,121,290	-£30,731,226	-£31,286,206	-£33,773,396	-£34,348,995	-£34,364,648	-£34,368,011	-£34,424,971
71% SR : 29% LBS SO	30%	-£28,359,481	-£33,025,742	-£33,635,678	-£34,190,659	-£36,677,849	-£37,253,447	-£37,269,101	-£37,272,463	-£37,329,423
71% SR : 29% LBS SO	35%	-£31,263,933	-£35,930,194	-£36,540,131	-£37,095,111	-£39,582,301	-£40,157,899	-£40,173,553	-£40,176,916	-£40,233,877
71% SR : 29% LBS SO	40%	-£34,168,386	-£38,834,647	-£39,444,583	-£39,999,564	-£42,486,753	-£43,062,352	-£43,078,006	-£43,081,369	-£43,138,329
71% SR : 29% LBS SO	45%	-£37,072,838	-£41,739,099	-£42,349,036	-£42,904,016	-£45,391,207	-£45,966,804	-£45,982,458	-£45,985,821	-£46,042,782
71% SR : 29% LBS SO	50%	-£39,977,291	-£44,643,553	-£45,253,489	-£45,808,469	-£48,295,659	-£48,871,257	-£48,886,911	-£48,890,274	-£48,947,234

Table 6.46.1 Appraisal outputs showing viability of Z1 (Blackfriars, Bankside and the Borough London Bridge) - 200 resi units and 5,000 sq m office with 10% AW

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£85,741,836	£84,115,051	£82,701,623	£82,273,481	£80,354,727	£79,910,679	£79,898,603	£79,896,010	£79,852,067
71% SR : 29% LBS SO	5%	£76,063,680	£74,436,894	£73,023,467	£72,595,325	£70,676,571	£70,232,523	£70,220,447	£70,217,852	£70,173,910
71% SR : 29% LBS SO	10%	£66,385,522	£64,758,737	£63,345,310	£62,917,167	£60,998,414	£60,554,367	£60,542,290	£60,539,696	£60,495,753
71% SR : 29% LBS SO	15%	£56,707,366	£55,080,581	£53,667,153	£53,239,011	£51,320,257	£50,876,209	£50,864,133	£50,861,539	£50,817,597
71% SR : 29% LBS SO	20%	£47,029,209	£45,402,423	£43,988,996	£43,555,905	£41,607,875	£41,157,051	£41,144,791	£41,142,157	£41,097,544
71% SR : 29% LBS SO	25%	£37,351,052	£35,702,806	£34,267,812	£33,833,137	£31,885,106	£31,434,284	£31,422,023	£31,419,390	£31,374,777
71% SR : 29% LBS SO	30%	£27,631,646	£25,980,038	£24,545,044	£24,110,370	£22,162,339	£21,711,515	£21,699,255	£21,696,621	£21,652,008
71% SR : 29% LBS SO	35%	£17,908,877	£16,257,270	£14,822,276	£14,387,601	£12,439,571	£11,988,748	£11,976,487	£11,973,854	£11,929,241
71% SR : 29% LBS SO	40%	£8,186,110	£6,534,502	£5,099,508	£4,664,834	£2,716,803	£2,265,979	£2,253,719	£2,251,085	£2,206,472
71% SR : 29% LBS SO	45%	£-1,536,659	£-3,188,266	£-4,623,260	£-5,057,935	£-7,005,965	£-7,456,788	£-7,469,049	£-7,471,682	£-7,516,295
71% SR : 29% LBS SO	50%	£-11,259,426	£-12,911,034	£-14,346,028	£-14,780,702	£-16,728,733	£-17,179,557	£-17,191,817	£-17,194,451	£-17,239,063

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£115,403,266	£113,776,481	£112,363,053	£111,934,911	£110,016,157	£109,572,109	£109,560,033	£109,557,439	£109,513,497
71% SR : 29% LBS SO	5%	£105,725,109	£104,098,323	£102,684,896	£102,256,754	£100,338,001	£99,893,953	£99,881,876	£99,879,282	£99,835,339
71% SR : 29% LBS SO	10%	£96,046,952	£94,420,167	£93,006,740	£92,578,597	£90,659,843	£90,215,796	£90,203,720	£90,201,125	£90,157,183
71% SR : 29% LBS SO	15%	£86,368,795	£84,742,011	£83,328,582	£82,900,440	£80,981,687	£80,537,639	£80,525,562	£80,522,969	£80,479,026
71% SR : 29% LBS SO	20%	£76,690,639	£75,063,853	£73,650,426	£73,217,335	£71,269,305	£70,818,481	£70,806,221	£70,803,587	£70,758,974
71% SR : 29% LBS SO	25%	£67,012,482	£65,364,236	£63,929,242	£63,494,567	£61,546,536	£61,095,713	£61,083,452	£61,080,819	£61,036,206
71% SR : 29% LBS SO	30%	£57,293,075	£55,641,468	£54,206,473	£53,771,799	£51,823,769	£51,372,945	£51,360,685	£51,358,051	£51,313,438
71% SR : 29% LBS SO	35%	£47,570,307	£45,918,700	£44,483,706	£44,049,031	£42,101,000	£41,650,177	£41,637,916	£41,635,283	£41,590,671
71% SR : 29% LBS SO	40%	£37,847,539	£36,195,932	£34,760,937	£34,326,263	£32,378,233	£31,927,409	£31,915,149	£31,912,515	£31,867,902
71% SR : 29% LBS SO	45%	£28,124,771	£26,473,164	£25,038,170	£24,603,495	£22,655,464	£22,204,641	£22,192,380	£22,189,747	£22,145,135
71% SR : 29% LBS SO	50%	£18,402,003	£16,750,396	£15,315,401	£14,880,727	£12,932,697	£12,481,873	£12,469,613	£12,466,979	£12,422,366

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£143,156,041	£141,529,256	£140,115,828	£139,687,686	£137,768,933	£137,324,885	£137,312,808	£137,310,215	£137,266,272
71% SR : 29% LBS SO	5%	£133,477,885	£131,851,099	£130,437,672	£130,009,530	£128,090,776	£127,646,728	£127,634,652	£127,632,057	£127,588,115
71% SR : 29% LBS SO	10%	£123,799,728	£122,172,943	£120,759,515	£120,331,372	£118,412,619	£117,968,572	£117,956,495	£117,953,901	£117,909,958
71% SR : 29% LBS SO	15%	£114,121,571	£112,494,786	£111,081,358	£110,653,216	£108,734,462	£108,290,414	£108,278,338	£108,275,744	£108,231,802
71% SR : 29% LBS SO	20%	£104,443,415	£102,816,629	£101,403,201	£100,970,111	£99,022,080	£98,571,256	£98,558,996	£98,556,362	£98,511,750
71% SR : 29% LBS SO	25%	£94,765,257	£93,117,012	£91,682,017	£91,247,342	£89,299,312	£88,848,489	£88,836,228	£88,833,595	£88,788,982
71% SR : 29% LBS SO	30%	£85,045,851	£83,394,243	£81,959,249	£81,524,575	£79,576,544	£79,125,720	£79,113,461	£79,110,827	£79,066,214
71% SR : 29% LBS SO	35%	£75,323,082	£73,671,476	£72,236,481	£71,801,806	£69,853,776	£69,402,953	£69,390,692	£69,388,059	£69,343,446
71% SR : 29% LBS SO	40%	£65,600,315	£63,948,707	£62,513,713	£62,079,039	£60,131,008	£59,680,185	£59,667,925	£59,665,291	£59,620,678
71% SR : 29% LBS SO	45%	£55,877,547	£54,225,940	£52,790,946	£52,356,270	£50,408,240	£49,957,417	£49,945,156	£49,942,523	£49,897,910
71% SR : 29% LBS SO	50%	£46,154,779	£44,503,171	£43,068,177	£42,633,503	£40,685,472	£40,234,649	£40,222,389	£40,219,755	£40,175,142

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£49,587,077	£47,958,122	£46,523,128	£46,088,452	£44,140,422	£43,689,599	£43,677,339	£43,674,705	£43,630,092
71% SR : 29% LBS SO	5%	£41,690,328	£40,038,720	£38,603,726	£38,169,051	£36,221,021	£35,770,198	£35,757,937	£35,755,303	£35,710,690
71% SR : 29% LBS SO	10%	£33,770,925	£32,119,319	£30,684,324	£30,249,649	£28,301,619	£27,850,796	£27,838,536	£27,835,902	£27,791,289
71% SR : 29% LBS SO	15%	£25,851,524	£24,199,916	£22,764,922	£22,330,248	£20,382,217	£19,931,394	£19,919,134	£19,916,500	£19,871,887
71% SR : 29% LBS SO	20%	£17,932,122	£16,280,515	£14,845,521	£14,410,846	£12,462,815	£12,011,993	£11,999,732	£11,997,099	£11,952,486
71% SR : 29% LBS SO	25%	£10,012,720	£8,361,113	£6,926,119	£6,491,445	£4,543,414	£4,092,590	£4,080,330	£4,077,696	£4,033,084
71% SR : 29% LBS SO	30%	£2,093,319	£441,711	£-993,282	£-1,427,958	£-3,375,988	£-3,826,811	£-3,839,072	£-3,841,706	£-3,886,319
71% SR : 29% LBS SO	35%	£-5,826,083	£-7,477,690	£-8,912,684	£-9,347,360	£-11,295,390	£-11,746,213	£-11,758,473	£-11,761,107	£-11,805,720
71% SR : 29% LBS SO	40%	£-13,745,485	£-15,397,092	£-16,832,087	£-17,266,761	£-19,214,791	£-19,665,614	£-19,677,875	£-19,680,509	£-19,725,122
71% SR : 29% LBS SO	45%	£-21,664,887	£-23,316,494	£-24,751,488	£-25,186,163	£-27,134,194	£-27,585,016	£-27,597,276	£-27,599,910	£-27,644,523
71% SR : 29% LBS SO	50%	£-29,584,288	£-31,235,896	£-32,670,890	£-33,105,564	£-35,053,595	£-35,504,418	£-35,516,678	£-35,519,312	£-35,563,925

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£79,248,507	£77,619,551	£76,184,557	£75,749,882	£73,801,852	£73,351,029	£73,338,769	£73,336,135	£73,291,522
71% SR : 29% LBS SO	5%	£71,351,757	£69,700,149	£68,265,155	£67,830,481	£65,882,450	£65,431,628	£65,419,367	£65,416,733	£65,372,120
71% SR : 29% LBS SO	10%	£63,432,355	£61,780,748	£60,345,754	£59,911,079	£57,963,048	£57,512,225	£57,499,966	£57,497,332	£57,452,719
71% SR : 29% LBS SO	15%	£55,512,954	£53,861,346	£52,426,352	£51,991,678	£50,043,647	£49,592,823	£49,580,563	£49,577,929	£49,533,316
71% SR : 29% LBS SO	20%	£47,593,552	£45,941,945	£44,506,951	£44,072,275	£42,124,245	£41,673,422	£41,661,161	£41,658,528	£41,613,915
71% SR : 29% LBS SO	25%	£39,674,149	£38,022,543	£36,587,548	£36,152,874	£34,204,844	£33,754,020	£33,741,760	£33,739,126	£33,694,513
71% SR : 29% LBS SO	30%	£31,754,748	£30,103,140	£28,668,147	£28,233,472	£26,285,442	£25,834,619	£25,822,358	£25,819,724	£25,775,111
71% SR : 29% LBS SO	35%	£23,835,346	£22,183,739	£20,748,745	£20,314,070	£18,366,039	£17,915,217	£17,902,957	£17,900,323	£17,855,710
71% SR : 29% LBS SO	40%	£15,915,945	£14,264,337	£12,829,343	£12,394,669	£10,446,638	£9,995,816	£9,983,555	£9,980,921	£9,936,308
71% SR : 29% LBS SO	45%	£7,996,543	£6,344,936	£4,909,942	£4,475,267	£2,527,236	£2,076,413	£2,064,153	£2,061,519	£2,016,907
71% SR : 29% LBS SO	50%	£77,142	£-1,574,468	£-3,009,460	£-3,444,135	£-5,392,165	£-5,842,989	£-5,855,249	£-5,857,883	£-5,902,498

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£107,001,282	£105,372,327	£103,937,333	£103,502,658	£101,554,627	£101,103,804	£101,091,544	£101,088,910	£101,044,298
71% SR : 29% LBS SO	5%	£99,104,533	£97,452,925	£96,017,931	£95,583,256	£93,635,226	£93,184,403	£93,172,142	£93,169,508	£93,124,895
71% SR : 29% LBS SO	10%	£91,185,131	£89,533,524	£88,098,530	£87,663,854	£85,715,824	£85,265,001	£85,252,741	£85,250,107	£85,205,494
71% SR : 29% LBS SO	15%	£83,265,729	£81,614,122	£80,179,127	£79,744,453	£77,796,423	£77,345,599	£77,333,339	£77,330,705	£77,286,092
71% SR : 29% LBS SO	20%	£75,346,327	£73,694,720	£72,259,726	£71,825,051	£69,877,020	£69,426,198	£69,413,937	£69,411,304	£69,366,691
71% SR : 29% LBS SO	25%	£67,426,925	£65,775,318	£64,340,324	£63,905,650	£61,957,619	£61,506,796	£61,494,536	£61,491,902	£61,447,289
71% SR : 29% LBS SO	30%	£59,507,524	£57,855,916	£56,420,923	£55,986,248	£54,038,217	£53,587,394	£53,575,133	£53,572,499	£53,527,887
71% SR : 29% LBS SO	35%	£51,588,122	£49,936,515	£48,501,521	£48,066,846	£46,118,815	£45,667,992	£45,655,732	£45,653,098	£45,608,485
71% SR : 29% LBS SO	40%	£43,668,721	£42,017,113	£40,582,119	£40,147,444	£38,199,414	£37,748,591	£37,736,330	£37,733,696	£37,689,083
71% SR : 29% LBS SO	45%	£35,749,318	£34,097,712	£32,662,717	£32,228,042	£30,280,012	£29,829,189	£29,816,929	£29,814,295	£29,769,682
71% SR : 29% LBS SO	50%	£27,829,917	£26,178,309	£24,743,315	£24,308,641	£22,360,611	£21,909,787	£21,897,527	£21,894,893	£21,850,280

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	£4,161,574	£2,509,967	£1,074,973	£640,298	-£1,307,733	-£1,758,556	-£1,770,817	-£1,773,450	-£1,818,063
71% SR : 29% LBS SO	5%	-£1,522,847	-£3,174,454	-£4,609,448	-£5,044,123	-£6,992,154	-£7,442,976	-£7,455,236	-£7,457,870	-£7,502,483
71% SR : 29% LBS SO	10%	-£7,207,268	-£8,858,875	-£10,293,869	-£10,728,543	-£12,676,574	-£13,127,397	-£13,139,657	-£13,142,291	-£13,186,904
71% SR : 29% LBS SO	15%	-£12,891,688	-£14,543,296	-£15,978,290	-£16,412,964	-£18,360,994	-£18,811,818	-£18,824,078	-£18,826,712	-£18,871,325
71% SR : 29% LBS SO	20%	-£18,576,109	-£20,227,716	-£21,662,711	-£22,097,385	-£24,045,415	-£24,496,238	-£24,508,499	-£24,511,133	-£24,555,746
71% SR : 29% LBS SO	25%	-£24,260,529	-£25,912,137	-£27,347,130	-£27,781,806	-£29,729,836	-£30,180,659	-£30,192,920	-£30,195,554	-£30,240,167
71% SR : 29% LBS SO	30%	-£29,944,950	-£31,596,557	-£33,031,551	-£33,466,226	-£35,414,257	-£35,865,080	-£35,877,341	-£35,879,974	-£35,924,587
71% SR : 29% LBS SO	35%	-£35,629,371	-£37,280,978	-£38,715,972	-£39,150,647	-£41,098,678	-£41,549,501	-£41,561,762	-£41,564,395	-£41,609,007
71% SR : 29% LBS SO	40%	-£41,313,792	-£42,965,399	-£44,400,393	-£44,835,068	-£46,783,099	-£47,233,921	-£47,246,181	-£47,248,815	-£47,293,428
71% SR : 29% LBS SO	45%	-£46,998,213	-£48,649,820	-£50,084,814	-£50,519,488	-£52,467,518	-£52,918,342	-£52,930,602	-£52,933,236	-£52,977,849
71% SR : 29% LBS SO	50%	-£52,682,633	-£54,334,240	-£55,769,235	-£56,203,909	-£58,153,682	-£58,611,384	-£58,623,831	-£58,626,505	-£58,671,799

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	£33,823,003	£32,171,397	£30,736,402	£30,301,727	£28,353,697	£27,902,874	£27,890,613	£27,887,980	£27,843,367
71% SR : 29% LBS SO	5%	£28,138,583	£26,486,976	£25,051,982	£24,617,306	£22,669,276	£22,218,453	£22,206,193	£22,203,559	£22,158,946
71% SR : 29% LBS SO	10%	£22,454,162	£20,802,555	£19,367,561	£18,932,886	£16,984,856	£16,534,032	£16,521,772	£16,519,138	£16,474,525
71% SR : 29% LBS SO	15%	£16,769,742	£15,118,134	£13,683,140	£13,248,466	£11,300,435	£10,849,611	£10,837,351	£10,834,717	£10,790,105
71% SR : 29% LBS SO	20%	£11,085,321	£9,433,713	£7,998,719	£7,564,045	£5,616,014	£5,165,192	£5,152,931	£5,150,297	£5,105,684
71% SR : 29% LBS SO	25%	£5,400,900	£3,749,292	£2,314,299	£1,879,624	-£68,407	-£519,229	-£531,490	-£534,124	-£578,737
71% SR : 29% LBS SO	30%	-£283,521	-£1,935,127	-£3,370,122	-£3,804,797	-£5,752,827	-£6,203,650	-£6,215,911	-£6,218,544	-£6,263,157
71% SR : 29% LBS SO	35%	-£5,967,941	-£7,619,548	-£9,054,542	-£9,489,218	-£11,437,248	-£11,888,071	-£11,900,332	-£11,902,965	-£11,947,578
71% SR : 29% LBS SO	40%	-£11,652,362	-£13,303,969	-£14,738,963	-£15,173,639	-£17,121,669	-£17,572,492	-£17,584,752	-£17,587,386	-£17,631,999
71% SR : 29% LBS SO	45%	-£17,336,783	-£18,988,390	-£20,423,384	-£20,858,058	-£22,806,089	-£23,256,913	-£23,269,173	-£23,271,807	-£23,316,419
71% SR : 29% LBS SO	50%	-£23,021,203	-£24,672,811	-£26,107,805	-£26,542,479	-£28,492,252	-£28,949,955	-£28,962,402	-£28,965,076	-£29,010,370

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£61,575,779	£59,924,172	£58,489,178	£58,054,503	£56,106,472	£55,655,650	£55,643,389	£55,640,756	£55,596,143
71% SR : 29% LBS SO	5%	£55,891,358	£54,239,751	£52,804,757	£52,370,082	£50,422,051	£49,971,229	£49,958,969	£49,956,335	£49,911,722
71% SR : 29% LBS SO	10%	£50,206,937	£48,555,330	£47,120,336	£46,685,662	£44,737,632	£44,286,808	£44,274,548	£44,271,914	£44,227,301
71% SR : 29% LBS SO	15%	£44,522,518	£42,870,910	£41,435,915	£41,001,241	£39,053,211	£38,602,387	£38,590,127	£38,587,493	£38,542,880
71% SR : 29% LBS SO	20%	£38,838,097	£37,186,489	£35,751,495	£35,316,820	£33,368,790	£32,917,967	£32,905,706	£32,903,072	£32,858,459
71% SR : 29% LBS SO	25%	£33,153,676	£31,502,068	£30,067,075	£29,632,400	£27,684,369	£27,233,546	£27,221,285	£27,218,651	£27,174,038
71% SR : 29% LBS SO	30%	£27,469,255	£25,817,648	£24,382,654	£23,947,979	£21,999,948	£21,549,126	£21,536,865	£21,534,232	£21,489,619
71% SR : 29% LBS SO	35%	£21,784,834	£20,133,227	£18,698,233	£18,263,558	£16,315,527	£15,864,705	£15,852,444	£15,849,811	£15,805,198
71% SR : 29% LBS SO	40%	£16,100,413	£14,448,806	£13,013,812	£12,579,137	£10,631,107	£10,180,284	£10,168,024	£10,165,390	£10,120,777
71% SR : 29% LBS SO	45%	£10,415,992	£8,764,386	£7,329,391	£6,894,717	£4,946,687	£4,495,863	£4,483,603	£4,480,969	£4,436,356
71% SR : 29% LBS SO	50%	£4,731,573	£3,079,965	£1,644,971	£1,210,296	-£739,477	-£1,197,179	-£1,209,626	-£1,212,300	-£1,257,594

Table 6.46.2 Appraisal outputs showing viability of Z1 (Blackfriars, Bankside and the Borough London Bridge) - 300 resi units and 15,000 sq m office with 10% AW

CIL Zone 1 High Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£202,520,090	£199,494,152	£197,025,194	£196,446,446	£193,665,833	£193,020,778	£193,003,460	£192,999,739	£192,936,404
71% SR : 29% LBS SO	5%	£188,814,179	£185,788,241	£183,298,581	£182,711,001	£179,887,962	£179,234,885	£179,217,566	£179,213,846	£179,150,512
71% SR : 29% LBS SO	10%	£175,091,426	£172,019,317	£169,512,689	£168,925,109	£166,102,069	£165,448,992	£165,431,674	£165,427,953	£165,364,618
71% SR : 29% LBS SO	15%	£161,305,533	£158,233,424	£155,726,795	£155,139,216	£152,316,176	£151,663,099	£151,645,781	£151,642,060	£151,578,725
71% SR : 29% LBS SO	20%	£147,519,641	£144,447,531	£141,940,902	£141,353,323	£138,530,283	£137,877,207	£137,859,887	£137,856,167	£137,792,833
71% SR : 29% LBS SO	25%	£133,733,747	£130,661,639	£128,155,010	£127,567,430	£124,744,390	£124,091,313	£124,073,995	£124,070,275	£124,006,939
71% SR : 29% LBS SO	30%	£119,947,854	£116,875,745	£114,369,116	£113,781,537	£110,958,498	£110,305,420	£110,288,102	£110,284,381	£110,221,046
71% SR : 29% LBS SO	35%	£106,161,962	£103,089,852	£100,583,223	£99,995,644	£97,172,604	£96,519,528	£96,502,208	£96,498,488	£96,435,154
71% SR : 29% LBS SO	40%	£92,376,068	£89,303,960	£86,797,331	£86,209,751	£83,386,711	£82,733,635	£82,716,316	£82,712,596	£82,649,261
71% SR : 29% LBS SO	45%	£78,590,175	£75,518,066	£73,011,437	£72,423,858	£69,600,819	£68,947,741	£68,930,423	£68,926,702	£68,863,367
71% SR : 29% LBS SO	50%	£64,804,283	£61,732,173	£59,225,545	£58,637,965	£55,814,925	£55,161,849	£55,144,529	£55,140,809	£55,077,475

CIL Zone 1 High Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£219,759,597	£216,733,659	£214,264,701	£213,685,953	£210,905,341	£210,260,285	£210,242,967	£210,239,246	£210,175,911
71% SR : 29% LBS SO	5%	£206,053,686	£203,027,748	£200,538,089	£199,950,508	£197,127,469	£196,474,393	£196,457,073	£196,453,353	£196,390,019
71% SR : 29% LBS SO	10%	£192,330,933	£189,258,824	£186,752,196	£186,164,616	£183,341,576	£182,688,499	£182,671,181	£182,667,460	£182,604,125
71% SR : 29% LBS SO	15%	£178,545,040	£175,472,931	£172,966,302	£172,378,723	£169,555,684	£168,902,606	£168,885,288	£168,881,567	£168,818,233
71% SR : 29% LBS SO	20%	£164,759,148	£161,687,039	£159,180,410	£158,592,830	£155,769,790	£155,116,714	£155,099,394	£155,095,674	£155,032,340
71% SR : 29% LBS SO	25%	£150,973,254	£147,901,146	£145,394,517	£144,806,937	£141,983,897	£141,330,820	£141,313,502	£141,309,782	£141,246,446
71% SR : 29% LBS SO	30%	£137,187,362	£134,115,252	£131,608,623	£131,021,044	£128,198,005	£127,544,927	£127,527,609	£127,523,888	£127,460,554
71% SR : 29% LBS SO	35%	£123,401,469	£120,329,360	£117,822,731	£117,235,151	£114,412,111	£113,759,035	£113,741,715	£113,737,996	£113,674,661
71% SR : 29% LBS SO	40%	£109,615,575	£106,543,467	£104,036,838	£103,449,258	£100,626,218	£99,973,142	£99,955,823	£99,952,103	£99,888,768
71% SR : 29% LBS SO	45%	£95,829,683	£92,757,573	£90,250,944	£89,663,365	£86,840,326	£86,187,248	£86,169,930	£86,166,209	£86,102,875
71% SR : 29% LBS SO	50%	£82,043,790	£78,971,681	£76,465,052	£75,877,473	£73,054,432	£72,401,356	£72,384,037	£72,380,317	£72,316,982

CIL Zone 1 High Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£235,889,776	£232,863,838	£230,394,881	£229,816,132	£227,035,520	£226,390,465	£226,373,146	£226,369,425	£226,306,091
71% SR : 29% LBS SO	5%	£222,183,865	£219,157,927	£216,668,268	£216,080,688	£213,257,648	£212,604,572	£212,587,253	£212,583,533	£212,520,198
71% SR : 29% LBS SO	10%	£208,461,112	£205,389,003	£202,882,375	£202,294,795	£199,471,756	£198,818,678	£198,801,360	£198,797,639	£198,734,304
71% SR : 29% LBS SO	15%	£194,675,220	£191,603,110	£189,096,481	£188,508,902	£185,685,863	£185,032,786	£185,015,467	£185,011,746	£184,948,412
71% SR : 29% LBS SO	20%	£180,889,327	£177,817,218	£175,310,589	£174,723,010	£171,899,969	£171,246,893	£171,229,574	£171,225,854	£171,162,519
71% SR : 29% LBS SO	25%	£167,103,433	£164,031,325	£161,524,696	£160,937,116	£158,114,077	£157,460,999	£157,443,681	£157,439,961	£157,376,625
71% SR : 29% LBS SO	30%	£153,317,541	£150,245,431	£147,738,803	£147,151,223	£144,328,184	£143,675,107	£143,657,788	£143,654,067	£143,590,733
71% SR : 29% LBS SO	35%	£139,531,648	£136,459,539	£133,952,910	£133,365,331	£130,542,290	£129,889,214	£129,871,895	£129,868,175	£129,804,840
71% SR : 29% LBS SO	40%	£125,745,754	£122,673,646	£120,167,017	£119,579,437	£116,756,398	£116,103,321	£116,086,002	£116,082,282	£116,018,947
71% SR : 29% LBS SO	45%	£111,959,862	£108,887,752	£106,381,124	£105,793,544	£102,970,505	£102,317,428	£102,300,109	£102,296,388	£102,233,054
71% SR : 29% LBS SO	50%	£98,173,969	£95,101,860	£92,595,231	£92,007,652	£89,184,611	£88,531,535	£88,514,216	£88,510,496	£88,447,161

CIL Zone 1 Medium Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£151,072,430	£148,000,321	£145,493,693	£144,906,113	£142,083,073	£141,429,996	£141,412,678	£141,408,957	£141,345,622
71% SR : 29% LBS SO	5%	£139,845,262	£136,773,152	£134,266,524	£133,678,944	£130,855,905	£130,202,828	£130,185,509	£130,181,788	£130,118,454
71% SR : 29% LBS SO	10%	£128,618,092	£125,545,984	£123,039,355	£122,451,775	£119,628,736	£118,975,659	£118,958,340	£118,954,620	£118,891,285
71% SR : 29% LBS SO	15%	£117,390,924	£114,318,815	£111,812,186	£111,224,607	£108,401,567	£107,748,490	£107,731,172	£107,727,451	£107,664,116
71% SR : 29% LBS SO	20%	£106,163,756	£103,091,647	£100,585,018	£99,997,439	£97,174,399	£96,521,322	£96,504,004	£96,500,283	£96,436,948
71% SR : 29% LBS SO	25%	£94,936,587	£91,864,478	£89,357,849	£88,770,269	£85,947,230	£85,294,154	£85,276,834	£85,273,114	£85,209,780
71% SR : 29% LBS SO	30%	£83,709,418	£80,637,309	£78,130,680	£77,543,101	£74,720,062	£74,066,984	£74,049,666	£74,045,945	£73,982,610
71% SR : 29% LBS SO	35%	£72,482,250	£69,410,141	£66,903,512	£66,315,933	£63,492,892	£62,839,816	£62,822,497	£62,818,777	£62,755,442
71% SR : 29% LBS SO	40%	£61,255,081	£58,182,973	£55,676,344	£55,088,763	£52,265,724	£51,612,647	£51,595,328	£51,591,609	£51,528,274
71% SR : 29% LBS SO	45%	£50,027,913	£46,955,803	£44,449,174	£43,861,595	£41,038,556	£40,385,479	£40,368,160	£40,364,439	£40,301,105
71% SR : 29% LBS SO	50%	£38,800,744	£35,728,635	£33,222,006	£32,634,427	£29,811,387	£29,158,310	£29,140,991	£29,137,271	£29,073,936

CIL Zone 1 Medium Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£168,311,937	£165,239,828	£162,733,200	£162,145,620	£159,322,580	£158,669,503	£158,652,185	£158,648,464	£158,585,129
71% SR : 29% LBS SO	5%	£157,084,769	£154,012,660	£151,506,031	£150,918,451	£148,095,412	£147,442,335	£147,425,016	£147,421,296	£147,357,961
71% SR : 29% LBS SO	10%	£145,857,600	£142,785,491	£140,278,862	£139,691,282	£136,868,243	£136,215,167	£136,197,847	£136,194,127	£136,130,793
71% SR : 29% LBS SO	15%	£134,630,431	£131,558,322	£129,051,693	£128,464,114	£125,641,075	£124,987,997	£124,970,679	£124,966,958	£124,903,623
71% SR : 29% LBS SO	20%	£123,403,263	£120,331,154	£117,824,525	£117,236,946	£114,413,906	£113,760,829	£113,743,511	£113,739,790	£113,676,455
71% SR : 29% LBS SO	25%	£112,176,094	£109,103,986	£106,597,357	£106,009,776	£103,186,737	£102,533,661	£102,516,341	£102,512,622	£102,449,287
71% SR : 29% LBS SO	30%	£100,948,926	£97,876,816	£95,370,187	£94,782,608	£91,959,569	£91,306,492	£91,289,173	£91,285,452	£91,222,118
71% SR : 29% LBS SO	35%	£89,721,757	£86,649,648	£84,143,019	£83,555,440	£80,732,400	£80,079,323	£80,062,004	£80,058,284	£79,994,949
71% SR : 29% LBS SO	40%	£78,494,588	£75,422,480	£72,915,851	£72,328,271	£69,505,231	£68,852,154	£68,834,836	£68,831,116	£68,767,781
71% SR : 29% LBS SO	45%	£67,267,420	£64,195,311	£61,688,682	£61,101,102	£58,278,063	£57,624,986	£57,607,667	£57,603,947	£57,540,612
71% SR : 29% LBS SO	50%	£56,040,252	£52,968,142	£50,461,513	£49,873,934	£47,050,894	£46,397,817	£46,380,498	£46,376,778	£46,313,444

CIL Zone 1 Medium Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£184,442,116	£181,370,007	£178,863,379	£178,275,799	£175,452,760	£174,799,682	£174,782,364	£174,778,643	£174,715,308
71% SR : 29% LBS SO	5%	£173,214,948	£170,142,839	£167,636,210	£167,048,631	£164,225,591	£163,572,514	£163,555,196	£163,551,475	£163,488,140
71% SR : 29% LBS SO	10%	£161,987,779	£158,915,671	£156,409,042	£155,821,461	£152,998,422	£152,345,346	£152,328,026	£152,324,307	£152,260,972
71% SR : 29% LBS SO	15%	£150,760,611	£147,688,501	£145,181,872	£144,594,293	£141,771,254	£141,118,176	£141,100,858	£141,097,137	£141,033,803
71% SR : 29% LBS SO	20%	£139,533,442	£136,461,333	£133,954,704	£133,367,125	£130,544,086	£129,891,008	£129,873,690	£129,869,969	£129,806,634
71% SR : 29% LBS SO	25%	£128,306,273	£125,234,165	£122,727,536	£122,139,956	£119,316,916	£118,663,840	£118,646,521	£118,642,801	£118,579,466
71% SR : 29% LBS SO	30%	£117,079,105	£114,006,996	£111,500,367	£110,912,787	£108,089,748	£107,436,671	£107,419,352	£107,415,631	£107,352,297
71% SR : 29% LBS SO	35%	£105,851,937	£102,779,827	£100,273,198	£99,685,619	£96,862,579	£96,209,502	£96,192,183	£96,188,463	£96,125,129
71% SR : 29% LBS SO	40%	£94,624,767	£91,552,659	£89,046,030	£88,458,450	£85,635,410	£84,982,333	£84,965,015	£84,961,295	£84,897,960
71% SR : 29% LBS SO	45%	£83,397,599	£80,325,490	£77,818,861	£77,231,282	£74,408,242	£73,755,165	£73,737,847	£73,734,126	£73,670,791
71% SR : 29% LBS SO	50%	£72,170,431	£69,098,321	£66,591,693	£66,004,113	£63,181,073	£62,527,997	£62,510,677	£62,506,957	£62,443,623

CIL Zone 1 Low Value – Z1 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	£86,583,953	£83,511,843	£81,005,214	£80,417,635	£77,594,596	£76,941,519	£76,924,200	£76,920,479	£76,857,145
71% SR : 29% LBS SO	5%	£78,527,703	£75,455,594	£72,948,965	£72,361,386	£69,538,346	£68,885,269	£68,867,951	£68,864,230	£68,800,895
71% SR : 29% LBS SO	10%	£70,471,454	£67,399,344	£64,892,715	£64,305,136	£61,482,097	£60,829,019	£60,811,701	£60,807,980	£60,744,646
71% SR : 29% LBS SO	15%	£62,415,204	£59,343,095	£56,836,466	£56,248,887	£53,425,847	£52,772,770	£52,755,452	£52,751,731	£52,688,396
71% SR : 29% LBS SO	20%	£54,358,955	£51,286,845	£48,780,217	£48,192,637	£45,369,598	£44,716,520	£44,699,202	£44,695,481	£44,632,147
71% SR : 29% LBS SO	25%	£46,302,705	£43,230,596	£40,723,968	£40,136,388	£37,313,348	£36,660,271	£36,642,953	£36,639,232	£36,575,897
71% SR : 29% LBS SO	30%	£38,246,455	£35,174,346	£32,667,718	£32,080,138	£29,257,099	£28,604,021	£28,586,703	£28,582,982	£28,519,647
71% SR : 29% LBS SO	35%	£30,190,206	£27,118,098	£24,611,469	£24,023,888	£21,200,849	£20,547,772	£20,530,453	£20,526,733	£20,463,398
71% SR : 29% LBS SO	40%	£22,133,956	£19,061,848	£16,555,219	£15,967,639	£13,144,600	£12,491,522	£12,474,204	£12,470,484	£12,407,148
71% SR : 29% LBS SO	45%	£14,077,707	£11,005,599	£8,498,970	£7,911,389	£5,088,350	£4,435,273	£4,417,954	£4,414,234	£4,350,900
71% SR : 29% LBS SO	50%	£6,021,457	£2,949,349	£442,720	£-144,860	£-2,967,900	£-3,620,976	£-3,638,295	£-3,642,015	£-3,705,350

CIL Zone 1 Low Value – Z1 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space	+ Amenity Space, play space and open space
	0%	£103,823,460	£100,751,351	£98,244,722	£97,657,142	£94,834,103	£94,181,026	£94,163,707	£94,159,987	£94,096,652
71% SR : 29% LBS SO	5%	£95,767,210	£92,695,101	£90,188,472	£89,600,893	£86,777,853	£86,124,776	£86,107,458	£86,103,737	£86,040,402
71% SR : 29% LBS SO	10%	£87,710,961	£84,638,851	£82,132,223	£81,544,643	£78,721,604	£78,068,527	£78,051,208	£78,047,487	£77,984,153
71% SR : 29% LBS SO	15%	£79,654,711	£76,582,602	£74,075,973	£73,488,394	£70,665,354	£70,012,277	£69,994,959	£69,991,238	£69,927,903
71% SR : 29% LBS SO	20%	£71,598,462	£68,526,352	£66,019,724	£65,432,144	£62,609,105	£61,956,028	£61,938,709	£61,934,988	£61,871,654
71% SR : 29% LBS SO	25%	£63,542,212	£60,470,103	£57,963,475	£57,375,895	£54,552,855	£53,899,778	£53,882,460	£53,878,739	£53,815,404
71% SR : 29% LBS SO	30%	£55,485,963	£52,413,853	£49,907,225	£49,319,645	£46,496,606	£45,843,529	£45,826,210	£45,822,489	£45,759,155
71% SR : 29% LBS SO	35%	£47,429,713	£44,357,605	£41,850,976	£41,263,396	£38,440,356	£37,787,279	£37,769,961	£37,766,240	£37,702,905
71% SR : 29% LBS SO	40%	£39,373,464	£36,301,355	£33,794,726	£33,207,146	£30,384,107	£29,731,029	£29,713,711	£29,709,991	£29,646,656
71% SR : 29% LBS SO	45%	£31,317,214	£28,245,106	£25,738,477	£25,150,897	£22,327,857	£21,674,780	£21,657,462	£21,653,742	£21,590,407
71% SR : 29% LBS SO	50%	£23,260,964	£20,188,856	£17,682,227	£17,094,647	£14,271,608	£13,618,531	£13,601,212	£13,597,492	£13,534,158

CIL Zone 1 Low Value – Z1 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£119,953,639	£116,881,530	£114,374,901	£113,787,322	£110,964,282	£110,311,205	£110,293,887	£110,290,166	£110,226,831
71% SR : 29% LBS SO	5%	£111,897,390	£108,825,280	£106,318,651	£105,731,072	£102,908,033	£102,254,955	£102,237,637	£102,233,916	£102,170,582
71% SR : 29% LBS SO	10%	£103,841,140	£100,769,031	£98,262,402	£97,674,823	£94,851,783	£94,198,706	£94,181,388	£94,177,667	£94,114,332
71% SR : 29% LBS SO	15%	£95,784,890	£92,712,781	£90,206,152	£89,618,573	£86,795,534	£86,142,456	£86,125,138	£86,121,417	£86,058,082
71% SR : 29% LBS SO	20%	£87,728,641	£84,656,532	£82,149,904	£81,562,323	£78,739,284	£78,086,207	£78,068,888	£78,065,168	£78,001,833
71% SR : 29% LBS SO	25%	£79,672,391	£76,600,282	£74,093,654	£73,506,074	£70,683,035	£70,029,957	£70,012,639	£70,008,918	£69,945,583
71% SR : 29% LBS SO	30%	£71,616,142	£68,544,033	£66,037,405	£65,449,824	£62,626,785	£61,973,708	£61,956,389	£61,952,668	£61,889,334
71% SR : 29% LBS SO	35%	£63,559,892	£60,487,784	£57,981,155	£57,393,575	£54,570,535	£53,917,458	£53,900,140	£53,896,419	£53,833,084
71% SR : 29% LBS SO	40%	£55,503,643	£52,431,534	£49,924,906	£49,337,325	£46,514,286	£45,861,209	£45,843,890	£45,840,170	£45,776,835
71% SR : 29% LBS SO	45%	£47,447,393	£44,375,285	£41,868,656	£41,281,076	£38,458,036	£37,804,959	£37,787,641	£37,783,921	£37,720,586
71% SR : 29% LBS SO	50%	£39,391,144	£36,319,035	£33,812,406	£33,224,826	£30,401,787	£29,748,711	£29,731,391	£29,727,671	£29,664,337

Table 6.46.3 Appraisal outputs showing viability of Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water) - 500 resi units and 5,000 sq m office with 10% AW

CIL Zone 2 High Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£34,987,104	£31,249,660	£28,355,610	£27,225,191	£22,703,907	£21,649,275	£21,616,498	£21,609,458	£21,493,084
71% SR : 29% LBS SO	5%	£24,611,480	£20,834,047	£17,931,194	£16,783,528	£12,228,164	£11,173,532	£11,140,756	£11,133,715	£11,017,341
71% SR : 29% LBS SO	10%	£14,195,868	£10,393,658	£7,455,452	£6,307,784	£1,752,422	£697,789	£665,013	£657,972	£541,598
71% SR : 29% LBS SO	15%	£3,752,986	-£82,084	-£3,020,291	-£4,167,958	-£8,728,777	-£9,799,500	-£9,832,776	-£9,839,925	-£9,958,074
71% SR : 29% LBS SO	20%	-£6,722,757	-£10,557,827	-£13,496,034	-£14,653,202	-£19,278,073	-£20,348,796	-£20,382,072	-£20,389,221	-£20,507,370
71% SR : 29% LBS SO	25%	-£17,198,499	-£21,054,282	-£24,037,320	-£25,202,498	-£29,827,368	-£30,898,093	-£30,931,368	-£30,938,517	-£31,056,666
71% SR : 29% LBS SO	30%	-£27,709,991	-£31,603,578	-£34,586,616	-£35,751,795	-£40,431,150	-£41,518,211	-£41,551,996	-£41,559,253	-£41,679,205
71% SR : 29% LBS SO	35%	-£38,259,287	-£42,160,679	-£45,189,234	-£46,372,190	-£51,067,628	-£52,154,689	-£52,188,473	-£52,195,730	-£52,315,980
71% SR : 29% LBS SO	40%	-£48,844,161	-£52,797,157	-£55,825,712	-£57,019,297	-£61,786,377	-£62,890,026	-£62,924,325	-£62,931,693	-£63,053,476
71% SR : 29% LBS SO	45%	-£59,480,639	-£63,481,020	-£66,555,785	-£67,756,792	-£72,572,397	-£73,692,884	-£73,727,707	-£73,735,187	-£73,858,828
71% SR : 29% LBS SO	50%	-£70,205,203	-£74,244,125	-£77,365,805	-£78,585,137	-£83,465,983	-£84,603,567	-£84,638,920	-£84,646,515	-£84,772,043

CIL Zone 2 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£93,657,554	£89,920,110	£87,026,060	£85,895,641	£81,374,357	£80,319,725	£80,286,948	£80,279,908	£80,163,534
71% SR : 29% LBS SO	5%	£83,281,930	£79,504,497	£76,601,644	£75,453,978	£70,898,614	£69,843,982	£69,811,206	£69,804,165	£69,687,791
71% SR : 29% LBS SO	10%	£72,866,318	£69,064,108	£66,125,902	£64,978,234	£60,422,872	£59,368,239	£59,335,463	£59,328,422	£59,212,048
71% SR : 29% LBS SO	15%	£62,423,436	£58,588,366	£55,650,159	£54,502,492	£49,941,673	£48,870,950	£48,837,674	£48,830,525	£48,712,376
71% SR : 29% LBS SO	20%	£51,947,693	£48,112,623	£45,174,416	£44,017,248	£39,392,377	£38,321,654	£38,288,378	£38,281,229	£38,163,080
71% SR : 29% LBS SO	25%	£41,471,951	£37,616,168	£34,633,130	£33,467,952	£28,843,082	£27,772,357	£27,739,082	£27,731,933	£27,613,784
71% SR : 29% LBS SO	30%	£30,960,459	£27,066,872	£24,083,834	£22,918,655	£18,239,300	£17,152,239	£17,118,454	£17,111,197	£16,991,245
71% SR : 29% LBS SO	35%	£20,411,163	£16,509,771	£13,481,216	£12,298,260	£7,602,822	£6,515,761	£6,481,977	£6,474,720	£6,354,470
71% SR : 29% LBS SO	40%	£9,826,289	£5,873,293	£2,844,738	£1,651,153	-£3,115,927	-£4,219,576	-£4,253,875	-£4,261,243	-£4,383,026
71% SR : 29% LBS SO	45%	-£810,189	-£4,810,570	-£7,885,335	-£9,086,342	-£13,901,947	-£15,022,434	-£15,057,257	-£15,064,737	-£15,188,378
71% SR : 29% LBS SO	50%	-£11,534,753	-£15,573,675	-£18,695,355	-£19,914,687	-£24,795,533	-£25,933,117	-£25,968,470	-£25,976,065	-£26,101,593

CIL Zone 2 High Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£114,337,954	£110,600,510	£107,706,460	£106,576,041	£102,054,757	£101,000,125	£100,967,348	£100,960,308	£100,843,934
71% SR : 29% LBS SO	5%	£103,962,330	£100,184,897	£97,282,044	£96,134,378	£91,579,014	£90,524,382	£90,491,606	£90,484,565	£90,368,191
71% SR : 29% LBS SO	10%	£93,546,718	£89,744,508	£86,806,302	£85,658,634	£81,103,272	£80,048,639	£80,015,863	£80,008,822	£79,892,448
71% SR : 29% LBS SO	15%	£83,103,836	£79,268,766	£76,330,559	£75,182,892	£70,622,073	£69,551,350	£69,518,074	£69,510,925	£69,392,776
71% SR : 29% LBS SO	20%	£72,628,093	£68,793,023	£65,854,816	£64,697,648	£60,072,777	£59,002,054	£58,968,778	£58,961,629	£58,843,480
71% SR : 29% LBS SO	25%	£62,152,351	£58,296,568	£55,313,530	£54,148,352	£49,523,482	£48,452,757	£48,419,482	£48,412,333	£48,294,184
71% SR : 29% LBS SO	30%	£51,640,859	£47,747,272	£44,764,234	£43,599,055	£38,919,700	£37,832,639	£37,798,854	£37,791,597	£37,671,645
71% SR : 29% LBS SO	35%	£41,091,563	£37,190,171	£34,161,616	£32,978,660	£28,283,222	£27,196,161	£27,162,377	£27,155,120	£27,034,870
71% SR : 29% LBS SO	40%	£30,506,689	£26,553,693	£23,525,138	£22,331,553	£17,564,473	£16,460,824	£16,426,525	£16,419,157	£16,297,374
71% SR : 29% LBS SO	45%	£19,870,211	£15,869,830	£12,795,065	£11,594,058	£6,778,453	£5,657,966	£5,623,143	£5,615,663	£5,492,022
71% SR : 29% LBS SO	50%	£9,145,647	£5,106,725	£1,985,045	£765,713	-£4,115,133	-£5,252,717	-£5,288,070	-£5,295,665	-£5,421,193

CIL Zone 2 Medium Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£24,067,152	-£27,960,738	-£30,973,562	-£32,156,518	-£36,851,956	-£37,939,017	-£37,972,801	-£37,980,058	-£38,100,010
71% SR : 29% LBS SO	5%	-£31,982,795	-£35,923,981	-£38,952,536	-£40,135,493	-£44,830,929	-£45,934,540	-£45,968,840	-£45,976,208	-£46,097,991
71% SR : 29% LBS SO	10%	-£39,949,959	-£43,902,954	-£46,931,509	-£48,116,781	-£52,883,861	-£53,987,509	-£54,021,809	-£54,029,177	-£54,150,960
71% SR : 29% LBS SO	15%	-£47,928,932	-£51,893,978	-£54,968,743	-£56,169,750	-£60,936,831	-£62,042,660	-£62,077,482	-£62,084,962	-£62,208,603
71% SR : 29% LBS SO	20%	-£55,933,636	-£59,946,948	-£63,021,713	-£64,222,719	-£69,059,963	-£70,180,451	-£70,215,274	-£70,222,755	-£70,346,396
71% SR : 29% LBS SO	25%	-£63,986,606	-£68,016,926	-£71,138,606	-£72,357,938	-£77,209,633	-£78,347,218	-£78,382,571	-£78,390,166	-£78,515,693
71% SR : 29% LBS SO	30%	-£72,080,171	-£76,154,718	-£79,291,638	-£80,529,576	-£85,443,241	-£86,580,825	-£86,616,179	-£86,623,774	-£86,749,301
71% SR : 29% LBS SO	35%	-£80,219,218	-£84,355,935	-£87,525,246	-£88,768,745	-£93,757,384	-£94,912,326	-£94,948,219	-£94,955,929	-£95,083,372
71% SR : 29% LBS SO	40%	-£88,452,826	-£92,634,834	-£95,852,503	-£97,109,328	-£102,171,960	-£103,361,592	-£103,398,590	-£103,406,537	-£103,537,899
71% SR : 29% LBS SO	45%	-£96,775,580	-£101,023,326	-£104,321,587	-£105,628,504	-£110,848,998	-£112,059,025	-£112,097,160	-£112,105,352	-£112,240,752
71% SR : 29% LBS SO	50%	-£105,270,766	-£109,665,797	-£113,059,902	-£114,395,210	-£119,725,442	-£120,971,225	-£121,009,942	-£121,018,259	-£121,155,725

CIL Zone 2 Medium Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£34,603,298	£30,709,712	£27,696,888	£26,513,932	£21,818,494	£20,731,433	£20,697,649	£20,690,392	£20,570,440
71% SR : 29% LBS SO	5%	£26,687,655	£22,746,469	£19,717,914	£18,534,957	£13,839,521	£12,735,910	£12,701,610	£12,694,242	£12,572,459
71% SR : 29% LBS SO	10%	£18,720,491	£14,767,496	£11,738,941	£10,553,669	£5,786,589	£4,682,941	£4,648,641	£4,641,273	£4,519,490
71% SR : 29% LBS SO	15%	£10,741,518	£6,776,472	£3,701,707	£2,500,700	-£2,266,381	-£3,372,210	-£3,407,032	-£3,414,512	-£3,538,153
71% SR : 29% LBS SO	20%	£2,736,814	-£1,276,498	-£4,351,263	-£5,552,269	-£10,389,513	-£11,510,001	-£11,544,824	-£11,552,305	-£11,675,946
71% SR : 29% LBS SO	25%	-£5,316,156	-£9,346,476	-£12,468,156	-£13,687,488	-£18,539,183	-£19,676,768	-£19,712,121	-£19,719,716	-£19,845,243
71% SR : 29% LBS SO	30%	-£13,409,721	-£17,484,268	-£22,621,188	-£21,859,126	-£27,772,791	-£27,910,375	-£27,945,729	-£27,953,324	-£28,078,851
71% SR : 29% LBS SO	35%	-£21,548,768	-£25,685,485	-£28,854,796	-£30,098,295	-£35,086,934	-£36,241,876	-£36,277,769	-£36,285,479	-£36,412,922
71% SR : 29% LBS SO	40%	-£29,782,376	-£33,964,384	-£37,182,053	-£38,438,878	-£43,501,510	-£44,691,142	-£44,728,140	-£44,736,087	-£44,867,449
71% SR : 29% LBS SO	45%	-£38,105,130	-£42,352,876	-£45,651,137	-£46,958,054	-£52,178,548	-£53,388,575	-£53,426,710	-£53,434,902	-£53,570,302
71% SR : 29% LBS SO	50%	-£46,600,316	-£50,995,347	-£54,389,452	-£55,724,760	-£61,054,992	-£62,300,775	-£62,339,492	-£62,347,809	-£62,485,275

CIL Zone 2 Medium Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£55,283,698	£51,390,112	£48,377,288	£47,194,332	£42,498,894	£41,411,833	£41,378,049	£41,370,792	£41,250,840
71% SR : 29% LBS SO	5%	£47,368,055	£43,426,869	£40,398,314	£39,215,357	£34,519,921	£33,416,310	£33,382,010	£33,374,642	£33,252,859
71% SR : 29% LBS SO	10%	£39,400,891	£35,447,896	£32,419,341	£31,234,069	£26,466,989	£25,363,341	£25,329,041	£25,321,673	£25,199,890
71% SR : 29% LBS SO	15%	£31,421,918	£27,456,872	£24,382,107	£23,181,100	£18,414,019	£17,308,190	£17,273,368	£17,265,888	£17,142,247
71% SR : 29% LBS SO	20%	£23,417,214	£19,403,902	£16,329,137	£15,128,131	£10,290,887	£9,170,399	£9,135,576	£9,128,095	£9,004,454
71% SR : 29% LBS SO	25%	£15,364,244	£11,333,924	£8,212,244	£6,992,912	£2,141,217	£1,003,632	£968,279	£960,684	£835,157
71% SR : 29% LBS SO	30%	£7,270,679	£3,196,132	£59,212	-£1,178,726	-£6,092,391	-£7,229,975	-£7,265,329	-£7,272,924	-£7,398,451
71% SR : 29% LBS SO	35%	-£868,368	-£5,005,085	-£8,174,396	-£9,417,895	-£14,406,534	-£15,561,476	-£15,597,369	-£15,605,079	-£15,732,522
71% SR : 29% LBS SO	40%	-£9,101,976	-£13,283,984	-£16,501,653	-£17,758,478	-£22,821,110	-£24,010,742	-£24,047,740	-£24,055,687	-£24,187,049
71% SR : 29% LBS SO	45%	-£17,424,730	-£21,672,476	-£24,970,737	-£26,277,654	-£31,498,148	-£32,708,175	-£32,746,310	-£32,754,502	-£32,889,902
71% SR : 29% LBS SO	50%	-£25,919,916	-£30,314,947	-£33,709,052	-£35,044,360	-£40,374,592	-£41,620,375	-£41,659,092	-£41,667,409	-£41,804,875

CIL Zone 2 Low Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£63,692,338	-£67,766,884	-£70,888,565	-£72,107,897	-£76,998,891	-£78,136,476	-£78,171,829	-£78,179,424	-£78,304,951
71% SR : 29% LBS SO	5%	-£70,109,310	-£74,183,857	-£77,338,861	-£78,576,797	-£83,490,462	-£84,628,047	-£84,663,400	-£84,670,995	-£84,796,522
71% SR : 29% LBS SO	10%	-£76,526,282	-£80,661,120	-£83,830,432	-£85,068,369	-£90,043,054	-£91,197,996	-£91,233,889	-£91,241,601	-£91,369,043
71% SR : 29% LBS SO	15%	-£83,015,975	-£87,155,141	-£90,372,811	-£91,629,636	-£96,630,653	-£97,803,217	-£97,839,658	-£97,847,486	-£97,976,874
71% SR : 29% LBS SO	20%	-£89,530,526	-£93,730,362	-£96,957,952	-£98,233,955	-£103,315,081	-£104,505,537	-£104,542,533	-£104,550,481	-£104,682,627
71% SR : 29% LBS SO	25%	-£96,105,747	-£100,359,245	-£103,647,374	-£104,948,043	-£110,168,537	-£111,377,157	-£111,414,718	-£111,422,788	-£111,556,153
71% SR : 29% LBS SO	30%	-£102,771,586	-£107,139,114	-£110,506,331	-£111,821,569	-£117,119,847	-£118,346,908	-£118,385,043	-£118,393,235	-£118,528,636
71% SR : 29% LBS SO	35%	-£109,617,610	-£114,052,663	-£117,471,257	-£118,815,311	-£124,196,331	-£125,442,115	-£125,480,831	-£125,489,149	-£125,626,616
71% SR : 29% LBS SO	40%	-£116,577,438	-£121,098,842	-£124,569,597	-£125,925,279	-£131,306,299	-£132,552,083	-£132,590,799	-£132,599,117	-£132,736,583
71% SR : 29% LBS SO	45%	-£123,678,635	-£128,208,809	-£131,679,564	-£133,035,246	-£138,416,266	-£139,662,050	-£139,700,766	-£139,709,084	-£139,846,551
71% SR : 29% LBS SO	50%	-£130,788,602	-£135,318,777	-£138,789,532	-£140,145,214	-£145,526,233	-£146,772,017	-£146,810,734	-£146,819,052	-£146,956,518

CIL Zone 2 Low Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£5,021,888	-£9,096,434	-£12,218,115	-£13,437,447	-£18,328,441	-£19,466,026	-£19,501,379	-£19,508,974	-£19,634,501
71% SR : 29% LBS SO	0%	-£11,438,860	-£15,513,407	-£18,668,411	-£19,906,347	-£24,820,012	-£25,957,597	-£25,992,950	-£26,000,545	-£26,126,072
71% SR : 29% LBS SO	0%	-£17,855,832	-£21,990,670	-£25,159,982	-£26,397,919	-£31,372,604	-£32,527,546	-£32,563,439	-£32,571,151	-£32,698,593
71% SR : 29% LBS SO	0%	-£24,345,525	-£28,484,691	-£31,702,361	-£32,959,186	-£37,960,203	-£39,132,767	-£39,169,208	-£39,177,036	-£39,306,424
71% SR : 29% LBS SO	0%	-£30,860,076	-£35,059,912	-£38,287,502	-£39,563,505	-£44,644,631	-£45,835,087	-£45,872,083	-£45,880,031	-£46,012,177
71% SR : 29% LBS SO	0%	-£37,435,297	-£41,688,795	-£44,976,924	-£46,277,593	-£51,498,087	-£52,706,707	-£52,744,268	-£52,752,338	-£52,885,703
71% SR : 29% LBS SO	0%	-£44,101,136	-£48,468,664	-£51,835,881	-£53,151,119	-£58,449,397	-£59,676,458	-£59,714,593	-£59,722,785	-£59,858,186
71% SR : 29% LBS SO	0%	-£50,947,160	-£55,382,213	-£58,800,807	-£60,144,861	-£65,525,881	-£66,771,665	-£66,810,381	-£66,818,699	-£66,956,166
71% SR : 29% LBS SO	0%	-£57,906,988	-£62,428,392	-£65,899,147	-£67,254,829	-£72,635,849	-£73,881,633	-£73,920,349	-£73,928,667	-£74,066,133
71% SR : 29% LBS SO	0%	-£65,008,185	-£69,538,359	-£73,009,114	-£74,364,796	-£79,745,816	-£80,991,600	-£81,030,316	-£81,038,634	-£81,176,101
71% SR : 29% LBS SO	0%	-£72,118,152	-£76,648,327	-£80,119,082	-£81,474,764	-£86,855,783	-£88,101,567	-£88,140,284	-£88,148,602	-£88,286,068

CIL Zone 2 Low Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£15,658,512	£11,583,966	£8,462,285	£7,242,953	£2,351,959	£1,214,374	£1,179,021	£1,171,426	£1,045,899
71% SR : 29% LBS SO	0%	£9,241,540	£5,166,993	£2,011,989	£774,053	-£4,139,612	-£5,277,197	-£5,312,550	-£5,320,145	-£5,445,672
71% SR : 29% LBS SO	0%	£2,824,568	-£1,310,270	-£4,479,582	-£5,717,519	-£10,692,204	-£11,847,146	-£11,883,039	-£11,890,751	-£12,018,193
71% SR : 29% LBS SO	0%	-£3,665,125	-£7,804,291	-£11,021,961	-£12,278,786	-£17,279,803	-£18,452,367	-£18,488,808	-£18,496,636	-£18,626,024
71% SR : 29% LBS SO	0%	-£10,179,676	-£14,379,512	-£17,607,102	-£18,883,105	-£23,964,231	-£25,154,687	-£25,191,683	-£25,199,631	-£25,331,777
71% SR : 29% LBS SO	0%	-£16,754,897	-£21,008,395	-£24,296,524	-£25,597,193	-£30,817,687	-£32,026,307	-£32,063,868	-£32,071,938	-£32,205,303
71% SR : 29% LBS SO	0%	-£23,420,736	-£27,788,264	-£31,155,481	-£32,470,719	-£37,768,997	-£38,996,058	-£39,034,193	-£39,042,385	-£39,177,786
71% SR : 29% LBS SO	0%	-£30,266,760	-£34,701,813	-£38,120,407	-£39,464,461	-£44,845,481	-£46,091,265	-£46,129,981	-£46,138,299	-£46,275,766
71% SR : 29% LBS SO	0%	-£37,226,588	-£41,747,992	-£45,218,747	-£46,574,429	-£51,955,449	-£53,201,233	-£53,239,949	-£53,248,267	-£53,385,733
71% SR : 29% LBS SO	0%	-£44,327,785	-£48,857,959	-£52,328,714	-£53,684,396	-£59,065,416	-£60,311,200	-£60,349,916	-£60,358,234	-£60,495,701
71% SR : 29% LBS SO	0%	-£51,437,752	-£55,967,927	-£59,438,682	-£60,794,364	-£66,175,383	-£67,421,167	-£67,459,884	-£67,468,202	-£67,605,668

Table 6.46.4 Appraisal outputs showing viability of Z2 (London Bridge, Borough and Bankside, Elephant and Castle, Canada Water) - 500 resi units and 5,000 sq m E(g)(iii) light industrial with 10% AW

CIL Zone 2 High Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£62,343,068	-£65,794,644	-£68,916,324	-£70,135,655	-£75,010,650	-£76,148,234	-£76,183,588	-£76,191,183	-£76,316,710
71% SR : 29% LBS SO	5%	-£69,005,871	-£72,457,447	-£75,599,481	-£76,837,419	-£81,751,084	-£82,888,668	-£82,924,022	-£82,931,617	-£83,057,144
71% SR : 29% LBS SO	10%	-£75,668,675	-£79,170,604	-£82,339,915	-£83,577,852	-£88,537,854	-£89,692,796	-£89,728,689	-£89,736,399	-£89,863,843
71% SR : 29% LBS SO	15%	-£82,406,797	-£85,911,038	-£89,119,805	-£90,376,630	-£95,365,269	-£96,534,348	-£96,570,789	-£96,578,617	-£96,708,004
71% SR : 29% LBS SO	20%	-£89,171,842	-£92,729,551	-£95,947,220	-£97,220,919	-£102,286,587	-£103,477,043	-£103,514,040	-£103,521,988	-£103,653,349
71% SR : 29% LBS SO	25%	-£95,999,258	-£99,602,041	-£102,878,617	-£104,174,090	-£109,387,043	-£110,595,663	-£110,633,224	-£110,641,294	-£110,774,659
71% SR : 29% LBS SO	30%	-£102,924,439	-£106,621,366	-£109,988,582	-£111,303,821	-£116,589,610	-£117,816,671	-£117,854,806	-£117,862,998	-£117,998,399
71% SR : 29% LBS SO	35%	-£110,035,578	-£113,790,502	-£117,209,096	-£118,544,402	-£123,922,518	-£125,168,302	-£125,207,018	-£125,215,335	-£125,352,802
71% SR : 29% LBS SO	40%	-£117,265,577	-£121,097,759	-£124,568,514	-£125,924,195	-£131,305,215	-£132,550,999	-£132,589,716	-£132,598,034	-£132,735,500
71% SR : 29% LBS SO	45%	-£124,642,916	-£128,480,457	-£131,951,212	-£133,306,893	-£138,687,914	-£139,933,697	-£139,972,414	-£139,980,731	-£140,118,198
71% SR : 29% LBS SO	50%	-£132,025,614	-£135,863,155	-£139,333,910	-£140,689,591	-£146,070,612	-£147,316,396	-£147,355,112	-£147,363,429	-£147,500,895

CIL Zone 2 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0	0%	-£3,672,618	-£7,124,194	-£10,245,874	-£11,465,205	-£16,340,200	-£17,477,784	-£17,513,138	-£17,520,733	-£17,646,260
71% SR : 29% LBS SO	5%	-£10,335,421	-£13,786,997	-£16,929,031	-£18,166,969	-£23,080,634	-£24,218,218	-£24,253,572	-£24,261,167	-£24,386,694
71% SR : 29% LBS SO	10%	-£16,998,225	-£20,500,154	-£23,669,465	-£24,907,402	-£29,867,404	-£31,022,346	-£31,058,239	-£31,065,949	-£31,193,393
71% SR : 29% LBS SO	15%	-£23,736,347	-£27,240,588	-£30,449,355	-£31,706,180	-£36,694,819	-£37,863,898	-£37,900,339	-£37,908,167	-£38,037,554
71% SR : 29% LBS SO	20%	-£30,501,392	-£34,059,101	-£37,276,770	-£38,550,469	-£43,616,137	-£44,806,593	-£44,843,590	-£44,851,538	-£44,982,899
71% SR : 29% LBS SO	25%	-£37,328,808	-£40,931,591	-£44,208,167	-£45,503,640	-£50,716,593	-£51,925,213	-£51,962,774	-£51,970,844	-£52,104,209
71% SR : 29% LBS SO	30%	-£44,253,989	-£47,950,916	-£51,318,132	-£52,633,371	-£57,919,160	-£59,146,221	-£59,184,356	-£59,192,548	-£59,327,949
71% SR : 29% LBS SO	35%	-£51,365,128	-£55,120,052	-£58,538,646	-£59,873,952	-£65,252,068	-£66,497,852	-£66,536,568	-£66,544,885	-£66,682,352
71% SR : 29% LBS SO	40%	-£58,595,127	-£62,427,309	-£65,898,064	-£67,253,745	-£72,634,765	-£73,880,549	-£73,919,266	-£73,927,584	-£74,065,050
71% SR : 29% LBS SO	45%	-£65,972,466	-£69,810,007	-£73,280,762	-£74,636,443	-£80,017,464	-£81,263,247	-£81,301,964	-£81,310,281	-£81,447,748
71% SR : 29% LBS SO	50%	-£73,355,164	-£77,192,705	-£80,663,460	-£82,019,141	-£87,400,162	-£88,645,946	-£88,684,662	-£88,692,979	-£88,830,445

CIL Zone 2 High Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£17,007,782	£13,556,206	£10,434,526	£9,215,195	£4,340,200	£3,202,616	£3,167,262	£3,159,667	£3,034,140
71% SR : 29% LBS SO	5%	£10,344,979	£6,893,403	£3,751,369	£2,513,431	-£2,400,234	-£3,537,818	-£3,573,172	-£3,580,767	-£3,706,294
71% SR : 29% LBS SO	10%	£3,682,175	£180,246	-£2,989,065	-£4,227,002	-£9,187,004	-£10,341,946	-£10,377,839	-£10,385,549	-£10,512,993
71% SR : 29% LBS SO	15%	-£3,055,947	-£6,560,188	-£9,768,955	-£11,025,780	-£16,014,419	-£17,183,498	-£17,219,939	-£17,227,767	-£17,357,154
71% SR : 29% LBS SO	20%	-£9,820,992	-£13,378,701	-£16,596,370	-£17,870,069	-£22,935,737	-£24,126,193	-£24,163,190	-£24,171,138	-£24,302,499
71% SR : 29% LBS SO	25%	-£16,648,408	-£20,251,191	-£23,527,767	-£24,823,240	-£30,036,193	-£31,244,813	-£31,282,374	-£31,290,444	-£31,423,809
71% SR : 29% LBS SO	30%	-£23,573,589	-£27,270,516	-£30,637,732	-£31,952,971	-£37,238,760	-£38,465,821	-£38,503,956	-£38,512,148	-£38,647,549
71% SR : 29% LBS SO	35%	-£30,684,728	-£34,439,652	-£37,858,246	-£39,193,552	-£44,571,668	-£45,817,452	-£45,856,168	-£45,864,485	-£46,001,952
71% SR : 29% LBS SO	40%	-£37,914,727	-£41,746,909	-£45,217,664	-£46,573,345	-£51,954,365	-£53,200,149	-£53,238,866	-£53,247,184	-£53,384,650
71% SR : 29% LBS SO	45%	-£45,292,066	-£49,129,607	-£52,600,362	-£53,956,043	-£59,337,064	-£60,582,847	-£60,621,564	-£60,629,881	-£60,767,348
71% SR : 29% LBS SO	50%	-£52,674,764	-£56,512,305	-£59,983,060	-£61,338,741	-£66,719,762	-£67,965,546	-£68,004,262	-£68,012,579	-£68,150,045

CIL Zone 2 Medium Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£77,191,511	-£80,695,751	-£83,865,062	-£85,104,196	-£90,092,835	-£91,247,777	-£91,283,670	-£91,291,381	-£91,418,823
71% SR : 29% LBS SO	5%	-£83,235,130	-£86,750,972	-£89,968,641	-£91,225,467	-£96,228,680	-£97,401,244	-£97,437,685	-£97,445,513	-£97,574,901
71% SR : 29% LBS SO	10%	-£89,314,533	-£92,872,242	-£96,095,479	-£97,371,482	-£102,439,448	-£103,629,904	-£103,666,901	-£103,674,848	-£103,806,210
71% SR : 29% LBS SO	15%	-£95,435,804	-£99,036,273	-£102,304,215	-£103,599,688	-£108,806,006	-£110,014,625	-£110,052,187	-£110,060,256	-£110,193,621
71% SR : 29% LBS SO	20%	-£101,631,839	-£105,301,840	-£108,669,056	-£109,984,295	-£115,246,975	-£116,474,036	-£116,512,170	-£116,520,363	-£116,655,764
71% SR : 29% LBS SO	25%	-£107,977,564	-£111,700,623	-£115,115,848	-£116,451,155	-£121,787,800	-£123,033,584	-£123,072,300	-£123,080,617	-£123,218,084
71% SR : 29% LBS SO	30%	-£114,421,718	-£118,201,584	-£121,670,151	-£123,025,833	-£128,406,852	-£129,652,636	-£129,691,353	-£129,699,670	-£129,837,136
71% SR : 29% LBS SO	35%	-£120,980,908	-£124,818,448	-£128,289,204	-£129,644,884	-£135,025,905	-£136,271,689	-£136,310,405	-£136,318,722	-£136,456,189
71% SR : 29% LBS SO	40%	-£127,599,960	-£131,437,501	-£134,908,256	-£136,263,937	-£141,644,958	-£142,890,742	-£142,929,458	-£142,937,775	-£143,075,241
71% SR : 29% LBS SO	45%	-£134,219,013	-£138,056,554	-£141,527,308	-£142,882,990	-£148,264,009	-£149,509,793	-£149,548,511	-£149,556,828	-£149,694,294
71% SR : 29% LBS SO	50%	-£140,838,066	-£144,675,605	-£148,146,361	-£149,502,042	-£154,883,062	-£156,128,846	-£156,167,562	-£156,175,880	-£156,313,347

CIL Zone 2 Medium Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£18,521,061	-£22,025,301	-£25,194,612	-£26,433,746	-£31,422,385	-£32,577,327	-£32,613,220	-£32,620,931	-£32,748,373
60% LAR : 15% CIR : 25% FH	5%	-£24,564,680	-£28,080,522	-£31,298,191	-£32,555,017	-£37,558,230	-£38,730,794	-£38,767,235	-£38,775,063	-£38,904,451
60% LAR : 15% CIR : 25% FH	10%	-£30,644,083	-£34,201,792	-£37,425,029	-£38,701,032	-£43,768,998	-£44,959,454	-£44,996,451	-£44,994,398	-£45,135,760
60% LAR : 15% CIR : 25% FH	15%	-£36,765,354	-£40,365,823	-£43,633,765	-£44,929,238	-£50,135,556	-£51,344,175	-£51,381,737	-£51,389,806	-£51,523,171
60% LAR : 15% CIR : 25% FH	20%	-£42,961,389	-£46,631,390	-£49,998,606	-£51,313,845	-£56,576,525	-£57,803,586	-£57,841,720	-£57,849,913	-£57,985,314
60% LAR : 15% CIR : 25% FH	25%	-£49,307,114	-£53,030,173	-£56,445,398	-£57,780,705	-£63,117,350	-£64,363,134	-£64,401,850	-£64,410,167	-£64,547,634
60% LAR : 15% CIR : 25% FH	30%	-£55,751,268	-£59,531,134	-£62,999,701	-£64,355,383	-£69,736,402	-£70,982,186	-£71,020,903	-£71,029,220	-£71,166,686
60% LAR : 15% CIR : 25% FH	35%	-£62,310,458	-£66,147,998	-£69,618,754	-£70,974,434	-£76,355,455	-£77,601,239	-£77,639,955	-£77,648,272	-£77,785,739
60% LAR : 15% CIR : 25% FH	40%	-£68,929,510	-£72,767,051	-£76,237,806	-£77,593,487	-£82,974,508	-£84,220,292	-£84,259,008	-£84,267,325	-£84,404,791
60% LAR : 15% CIR : 25% FH	45%	-£75,548,563	-£79,386,104	-£82,856,858	-£84,212,540	-£89,593,559	-£90,839,343	-£90,878,061	-£90,886,378	-£91,023,844
60% LAR : 15% CIR : 25% FH	50%	-£82,167,616	-£86,005,155	-£89,475,911	-£90,831,592	-£96,212,612	-£97,458,396	-£97,497,112	-£97,505,430	-£97,642,897

CIL Zone 2 Medium Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£2,159,339	-£1,344,901	-£4,514,212	-£5,753,346	-£10,741,985	-£11,896,927	-£11,932,820	-£11,940,531	-£12,067,973
71% SR : 29% LBS SO	5%	-£3,884,280	-£7,400,122	-£10,617,791	-£11,874,617	-£16,877,830	-£18,050,394	-£18,086,835	-£18,094,663	-£18,224,051
71% SR : 29% LBS SO	10%	-£9,963,683	-£13,521,392	-£16,744,629	-£18,020,632	-£23,088,598	-£24,279,054	-£24,316,051	-£24,323,998	-£24,455,360
71% SR : 29% LBS SO	15%	-£16,084,954	-£19,685,423	-£22,953,365	-£24,248,838	-£29,455,156	-£30,663,775	-£30,701,337	-£30,709,406	-£30,842,771
71% SR : 29% LBS SO	20%	-£22,280,989	-£25,950,990	-£29,318,206	-£30,633,445	-£35,896,125	-£37,123,186	-£37,161,320	-£37,169,513	-£37,304,914
71% SR : 29% LBS SO	25%	-£28,626,714	-£32,349,773	-£35,764,998	-£37,100,305	-£42,436,950	-£43,682,734	-£43,721,450	-£43,729,767	-£43,867,234
71% SR : 29% LBS SO	30%	-£35,070,868	-£38,850,734	-£42,319,301	-£43,674,983	-£49,056,002	-£50,301,786	-£50,340,503	-£50,348,820	-£50,486,286
71% SR : 29% LBS SO	35%	-£41,630,058	-£45,467,598	-£48,938,354	-£50,294,034	-£55,675,055	-£56,920,839	-£56,959,555	-£56,967,872	-£57,105,339
71% SR : 29% LBS SO	40%	-£48,249,110	-£52,086,651	-£55,557,406	-£56,913,087	-£62,294,108	-£63,539,892	-£63,578,608	-£63,586,925	-£63,724,391
71% SR : 29% LBS SO	45%	-£54,868,163	-£58,705,704	-£62,176,458	-£63,532,140	-£68,913,159	-£70,158,943	-£70,197,661	-£70,205,978	-£70,343,444
71% SR : 29% LBS SO	50%	-£61,487,216	-£65,324,755	-£68,795,511	-£70,151,192	-£75,532,212	-£76,777,996	-£76,816,712	-£76,825,030	-£76,962,497

CIL Zone 2 Low Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£94,454,635	-£98,049,038	-£101,315,803	-£102,597,389	-£107,791,339	-£108,999,959	-£109,037,520	-£109,045,589	-£109,178,955
71% SR : 29% LBS SO	5%	-£99,842,818	-£103,473,563	-£106,827,815	-£108,143,054	-£113,373,487	-£114,600,548	-£114,638,683	-£114,646,875	-£114,782,276
71% SR : 29% LBS SO	10%	-£105,309,749	-£109,032,809	-£112,402,210	-£113,737,517	-£119,037,667	-£120,265,650	-£120,304,366	-£120,312,684	-£120,450,151
71% SR : 29% LBS SO	15%	-£110,881,958	-£114,647,796	-£118,066,389	-£119,403,136	-£124,784,157	-£126,029,941	-£126,068,657	-£126,076,974	-£126,214,440
71% SR : 29% LBS SO	20%	-£116,532,110	-£120,340,990	-£123,811,745	-£125,167,427	-£130,548,447	-£131,794,231	-£131,832,947	-£131,841,265	-£131,978,731
71% SR : 29% LBS SO	25%	-£122,267,740	-£126,105,281	-£129,576,036	-£130,931,717	-£136,312,738	-£137,558,522	-£137,597,238	-£137,605,555	-£137,743,021
71% SR : 29% LBS SO	30%	-£128,032,030	-£131,869,571	-£135,340,326	-£136,696,008	-£142,077,028	-£143,322,812	-£143,361,528	-£143,369,845	-£143,507,312
71% SR : 29% LBS SO	35%	-£133,796,321	-£137,633,862	-£141,104,617	-£142,460,298	-£147,841,319	-£149,087,103	-£149,125,819	-£149,134,136	-£149,271,602
71% SR : 29% LBS SO	40%	-£139,560,611	-£143,398,152	-£146,868,907	-£148,224,589	-£153,605,608	-£154,851,392	-£154,890,109	-£154,898,426	-£155,035,893
71% SR : 29% LBS SO	45%	-£145,324,902	-£149,162,443	-£152,633,198	-£153,988,878	-£159,369,899	-£160,615,682	-£160,654,400	-£160,662,717	-£160,800,183
71% SR : 29% LBS SO	50%	-£151,089,192	-£154,926,732	-£158,397,488	-£159,753,169	-£165,134,189	-£166,379,973	-£166,418,689	-£166,427,006	-£166,564,474

CIL Zone 2 Low Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£35,784,185	-£39,378,588	-£42,645,353	-£43,926,939	-£49,120,889	-£50,329,509	-£50,367,070	-£50,375,139	-£50,508,505
60% LAR : 15% CIR : 25% FH	5%	-£41,172,368	-£44,803,113	-£48,157,365	-£49,472,604	-£54,703,037	-£55,930,098	-£55,968,233	-£55,976,425	-£56,111,826
60% LAR : 15% CIR : 25% FH	10%	-£46,639,299	-£50,362,359	-£53,731,760	-£55,067,067	-£60,367,217	-£61,595,200	-£61,633,916	-£61,642,234	-£61,779,701
60% LAR : 15% CIR : 25% FH	15%	-£52,211,508	-£55,977,346	-£59,395,939	-£60,732,686	-£66,113,707	-£67,359,491	-£67,398,207	-£67,406,524	-£67,543,990
60% LAR : 15% CIR : 25% FH	20%	-£57,861,660	-£61,670,540	-£65,141,295	-£66,496,977	-£71,877,997	-£73,123,781	-£73,162,497	-£73,170,815	-£73,308,281
60% LAR : 15% CIR : 25% FH	25%	-£63,597,290	-£67,434,831	-£70,905,586	-£72,261,267	-£77,642,288	-£78,888,072	-£78,926,788	-£78,935,105	-£79,072,571
60% LAR : 15% CIR : 25% FH	30%	-£69,361,580	-£73,199,121	-£76,669,876	-£78,025,558	-£83,406,578	-£84,652,362	-£84,691,078	-£84,699,395	-£84,836,862
60% LAR : 15% CIR : 25% FH	35%	-£75,125,871	-£78,963,412	-£82,434,167	-£83,789,848	-£89,170,869	-£90,416,653	-£90,455,369	-£90,463,686	-£90,601,152
60% LAR : 15% CIR : 25% FH	40%	-£80,890,161	-£84,727,702	-£88,198,457	-£89,554,139	-£94,935,158	-£96,180,942	-£96,219,659	-£96,227,976	-£96,365,443
60% LAR : 15% CIR : 25% FH	45%	-£86,654,452	-£90,491,993	-£93,962,748	-£95,318,428	-£100,699,449	-£101,945,232	-£101,983,950	-£101,992,267	-£102,129,733
60% LAR : 15% CIR : 25% FH	50%	-£92,418,742	-£96,256,282	-£99,727,038	-£101,082,719	-£106,463,739	-£107,709,523	-£107,748,239	-£107,756,556	-£107,894,024

CIL Zone 2 Low Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£15,103,785	-£18,698,188	-£21,964,953	-£23,246,539	-£28,440,489	-£29,649,109	-£29,686,670	-£29,694,739	-£29,828,105
60% LAR : 15% CIR : 25% FH	5%	-£20,491,968	-£24,122,713	-£27,476,965	-£28,792,204	-£34,022,637	-£35,249,698	-£35,287,833	-£35,296,025	-£35,431,426
60% LAR : 15% CIR : 25% FH	10%	-£25,958,899	-£29,681,959	-£33,051,360	-£34,386,667	-£39,686,817	-£40,914,800	-£40,953,516	-£40,961,834	-£41,099,301
60% LAR : 15% CIR : 25% FH	15%	-£31,531,108	-£35,296,946	-£38,715,539	-£40,052,286	-£45,433,307	-£46,679,091	-£46,717,807	-£46,726,124	-£46,863,590
60% LAR : 15% CIR : 25% FH	20%	-£37,181,260	-£40,990,140	-£44,460,895	-£45,816,577	-£51,197,597	-£52,443,381	-£52,482,097	-£52,490,415	-£52,627,881
60% LAR : 15% CIR : 25% FH	25%	-£42,916,890	-£46,754,431	-£50,225,186	-£51,580,867	-£56,961,888	-£58,207,672	-£58,246,388	-£58,254,705	-£58,392,171
60% LAR : 15% CIR : 25% FH	30%	-£48,681,180	-£52,518,721	-£55,989,476	-£57,345,158	-£62,726,178	-£63,971,962	-£64,010,678	-£64,018,995	-£64,156,462
60% LAR : 15% CIR : 25% FH	35%	-£54,445,471	-£58,283,012	-£61,753,767	-£63,109,448	-£68,490,469	-£69,736,253	-£69,774,969	-£69,783,286	-£69,920,752
60% LAR : 15% CIR : 25% FH	40%	-£60,209,761	-£64,047,302	-£67,518,057	-£68,873,739	-£74,254,758	-£75,500,542	-£75,539,259	-£75,547,576	-£75,685,043
60% LAR : 15% CIR : 25% FH	45%	-£65,974,052	-£69,811,593	-£73,282,348	-£74,638,028	-£80,019,049	-£81,264,832	-£81,303,550	-£81,311,867	-£81,449,333
60% LAR : 15% CIR : 25% FH	50%	-£71,738,342	-£75,575,882	-£79,046,638	-£80,402,319	-£85,783,339	-£87,029,123	-£87,067,839	-£87,076,156	-£87,213,624

Table 6.46.5 Appraisal outputs showing viability of Z2 (Old Kent Road) - 500 resi units and 2,500 sq m B8 with 10% AW

CIL Zone 2 High Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£81,677,211	£77,679,758	£75,043,551	£74,291,480	£70,035,900	£69,049,363	£69,037,022	£69,034,371	£68,979,304
71% SR : 29% LBS SO	5%	£69,115,575	£65,061,776	£62,425,570	£61,673,499	£57,417,919	£56,431,381	£56,419,040	£56,416,390	£56,361,322
71% SR : 29% LBS SO	10%	£56,549,051	£52,443,795	£49,807,588	£49,055,517	£44,767,585	£43,765,993	£43,753,465	£43,750,773	£43,694,866
71% SR : 29% LBS SO	15%	£43,982,528	£39,825,813	£37,178,647	£36,415,100	£32,094,588	£31,092,996	£31,080,468	£31,077,778	£31,021,870
71% SR : 29% LBS SO	20%	£31,416,005	£27,182,080	£24,505,650	£23,742,103	£19,391,094	£18,374,221	£18,361,502	£18,358,769	£18,302,008
71% SR : 29% LBS SO	25%	£18,827,151	£14,509,083	£11,810,969	£11,035,773	£6,649,337	£5,617,328	£5,604,415	£5,601,641	£5,544,014
71% SR : 29% LBS SO	30%	£6,206,210	£1,786,480	£-934,367	£-1,721,392	£-6,174,756	£-7,218,245	£-7,231,355	£-7,234,172	£-7,292,678
71% SR : 29% LBS SO	35%	£-6,470,246	£-11,000,113	£-13,771,114	£-14,570,147	£-19,091,463	£-20,139,605	£-20,152,715	£-20,155,531	£-20,214,037
71% SR : 29% LBS SO	40%	£-19,219,965	£-23,891,651	£-26,692,474	£-27,491,507	£-32,054,757	£-33,118,891	£-33,132,201	£-33,135,061	£-33,194,460
71% SR : 29% LBS SO	45%	£-32,083,848	£-36,841,900	£-39,685,458	£-40,496,683	£-45,104,558	£-46,184,929	£-46,198,442	£-46,201,345	£-46,261,651
71% SR : 29% LBS SO	50%	£-45,017,695	£-49,890,963	£-52,777,907	£-53,601,510	£-58,281,612	£-59,378,468	£-59,392,187	£-59,395,135	£-59,456,359

CIL Zone 2 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£136,113,711	£132,116,258	£129,480,051	£128,727,980	£124,472,400	£123,485,863	£123,473,522	£123,470,871	£123,415,804
71% SR : 29% LBS SO	5%	£123,552,075	£119,498,276	£116,862,070	£116,109,999	£111,854,419	£110,867,881	£110,855,540	£110,852,890	£110,797,822
71% SR : 29% LBS SO	10%	£110,985,551	£106,880,295	£104,244,088	£103,492,017	£99,204,085	£98,202,493	£98,189,965	£98,187,273	£98,131,366
71% SR : 29% LBS SO	15%	£98,419,028	£94,262,313	£91,615,147	£90,851,600	£86,531,088	£85,529,496	£85,516,968	£85,514,278	£85,458,370
71% SR : 29% LBS SO	20%	£85,852,505	£81,618,580	£78,942,150	£78,178,603	£73,827,594	£72,810,721	£72,798,002	£72,795,269	£72,738,508
71% SR : 29% LBS SO	25%	£73,263,651	£68,945,583	£66,247,469	£65,472,273	£61,085,837	£60,053,828	£60,040,915	£60,038,141	£59,980,514
71% SR : 29% LBS SO	30%	£60,642,710	£56,222,980	£53,502,133	£52,715,108	£48,261,744	£47,218,255	£47,205,145	£47,202,328	£47,143,822
71% SR : 29% LBS SO	35%	£47,966,254	£43,436,387	£40,665,386	£39,866,353	£35,345,037	£34,296,895	£34,283,785	£34,280,969	£34,222,463
71% SR : 29% LBS SO	40%	£35,216,535	£30,544,849	£27,744,026	£26,944,993	£22,381,743	£21,317,609	£21,304,299	£21,301,439	£21,242,040
71% SR : 29% LBS SO	45%	£22,352,652	£17,594,600	£14,751,042	£13,939,817	£9,331,942	£8,251,571	£8,238,058	£8,235,155	£8,174,849
71% SR : 29% LBS SO	50%	£9,418,805	£4,545,537	£1,658,593	£834,990	£-3,845,112	£-4,941,968	£-4,955,687	£-4,958,635	£-5,019,859

CIL Zone 2 High Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£155,301,711	£151,304,258	£148,668,051	£147,915,980	£143,660,400	£142,673,863	£142,661,522	£142,658,871	£142,603,804
71% SR : 29% LBS SO	5%	£142,740,075	£138,686,276	£136,050,070	£135,297,999	£131,042,419	£130,055,881	£130,043,540	£130,040,890	£129,985,822
71% SR : 29% LBS SO	10%	£130,173,551	£126,068,295	£123,432,088	£122,680,017	£118,392,085	£117,390,493	£117,377,965	£117,375,273	£117,319,366
71% SR : 29% LBS SO	15%	£117,607,028	£113,450,313	£110,803,147	£110,039,600	£105,719,088	£104,717,496	£104,704,968	£104,702,278	£104,646,370
71% SR : 29% LBS SO	20%	£105,040,505	£100,806,580	£98,130,150	£97,366,603	£93,015,594	£91,998,721	£91,986,002	£91,983,269	£91,926,508
71% SR : 29% LBS SO	25%	£92,451,651	£88,133,583	£85,435,469	£84,660,273	£80,273,837	£79,241,828	£79,228,915	£79,226,141	£79,168,514
71% SR : 29% LBS SO	30%	£79,830,710	£75,410,980	£72,690,133	£71,903,108	£67,449,744	£66,406,255	£66,393,145	£66,390,328	£66,331,822
71% SR : 29% LBS SO	35%	£67,154,254	£62,624,387	£59,853,386	£59,054,353	£54,533,037	£53,484,895	£53,471,785	£53,468,969	£53,410,463
71% SR : 29% LBS SO	40%	£54,404,535	£49,732,849	£46,932,026	£46,132,993	£41,569,743	£40,505,609	£40,492,299	£40,489,439	£40,430,040
71% SR : 29% LBS SO	45%	£41,540,652	£36,782,600	£33,939,042	£33,127,817	£28,519,942	£27,439,571	£27,426,058	£27,423,155	£27,362,849
71% SR : 29% LBS SO	50%	£28,606,805	£23,733,537	£20,846,593	£20,022,990	£15,342,888	£14,246,032	£14,232,313	£14,229,365	£14,168,141

CIL Zone 2 Medium Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£27,023,743	£22,985,926	£20,309,496	£19,545,950	£15,180,546	£14,163,672	£14,150,953	£14,148,220	£14,091,460
71% SR : 29% LBS SO	5%	£16,991,136	£12,881,293	£10,180,857	£9,405,660	£5,015,308	£3,982,919	£3,970,005	£3,967,231	£3,909,605
71% SR : 29% LBS SO	10%	£6,938,560	£2,736,803	£19,536	£760,524	£5,213,890	£6,246,279	£6,259,192	£6,261,966	£6,320,462
71% SR : 29% LBS SO	15%	£3,150,388	£7,443,969	£10,202,697	£10,989,722	£15,506,320	£16,554,462	£16,567,572	£16,570,389	£16,628,894
71% SR : 29% LBS SO	20%	£13,282,415	£17,693,582	£20,494,404	£21,293,437	£25,814,752	£26,868,356	£26,881,667	£26,884,526	£26,943,924
71% SR : 29% LBS SO	25%	£23,489,984	£28,002,015	£30,802,837	£31,612,494	£36,202,796	£37,266,932	£37,280,241	£37,283,101	£37,342,500
71% SR : 29% LBS SO	30%	£33,744,135	£38,356,287	£41,199,844	£42,011,069	£46,637,940	£47,718,311	£47,731,825	£47,734,728	£47,795,033
71% SR : 29% LBS SO	35%	£44,063,763	£48,766,840	£51,653,786	£52,477,389	£57,151,539	£58,262,115	£58,262,115	£58,265,062	£58,326,287
71% SR : 29% LBS SO	40%	£54,448,003	£59,266,632	£62,196,169	£63,032,338	£67,775,604	£68,889,196	£68,903,125	£68,906,117	£68,968,277
71% SR : 29% LBS SO	45%	£64,928,466	£69,883,438	£72,859,155	£73,708,082	£78,542,804	£79,673,387	£79,687,529	£79,690,567	£79,753,674
71% SR : 29% LBS SO	50%	£75,537,417	£80,654,447	£83,675,568	£84,537,449	£89,486,484	£90,634,319	£90,648,676	£90,651,760	£90,715,830

CIL Zone 2 Medium Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£81,460,243	£77,422,426	£74,745,996	£73,982,450	£69,617,046	£68,600,172	£68,587,453	£68,584,720	£68,527,960
71% SR : 29% LBS SO	0%	£71,427,636	£67,317,793	£64,617,357	£63,842,160	£59,451,808	£58,419,419	£58,406,505	£58,403,731	£58,346,105
71% SR : 29% LBS SO	0%	£61,375,060	£57,173,303	£54,456,036	£53,675,976	£49,222,610	£48,190,221	£48,177,308	£48,174,534	£48,116,038
71% SR : 29% LBS SO	0%	£51,286,112	£46,992,531	£44,233,803	£43,446,778	£38,930,180	£37,882,038	£37,868,928	£37,866,111	£37,807,606
71% SR : 29% LBS SO	0%	£41,154,085	£36,742,918	£33,942,096	£33,143,063	£28,621,748	£27,568,144	£27,554,833	£27,551,974	£27,492,576
71% SR : 29% LBS SO	0%	£30,946,516	£26,434,485	£23,633,663	£22,824,006	£18,233,704	£17,169,568	£17,156,259	£17,153,399	£17,094,000
71% SR : 29% LBS SO	0%	£20,692,365	£16,080,213	£13,236,656	£12,425,431	£7,798,560	£6,718,189	£6,704,675	£6,701,772	£6,641,467
71% SR : 29% LBS SO	0%	£10,372,737	£5,669,660	£2,782,714	£1,959,111	£2,715,039	£3,811,895	£3,825,615	£3,828,562	£3,889,787
71% SR : 29% LBS SO	0%	£11,503	£4,830,132	£7,759,669	£8,595,838	£13,339,104	£14,452,696	£14,466,625	£14,469,617	£14,531,777
71% SR : 29% LBS SO	0%	£10,491,966	£15,446,938	£18,422,655	£19,271,582	£24,106,304	£25,236,887	£25,251,029	£25,254,067	£25,317,174
71% SR : 29% LBS SO	0%	£21,100,917	£26,217,947	£29,239,068	£30,100,949	£35,049,984	£36,197,819	£36,212,176	£36,215,260	£36,279,330

CIL Zone 2 Medium Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£100,648,243	£96,610,426	£93,933,996	£93,170,450	£88,805,046	£87,788,172	£87,775,453	£87,772,720	£87,715,960
71% SR : 29% LBS SO	5%	£90,615,636	£86,505,793	£83,805,357	£83,030,160	£78,639,808	£77,607,419	£77,594,505	£77,591,731	£77,534,105
71% SR : 29% LBS SO	10%	£80,563,060	£76,361,303	£73,644,036	£72,863,976	£68,410,610	£67,378,221	£67,365,308	£67,362,534	£67,304,038
71% SR : 29% LBS SO	15%	£70,474,112	£66,180,531	£63,421,803	£62,634,778	£58,118,180	£57,070,038	£57,056,928	£57,054,111	£56,995,606
71% SR : 29% LBS SO	20%	£60,342,085	£55,930,918	£53,130,096	£52,331,063	£47,809,748	£46,756,144	£46,742,833	£46,739,974	£46,680,576
71% SR : 29% LBS SO	25%	£50,134,516	£45,622,485	£42,821,663	£42,012,006	£37,421,704	£36,357,568	£36,344,259	£36,341,399	£36,282,000
71% SR : 29% LBS SO	30%	£39,880,365	£35,268,213	£32,424,656	£31,613,431	£26,986,560	£25,906,189	£25,892,675	£25,889,772	£25,829,467
71% SR : 29% LBS SO	35%	£29,560,737	£24,857,660	£21,970,714	£21,147,111	£16,472,961	£15,376,105	£15,362,385	£15,359,438	£15,298,213
71% SR : 29% LBS SO	40%	£19,176,497	£14,357,868	£11,428,331	£10,592,162	£5,848,896	£4,735,304	£4,721,375	£4,718,383	£4,656,223
71% SR : 29% LBS SO	45%	£8,696,034	£3,741,062	£765,345	£83,582	£4,918,304	£6,048,887	£6,063,029	£6,066,067	£6,129,174
71% SR : 29% LBS SO	50%	£1,912,917	£7,029,947	£10,051,068	£10,912,949	£15,861,984	£17,009,819	£17,024,176	£17,027,260	£17,091,330

CIL Zone 2 Low Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£7,937,605	-£12,092,111	-£14,858,266	-£15,657,299	-£20,178,615	-£21,226,756	-£21,239,866	-£21,242,683	-£21,301,189
71% SR : 29% LBS SO	5%	-£16,445,658	-£20,709,446	-£23,510,267	-£24,309,300	-£28,838,154	-£29,902,288	-£29,915,599	-£29,918,458	-£29,977,856
71% SR : 29% LBS SO	10%	-£25,012,266	-£29,361,447	-£32,165,683	-£32,976,908	-£37,567,210	-£38,631,345	-£38,644,655	-£38,647,514	-£38,706,914
71% SR : 29% LBS SO	15%	-£33,609,984	-£38,051,182	-£40,894,739	-£41,705,964	-£46,325,881	-£47,406,253	-£47,419,766	-£47,422,669	-£47,482,974
71% SR : 29% LBS SO	20%	-£42,254,474	-£46,780,238	-£49,657,134	-£50,480,737	-£55,141,080	-£56,228,871	-£56,242,590	-£56,245,538	-£56,306,763
71% SR : 29% LBS SO	25%	-£50,934,616	-£55,585,389	-£58,474,962	-£59,311,131	-£64,042,582	-£65,139,438	-£65,153,158	-£65,156,105	-£65,217,331
71% SR : 29% LBS SO	30%	-£59,693,863	-£64,454,535	-£67,385,529	-£68,223,185	-£73,026,830	-£74,140,422	-£74,154,351	-£74,157,342	-£74,219,502
71% SR : 29% LBS SO	35%	-£68,529,756	-£73,413,843	-£76,389,560	-£77,243,478	-£82,120,418	-£83,251,001	-£83,265,142	-£83,268,180	-£83,331,288
71% SR : 29% LBS SO	40%	-£77,462,349	-£82,490,025	-£85,524,107	-£86,399,139	-£91,357,611	-£92,522,960	-£92,537,535	-£92,540,667	-£92,605,716
71% SR : 29% LBS SO	45%	-£86,531,369	-£91,715,460	-£94,829,477	-£95,731,122	-£100,891,520	-£102,092,701	-£102,107,726	-£102,110,954	-£102,178,002
71% SR : 29% LBS SO	50%	-£95,798,540	-£101,260,801	-£104,502,948	-£105,432,621	-£110,740,153	-£111,978,271	-£111,993,757	-£111,997,084	-£112,066,194

CIL Zone 2 Low Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£46,498,895	£42,344,389	£39,578,234	£38,779,201	£34,257,885	£33,209,744	£33,196,634	£33,193,817	£33,135,311
71% SR : 29% LBS SO	0%	£37,990,842	£33,727,054	£30,926,233	£30,127,200	£25,598,346	£24,534,212	£24,520,901	£24,518,042	£24,458,644
71% SR : 29% LBS SO	0%	£29,424,234	£25,075,053	£22,270,817	£21,459,592	£16,869,290	£15,805,155	£15,791,845	£15,788,986	£15,729,586
71% SR : 29% LBS SO	0%	£20,826,516	£16,385,318	£13,541,761	£12,730,536	£8,110,619	£7,030,247	£7,016,734	£7,013,831	£6,953,526
71% SR : 29% LBS SO	0%	£12,182,026	£7,656,262	£4,779,366	£3,955,763	-£704,580	-£1,792,371	-£1,806,090	-£1,809,038	-£1,870,263
71% SR : 29% LBS SO	0%	£3,501,884	-£1,148,889	-£4,038,462	-£4,874,631	-£9,606,082	-£10,702,938	-£10,716,658	-£10,719,605	-£10,780,831
71% SR : 29% LBS SO	0%	-£5,257,363	-£10,018,035	-£12,949,029	-£13,786,685	-£18,590,330	-£19,703,922	-£19,717,851	-£19,720,842	-£19,783,002
71% SR : 29% LBS SO	0%	-£14,093,256	-£18,977,343	-£21,953,060	-£22,806,978	-£27,683,918	-£28,814,501	-£28,828,642	-£28,831,680	-£28,894,788
71% SR : 29% LBS SO	0%	-£23,025,849	-£28,053,525	-£31,087,607	-£31,962,639	-£36,921,111	-£38,086,460	-£38,101,035	-£38,104,167	-£38,169,216
71% SR : 29% LBS SO	0%	-£32,094,869	-£37,278,960	-£40,392,977	-£41,294,622	-£46,455,020	-£47,656,201	-£47,671,226	-£47,674,454	-£47,741,502
71% SR : 29% LBS SO	0%	-£41,362,040	-£46,824,301	-£50,066,448	-£50,996,121	-£56,303,653	-£57,541,771	-£57,557,257	-£57,560,584	-£57,629,694

CIL Zone 2 Low Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£65,686,895	£61,532,389	£58,766,234	£57,967,201	£53,445,885	£52,397,744	£52,384,634	£52,381,817	£52,323,311
71% SR : 29% LBS SO	0%	£57,178,842	£52,915,054	£50,114,233	£49,315,200	£44,786,346	£43,722,212	£43,708,901	£43,706,042	£43,646,644
71% SR : 29% LBS SO	0%	£48,612,234	£44,263,053	£41,458,817	£40,647,592	£36,057,290	£34,993,155	£34,979,845	£34,976,986	£34,917,586
71% SR : 29% LBS SO	0%	£40,014,516	£35,573,318	£32,729,761	£31,918,536	£27,298,619	£26,218,247	£26,204,734	£26,201,831	£26,141,526
71% SR : 29% LBS SO	0%	£31,370,026	£26,844,262	£23,967,366	£23,143,763	£18,483,420	£17,395,629	£17,381,910	£17,378,962	£17,317,737
71% SR : 29% LBS SO	0%	£22,689,884	£18,039,111	£15,149,538	£14,313,369	£9,581,918	£8,485,062	£8,471,342	£8,468,395	£8,407,169
71% SR : 29% LBS SO	0%	£13,930,637	£9,169,965	£6,238,971	£5,401,315	£597,670	-£515,922	-£529,851	-£532,842	-£595,002
71% SR : 29% LBS SO	0%	£5,094,744	£210,657	-£2,765,060	-£3,618,978	-£8,495,918	-£9,626,501	-£9,640,642	-£9,643,680	-£9,706,788
71% SR : 29% LBS SO	0%	-£3,837,849	-£8,865,525	-£11,899,607	-£12,774,639	-£17,733,111	-£18,898,460	-£18,913,035	-£18,916,167	-£18,981,216
71% SR : 29% LBS SO	0%	-£12,906,869	-£18,090,960	-£21,204,977	-£22,106,622	-£27,267,020	-£28,468,201	-£28,483,226	-£28,486,454	-£28,553,502
71% SR : 29% LBS SO	0%	-£22,174,040	-£27,636,301	-£30,878,448	-£31,808,121	-£37,115,653	-£38,353,771	-£38,369,257	-£38,372,584	-£38,441,694

Table 6.46.6 Appraisal outputs showing viability of Z2 (Old Kent Road) - 300 resi units and 2,500 sq light industrial with 10% AW

CIL Zone 2 High Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£2,285,128	-£3,859,435	-£5,645,633	-£6,061,293	-£8,868,441	-£9,519,201	-£9,527,340	-£9,529,089	-£9,565,414
71% SR : 29% LBS SO	5%	-£4,347,428	-£10,518,871	-£12,314,682	-£12,730,342	-£15,537,490	-£16,195,046	-£16,203,310	-£16,205,085	-£16,241,964
71% SR : 29% LBS SO	10%	-£10,979,985	-£17,187,920	-£18,983,731	-£19,399,391	-£22,249,201	-£22,909,891	-£22,918,155	-£22,919,929	-£22,956,808
71% SR : 29% LBS SO	15%	-£17,622,649	-£23,868,851	-£25,692,063	-£26,114,066	-£28,964,344	-£29,635,114	-£29,643,504	-£29,645,306	-£29,682,749
71% SR : 29% LBS SO	20%	-£24,291,698	-£30,583,695	-£32,412,520	-£32,840,962	-£35,734,428	-£36,405,198	-£36,413,587	-£36,415,390	-£36,452,831
71% SR : 29% LBS SO	25%	-£30,971,093	-£37,331,573	-£39,182,603	-£39,611,045	-£42,504,511	-£43,175,281	-£43,183,671	-£43,185,473	-£43,222,915
71% SR : 29% LBS SO	30%	-£37,685,937	-£44,101,655	-£45,952,687	-£46,381,129	-£49,299,086	-£49,980,091	-£49,988,608	-£49,990,439	-£50,028,451
71% SR : 29% LBS SO	35%	-£44,447,747	-£50,883,673	-£52,762,947	-£53,197,926	-£56,135,541	-£56,816,546	-£56,825,063	-£56,826,894	-£56,864,906
71% SR : 29% LBS SO	40%	-£51,217,830	-£57,720,127	-£59,599,402	-£60,034,381	-£63,008,152	-£63,699,547	-£63,708,196	-£63,710,054	-£63,748,647
71% SR : 29% LBS SO	45%	-£58,034,572	-£64,590,279	-£66,498,227	-£66,939,844	-£69,924,661	-£70,626,607	-£70,635,386	-£70,637,272	-£70,676,455
71% SR : 29% LBS SO	50%	-£64,882,882	-£71,514,580	-£73,451,640	-£73,899,995	-£76,927,939	-£77,630,623	-£77,639,537	-£77,641,452	-£77,681,231

CIL Zone 2 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£48,253,728	£42,109,165	£40,322,967	£39,907,307	£37,100,159	£36,449,399	£36,441,260	£36,439,511	£36,403,186
71% SR : 29% LBS SO	5%	£41,621,172	£35,449,729	£33,653,918	£33,238,258	£30,431,110	£29,773,554	£29,765,290	£29,763,515	£29,726,636
71% SR : 29% LBS SO	10%	£34,988,615	£28,780,680	£26,984,869	£26,569,209	£23,719,399	£23,058,709	£23,050,445	£23,048,671	£23,011,792
71% SR : 29% LBS SO	15%	£28,345,951	£22,099,749	£20,276,537	£19,854,534	£17,004,256	£16,333,486	£16,325,096	£16,323,294	£16,285,851
71% SR : 29% LBS SO	20%	£21,676,902	£15,384,905	£13,556,080	£13,127,638	£10,234,172	£9,563,402	£9,555,013	£9,553,210	£9,515,769
71% SR : 29% LBS SO	25%	£14,997,507	£8,637,027	£6,785,997	£6,357,555	£3,464,089	£2,793,319	£2,784,929	£2,783,127	£2,745,685
71% SR : 29% LBS SO	30%	£8,282,663	£1,866,945	£15,913	-£412,529	-£3,330,486	-£4,011,491	-£4,020,008	-£4,021,839	-£4,059,851
71% SR : 29% LBS SO	35%	£1,520,853	-£4,915,073	-£6,794,347	-£7,229,326	-£10,166,941	-£10,847,946	-£10,856,463	-£10,858,294	-£10,896,306
71% SR : 29% LBS SO	40%	-£5,249,230	-£11,751,527	-£13,630,802	-£14,065,781	-£17,039,552	-£17,730,947	-£17,739,596	-£17,741,454	-£17,780,047
71% SR : 29% LBS SO	45%	-£12,065,972	-£18,621,679	-£20,529,627	-£20,971,244	-£23,956,061	-£24,658,007	-£24,666,786	-£24,668,672	-£24,707,855
71% SR : 29% LBS SO	50%	-£18,914,282	-£25,545,980	-£27,483,040	-£27,931,395	-£30,959,339	-£31,662,023	-£31,670,937	-£31,672,852	-£31,712,631

CIL Zone 2 High Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£64,456,928	£58,312,365	£56,526,167	£56,110,507	£53,303,359	£52,652,599	£52,644,460	£52,642,711	£52,606,386
71% SR : 29% LBS SO	5%	£57,824,372	£51,652,929	£49,857,118	£49,441,458	£46,634,310	£45,976,754	£45,968,490	£45,966,715	£45,929,836
71% SR : 29% LBS SO	10%	£51,191,815	£44,983,880	£43,188,069	£42,772,409	£39,922,599	£39,261,909	£39,253,645	£39,251,871	£39,214,992
71% SR : 29% LBS SO	15%	£44,549,151	£38,302,949	£36,479,737	£36,057,734	£33,207,456	£32,536,686	£32,528,296	£32,526,494	£32,489,051
71% SR : 29% LBS SO	20%	£37,880,102	£31,588,105	£29,759,280	£29,330,838	£26,437,372	£25,766,602	£25,758,213	£25,756,410	£25,718,969
71% SR : 29% LBS SO	25%	£31,200,707	£24,840,227	£22,989,197	£22,560,755	£19,667,289	£18,996,519	£18,988,129	£18,986,327	£18,948,885
71% SR : 29% LBS SO	30%	£24,485,863	£18,070,145	£16,219,113	£15,790,671	£12,872,714	£12,191,709	£12,183,192	£12,181,361	£12,143,349
71% SR : 29% LBS SO	35%	£17,724,053	£11,288,127	£9,408,853	£8,973,874	£6,036,259	£5,355,254	£5,346,737	£5,344,906	£5,306,894
71% SR : 29% LBS SO	40%	£10,953,970	£4,451,673	£2,572,398	£2,137,419	-£836,352	-£1,527,747	-£1,536,396	-£1,538,254	-£1,576,847
71% SR : 29% LBS SO	45%	£4,137,228	-£2,418,479	-£4,326,427	-£4,768,044	-£7,752,861	-£8,454,807	-£8,463,586	-£8,465,472	-£8,504,655
71% SR : 29% LBS SO	50%	-£2,711,082	-£9,342,780	-£11,279,840	-£11,728,195	-£14,756,139	-£15,458,823	-£15,467,737	-£15,469,652	-£15,509,431

CIL Zone 2 Medium Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£33,153,519	-£39,576,382	-£41,427,413	-£41,855,855	-£44,765,526	-£45,446,531	-£45,455,049	-£45,456,879	-£45,494,892
71% SR : 29% LBS SO	5%	-£38,235,482	-£44,659,474	-£46,524,799	-£46,959,779	-£49,897,393	-£50,578,397	-£50,586,916	-£50,588,745	-£50,626,759
71% SR : 29% LBS SO	10%	-£43,318,575	-£49,777,392	-£51,656,665	-£52,091,645	-£55,029,259	-£55,710,264	-£55,718,783	-£55,720,612	-£55,758,625
71% SR : 29% LBS SO	15%	-£48,401,667	-£54,909,258	-£56,788,532	-£57,223,512	-£60,190,479	-£60,881,875	-£60,890,523	-£60,892,380	-£60,930,973
71% SR : 29% LBS SO	20%	-£53,519,115	-£60,047,842	-£61,955,790	-£62,397,406	-£65,379,844	-£66,071,239	-£66,079,887	-£66,081,745	-£66,120,338
71% SR : 29% LBS SO	25%	-£58,650,981	-£65,237,207	-£67,145,155	-£67,586,772	-£70,596,064	-£71,298,009	-£71,306,788	-£71,308,675	-£71,347,856
71% SR : 29% LBS SO	30%	-£63,805,047	-£70,438,425	-£72,375,486	-£72,823,840	-£75,851,784	-£76,553,729	-£76,562,510	-£76,564,395	-£76,603,578
71% SR : 29% LBS SO	35%	-£68,994,413	-£75,694,147	-£77,636,427	-£78,091,624	-£81,182,114	-£81,905,643	-£81,914,693	-£81,916,637	-£81,957,024
71% SR : 29% LBS SO	40%	-£74,227,310	-£81,014,710	-£83,011,334	-£83,473,474	-£86,635,026	-£87,369,595	-£87,378,784	-£87,380,758	-£87,421,760
71% SR : 29% LBS SO	45%	-£79,506,817	-£86,468,250	-£88,495,339	-£88,964,531	-£92,172,281	-£92,918,058	-£92,927,386	-£92,929,390	-£92,971,019
71% SR : 29% LBS SO	50%	-£84,931,429	-£92,014,244	-£94,072,262	-£94,548,614	-£97,765,636	-£98,511,413	-£98,520,740	-£98,522,745	-£98,564,373

CIL Zone 2 Medium Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£12,815,081	£6,392,218	£4,541,187	£4,112,745	£1,203,074	£522,069	£513,551	£511,721	£473,708
71% SR : 29% LBS SO	5%	£7,733,118	£1,309,126	-£556,199	-£991,179	-£3,928,793	-£4,609,797	-£4,618,316	-£4,620,145	-£4,658,159
71% SR : 29% LBS SO	10%	£2,650,025	-£3,808,792	-£5,688,065	-£6,123,045	-£9,060,659	-£9,741,664	-£9,750,183	-£9,752,012	-£9,790,025
71% SR : 29% LBS SO	15%	-£2,433,067	-£8,940,658	-£10,819,932	-£11,254,912	-£14,221,879	-£14,913,275	-£14,921,923	-£14,923,780	-£14,962,373
71% SR : 29% LBS SO	20%	-£7,550,515	-£14,079,242	-£15,987,190	-£16,428,806	-£19,411,244	-£20,102,639	-£20,111,287	-£20,113,145	-£20,151,738
71% SR : 29% LBS SO	25%	-£12,682,381	-£19,268,607	-£21,176,555	-£21,618,172	-£24,627,464	-£25,329,409	-£25,338,188	-£25,340,075	-£25,379,256
71% SR : 29% LBS SO	30%	-£17,836,447	-£24,469,825	-£26,406,886	-£26,855,240	-£30,883,184	-£30,585,129	-£30,593,910	-£30,595,795	-£30,634,978
71% SR : 29% LBS SO	35%	-£23,025,813	-£29,725,547	-£31,667,827	-£32,123,024	-£35,213,514	-£35,937,043	-£35,946,093	-£35,948,037	-£35,988,424
71% SR : 29% LBS SO	40%	-£28,258,710	-£35,046,110	-£37,042,734	-£37,504,874	-£40,666,426	-£41,400,995	-£41,410,184	-£41,412,158	-£41,453,160
71% SR : 29% LBS SO	45%	-£33,538,217	-£40,499,650	-£42,526,739	-£42,995,931	-£46,203,681	-£46,949,458	-£46,958,786	-£46,960,790	-£47,002,419
71% SR : 29% LBS SO	50%	-£38,962,829	-£46,045,644	-£48,103,662	-£48,580,014	-£51,797,036	-£52,542,813	-£52,552,140	-£52,554,145	-£52,595,773

CIL Zone 2 Medium Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£29,018,281	£22,595,418	£20,744,387	£20,315,945	£17,406,274	£16,725,269	£16,716,751	£16,714,921	£16,676,908
71% SR : 29% LBS SO	5%	£23,936,318	£17,512,326	£15,647,001	£15,212,021	£12,274,407	£11,593,403	£11,584,884	£11,583,055	£11,545,041
71% SR : 29% LBS SO	10%	£18,853,225	£12,394,408	£10,515,135	£10,080,155	£7,142,541	£6,461,536	£6,453,017	£6,451,188	£6,413,175
71% SR : 29% LBS SO	15%	£13,770,133	£7,262,542	£5,383,268	£4,948,288	£1,981,321	£1,289,925	£1,281,277	£1,279,420	£1,240,827
71% SR : 29% LBS SO	20%	£8,652,685	£2,123,958	£216,010	-£225,606	-£3,208,044	-£3,899,439	-£3,908,087	-£3,909,945	-£3,948,538
71% SR : 29% LBS SO	25%	£3,520,819	-£3,065,407	-£4,973,355	-£5,414,972	-£8,424,264	-£9,126,209	-£9,134,988	-£9,136,875	-£9,176,056
71% SR : 29% LBS SO	30%	-£1,633,247	-£8,266,625	-£10,203,686	-£10,652,040	-£13,679,984	-£14,381,929	-£14,390,710	-£14,392,595	-£14,431,778
71% SR : 29% LBS SO	35%	-£6,822,613	-£13,522,347	-£15,464,627	-£15,919,824	-£19,010,314	-£19,733,843	-£19,742,893	-£19,744,837	-£19,785,224
71% SR : 29% LBS SO	40%	-£12,055,510	-£18,842,910	-£20,839,534	-£21,301,674	-£24,463,226	-£25,197,795	-£25,206,984	-£25,208,958	-£25,249,960
71% SR : 29% LBS SO	45%	-£17,335,017	-£24,296,450	-£26,323,539	-£26,792,731	-£30,000,481	-£30,746,258	-£30,755,586	-£30,757,590	-£30,799,219
71% SR : 29% LBS SO	50%	-£22,759,629	-£29,842,444	-£31,900,462	-£32,376,814	-£35,593,836	-£36,339,613	-£36,348,940	-£36,350,945	-£36,392,573

CIL Zone 2 Low Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£56,209,483	-£62,789,547	-£64,697,496	-£65,139,112	-£68,131,649	-£68,833,594	-£68,842,374	-£68,844,260	-£68,883,441
71% SR : 29% LBS SO	5%	-£60,264,000	-£66,885,525	-£68,803,246	-£69,251,601	-£72,279,545	-£72,981,490	-£72,990,269	-£72,992,156	-£73,031,338
71% SR : 29% LBS SO	10%	-£64,359,977	-£71,014,082	-£72,951,142	-£73,399,497	-£76,427,441	-£77,138,593	-£77,147,508	-£77,149,422	-£77,189,202
71% SR : 29% LBS SO	15%	-£68,455,955	-£75,161,978	-£77,103,714	-£77,558,909	-£80,641,272	-£81,364,801	-£81,373,851	-£81,375,795	-£81,416,181
71% SR : 29% LBS SO	20%	-£72,587,316	-£79,344,214	-£81,329,389	-£81,791,530	-£84,927,368	-£85,661,937	-£85,671,125	-£85,673,099	-£85,714,102
71% SR : 29% LBS SO	25%	-£76,735,212	-£83,604,075	-£85,628,462	-£86,097,656	-£89,266,328	-£90,000,897	-£90,010,085	-£90,012,059	-£90,053,062
71% SR : 29% LBS SO	30%	-£80,946,113	-£87,940,334	-£89,971,765	-£90,448,117	-£93,665,138	-£94,410,915	-£94,420,243	-£94,422,247	-£94,463,876
71% SR : 29% LBS SO	35%	-£85,244,295	-£92,327,999	-£94,386,017	-£94,862,369	-£98,079,390	-£98,825,167	-£98,834,495	-£98,836,499	-£98,878,128
71% SR : 29% LBS SO	40%	-£89,599,910	-£96,742,251	-£98,800,269	-£99,276,621	-£102,493,642	-£103,239,419	-£103,248,747	-£103,250,751	-£103,292,380
71% SR : 29% LBS SO	45%	-£94,014,162	-£101,156,503	-£103,214,522	-£103,690,873	-£106,907,894	-£107,653,671	-£107,662,999	-£107,665,003	-£107,706,632
71% SR : 29% LBS SO	50%	-£98,428,414	-£105,570,755	-£107,628,773	-£108,105,124	-£111,322,146	-£112,067,923	-£112,077,252	-£112,079,255	-£112,120,883

CIL Zone 2 Low Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	-£10,240,883	-£16,820,947	-£18,728,896	-£19,170,512	-£22,163,049	-£22,864,994	-£22,873,774	-£22,875,660	-£22,914,841
71% SR : 29% LBS SO	0%	-£14,295,400	-£20,916,925	-£22,834,646	-£23,283,001	-£26,310,945	-£27,012,890	-£27,021,669	-£27,023,556	-£27,062,738
71% SR : 29% LBS SO	0%	-£18,391,377	-£25,045,482	-£26,982,542	-£27,430,897	-£30,458,841	-£31,169,993	-£31,178,908	-£31,180,822	-£31,220,602
71% SR : 29% LBS SO	0%	-£22,487,355	-£29,193,378	-£31,135,114	-£31,590,309	-£34,672,672	-£35,396,201	-£35,405,251	-£35,407,195	-£35,447,581
71% SR : 29% LBS SO	0%	-£26,618,716	-£33,375,614	-£35,360,789	-£35,822,930	-£38,958,768	-£39,693,337	-£39,702,525	-£39,704,499	-£39,745,502
71% SR : 29% LBS SO	0%	-£30,766,612	-£37,635,475	-£39,659,862	-£40,129,056	-£43,297,728	-£44,032,297	-£44,041,485	-£44,043,459	-£44,084,462
71% SR : 29% LBS SO	0%	-£34,977,513	-£41,971,734	-£44,003,165	-£44,479,517	-£47,696,538	-£48,442,315	-£48,451,643	-£48,453,647	-£48,495,276
71% SR : 29% LBS SO	0%	-£39,275,695	-£46,359,399	-£48,417,417	-£48,893,769	-£52,110,790	-£52,856,567	-£52,865,895	-£52,867,899	-£52,909,528
71% SR : 29% LBS SO	0%	-£43,631,310	-£50,773,651	-£52,831,669	-£53,308,021	-£56,525,042	-£57,270,819	-£57,280,147	-£57,282,151	-£57,323,780
71% SR : 29% LBS SO	0%	-£48,045,562	-£55,187,903	-£57,245,922	-£57,722,273	-£60,939,294	-£61,685,071	-£61,694,399	-£61,696,403	-£61,738,032
71% SR : 29% LBS SO	0%	-£52,459,814	-£59,602,155	-£61,660,173	-£62,136,524	-£65,353,546	-£66,099,323	-£66,108,652	-£66,110,655	-£66,152,283

CIL Zone 2 Low Value – Z2 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
	0%	£5,962,317	-£617,747	-£2,525,696	-£2,967,312	-£5,959,849	-£6,661,794	-£6,670,574	-£6,672,460	-£6,711,641
71% SR : 29% LBS SO	5%	£1,907,800	-£4,713,725	-£6,631,446	-£7,079,801	-£10,107,745	-£10,809,690	-£10,818,469	-£10,820,356	-£10,859,538
71% SR : 29% LBS SO	10%	-£2,188,177	-£8,842,282	-£10,779,342	-£11,227,697	-£14,255,641	-£14,966,793	-£14,975,708	-£14,977,622	-£15,017,402
71% SR : 29% LBS SO	15%	-£6,284,155	-£12,990,178	-£14,931,914	-£15,387,109	-£18,469,472	-£19,193,001	-£19,202,051	-£19,203,995	-£19,244,381
71% SR : 29% LBS SO	20%	-£10,415,516	-£17,172,414	-£19,157,589	-£19,619,730	-£22,755,568	-£23,490,137	-£23,499,325	-£23,501,299	-£23,542,302
71% SR : 29% LBS SO	25%	-£14,563,412	-£21,432,275	-£23,456,662	-£23,925,856	-£27,094,528	-£27,829,097	-£27,838,285	-£27,840,259	-£27,881,262
71% SR : 29% LBS SO	30%	-£18,774,313	-£25,768,534	-£27,799,965	-£28,276,317	-£31,493,338	-£32,239,115	-£32,248,443	-£32,250,447	-£32,292,076
71% SR : 29% LBS SO	35%	-£23,072,495	-£30,156,199	-£32,214,217	-£32,690,569	-£35,907,590	-£36,653,367	-£36,662,695	-£36,664,699	-£36,706,328
71% SR : 29% LBS SO	40%	-£27,428,110	-£34,570,451	-£36,628,469	-£37,104,821	-£40,321,842	-£41,067,619	-£41,076,947	-£41,078,951	-£41,120,580
71% SR : 29% LBS SO	45%	-£31,842,362	-£38,984,703	-£41,042,722	-£41,519,073	-£44,736,094	-£45,481,871	-£45,491,199	-£45,493,203	-£45,534,832
71% SR : 29% LBS SO	50%	-£36,256,614	-£43,398,955	-£45,456,973	-£45,933,324	-£49,150,346	-£49,896,123	-£49,905,452	-£49,907,455	-£49,949,083

Table 6.46.7 Appraisal outputs showing viability of Z3 (Camberwell, Peckham and Old Kent Road) - 400 resi units and 4,000 sq m office with 10% AW

CIL Zone 3 High Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,223,549	-£6,653,834	-£9,146,623	-£10,008,366	-£13,870,341	-£14,764,098	-£14,788,404	-£14,793,625	-£14,882,071
71% SR : 29% LBS SO	5%	-£9,406,507	-£11,873,874	-£14,368,781	-£15,230,525	-£19,132,672	-£20,040,067	-£20,064,743	-£20,070,045	-£20,159,839
71% SR : 29% LBS SO	10%	-£14,628,665	-£17,096,032	-£19,619,799	-£20,494,692	-£24,415,593	-£25,323,584	-£25,348,638	-£25,354,021	-£25,445,185
71% SR : 29% LBS SO	15%	-£19,864,731	-£22,369,745	-£24,902,720	-£25,777,612	-£29,753,384	-£30,674,623	-£30,699,677	-£30,705,059	-£30,796,224
71% SR : 29% LBS SO	20%	-£25,147,651	-£27,663,832	-£30,235,454	-£31,123,696	-£35,126,423	-£36,061,719	-£36,087,155	-£36,092,620	-£36,185,176
71% SR : 29% LBS SO	25%	-£30,471,633	-£33,014,870	-£35,609,790	-£36,511,583	-£40,587,265	-£41,551,321	-£41,577,539	-£41,583,171	-£41,678,574
71% SR : 29% LBS SO	30%	-£35,843,512	-£38,425,553	-£41,085,869	-£42,015,393	-£46,181,131	-£47,156,964	-£47,183,582	-£47,189,301	-£47,286,158
71% SR : 29% LBS SO	35%	-£41,327,154	-£43,988,592	-£46,691,311	-£47,635,018	-£51,870,148	-£52,863,849	-£52,890,873	-£52,896,678	-£52,995,014
71% SR : 29% LBS SO	40%	-£46,943,180	-£49,645,226	-£52,404,521	-£53,362,627	-£57,656,457	-£58,650,158	-£58,677,182	-£58,682,987	-£58,781,323
71% SR : 29% LBS SO	45%	-£52,673,660	-£55,416,935	-£58,190,830	-£59,148,936	-£63,442,766	-£64,436,467	-£64,463,491	-£64,469,296	-£64,567,632
71% SR : 29% LBS SO	50%	-£58,459,969	-£61,203,244	-£63,977,139	-£64,935,245	-£69,229,075	-£70,222,776	-£70,249,800	-£70,255,605	-£70,353,941

CIL Zone 3 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£1,909,951	-£520,334	-£3,013,123	-£3,874,866	-£7,736,841	-£8,630,598	-£8,654,904	-£8,660,125	-£8,748,571
71% SR : 29% LBS SO	5%	-£3,273,007	-£5,740,374	-£8,235,281	-£9,097,025	-£12,999,172	-£13,906,567	-£13,931,243	-£13,936,545	-£14,026,339
71% SR : 29% LBS SO	10%	-£8,495,165	-£10,962,532	-£13,486,299	-£14,361,192	-£18,282,093	-£19,190,084	-£19,215,138	-£19,220,521	-£19,311,685
71% SR : 29% LBS SO	15%	-£13,731,231	-£16,236,245	-£18,769,220	-£19,644,112	-£23,619,884	-£24,541,123	-£24,566,177	-£24,571,559	-£24,662,724
71% SR : 29% LBS SO	20%	-£19,014,151	-£21,530,332	-£24,101,954	-£24,990,196	-£28,992,923	-£29,928,219	-£29,953,655	-£29,959,120	-£30,051,676
71% SR : 29% LBS SO	25%	-£24,338,133	-£26,881,370	-£29,476,290	-£30,378,083	-£34,453,765	-£35,417,821	-£35,444,039	-£35,449,671	-£35,545,074
71% SR : 29% LBS SO	30%	-£29,710,012	-£32,292,053	-£34,952,369	-£35,881,893	-£40,047,631	-£41,023,464	-£41,050,082	-£41,055,801	-£41,152,658
71% SR : 29% LBS SO	35%	-£35,193,654	-£37,855,092	-£40,557,811	-£41,501,518	-£45,736,648	-£46,730,349	-£46,757,373	-£46,763,178	-£46,861,514
71% SR : 29% LBS SO	40%	-£40,809,680	-£43,511,726	-£46,271,021	-£47,229,127	-£51,522,957	-£52,516,658	-£52,543,682	-£52,549,487	-£52,647,823
71% SR : 29% LBS SO	45%	-£46,540,160	-£49,283,435	-£52,057,330	-£53,015,436	-£57,309,266	-£58,302,967	-£58,329,991	-£58,335,796	-£58,434,132
71% SR : 29% LBS SO	50%	-£52,326,469	-£55,069,744	-£57,843,639	-£58,801,745	-£63,095,575	-£64,089,276	-£64,116,300	-£64,122,105	-£64,220,441

CIL Zone 3 High Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£14,775,451	£12,345,166	£9,852,377	£8,990,634	£5,128,659	£4,234,902	£4,210,596	£4,205,375	£4,116,929
71% SR : 29% LBS SO	5%	£9,592,493	£7,125,126	£4,630,219	£3,768,475	-£133,672	-£1,041,067	-£1,065,743	-£1,071,045	-£1,160,839
71% SR : 29% LBS SO	10%	£4,370,335	£1,902,968	-£620,799	-£1,495,692	-£5,416,593	-£6,324,584	-£6,349,638	-£6,355,021	-£6,446,185
71% SR : 29% LBS SO	15%	-£865,731	-£3,370,745	-£5,903,720	-£6,778,612	-£10,754,384	-£11,675,623	-£11,700,677	-£11,706,059	-£11,797,224
71% SR : 29% LBS SO	20%	-£6,148,651	-£8,664,832	-£11,236,454	-£12,124,696	-£16,127,423	-£17,062,719	-£17,088,155	-£17,093,620	-£17,186,176
71% SR : 29% LBS SO	25%	-£11,472,633	-£14,015,870	-£16,610,790	-£17,512,583	-£21,588,265	-£22,552,321	-£22,578,539	-£22,584,171	-£22,679,574
71% SR : 29% LBS SO	30%	-£16,844,512	-£19,426,553	-£22,086,869	-£23,016,393	-£27,182,131	-£28,157,964	-£28,184,582	-£28,190,301	-£28,287,158
71% SR : 29% LBS SO	35%	-£22,328,154	-£24,989,592	-£27,692,311	-£28,636,018	-£32,871,148	-£33,864,849	-£33,891,873	-£33,897,678	-£33,996,014
71% SR : 29% LBS SO	40%	-£27,944,180	-£30,646,226	-£33,405,521	-£34,363,627	-£38,657,457	-£39,651,158	-£39,678,182	-£39,683,987	-£39,782,323
71% SR : 29% LBS SO	45%	-£33,674,660	-£36,417,935	-£39,191,830	-£40,149,936	-£44,443,766	-£45,437,467	-£45,464,491	-£45,470,296	-£45,568,632
71% SR : 29% LBS SO	50%	-£39,460,969	-£42,204,244	-£44,978,139	-£45,936,245	-£50,230,075	-£51,223,776	-£51,250,800	-£51,256,605	-£51,354,941

CIL Zone 3 Medium Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£15,850,265	-£18,333,837	-£20,866,811	-£21,741,704	-£25,673,550	-£26,594,790	-£26,619,843	-£26,625,226	-£26,716,390
71% SR : 29% LBS SO	5%	-£20,563,882	-£23,068,895	-£25,601,870	-£26,488,666	-£30,469,393	-£31,390,633	-£31,415,687	-£31,421,068	-£31,512,234
71% SR : 29% LBS SO	10%	-£25,298,940	-£27,824,644	-£30,396,268	-£31,284,509	-£35,294,173	-£36,229,470	-£36,254,906	-£36,260,370	-£36,352,926
71% SR : 29% LBS SO	15%	-£30,077,251	-£32,620,487	-£35,214,334	-£36,116,129	-£40,183,096	-£41,145,382	-£41,171,600	-£41,177,232	-£41,272,635
71% SR : 29% LBS SO	20%	-£34,884,852	-£37,466,894	-£40,102,039	-£41,028,829	-£45,194,566	-£46,158,622	-£46,184,840	-£46,190,472	-£46,285,875
71% SR : 29% LBS SO	25%	-£39,767,529	-£42,421,401	-£45,112,545	-£46,042,069	-£50,270,200	-£51,248,966	-£51,275,584	-£51,281,302	-£51,378,160
71% SR : 29% LBS SO	30%	-£44,773,204	-£47,460,950	-£50,193,156	-£51,136,863	-£55,430,106	-£56,423,806	-£56,450,831	-£56,456,636	-£56,554,971
71% SR : 29% LBS SO	35%	-£49,854,865	-£52,590,177	-£55,364,071	-£56,322,177	-£60,616,008	-£61,609,709	-£61,636,733	-£61,642,538	-£61,740,874
71% SR : 29% LBS SO	40%	-£55,032,805	-£57,776,080	-£60,549,973	-£61,508,080	-£65,801,910	-£66,795,610	-£66,822,634	-£66,828,440	-£66,926,775
71% SR : 29% LBS SO	45%	-£60,218,706	-£62,961,981	-£65,735,876	-£66,693,982	-£70,987,812	-£71,981,513	-£72,008,537	-£72,014,342	-£72,112,678
71% SR : 29% LBS SO	50%	-£65,404,609	-£68,147,883	-£70,921,777	-£71,879,884	-£76,173,715	-£77,167,415	-£77,194,439	-£77,200,245	-£77,298,580

CIL Zone 3 Medium Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£9,716,765	-£12,200,337	-£14,733,311	-£15,608,204	-£19,540,050	-£20,461,290	-£20,486,343	-£20,491,726	-£20,582,890
71% SR : 29% LBS SO	5%	-£14,430,382	-£16,935,395	-£19,468,370	-£20,355,166	-£24,335,893	-£25,257,133	-£25,282,187	-£25,287,568	-£25,378,734
71% SR : 29% LBS SO	10%	-£19,165,440	-£21,691,144	-£24,262,768	-£25,151,009	-£29,160,673	-£30,095,970	-£30,121,406	-£30,126,870	-£30,219,426
71% SR : 29% LBS SO	15%	-£23,943,751	-£26,486,987	-£29,080,834	-£29,982,629	-£34,049,596	-£35,011,882	-£35,038,100	-£35,043,732	-£35,139,135
71% SR : 29% LBS SO	20%	-£28,751,352	-£31,333,394	-£33,968,539	-£34,895,329	-£39,061,066	-£40,025,122	-£40,051,340	-£40,056,972	-£40,152,375
71% SR : 29% LBS SO	25%	-£33,634,029	-£36,287,901	-£38,979,045	-£39,908,569	-£44,136,700	-£45,115,466	-£45,142,084	-£45,147,802	-£45,244,660
71% SR : 29% LBS SO	30%	-£38,639,704	-£41,327,450	-£44,059,656	-£45,003,363	-£49,296,606	-£50,290,306	-£50,317,331	-£50,323,136	-£50,421,471
71% SR : 29% LBS SO	35%	-£43,721,365	-£46,456,677	-£49,230,571	-£50,188,677	-£54,482,508	-£55,476,209	-£55,503,233	-£55,509,038	-£55,607,374
71% SR : 29% LBS SO	40%	-£48,899,305	-£51,642,580	-£54,416,473	-£55,374,580	-£59,668,410	-£60,662,110	-£60,689,134	-£60,694,940	-£60,793,275
71% SR : 29% LBS SO	45%	-£54,085,206	-£56,828,481	-£59,602,376	-£60,560,482	-£64,854,312	-£65,848,013	-£65,875,037	-£65,880,842	-£65,979,178
71% SR : 29% LBS SO	50%	-£59,271,109	-£62,014,383	-£64,788,277	-£65,746,384	-£70,040,215	-£71,033,915	-£71,060,939	-£71,066,745	-£71,165,080

CIL Zone 3 Medium Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£3,148,735	£665,163	-£1,867,811	-£2,742,704	-£6,674,550	-£7,595,790	-£7,620,843	-£7,626,226	-£7,717,390
71% SR : 29% LBS SO	5%	-£1,564,882	-£4,069,895	-£6,602,870	-£7,489,666	-£11,470,393	-£12,391,633	-£12,416,687	-£12,422,068	-£12,513,234
71% SR : 29% LBS SO	10%	-£6,299,940	-£8,825,644	-£11,397,268	-£12,285,509	-£16,295,173	-£17,230,470	-£17,255,906	-£17,261,370	-£17,353,926
71% SR : 29% LBS SO	15%	-£11,078,251	-£13,621,487	-£16,215,334	-£17,117,129	-£21,184,096	-£22,146,382	-£22,172,600	-£22,178,232	-£22,273,635
71% SR : 29% LBS SO	20%	-£15,885,852	-£18,467,894	-£21,103,039	-£22,029,829	-£26,195,566	-£27,159,622	-£27,185,840	-£27,191,472	-£27,286,875
71% SR : 29% LBS SO	25%	-£20,768,529	-£23,422,401	-£26,113,545	-£27,043,069	-£31,271,200	-£32,249,966	-£32,276,584	-£32,282,302	-£32,379,160
71% SR : 29% LBS SO	30%	-£25,774,204	-£28,461,950	-£31,194,156	-£32,137,863	-£36,431,106	-£37,424,806	-£37,451,831	-£37,457,636	-£37,555,971
71% SR : 29% LBS SO	35%	-£30,855,865	-£33,591,177	-£36,365,071	-£37,323,177	-£41,617,008	-£42,610,709	-£42,637,733	-£42,643,538	-£42,741,874
71% SR : 29% LBS SO	40%	-£36,033,805	-£38,777,080	-£41,550,973	-£42,509,080	-£46,802,910	-£47,796,610	-£47,823,634	-£47,829,440	-£47,927,775
71% SR : 29% LBS SO	45%	-£41,219,706	-£43,962,981	-£46,736,876	-£47,694,982	-£51,988,812	-£52,982,513	-£53,009,537	-£53,015,342	-£53,113,678
71% SR : 29% LBS SO	50%	-£46,405,609	-£49,148,883	-£51,922,777	-£52,880,884	-£57,174,715	-£58,168,415	-£58,195,439	-£58,201,245	-£58,299,580

CIL Zone 3 Low Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£29,373,475	-£31,916,712	-£34,506,830	-£35,408,625	-£39,464,797	-£40,418,426	-£40,444,644	-£40,450,276	-£40,545,677
71% SR : 29% LBS SO	5%	-£33,548,096	-£36,129,228	-£38,743,963	-£39,659,517	-£43,817,965	-£44,782,021	-£44,808,239	-£44,813,871	-£44,909,273
71% SR : 29% LBS SO	10%	-£37,780,445	-£40,395,156	-£43,086,299	-£44,015,823	-£48,209,009	-£49,187,775	-£49,214,393	-£49,220,111	-£49,316,969
71% SR : 29% LBS SO	15%	-£42,097,314	-£44,758,751	-£47,471,649	-£48,415,356	-£52,655,515	-£53,649,215	-£53,676,239	-£53,682,045	-£53,780,380
71% SR : 29% LBS SO	20%	-£46,473,044	-£49,175,090	-£51,917,679	-£52,875,784	-£57,169,615	-£58,163,315	-£58,190,340	-£58,196,145	-£58,294,480
71% SR : 29% LBS SO	25%	-£50,914,609	-£53,657,884	-£56,431,778	-£57,389,884	-£61,683,715	-£62,677,415	-£62,704,440	-£62,710,245	-£62,808,580
71% SR : 29% LBS SO	30%	-£55,428,709	-£58,171,984	-£60,945,878	-£61,903,984	-£66,197,815	-£67,191,514	-£67,218,539	-£67,224,344	-£67,322,679
71% SR : 29% LBS SO	35%	-£59,942,808	-£62,686,083	-£65,459,978	-£66,418,084	-£70,711,914	-£71,705,615	-£71,732,639	-£71,738,444	-£71,836,780
71% SR : 29% LBS SO	40%	-£64,456,908	-£67,200,183	-£69,974,078	-£70,932,183	-£75,226,014	-£76,219,715	-£76,246,739	-£76,252,544	-£76,350,880
71% SR : 29% LBS SO	45%	-£68,971,008	-£71,714,283	-£74,488,177	-£75,446,283	-£79,740,114	-£80,733,815	-£80,760,839	-£80,766,644	-£80,864,980
71% SR : 29% LBS SO	50%	-£73,485,108	-£76,228,383	-£79,002,277	-£79,960,383	-£84,254,214	-£85,247,914	-£85,274,938	-£85,280,743	-£85,379,079

CIL Zone 3 Low Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£23,239,975	-£25,783,212	-£28,373,330	-£29,275,125	-£33,331,297	-£34,284,926	-£34,311,144	-£34,316,776	-£34,412,177
71% SR : 29% LBS SO	5%	-£27,414,596	-£29,995,728	-£32,610,463	-£33,526,017	-£37,684,465	-£38,648,521	-£38,674,739	-£38,680,371	-£38,775,773
71% SR : 29% LBS SO	10%	-£31,646,945	-£34,261,656	-£36,952,799	-£37,882,323	-£42,075,509	-£43,054,275	-£43,080,893	-£43,086,611	-£43,183,469
71% SR : 29% LBS SO	15%	-£35,963,814	-£38,625,251	-£41,338,149	-£42,281,856	-£46,522,015	-£47,515,715	-£47,542,739	-£47,548,545	-£47,646,880
71% SR : 29% LBS SO	20%	-£40,339,544	-£43,041,590	-£45,784,179	-£46,742,284	-£51,036,115	-£52,029,815	-£52,056,840	-£52,062,645	-£52,160,980
71% SR : 29% LBS SO	25%	-£44,781,109	-£47,524,384	-£50,298,278	-£51,256,384	-£55,550,215	-£56,543,915	-£56,570,940	-£56,576,745	-£56,675,080
71% SR : 29% LBS SO	30%	-£49,295,209	-£52,038,484	-£54,812,378	-£55,770,484	-£60,064,315	-£61,058,014	-£61,085,039	-£61,090,844	-£61,189,179
71% SR : 29% LBS SO	35%	-£53,809,308	-£56,552,583	-£59,326,478	-£60,284,584	-£64,578,414	-£65,572,115	-£65,599,139	-£65,604,944	-£65,703,280
71% SR : 29% LBS SO	40%	-£58,323,408	-£61,066,683	-£63,840,578	-£64,798,683	-£69,092,514	-£70,086,215	-£70,113,239	-£70,119,044	-£70,217,380
71% SR : 29% LBS SO	45%	-£62,837,508	-£65,580,783	-£68,354,677	-£69,312,783	-£73,606,614	-£74,600,315	-£74,627,339	-£74,633,144	-£74,731,480
71% SR : 29% LBS SO	50%	-£67,351,608	-£70,094,883	-£72,868,777	-£73,826,883	-£78,120,714	-£79,114,414	-£79,141,438	-£79,147,243	-£79,245,579

CIL Zone 3 Low Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£10,374,475	-£12,917,712	-£15,507,830	-£16,409,625	-£20,465,797	-£21,419,426	-£21,445,644	-£21,451,276	-£21,546,677
71% SR : 29% LBS SO	5%	-£14,549,096	-£17,130,228	-£19,744,963	-£20,660,517	-£24,818,965	-£25,783,021	-£25,809,239	-£25,814,871	-£25,910,273
71% SR : 29% LBS SO	10%	-£18,781,445	-£21,396,156	-£24,087,299	-£25,016,823	-£29,210,009	-£30,188,775	-£30,215,393	-£30,221,111	-£30,317,969
71% SR : 29% LBS SO	15%	-£23,098,314	-£25,759,751	-£28,472,649	-£29,416,356	-£33,656,515	-£34,650,215	-£34,677,239	-£34,683,045	-£34,781,380
71% SR : 29% LBS SO	20%	-£27,474,044	-£30,176,090	-£32,918,679	-£33,876,784	-£38,170,615	-£39,164,315	-£39,191,340	-£39,197,145	-£39,295,480
71% SR : 29% LBS SO	25%	-£31,915,609	-£34,658,884	-£37,432,778	-£38,390,884	-£42,684,715	-£43,678,415	-£43,705,440	-£43,711,245	-£43,809,580
71% SR : 29% LBS SO	30%	-£36,429,709	-£39,172,984	-£41,946,878	-£42,904,984	-£47,198,815	-£48,192,514	-£48,219,539	-£48,225,344	-£48,323,679
71% SR : 29% LBS SO	35%	-£40,943,808	-£43,687,083	-£46,460,978	-£47,419,084	-£51,712,914	-£52,706,615	-£52,733,639	-£52,739,444	-£52,837,780
71% SR : 29% LBS SO	40%	-£45,457,908	-£48,201,183	-£50,975,078	-£51,933,183	-£56,227,014	-£57,220,715	-£57,247,739	-£57,253,544	-£57,351,880
71% SR : 29% LBS SO	45%	-£49,972,008	-£52,715,283	-£55,489,177	-£56,447,283	-£60,741,114	-£61,734,815	-£61,761,839	-£61,767,644	-£61,865,980
71% SR : 29% LBS SO	50%	-£54,486,108	-£57,229,383	-£60,003,277	-£60,961,383	-£65,255,214	-£66,248,914	-£66,275,938	-£66,281,743	-£66,380,079

Table 6.46.8 Appraisal outputs showing viability of of Z3 (Aylesbury) - 400 resi units and 4,000 sq m office with 10% AW

CIL Zone 3 High Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,223,549	-£6,653,834	-£9,146,623	-£10,008,366	-£13,870,341	-£14,764,098	-£14,788,404	-£14,793,625	-£14,882,071
75% SR : 25% LBS SO	5%	-£9,437,237	-£11,904,603	-£14,399,511	-£15,261,254	-£19,163,896	-£20,071,290	-£20,095,967	-£20,101,269	-£20,191,063
75% SR : 25% LBS SO	10%	-£14,690,124	-£17,157,492	-£19,682,246	-£20,557,139	-£24,478,039	-£25,387,034	-£25,412,087	-£25,417,469	-£25,508,634
75% SR : 25% LBS SO	15%	-£19,958,400	-£22,463,415	-£24,996,390	-£25,871,282	-£29,848,558	-£30,769,797	-£30,794,851	-£30,800,233	-£30,891,398
75% SR : 25% LBS SO	20%	-£25,272,544	-£27,790,730	-£30,362,353	-£31,250,594	-£35,255,357	-£36,190,654	-£36,216,090	-£36,221,554	-£36,314,109
75% SR : 25% LBS SO	25%	-£30,630,257	-£33,173,494	-£35,770,957	-£36,672,751	-£40,753,515	-£41,717,571	-£41,743,789	-£41,749,422	-£41,844,823
75% SR : 25% LBS SO	30%	-£36,036,914	-£38,620,980	-£41,285,369	-£42,214,893	-£46,380,893	-£47,359,659	-£47,386,278	-£47,391,996	-£47,488,853
75% SR : 25% LBS SO	35%	-£41,559,903	-£44,221,341	-£46,927,790	-£47,871,497	-£52,110,411	-£53,104,112	-£53,131,136	-£53,136,941	-£53,235,277
75% SR : 25% LBS SO	40%	-£47,213,440	-£49,915,486	-£52,679,107	-£53,637,213	-£58,924,743	-£59,951,043	-£59,951,768	-£59,957,573	-£60,055,908
75% SR : 25% LBS SO	45%	-£52,982,570	-£55,725,845	-£58,499,739	-£59,457,845	-£63,751,676	-£64,745,376	-£64,772,400	-£64,778,206	-£64,876,541
75% SR : 25% LBS SO	50%	-£58,803,202	-£61,546,477	-£64,320,371	-£65,278,477	-£69,572,309	-£70,566,008	-£70,593,032	-£70,598,837	-£70,697,173

CIL Zone 3 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£1,909,951	-£520,334	-£3,013,123	-£3,874,866	-£7,736,841	-£8,630,598	-£8,654,904	-£8,660,125	-£8,748,571
75% SR : 25% LBS SO	5%	-£3,303,737	-£5,771,103	-£8,266,011	-£9,127,754	-£13,030,396	-£13,937,790	-£13,962,467	-£13,967,769	-£14,057,563
75% SR : 25% LBS SO	10%	-£8,556,624	-£11,023,992	-£13,548,746	-£14,423,639	-£18,344,539	-£19,253,534	-£19,278,587	-£19,283,969	-£19,375,134
75% SR : 25% LBS SO	15%	-£13,824,900	-£16,329,915	-£18,862,890	-£19,737,782	-£23,715,058	-£24,636,297	-£24,661,351	-£24,666,733	-£24,757,898
75% SR : 25% LBS SO	20%	-£19,139,044	-£21,657,230	-£24,228,853	-£25,117,094	-£29,121,857	-£30,057,154	-£30,082,590	-£30,088,054	-£30,180,609
75% SR : 25% LBS SO	25%	-£24,496,757	-£27,039,994	-£29,637,457	-£30,539,251	-£34,620,015	-£35,584,071	-£35,610,289	-£35,615,922	-£35,711,323
75% SR : 25% LBS SO	30%	-£29,903,414	-£32,487,480	-£35,151,869	-£36,081,393	-£40,247,393	-£41,226,159	-£41,252,778	-£41,258,496	-£41,355,353
75% SR : 25% LBS SO	35%	-£35,426,403	-£38,087,841	-£40,794,290	-£41,737,997	-£45,976,911	-£46,970,612	-£46,997,636	-£47,003,441	-£47,101,777
75% SR : 25% LBS SO	40%	-£41,079,940	-£43,781,986	-£46,545,607	-£47,503,713	-£51,797,543	-£52,791,243	-£52,818,268	-£52,824,073	-£52,922,408
75% SR : 25% LBS SO	45%	-£46,849,070	-£49,592,345	-£52,366,239	-£53,324,345	-£57,618,176	-£58,611,876	-£58,638,900	-£58,644,706	-£58,743,041
75% SR : 25% LBS SO	50%	-£52,669,702	-£55,412,977	-£58,186,871	-£59,144,977	-£63,438,809	-£64,432,508	-£64,459,532	-£64,465,337	-£64,563,673

CIL Zone 3 High Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£14,775,451	£12,345,166	£9,852,377	£8,990,634	£5,128,659	£4,234,902	£4,210,596	£4,205,375	£4,116,929
75% SR : 25% LBS SO	5%	£9,561,763	£7,094,397	£4,599,489	£3,737,746	-£164,896	-£1,072,290	-£1,096,967	-£1,102,269	-£1,192,063
75% SR : 25% LBS SO	10%	£4,308,876	£1,841,508	-£683,246	-£1,558,139	-£5,479,039	-£6,388,034	-£6,413,087	-£6,418,469	-£6,509,634
75% SR : 25% LBS SO	15%	-£959,400	-£3,464,415	-£5,997,390	-£6,872,282	-£10,849,558	-£11,770,797	-£11,795,851	-£11,801,233	-£11,892,398
75% SR : 25% LBS SO	20%	-£6,273,544	-£8,791,730	-£11,363,353	-£12,251,594	-£16,256,357	-£17,191,654	-£17,217,090	-£17,222,554	-£17,315,109
75% SR : 25% LBS SO	25%	-£11,631,257	-£14,174,494	-£16,771,957	-£17,673,751	-£21,754,515	-£22,718,571	-£22,744,789	-£22,750,422	-£22,845,823
75% SR : 25% LBS SO	30%	-£17,037,914	-£19,621,980	-£22,286,369	-£23,215,893	-£27,381,893	-£28,360,659	-£28,387,278	-£28,392,996	-£28,489,853
75% SR : 25% LBS SO	35%	-£22,560,903	-£25,222,341	-£27,928,790	-£28,872,497	-£33,111,411	-£34,105,112	-£34,132,136	-£34,137,941	-£34,236,277
75% SR : 25% LBS SO	40%	-£28,214,440	-£30,916,486	-£33,680,107	-£34,638,213	-£39,932,043	-£40,925,743	-£40,952,768	-£40,958,573	-£41,056,908
75% SR : 25% LBS SO	45%	-£33,983,570	-£36,726,845	-£39,500,739	-£40,458,845	-£44,752,676	-£45,746,376	-£45,773,400	-£45,779,206	-£45,877,541
75% SR : 25% LBS SO	50%	-£39,804,202	-£42,547,477	-£45,321,371	-£46,279,477	-£50,573,309	-£51,567,008	-£51,594,032	-£51,599,837	-£51,698,173

CIL Zone 3 Medium Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£15,850,265	-£18,333,837	-£20,866,811	-£21,741,704	-£25,673,550	-£26,594,790	-£26,619,843	-£26,625,226	-£26,716,390
75% SR : 25% LBS SO	5%	-£20,597,243	-£23,102,258	-£25,635,233	-£26,522,564	-£30,503,291	-£31,424,531	-£31,449,585	-£31,454,967	-£31,546,132
75% SR : 25% LBS SO	10%	-£25,365,665	-£27,892,441	-£30,464,064	-£31,352,305	-£35,363,057	-£36,298,354	-£36,323,789	-£36,329,253	-£36,421,809
75% SR : 25% LBS SO	15%	-£30,178,945	-£32,722,181	-£35,317,660	-£36,219,455	-£40,287,998	-£41,251,966	-£41,278,184	-£41,283,816	-£41,379,218
75% SR : 25% LBS SO	20%	-£35,022,619	-£37,604,661	-£40,241,909	-£41,170,940	-£45,336,677	-£46,300,734	-£46,326,952	-£46,332,585	-£46,427,986
75% SR : 25% LBS SO	25%	-£39,942,366	-£42,599,041	-£45,290,185	-£46,221,385	-£50,450,684	-£51,429,450	-£51,456,068	-£51,461,787	-£51,558,644
75% SR : 25% LBS SO	30%	-£44,986,371	-£47,677,531	-£50,409,737	-£51,356,324	-£55,650,154	-£56,643,854	-£56,670,879	-£56,676,684	-£56,775,019
75% SR : 25% LBS SO	35%	-£50,107,544	-£52,846,899	-£55,620,794	-£56,578,900	-£60,872,731	-£61,866,431	-£61,893,455	-£61,899,261	-£61,997,596
75% SR : 25% LBS SO	40%	-£55,326,202	-£58,069,477	-£60,843,371	-£61,801,477	-£66,095,308	-£67,089,008	-£67,116,032	-£67,121,837	-£67,220,173
75% SR : 25% LBS SO	45%	-£60,548,779	-£63,292,054	-£66,065,947	-£67,024,054	-£71,317,885	-£72,311,585	-£72,338,609	-£72,344,415	-£72,442,750
75% SR : 25% LBS SO	50%	-£65,771,355	-£68,514,630	-£71,288,525	-£72,246,630	-£76,540,461	-£77,534,162	-£77,561,186	-£77,566,991	-£77,665,327

CIL Zone 3 Medium Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£9,716,765	-£12,200,337	-£14,733,311	-£15,608,204	-£19,540,050	-£20,461,290	-£20,486,343	-£20,491,726	-£20,582,890
75% SR : 25% LBS SO	5%	-£14,463,743	-£16,968,758	-£19,501,733	-£20,389,064	-£24,369,791	-£25,291,031	-£25,316,085	-£25,321,467	-£25,412,632
75% SR : 25% LBS SO	10%	-£19,232,165	-£21,758,941	-£24,330,564	-£25,218,805	-£29,229,557	-£30,164,854	-£30,190,289	-£30,195,753	-£30,288,309
75% SR : 25% LBS SO	15%	-£24,045,445	-£26,588,681	-£29,184,160	-£30,085,955	-£34,154,498	-£35,118,466	-£35,144,684	-£35,150,316	-£35,245,718
75% SR : 25% LBS SO	20%	-£28,889,119	-£31,471,161	-£34,108,409	-£35,037,440	-£39,203,177	-£40,167,234	-£40,193,452	-£40,199,085	-£40,294,486
75% SR : 25% LBS SO	25%	-£33,808,866	-£36,465,541	-£39,156,685	-£40,087,885	-£44,317,184	-£45,295,950	-£45,322,568	-£45,328,287	-£45,425,144
75% SR : 25% LBS SO	30%	-£38,852,871	-£41,544,031	-£44,276,237	-£45,222,824	-£49,516,654	-£50,510,354	-£50,537,379	-£50,543,184	-£50,641,519
75% SR : 25% LBS SO	35%	-£43,974,044	-£46,713,399	-£49,487,294	-£50,445,400	-£54,739,231	-£55,732,931	-£55,759,955	-£55,765,761	-£55,864,096
75% SR : 25% LBS SO	40%	-£49,192,702	-£51,935,977	-£54,709,871	-£55,667,977	-£59,961,808	-£60,955,508	-£60,982,532	-£60,988,337	-£61,086,673
75% SR : 25% LBS SO	45%	-£54,415,279	-£57,158,554	-£59,932,447	-£60,890,554	-£65,184,385	-£66,178,085	-£66,205,109	-£66,210,915	-£66,309,250
75% SR : 25% LBS SO	50%	-£59,637,855	-£62,381,130	-£65,155,025	-£66,113,130	-£70,406,961	-£71,400,662	-£71,427,686	-£71,433,491	-£71,531,827

CIL Zone 3 Medium Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£3,148,735	£665,163	-£1,867,811	-£2,742,704	-£6,674,550	-£7,595,790	-£7,620,843	-£7,626,226	-£7,717,390
75% SR : 25% LBS SO	5%	-£1,598,243	-£4,103,258	-£6,636,233	-£7,523,564	-£11,504,291	-£12,425,531	-£12,450,585	-£12,455,967	-£12,547,132
75% SR : 25% LBS SO	10%	-£6,366,665	-£8,893,441	-£11,465,064	-£12,353,305	-£16,364,057	-£17,299,354	-£17,324,789	-£17,330,253	-£17,422,809
75% SR : 25% LBS SO	15%	-£11,179,945	-£13,723,181	-£16,318,660	-£17,220,455	-£21,288,998	-£22,252,966	-£22,279,184	-£22,284,816	-£22,380,218
75% SR : 25% LBS SO	20%	-£16,023,619	-£18,605,661	-£21,242,909	-£22,171,940	-£26,337,677	-£27,301,734	-£27,327,952	-£27,333,585	-£27,428,986
75% SR : 25% LBS SO	25%	-£20,943,366	-£23,600,041	-£26,291,185	-£27,222,385	-£31,451,684	-£32,430,450	-£32,457,068	-£32,462,787	-£32,559,644
75% SR : 25% LBS SO	30%	-£25,987,371	-£28,678,531	-£31,410,737	-£32,357,324	-£36,651,154	-£37,644,854	-£37,671,879	-£37,677,684	-£37,776,019
75% SR : 25% LBS SO	35%	-£31,108,544	-£33,847,899	-£36,621,794	-£37,579,900	-£41,873,731	-£42,867,431	-£42,894,455	-£42,900,261	-£42,998,596
75% SR : 25% LBS SO	40%	-£36,327,202	-£39,070,477	-£41,844,371	-£42,802,477	-£47,096,308	-£48,090,008	-£48,117,032	-£48,122,837	-£48,221,173
75% SR : 25% LBS SO	45%	-£41,549,779	-£44,293,054	-£47,066,947	-£48,025,054	-£52,318,885	-£53,312,585	-£53,339,609	-£53,345,415	-£53,443,750
75% SR : 25% LBS SO	50%	-£46,772,355	-£49,515,630	-£52,289,525	-£53,247,630	-£57,541,461	-£58,535,162	-£58,562,186	-£58,567,991	-£58,666,327

CIL Zone 3 Low Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£29,373,475	-£31,916,712	-£34,506,830	-£35,408,625	-£39,464,797	-£40,418,426	-£40,444,644	-£40,450,276	-£40,545,677
75% SR : 25% LBS SO	5%	-£33,582,817	-£36,164,506	-£38,779,779	-£39,695,333	-£43,854,356	-£44,818,411	-£44,844,630	-£44,850,262	-£44,945,663
75% SR : 25% LBS SO	10%	-£37,851,001	-£40,467,936	-£43,159,080	-£44,088,604	-£48,282,955	-£49,261,721	-£49,288,339	-£49,294,058	-£49,390,915
75% SR : 25% LBS SO	15%	-£42,206,485	-£44,867,921	-£47,582,569	-£48,526,275	-£52,768,210	-£53,761,910	-£53,788,934	-£53,794,740	-£53,893,075
75% SR : 25% LBS SO	20%	-£46,620,936	-£49,322,982	-£52,067,937	-£53,026,044	-£57,319,875	-£58,313,575	-£58,340,599	-£58,346,405	-£58,444,740
75% SR : 25% LBS SO	25%	-£51,102,433	-£53,845,708	-£56,619,603	-£57,577,709	-£61,871,539	-£62,865,239	-£62,892,264	-£62,898,069	-£62,996,404
75% SR : 25% LBS SO	30%	-£55,654,098	-£58,397,373	-£61,171,267	-£62,129,373	-£66,423,204	-£67,416,905	-£67,443,929	-£67,449,734	-£67,548,070
75% SR : 25% LBS SO	35%	-£60,205,763	-£62,949,037	-£65,722,932	-£66,681,039	-£70,974,869	-£71,968,569	-£71,995,593	-£72,001,399	-£72,099,734
75% SR : 25% LBS SO	40%	-£64,757,428	-£67,500,703	-£70,274,597	-£71,232,703	-£75,526,534	-£76,520,233	-£76,547,258	-£76,553,064	-£76,651,398
75% SR : 25% LBS SO	45%	-£69,309,092	-£72,052,367	-£74,826,262	-£75,784,368	-£80,078,198	-£81,071,899	-£81,098,923	-£81,104,728	-£81,203,064
75% SR : 25% LBS SO	50%	-£73,860,757	-£76,604,032	-£79,377,926	-£80,336,032	-£84,629,864	-£85,623,563	-£85,650,587	-£85,656,393	-£85,754,728

CIL Zone 3 Low Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£23,239,975	-£25,783,212	-£28,373,330	-£29,275,125	-£33,331,297	-£34,284,926	-£34,311,144	-£34,316,776	-£34,412,177
75% SR : 25% LBS SO	5%	-£27,449,317	-£30,031,006	-£32,646,279	-£33,561,833	-£37,720,856	-£38,684,911	-£38,711,130	-£38,716,762	-£38,812,163
75% SR : 25% LBS SO	10%	-£31,717,501	-£34,334,436	-£37,025,580	-£37,955,104	-£42,149,455	-£43,128,221	-£43,154,839	-£43,160,558	-£43,257,415
75% SR : 25% LBS SO	15%	-£36,072,985	-£38,734,421	-£41,449,069	-£42,392,775	-£46,634,710	-£47,628,410	-£47,655,434	-£47,661,240	-£47,759,575
75% SR : 25% LBS SO	20%	-£40,487,436	-£43,189,482	-£45,934,437	-£46,892,544	-£51,186,375	-£52,180,075	-£52,207,099	-£52,212,905	-£52,311,240
75% SR : 25% LBS SO	25%	-£44,968,933	-£47,712,208	-£50,486,103	-£51,444,209	-£55,738,039	-£56,731,739	-£56,758,764	-£56,764,569	-£56,862,904
75% SR : 25% LBS SO	30%	-£49,520,598	-£52,263,873	-£55,037,767	-£55,995,873	-£60,289,704	-£61,283,405	-£61,310,429	-£61,316,234	-£61,414,570
75% SR : 25% LBS SO	35%	-£54,072,263	-£56,815,537	-£59,589,432	-£60,547,539	-£64,841,369	-£65,835,069	-£65,862,093	-£65,867,899	-£65,966,234
75% SR : 25% LBS SO	40%	-£58,623,928	-£61,367,203	-£64,141,097	-£65,099,203	-£69,393,034	-£70,386,733	-£70,413,758	-£70,419,564	-£70,517,898
75% SR : 25% LBS SO	45%	-£63,175,592	-£65,918,867	-£68,692,762	-£69,650,868	-£73,944,698	-£74,938,399	-£74,965,423	-£74,971,228	-£75,069,564
75% SR : 25% LBS SO	50%	-£67,727,257	-£70,470,532	-£73,244,426	-£74,202,532	-£78,496,364	-£79,490,063	-£79,517,087	-£79,522,893	-£79,621,228

CIL Zone 3 Low Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£10,374,475	-£12,917,712	-£15,507,830	-£16,409,625	-£20,465,797	-£21,419,426	-£21,445,644	-£21,451,276	-£21,546,677
75% SR : 25% LBS SO	5%	-£14,583,817	-£17,165,506	-£19,780,779	-£20,696,333	-£24,855,356	-£25,819,411	-£25,845,630	-£25,851,262	-£25,946,663
75% SR : 25% LBS SO	10%	-£18,852,001	-£21,468,936	-£24,160,080	-£25,089,604	-£29,283,955	-£30,262,721	-£30,289,339	-£30,295,058	-£30,391,915
75% SR : 25% LBS SO	15%	-£23,207,485	-£25,868,921	-£28,583,569	-£29,527,275	-£33,769,210	-£34,762,910	-£34,789,934	-£34,795,740	-£34,894,075
75% SR : 25% LBS SO	20%	-£27,621,936	-£30,323,982	-£33,068,937	-£34,027,044	-£38,320,875	-£39,314,575	-£39,341,599	-£39,347,405	-£39,445,740
75% SR : 25% LBS SO	25%	-£32,103,433	-£34,846,708	-£37,620,603	-£38,578,709	-£42,872,539	-£43,866,239	-£43,893,264	-£43,899,069	-£43,997,404
75% SR : 25% LBS SO	30%	-£36,655,098	-£39,398,373	-£42,172,267	-£43,130,373	-£47,424,204	-£48,417,905	-£48,444,929	-£48,450,734	-£48,549,070
75% SR : 25% LBS SO	35%	-£41,206,763	-£43,950,037	-£46,723,932	-£47,682,039	-£51,975,869	-£52,969,569	-£52,996,593	-£53,002,399	-£53,100,734
75% SR : 25% LBS SO	40%	-£45,758,428	-£48,501,703	-£51,275,597	-£52,233,703	-£56,527,534	-£57,521,233	-£57,548,258	-£57,554,064	-£57,652,398
75% SR : 25% LBS SO	45%	-£50,310,092	-£53,053,367	-£55,827,262	-£56,785,368	-£61,079,198	-£62,072,899	-£62,099,923	-£62,105,728	-£62,204,064
75% SR : 25% LBS SO	50%	-£54,861,757	-£57,605,032	-£60,378,926	-£61,337,032	-£65,630,864	-£66,624,563	-£66,651,587	-£66,657,393	-£66,755,728

Table 6.46.9 Appraisal outputs showing viability of Z3 (Camberwell, Peckham and Old Kent Road) - 300 resi units and 1,000 sq m retail

CIL Zone 3 High Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£708,514	-£1,252,196	-£3,038,716	-£3,652,405	-£6,623,909	-£7,316,413	-£7,334,778	-£7,338,722	-£7,405,881
71% SR : 29% LBS SO	5%	-£3,353,751	-£5,314,462	-£7,116,743	-£7,739,795	-£10,733,265	-£11,425,769	-£11,444,133	-£11,448,079	-£11,515,237
71% SR : 29% LBS SO	10%	-£7,421,693	-£9,412,320	-£11,226,099	-£11,849,151	-£14,852,303	-£15,555,374	-£15,574,017	-£15,578,023	-£15,646,206
71% SR : 29% LBS SO	15%	-£11,531,049	-£13,521,676	-£15,343,838	-£15,976,396	-£19,015,542	-£19,718,612	-£19,737,257	-£19,741,261	-£19,809,445
71% SR : 29% LBS SO	20%	-£15,644,622	-£17,665,623	-£19,507,076	-£20,139,636	-£23,200,853	-£23,922,405	-£23,941,622	-£23,945,751	-£24,016,030
71% SR : 29% LBS SO	25%	-£19,807,860	-£21,828,861	-£23,701,577	-£24,353,586	-£27,486,183	-£28,214,844	-£28,234,356	-£28,238,547	-£28,309,899
71% SR : 29% LBS SO	30%	-£24,008,822	-£26,091,967	-£27,994,025	-£28,655,982	-£31,836,377	-£32,572,124	-£32,591,635	-£32,595,826	-£32,667,178
71% SR : 29% LBS SO	35%	-£28,309,335	-£30,424,266	-£32,351,304	-£33,017,113	-£36,246,035	-£36,993,007	-£37,012,816	-£37,017,072	-£37,089,512
71% SR : 29% LBS SO	40%	-£32,674,720	-£34,821,920	-£36,778,361	-£37,450,420	-£40,679,341	-£41,426,314	-£41,446,123	-£41,450,379	-£41,522,819
71% SR : 29% LBS SO	45%	-£37,108,026	-£39,255,227	-£41,211,668	-£41,883,727	-£45,112,648	-£45,859,621	-£45,879,430	-£45,883,685	-£45,956,126
71% SR : 29% LBS SO	50%	-£41,541,334	-£43,688,534	-£45,644,975	-£46,317,034	-£49,545,955	-£50,292,928	-£50,312,737	-£50,316,992	-£50,389,433

CIL Zone 3 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£4,438,773	£2,478,062	£691,543	£77,854	-£2,893,651	-£3,586,155	-£3,604,519	-£3,608,464	-£3,675,622
71% SR : 29% LBS SO	5%	£376,507	-£1,584,203	-£3,386,484	-£4,009,537	-£7,003,006	-£7,695,510	-£7,713,875	-£7,717,820	-£7,784,979
71% SR : 29% LBS SO	10%	-£3,691,434	-£5,682,062	-£7,495,841	-£8,118,893	-£11,122,045	-£11,825,115	-£11,843,759	-£11,847,765	-£11,915,947
71% SR : 29% LBS SO	15%	-£7,800,791	-£9,791,418	-£11,613,579	-£12,246,138	-£15,285,283	-£15,988,354	-£16,006,998	-£16,011,003	-£16,079,187
71% SR : 29% LBS SO	20%	-£11,914,364	-£13,935,364	-£15,776,818	-£16,409,377	-£19,470,595	-£20,192,147	-£20,211,364	-£20,215,492	-£20,285,772
71% SR : 29% LBS SO	25%	-£16,077,602	-£18,098,603	-£19,971,319	-£20,623,328	-£23,755,924	-£24,484,586	-£24,504,097	-£24,508,289	-£24,579,640
71% SR : 29% LBS SO	30%	-£20,278,563	-£22,361,708	-£24,263,766	-£24,925,724	-£28,106,118	-£28,841,865	-£28,861,377	-£28,865,568	-£28,936,920
71% SR : 29% LBS SO	35%	-£24,579,077	-£26,694,007	-£28,621,046	-£29,286,855	-£32,515,777	-£33,262,749	-£33,282,558	-£33,286,814	-£33,359,254
71% SR : 29% LBS SO	40%	-£28,944,462	-£31,091,662	-£33,048,103	-£33,720,162	-£36,949,083	-£37,696,056	-£37,715,865	-£37,720,121	-£37,792,561
71% SR : 29% LBS SO	45%	-£33,377,768	-£35,524,969	-£37,481,410	-£38,153,469	-£41,382,390	-£42,129,363	-£42,149,172	-£42,153,427	-£42,225,868
71% SR : 29% LBS SO	50%	-£37,811,075	-£39,958,276	-£41,914,717	-£42,586,776	-£45,815,697	-£46,562,670	-£46,582,479	-£46,586,734	-£46,659,175

CIL Zone 3 High Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£12,263,284	£10,302,573	£8,516,054	£7,902,365	£4,930,860	£4,238,356	£4,219,992	£4,216,047	£4,148,889
71% SR : 29% LBS SO	5%	£8,201,018	£6,240,308	£4,438,027	£3,814,975	£821,505	£129,001	£110,637	£106,691	£39,533
71% SR : 29% LBS SO	10%	£4,133,077	£2,142,450	£328,670	-£294,382	-£3,297,534	-£4,000,604	-£4,019,248	-£4,023,253	-£4,091,436
71% SR : 29% LBS SO	15%	£23,721	-£1,966,907	-£3,789,068	-£4,421,627	-£7,460,772	-£8,163,842	-£8,182,487	-£8,186,492	-£8,254,675
71% SR : 29% LBS SO	20%	-£4,089,852	-£6,110,853	-£7,952,306	-£8,584,866	-£11,646,084	-£12,367,636	-£12,386,853	-£12,390,981	-£12,461,261
71% SR : 29% LBS SO	25%	-£8,253,091	-£10,274,091	-£12,146,807	-£12,798,817	-£15,931,413	-£16,660,075	-£16,679,586	-£16,683,777	-£16,755,129
71% SR : 29% LBS SO	30%	-£12,454,052	-£14,537,197	-£16,439,255	-£17,101,213	-£20,281,607	-£21,017,354	-£21,036,865	-£21,041,057	-£21,112,409
71% SR : 29% LBS SO	35%	-£16,754,566	-£18,869,496	-£20,796,534	-£21,462,344	-£24,691,266	-£25,438,238	-£25,458,047	-£25,462,303	-£25,534,742
71% SR : 29% LBS SO	40%	-£21,119,951	-£23,267,151	-£25,223,592	-£25,895,651	-£29,124,572	-£29,871,545	-£29,891,354	-£29,895,610	-£29,968,049
71% SR : 29% LBS SO	45%	-£25,553,257	-£27,700,458	-£29,656,899	-£30,328,958	-£33,557,879	-£34,304,852	-£34,324,661	-£34,328,916	-£34,401,356
71% SR : 29% LBS SO	50%	-£29,986,564	-£32,133,765	-£34,090,206	-£34,762,265	-£37,991,186	-£38,738,159	-£38,757,968	-£38,762,223	-£38,834,663

CIL Zone 3 Medium Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£8,382,736	-£10,373,363	-£12,187,141	-£12,810,194	-£15,831,823	-£16,534,894	-£16,553,538	-£16,557,544	-£16,625,726
71% SR : 29% LBS SO	5%	-£12,066,233	-£14,056,860	-£15,891,718	-£16,524,278	-£19,563,423	-£20,266,494	-£20,285,138	-£20,289,143	-£20,357,327
71% SR : 29% LBS SO	10%	-£15,760,864	-£17,781,865	-£19,623,319	-£20,255,877	-£23,321,538	-£24,044,931	-£24,064,149	-£24,068,278	-£24,138,557
71% SR : 29% LBS SO	15%	-£19,492,464	-£21,513,464	-£23,379,788	-£24,031,391	-£27,163,987	-£27,888,676	-£27,907,894	-£27,912,023	-£27,982,526
71% SR : 29% LBS SO	20%	-£23,244,377	-£25,325,049	-£27,223,125	-£27,876,752	-£31,057,146	-£31,792,893	-£31,812,403	-£31,816,596	-£31,887,947
71% SR : 29% LBS SO	25%	-£27,085,649	-£29,193,177	-£31,120,214	-£31,782,173	-£34,990,962	-£35,737,935	-£35,757,744	-£35,762,000	-£35,834,439
71% SR : 29% LBS SO	30%	-£30,983,668	-£33,107,206	-£35,063,647	-£35,735,706	-£38,964,627	-£39,711,600	-£39,731,409	-£39,735,664	-£39,808,104
71% SR : 29% LBS SO	35%	-£34,933,671	-£37,080,871	-£39,037,311	-£39,709,371	-£42,938,292	-£43,685,265	-£43,705,074	-£43,709,329	-£43,781,769
71% SR : 29% LBS SO	40%	-£38,907,335	-£41,054,536	-£43,010,976	-£43,683,036	-£46,911,957	-£47,658,930	-£47,678,739	-£47,682,994	-£47,755,434
71% SR : 29% LBS SO	45%	-£42,881,000	-£45,028,201	-£46,984,641	-£47,656,701	-£50,885,622	-£51,632,595	-£51,652,404	-£51,656,658	-£51,729,099
71% SR : 29% LBS SO	50%	-£46,854,665	-£49,001,866	-£50,958,306	-£51,630,366	-£54,859,287	-£55,606,260	-£55,626,069	-£55,630,323	-£55,702,764

CIL Zone 3 Medium Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,652,477	-£6,643,104	-£8,456,883	-£9,079,936	-£12,101,565	-£12,804,636	-£12,823,280	-£12,827,285	-£12,895,468
71% SR : 29% LBS SO	5%	-£8,335,974	-£10,326,601	-£12,161,460	-£12,794,020	-£15,833,165	-£16,536,235	-£16,554,880	-£16,558,884	-£16,627,068
71% SR : 29% LBS SO	10%	-£12,030,606	-£14,051,607	-£15,893,060	-£16,525,619	-£19,591,280	-£20,314,673	-£20,333,891	-£20,338,019	-£20,408,299
71% SR : 29% LBS SO	15%	-£15,762,205	-£17,783,206	-£19,649,530	-£20,301,132	-£23,433,728	-£24,158,418	-£24,177,636	-£24,181,764	-£24,252,268
71% SR : 29% LBS SO	20%	-£19,514,118	-£21,594,791	-£23,492,867	-£24,146,493	-£27,326,888	-£28,062,634	-£28,082,145	-£28,086,337	-£28,157,689
71% SR : 29% LBS SO	25%	-£23,355,391	-£25,462,918	-£27,389,956	-£28,051,915	-£31,260,703	-£32,007,676	-£32,027,485	-£32,031,741	-£32,104,181
71% SR : 29% LBS SO	30%	-£27,253,410	-£29,376,947	-£31,333,388	-£32,005,447	-£35,234,368	-£35,981,341	-£36,001,150	-£36,005,405	-£36,077,846
71% SR : 29% LBS SO	35%	-£31,203,412	-£33,350,612	-£35,307,053	-£35,979,112	-£39,208,033	-£39,955,006	-£39,974,815	-£39,979,070	-£40,051,511
71% SR : 29% LBS SO	40%	-£35,177,076	-£37,324,277	-£39,280,718	-£39,952,777	-£43,181,698	-£43,928,671	-£43,948,480	-£43,952,735	-£44,025,176
71% SR : 29% LBS SO	45%	-£39,150,741	-£41,297,942	-£43,254,383	-£43,926,442	-£47,155,363	-£47,902,336	-£47,922,145	-£47,926,400	-£47,998,841
71% SR : 29% LBS SO	50%	-£43,124,406	-£45,271,607	-£47,228,048	-£47,900,107	-£51,129,028	-£51,876,001	-£51,895,810	-£51,900,065	-£51,972,506

CIL Zone 3 Medium Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£3,172,034	£1,181,407	-£632,371	-£1,255,425	-£4,277,053	-£4,980,125	-£4,998,769	-£5,002,774	-£5,070,957
71% SR : 29% LBS SO	5%	-£511,463	-£2,502,090	-£4,336,949	-£4,969,508	-£8,008,654	-£8,711,724	-£8,730,369	-£8,734,373	-£8,802,557
71% SR : 29% LBS SO	10%	-£4,206,095	-£6,227,096	-£8,068,549	-£8,701,108	-£11,766,769	-£12,490,162	-£12,509,379	-£12,513,508	-£12,583,787
71% SR : 29% LBS SO	15%	-£7,937,694	-£9,958,695	-£11,825,018	-£12,476,621	-£15,609,217	-£16,333,907	-£16,353,124	-£16,357,253	-£16,427,756
71% SR : 29% LBS SO	20%	-£11,689,607	-£13,770,279	-£15,668,355	-£16,321,982	-£19,502,376	-£20,238,123	-£20,257,634	-£20,261,826	-£20,333,178
71% SR : 29% LBS SO	25%	-£15,530,879	-£17,638,407	-£19,565,445	-£20,227,403	-£23,436,192	-£24,183,165	-£24,202,974	-£24,207,230	-£24,279,670
71% SR : 29% LBS SO	30%	-£19,428,898	-£21,552,436	-£23,508,877	-£24,180,936	-£27,409,857	-£28,156,830	-£28,176,639	-£28,180,894	-£28,253,335
71% SR : 29% LBS SO	35%	-£23,378,901	-£25,526,101	-£27,482,542	-£28,154,601	-£31,383,522	-£32,130,495	-£32,150,304	-£32,154,559	-£32,227,000
71% SR : 29% LBS SO	40%	-£27,352,565	-£29,499,766	-£31,456,207	-£32,128,266	-£35,357,187	-£36,104,160	-£36,123,969	-£36,128,224	-£36,200,665
71% SR : 29% LBS SO	45%	-£31,326,230	-£33,473,431	-£35,429,872	-£36,101,931	-£39,330,852	-£40,077,825	-£40,097,634	-£40,101,889	-£40,174,330
71% SR : 29% LBS SO	50%	-£35,299,895	-£37,447,096	-£39,403,537	-£40,075,596	-£43,304,517	-£44,051,490	-£44,071,299	-£44,075,554	-£44,147,995

CIL Zone 3 Low Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£18,933,091	-£20,954,092	-£22,815,905	-£23,458,903	-£26,591,501	-£27,316,189	-£27,335,407	-£27,339,536	-£27,409,815
71% SR : 29% LBS SO	5%	-£22,190,335	-£24,254,924	-£26,153,000	-£26,805,010	-£29,969,839	-£30,705,586	-£30,725,098	-£30,729,289	-£30,800,641
71% SR : 29% LBS SO	10%	-£25,517,884	-£27,601,029	-£29,527,285	-£30,189,243	-£33,369,637	-£34,113,675	-£34,133,484	-£34,137,740	-£34,210,180
71% SR : 29% LBS SO	15%	-£28,885,114	-£31,000,044	-£32,927,083	-£33,597,100	-£36,826,021	-£37,572,994	-£37,592,803	-£37,597,058	-£37,669,499
71% SR : 29% LBS SO	20%	-£32,284,913	-£34,427,918	-£36,384,358	-£37,056,417	-£40,285,338	-£41,032,312	-£41,052,120	-£41,056,376	-£41,128,816
71% SR : 29% LBS SO	25%	-£35,740,035	-£37,887,235	-£39,843,677	-£40,515,735	-£43,744,657	-£44,491,630	-£44,511,438	-£44,515,694	-£44,588,135
71% SR : 29% LBS SO	30%	-£39,199,353	-£41,346,554	-£43,302,995	-£43,975,054	-£47,203,975	-£47,950,948	-£47,970,757	-£47,975,012	-£48,047,453
71% SR : 29% LBS SO	35%	-£42,658,672	-£44,805,872	-£46,762,312	-£47,434,372	-£50,663,294	-£51,410,266	-£51,430,075	-£51,434,330	-£51,506,770
71% SR : 29% LBS SO	40%	-£46,117,990	-£48,265,190	-£50,221,631	-£50,893,690	-£54,122,611	-£54,869,584	-£54,889,393	-£54,893,648	-£54,966,089
71% SR : 29% LBS SO	45%	-£49,577,308	-£51,724,508	-£53,680,949	-£54,353,008	-£57,581,929	-£58,328,902	-£58,348,711	-£58,352,967	-£58,425,407
71% SR : 29% LBS SO	50%	-£53,036,626	-£55,183,826	-£57,140,268	-£57,812,326	-£61,041,248	-£61,788,221	-£61,808,029	-£61,812,285	-£61,884,725

CIL Zone 3 Low Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£15,202,833	-£17,223,834	-£19,085,646	-£19,728,645	-£22,861,242	-£23,585,931	-£23,605,149	-£23,609,277	-£23,679,557
71% SR : 29% LBS SO	5%	-£18,460,076	-£20,524,665	-£22,422,741	-£23,074,752	-£26,239,581	-£26,975,328	-£26,994,839	-£26,999,031	-£27,070,382
71% SR : 29% LBS SO	10%	-£21,787,626	-£23,870,771	-£25,797,027	-£26,458,984	-£29,639,379	-£30,383,417	-£30,403,226	-£30,407,482	-£30,479,921
71% SR : 29% LBS SO	15%	-£25,154,856	-£27,269,786	-£29,196,824	-£29,866,841	-£33,095,762	-£33,842,735	-£33,862,544	-£33,866,799	-£33,939,240
71% SR : 29% LBS SO	20%	-£28,554,654	-£30,697,659	-£32,654,100	-£33,326,159	-£36,555,080	-£37,302,053	-£37,321,862	-£37,326,118	-£37,398,558
71% SR : 29% LBS SO	25%	-£32,009,777	-£34,156,977	-£36,113,419	-£36,785,477	-£40,014,399	-£40,761,372	-£40,781,180	-£40,785,436	-£40,857,877
71% SR : 29% LBS SO	30%	-£35,469,095	-£37,616,296	-£39,572,736	-£40,244,795	-£43,473,716	-£44,220,690	-£44,240,498	-£44,244,753	-£44,317,194
71% SR : 29% LBS SO	35%	-£38,928,413	-£41,075,613	-£43,032,054	-£43,704,113	-£46,933,035	-£47,680,007	-£47,699,816	-£47,704,072	-£47,776,512
71% SR : 29% LBS SO	40%	-£42,387,731	-£44,534,932	-£46,491,373	-£47,163,432	-£50,392,353	-£51,139,326	-£51,159,135	-£51,163,390	-£51,235,831
71% SR : 29% LBS SO	45%	-£45,847,050	-£47,994,250	-£49,950,690	-£50,622,750	-£53,851,671	-£54,598,644	-£54,618,453	-£54,622,708	-£54,695,148
71% SR : 29% LBS SO	50%	-£49,306,368	-£51,453,567	-£53,410,009	-£54,082,067	-£57,310,989	-£58,057,962	-£58,077,770	-£58,082,026	-£58,154,467

CIL Zone 3 Low Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£7,378,322	-£9,399,323	-£11,261,135	-£11,904,134	-£15,036,731	-£15,761,420	-£15,780,637	-£15,784,766	-£15,855,045
71% SR : 29% LBS SO	5%	-£10,635,565	-£12,700,154	-£14,598,230	-£15,250,241	-£18,415,070	-£19,150,817	-£19,170,328	-£19,174,519	-£19,245,871
71% SR : 29% LBS SO	10%	-£13,963,115	-£16,046,260	-£17,972,515	-£18,634,473	-£21,814,868	-£22,558,906	-£22,578,714	-£22,582,970	-£22,655,410
71% SR : 29% LBS SO	15%	-£17,330,345	-£19,445,275	-£21,372,313	-£22,042,330	-£25,271,251	-£26,018,224	-£26,038,033	-£26,042,288	-£26,114,729
71% SR : 29% LBS SO	20%	-£20,730,143	-£22,873,148	-£24,829,589	-£25,501,648	-£28,730,569	-£29,477,542	-£29,497,351	-£29,501,607	-£29,574,047
71% SR : 29% LBS SO	25%	-£24,185,266	-£26,332,466	-£28,288,907	-£28,960,965	-£32,189,888	-£32,936,861	-£32,956,669	-£32,960,924	-£33,033,365
71% SR : 29% LBS SO	30%	-£27,644,584	-£29,791,784	-£31,748,225	-£32,420,284	-£35,649,205	-£36,396,178	-£36,415,987	-£36,420,242	-£36,492,683
71% SR : 29% LBS SO	35%	-£31,103,902	-£33,251,102	-£35,207,543	-£35,879,602	-£39,108,524	-£39,855,496	-£39,875,305	-£39,879,561	-£39,952,001
71% SR : 29% LBS SO	40%	-£34,563,220	-£36,710,421	-£38,666,862	-£39,338,921	-£42,567,842	-£43,314,815	-£43,334,624	-£43,338,879	-£43,411,319
71% SR : 29% LBS SO	45%	-£38,022,539	-£40,169,738	-£42,126,179	-£42,798,238	-£46,027,159	-£46,774,132	-£46,793,941	-£46,798,197	-£46,870,637
71% SR : 29% LBS SO	50%	-£41,481,856	-£43,629,056	-£45,585,498	-£46,257,556	-£49,486,478	-£50,233,451	-£50,253,259	-£50,257,515	-£50,329,956

Table 6.46.10 Appraisal outputs showing viability of of Z3 (Aylesbury) - 300 resi units and 1,000 sq m retail

CIL Zone 3 High Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£708,514	-£1,252,196	-£3,038,716	-£3,652,405	-£6,623,909	-£7,316,413	-£7,334,778	-£7,338,722	-£7,405,881
75% SR : 25% LBS SO	5%	-£3,377,547	-£5,338,257	-£7,140,921	-£7,763,974	-£10,757,443	-£11,449,947	-£11,468,312	-£11,472,256	-£11,539,415
75% SR : 25% LBS SO	10%	-£7,470,050	-£9,460,677	-£11,274,455	-£11,897,509	-£14,901,437	-£15,604,507	-£15,623,151	-£15,627,157	-£15,695,340
75% SR : 25% LBS SO	15%	-£11,603,585	-£13,594,212	-£15,417,538	-£16,050,098	-£19,089,243	-£19,792,313	-£19,810,957	-£19,814,962	-£19,883,145
75% SR : 25% LBS SO	20%	-£15,742,889	-£17,763,890	-£19,605,344	-£20,237,903	-£23,300,699	-£24,023,774	-£24,042,991	-£24,047,120	-£24,117,399
75% SR : 25% LBS SO	25%	-£19,930,695	-£21,952,398	-£23,828,287	-£24,480,298	-£27,612,894	-£28,343,588	-£28,363,099	-£28,367,291	-£28,438,643
75% SR : 25% LBS SO	30%	-£24,160,875	-£26,244,020	-£28,148,517	-£28,810,475	-£31,990,869	-£32,726,616	-£32,746,128	-£32,750,319	-£32,821,671
75% SR : 25% LBS SO	35%	-£28,489,576	-£30,604,507	-£32,531,545	-£33,200,244	-£36,429,165	-£37,176,138	-£37,195,947	-£37,200,202	-£37,272,643
75% SR : 25% LBS SO	40%	-£32,884,012	-£35,031,213	-£36,987,653	-£37,659,713	-£40,888,634	-£41,635,607	-£41,655,416	-£41,659,670	-£41,732,111
75% SR : 25% LBS SO	45%	-£37,343,480	-£39,490,681	-£41,447,122	-£42,119,181	-£45,348,102	-£46,095,075	-£46,114,884	-£46,119,139	-£46,191,580
75% SR : 25% LBS SO	50%	-£41,802,949	-£43,950,149	-£45,906,590	-£46,578,649	-£49,807,570	-£50,554,543	-£50,574,352	-£50,578,607	-£50,651,048

CIL Zone 3 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£4,438,773	£2,478,062	£691,543	£77,854	-£2,893,651	-£3,586,155	-£3,604,519	-£3,608,464	-£3,675,622
75% SR : 25% LBS SO	5%	£352,711	-£1,607,998	-£3,410,663	-£4,033,715	-£7,027,185	-£7,719,689	-£7,738,053	-£7,741,998	-£7,809,156
75% SR : 25% LBS SO	10%	-£3,739,791	-£5,730,419	-£7,544,197	-£8,167,250	-£11,171,179	-£11,874,249	-£11,892,893	-£11,896,898	-£11,965,082
75% SR : 25% LBS SO	15%	-£7,873,326	-£9,863,954	-£11,687,280	-£12,319,839	-£15,358,984	-£16,062,055	-£16,080,699	-£16,084,704	-£16,152,887
75% SR : 25% LBS SO	20%	-£12,012,631	-£14,033,632	-£15,875,085	-£16,507,645	-£19,570,440	-£20,293,516	-£20,312,733	-£20,316,861	-£20,387,141
75% SR : 25% LBS SO	25%	-£16,200,437	-£18,222,139	-£20,098,029	-£20,750,039	-£23,882,635	-£24,613,330	-£24,632,840	-£24,637,033	-£24,708,384
75% SR : 25% LBS SO	30%	-£20,430,617	-£22,513,762	-£24,418,259	-£25,080,217	-£28,260,611	-£28,996,358	-£29,015,869	-£29,020,061	-£29,091,412
75% SR : 25% LBS SO	35%	-£24,759,318	-£26,874,248	-£28,801,287	-£29,469,986	-£32,698,907	-£33,445,880	-£33,465,689	-£33,469,944	-£33,542,385
75% SR : 25% LBS SO	40%	-£29,153,753	-£31,300,954	-£33,257,395	-£33,929,454	-£37,158,375	-£37,905,348	-£37,925,157	-£37,929,412	-£38,001,853
75% SR : 25% LBS SO	45%	-£33,613,222	-£35,760,423	-£37,116,863	-£38,388,922	-£41,617,843	-£42,364,817	-£42,384,626	-£42,388,880	-£42,461,321
75% SR : 25% LBS SO	50%	-£38,072,691	-£40,219,891	-£42,176,332	-£42,848,391	-£46,077,312	-£46,824,285	-£46,844,094	-£46,848,349	-£46,920,790

CIL Zone 3 High Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£12,263,284	£10,302,573	£8,516,054	£7,902,365	£4,930,860	£4,238,356	£4,219,992	£4,216,047	£4,148,889
75% SR : 25% LBS SO	5%	£8,177,222	£6,216,513	£4,413,848	£3,790,796	£797,326	£104,822	£86,458	£82,513	£15,355
75% SR : 25% LBS SO	10%	£4,084,720	£2,094,093	£280,314	-£342,739	-£3,346,667	-£4,049,738	-£4,068,382	-£4,072,387	-£4,140,571
75% SR : 25% LBS SO	15%	-£48,815	-£2,039,442	-£3,862,768	-£4,495,328	-£7,534,473	-£8,237,544	-£8,256,187	-£8,260,193	-£8,328,376
75% SR : 25% LBS SO	20%	-£4,188,120	-£6,209,121	-£8,050,574	-£8,683,134	-£11,745,929	-£12,469,005	-£12,488,222	-£12,492,350	-£12,562,629
75% SR : 25% LBS SO	25%	-£8,375,926	-£10,397,628	-£12,273,518	-£12,925,528	-£16,058,124	-£16,788,819	-£16,808,329	-£16,812,521	-£16,883,873
75% SR : 25% LBS SO	30%	-£12,606,105	-£14,689,250	-£16,593,748	-£17,255,705	-£20,436,100	-£21,171,847	-£21,191,358	-£21,195,549	-£21,266,901
75% SR : 25% LBS SO	35%	-£16,934,807	-£19,049,737	-£20,976,775	-£21,645,475	-£24,874,396	-£25,621,369	-£25,641,178	-£25,645,433	-£25,717,873
75% SR : 25% LBS SO	40%	-£21,329,242	-£23,476,443	-£25,432,884	-£26,104,943	-£29,333,864	-£30,080,837	-£30,100,646	-£30,104,901	-£30,177,342
75% SR : 25% LBS SO	45%	-£25,788,711	-£27,935,911	-£29,892,352	-£30,564,411	-£33,793,332	-£34,540,305	-£34,560,114	-£34,564,369	-£34,636,810
75% SR : 25% LBS SO	50%	-£30,248,180	-£32,395,380	-£34,351,820	-£35,023,880	-£38,252,801	-£38,999,774	-£39,019,583	-£39,023,837	-£39,096,278

CIL Zone 3 Medium Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£8,382,736	-£10,373,363	-£12,187,141	-£12,810,194	-£15,831,823	-£16,534,894	-£16,553,538	-£16,557,544	-£16,625,726
75% SR : 25% LBS SO	5%	-£12,092,067	-£14,082,695	-£15,917,969	-£16,550,528	-£19,589,673	-£20,292,744	-£20,311,388	-£20,315,393	-£20,383,576
75% SR : 25% LBS SO	10%	-£15,813,364	-£17,834,365	-£19,675,818	-£20,308,378	-£23,374,881	-£24,099,088	-£24,118,305	-£24,122,434	-£24,192,713
75% SR : 25% LBS SO	15%	-£19,571,213	-£21,592,214	-£23,460,615	-£24,112,626	-£27,245,222	-£27,970,010	-£27,989,520	-£27,993,712	-£28,065,063
75% SR : 25% LBS SO	20%	-£23,351,062	-£25,433,362	-£27,331,439	-£27,986,803	-£31,167,198	-£31,902,943	-£31,922,455	-£31,926,646	-£31,997,998
75% SR : 25% LBS SO	25%	-£27,221,041	-£29,330,741	-£31,257,779	-£31,919,737	-£35,130,731	-£35,877,704	-£35,897,512	-£35,901,768	-£35,974,208
75% SR : 25% LBS SO	30%	-£31,148,745	-£33,274,929	-£35,231,370	-£35,903,429	-£39,132,350	-£39,879,323	-£39,899,132	-£39,903,387	-£39,975,827
75% SR : 25% LBS SO	35%	-£35,129,347	-£37,276,547	-£39,232,988	-£39,905,047	-£43,133,968	-£43,880,941	-£43,900,750	-£43,905,006	-£43,977,446
75% SR : 25% LBS SO	40%	-£39,130,966	-£41,278,165	-£43,234,607	-£43,906,665	-£47,135,587	-£47,882,560	-£47,902,368	-£47,906,624	-£47,979,065
75% SR : 25% LBS SO	45%	-£43,132,584	-£45,279,785	-£47,236,226	-£47,908,285	-£51,137,206	-£51,884,179	-£51,903,988	-£51,908,243	-£51,980,683
75% SR : 25% LBS SO	50%	-£47,134,203	-£49,281,403	-£51,237,845	-£51,909,903	-£55,138,825	-£55,885,798	-£55,905,606	-£55,909,862	-£55,982,302

CIL Zone 3 Medium Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£4,652,477	-£6,643,104	-£8,456,883	-£9,079,936	-£12,101,565	-£12,804,636	-£12,823,280	-£12,827,285	-£12,895,468
75% SR : 25% LBS SO	5%	-£8,361,809	-£10,352,436	-£12,187,710	-£12,820,270	-£15,859,415	-£16,562,485	-£16,581,129	-£16,585,135	-£16,653,317
75% SR : 25% LBS SO	10%	-£12,083,105	-£14,104,106	-£15,945,560	-£16,578,119	-£19,644,623	-£20,368,830	-£20,388,047	-£20,392,175	-£20,462,455
75% SR : 25% LBS SO	15%	-£15,840,955	-£17,861,956	-£19,730,357	-£20,382,367	-£23,514,963	-£24,239,751	-£24,259,262	-£24,263,453	-£24,334,805
75% SR : 25% LBS SO	20%	-£19,620,804	-£21,703,104	-£23,601,181	-£24,256,545	-£27,436,939	-£28,172,685	-£28,192,197	-£28,196,388	-£28,267,740
75% SR : 25% LBS SO	25%	-£23,490,783	-£25,600,482	-£27,527,521	-£28,189,478	-£31,400,473	-£32,147,446	-£32,167,254	-£32,171,510	-£32,243,950
75% SR : 25% LBS SO	30%	-£27,418,486	-£29,544,670	-£31,501,111	-£32,173,170	-£35,402,091	-£36,149,064	-£36,168,873	-£36,173,128	-£36,245,569
75% SR : 25% LBS SO	35%	-£31,399,089	-£33,546,289	-£35,502,729	-£36,174,789	-£39,403,710	-£40,150,683	-£40,170,492	-£40,174,747	-£40,247,187
75% SR : 25% LBS SO	40%	-£35,400,707	-£37,547,907	-£39,504,349	-£40,176,407	-£43,405,329	-£44,152,302	-£44,172,110	-£44,176,366	-£44,248,807
75% SR : 25% LBS SO	45%	-£39,402,326	-£41,549,526	-£43,505,967	-£44,178,026	-£47,406,947	-£48,153,920	-£48,173,729	-£48,177,984	-£48,250,425
75% SR : 25% LBS SO	50%	-£43,403,945	-£45,551,145	-£47,507,586	-£48,179,645	-£51,408,567	-£52,155,540	-£52,175,348	-£52,179,603	-£52,252,043

CIL Zone 3 Medium Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£3,172,034	£1,181,407	-£632,371	-£1,255,425	-£4,277,053	-£4,980,125	-£4,998,769	-£5,002,774	-£5,070,957
75% SR : 25% LBS SO	5%	-£537,298	-£2,527,925	-£4,363,199	-£4,995,759	-£8,034,904	-£8,737,974	-£8,756,618	-£8,760,623	-£8,828,806
75% SR : 25% LBS SO	10%	-£4,258,594	-£6,279,595	-£8,121,048	-£8,753,608	-£11,820,111	-£12,544,319	-£12,563,536	-£12,567,664	-£12,637,943
75% SR : 25% LBS SO	15%	-£8,016,444	-£10,037,444	-£11,905,846	-£12,557,856	-£15,690,452	-£16,415,240	-£16,434,751	-£16,438,942	-£16,510,294
75% SR : 25% LBS SO	20%	-£11,796,293	-£13,878,593	-£15,776,670	-£16,432,034	-£19,612,428	-£20,348,174	-£20,367,685	-£20,371,877	-£20,443,228
75% SR : 25% LBS SO	25%	-£15,666,272	-£17,775,971	-£19,703,009	-£20,364,967	-£23,575,962	-£24,322,935	-£24,342,743	-£24,346,999	-£24,419,439
75% SR : 25% LBS SO	30%	-£19,593,975	-£21,720,159	-£23,676,600	-£24,348,659	-£27,577,580	-£28,324,553	-£28,344,362	-£28,348,617	-£28,421,058
75% SR : 25% LBS SO	35%	-£23,574,578	-£25,721,777	-£27,678,218	-£28,350,277	-£31,579,198	-£32,326,171	-£32,345,980	-£32,350,236	-£32,422,676
75% SR : 25% LBS SO	40%	-£27,576,196	-£29,723,396	-£31,679,838	-£32,351,896	-£35,580,818	-£36,327,791	-£36,347,599	-£36,351,855	-£36,424,296
75% SR : 25% LBS SO	45%	-£31,577,814	-£33,725,015	-£35,681,456	-£36,353,515	-£39,582,436	-£40,329,409	-£40,349,218	-£40,353,473	-£40,425,914
75% SR : 25% LBS SO	50%	-£35,579,434	-£37,726,633	-£39,683,075	-£40,355,133	-£43,584,055	-£44,331,028	-£44,350,836	-£44,355,092	-£44,427,532

CIL Zone 3 Low Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£18,933,091	-£20,954,092	-£22,815,905	-£23,458,903	-£26,591,501	-£27,316,189	-£27,335,407	-£27,339,536	-£27,409,815
75% SR : 25% LBS SO	5%	-£22,217,654	-£24,282,659	-£26,180,736	-£26,832,745	-£29,998,020	-£30,733,767	-£30,753,279	-£30,757,470	-£30,828,822
75% SR : 25% LBS SO	10%	-£25,573,356	-£27,656,608	-£29,583,646	-£30,245,604	-£33,425,999	-£34,170,940	-£34,190,749	-£34,195,005	-£34,267,445
75% SR : 25% LBS SO	15%	-£28,969,656	-£31,084,587	-£33,011,625	-£33,682,996	-£36,911,918	-£37,658,891	-£37,678,699	-£37,682,955	-£37,755,396
75% SR : 25% LBS SO	20%	-£32,397,635	-£34,542,447	-£36,498,888	-£37,170,947	-£40,399,868	-£41,146,841	-£41,166,650	-£41,170,905	-£41,243,346
75% SR : 25% LBS SO	25%	-£35,883,197	-£38,030,397	-£39,986,838	-£40,658,897	-£43,887,819	-£44,634,791	-£44,654,600	-£44,658,856	-£44,731,296
75% SR : 25% LBS SO	30%	-£39,371,147	-£41,518,347	-£43,474,789	-£44,146,847	-£47,375,769	-£48,122,742	-£48,142,550	-£48,146,806	-£48,219,247
75% SR : 25% LBS SO	35%	-£42,859,098	-£45,006,298	-£46,962,739	-£47,634,798	-£50,863,719	-£51,610,692	-£51,630,501	-£51,634,756	-£51,707,197
75% SR : 25% LBS SO	40%	-£46,347,049	-£48,494,248	-£50,450,689	-£51,122,748	-£54,351,670	-£55,098,642	-£55,118,451	-£55,122,707	-£55,195,147
75% SR : 25% LBS SO	45%	-£49,834,999	-£51,982,199	-£53,938,640	-£54,610,698	-£57,839,621	-£58,586,594	-£58,606,402	-£58,610,657	-£58,683,098
75% SR : 25% LBS SO	50%	-£53,322,949	-£55,470,150	-£57,426,590	-£58,098,650	-£61,327,571	-£62,074,544	-£62,094,353	-£62,098,608	-£62,171,048

CIL Zone 3 Low Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£15,202,833	-£17,223,834	-£19,085,646	-£19,728,645	-£22,861,242	-£23,585,931	-£23,605,149	-£23,609,277	-£23,679,557
75% SR : 25% LBS SO	5%	-£18,487,395	-£20,552,401	-£22,450,478	-£23,102,487	-£26,267,762	-£27,003,509	-£27,023,020	-£27,027,211	-£27,098,563
75% SR : 25% LBS SO	10%	-£21,843,097	-£23,926,350	-£25,853,388	-£26,515,346	-£29,695,740	-£30,440,681	-£30,460,490	-£30,464,746	-£30,537,186
75% SR : 25% LBS SO	15%	-£25,239,398	-£27,354,328	-£29,281,366	-£29,952,737	-£33,181,660	-£33,928,633	-£33,948,441	-£33,952,696	-£34,025,137
75% SR : 25% LBS SO	20%	-£28,667,376	-£30,812,189	-£32,768,630	-£33,440,689	-£36,669,610	-£37,416,583	-£37,436,392	-£37,440,647	-£37,513,087
75% SR : 25% LBS SO	25%	-£32,152,939	-£34,300,139	-£36,256,580	-£36,928,639	-£40,157,561	-£40,904,533	-£40,924,342	-£40,928,598	-£41,001,038
75% SR : 25% LBS SO	30%	-£35,640,889	-£37,788,089	-£39,744,531	-£40,416,589	-£43,645,511	-£44,392,484	-£44,412,292	-£44,416,548	-£44,488,989
75% SR : 25% LBS SO	35%	-£39,128,839	-£41,276,040	-£43,232,481	-£43,904,540	-£47,133,461	-£47,880,434	-£47,900,243	-£47,904,498	-£47,976,939
75% SR : 25% LBS SO	40%	-£42,616,790	-£44,763,990	-£46,720,431	-£47,392,490	-£50,621,412	-£51,368,384	-£51,388,193	-£51,392,449	-£51,464,889
75% SR : 25% LBS SO	45%	-£46,104,740	-£48,251,940	-£50,208,382	-£50,880,440	-£54,109,362	-£54,856,335	-£54,876,143	-£54,880,399	-£54,952,840
75% SR : 25% LBS SO	50%	-£49,592,690	-£51,739,891	-£53,696,332	-£54,368,391	-£57,597,312	-£58,344,285	-£58,364,094	-£58,368,349	-£58,440,790

CIL Zone 3 Low Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£7,378,322	-£9,399,323	-£11,261,135	-£11,904,134	-£15,036,731	-£15,761,420	-£15,780,637	-£15,784,766	-£15,855,045
75% SR : 25% LBS SO	5%	-£10,662,884	-£12,727,889	-£14,625,966	-£15,277,976	-£18,443,251	-£19,178,997	-£19,198,509	-£19,202,700	-£19,274,052
75% SR : 25% LBS SO	10%	-£14,018,586	-£16,101,839	-£18,028,877	-£18,690,835	-£21,871,229	-£22,616,170	-£22,635,979	-£22,640,235	-£22,712,675
75% SR : 25% LBS SO	15%	-£17,414,887	-£19,529,817	-£21,456,855	-£22,128,226	-£25,357,148	-£26,104,121	-£26,123,929	-£26,128,185	-£26,200,626
75% SR : 25% LBS SO	20%	-£20,842,865	-£22,987,677	-£24,944,118	-£25,616,177	-£28,845,098	-£29,592,071	-£29,611,880	-£29,616,135	-£29,688,576
75% SR : 25% LBS SO	25%	-£24,328,428	-£26,475,628	-£28,432,068	-£29,104,127	-£32,333,050	-£33,080,022	-£33,099,831	-£33,104,086	-£33,176,526
75% SR : 25% LBS SO	30%	-£27,816,378	-£29,963,578	-£31,920,020	-£32,592,078	-£35,821,000	-£36,567,973	-£36,587,781	-£36,592,037	-£36,664,477
75% SR : 25% LBS SO	35%	-£31,304,328	-£33,451,529	-£35,407,970	-£36,080,029	-£39,308,950	-£40,055,923	-£40,075,732	-£40,079,987	-£40,152,428
75% SR : 25% LBS SO	40%	-£34,792,279	-£36,939,479	-£38,895,920	-£39,567,979	-£42,796,901	-£43,543,873	-£43,563,682	-£43,567,938	-£43,640,378
75% SR : 25% LBS SO	45%	-£38,280,229	-£40,427,429	-£42,383,871	-£43,055,929	-£46,284,851	-£47,031,824	-£47,051,632	-£47,055,888	-£47,128,329
75% SR : 25% LBS SO	50%	-£41,768,179	-£43,915,380	-£45,871,821	-£46,543,880	-£49,772,801	-£50,519,774	-£50,539,583	-£50,543,838	-£50,616,279

Table 6.46.11 Appraisal outputs showing viability of Z3 (Camberwell, Peckham and Old Kent Road) - 200 resi units and 6,000 sq m retail

CIL Zone 3 High Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£3,257,659	-£4,888,941	-£6,396,712	-£6,742,139	-£8,722,509	-£9,182,807	-£9,189,999	-£9,191,544	-£9,221,456
71% SR : 29% LBS SO	5%	-£5,965,835	-£7,597,118	-£9,124,479	-£9,475,176	-£11,462,080	-£11,922,377	-£11,929,570	-£11,931,115	-£11,961,027
71% SR : 29% LBS SO	10%	-£8,677,101	-£10,333,273	-£11,864,050	-£12,214,747	-£14,216,206	-£14,683,527	-£14,690,829	-£14,692,398	-£14,722,766
71% SR : 29% LBS SO	15%	-£11,416,671	-£13,072,843	-£14,618,431	-£14,974,478	-£16,991,698	-£17,459,019	-£17,466,322	-£17,467,891	-£17,498,258
71% SR : 29% LBS SO	20%	-£14,158,345	-£15,839,788	-£17,393,923	-£17,749,971	-£19,796,389	-£20,278,079	-£20,285,606	-£20,287,223	-£20,318,525
71% SR : 29% LBS SO	25%	-£16,933,839	-£18,618,814	-£20,209,123	-£20,576,119	-£22,659,121	-£23,148,161	-£23,155,804	-£23,157,445	-£23,189,224
71% SR : 29% LBS SO	30%	-£19,733,033	-£21,466,178	-£23,080,405	-£23,453,001	-£25,563,974	-£26,053,317	-£26,061,076	-£26,062,742	-£26,095,006
71% SR : 29% LBS SO	35%	-£22,599,302	-£24,358,893	-£25,990,889	-£26,369,170	-£28,512,352	-£29,008,855	-£29,016,614	-£29,018,280	-£29,050,544
71% SR : 29% LBS SO	40%	-£25,508,807	-£27,295,245	-£28,946,427	-£29,324,708	-£31,467,890	-£31,964,393	-£31,972,152	-£31,973,818	-£32,006,082
71% SR : 29% LBS SO	45%	-£28,464,345	-£30,250,783	-£31,901,965	-£32,280,246	-£34,423,428	-£34,919,931	-£34,927,690	-£34,929,356	-£34,961,620
71% SR : 29% LBS SO	50%	-£31,419,883	-£33,206,321	-£34,857,503	-£35,235,784	-£37,378,966	-£37,875,469	-£37,883,228	-£37,884,894	-£37,917,158

CIL Zone 3 High Value – Z2 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£169,101	-£1,800,383	-£3,308,154	-£3,653,581	-£5,633,951	-£6,094,249	-£6,101,441	-£6,102,986	-£6,132,898
71% SR : 29% LBS SO	5%	-£2,877,277	-£4,508,560	-£6,035,921	-£6,386,618	-£8,373,522	-£8,833,819	-£8,841,012	-£8,842,557	-£8,872,469
71% SR : 29% LBS SO	10%	-£5,588,543	-£7,244,715	-£8,775,492	-£9,126,189	-£11,127,648	-£11,594,969	-£11,602,271	-£11,603,840	-£11,634,208
71% SR : 29% LBS SO	15%	-£8,328,113	-£9,984,285	-£11,529,873	-£11,885,920	-£13,903,140	-£14,370,461	-£14,377,764	-£14,379,333	-£14,409,700
71% SR : 29% LBS SO	20%	-£11,069,787	-£12,751,230	-£14,305,365	-£14,661,413	-£16,707,831	-£17,189,521	-£17,197,048	-£17,198,665	-£17,229,967
71% SR : 29% LBS SO	25%	-£13,845,281	-£15,530,256	-£17,120,565	-£17,487,561	-£19,570,563	-£20,059,603	-£20,067,246	-£20,068,887	-£20,100,666
71% SR : 29% LBS SO	30%	-£16,644,475	-£18,377,620	-£19,991,847	-£20,364,443	-£22,475,416	-£22,964,759	-£22,972,518	-£22,974,184	-£23,006,448
71% SR : 29% LBS SO	35%	-£19,510,744	-£21,270,335	-£22,902,331	-£23,280,612	-£25,423,794	-£25,920,297	-£25,928,056	-£25,929,722	-£25,961,986
71% SR : 29% LBS SO	40%	-£22,420,249	-£24,206,687	-£25,857,869	-£26,236,150	-£28,379,332	-£28,875,835	-£28,883,594	-£28,885,260	-£28,917,524
71% SR : 29% LBS SO	45%	-£25,375,787	-£27,162,225	-£28,813,407	-£29,191,688	-£31,334,870	-£31,831,373	-£31,839,132	-£31,840,798	-£31,873,062
71% SR : 29% LBS SO	50%	-£28,331,325	-£30,117,763	-£31,768,945	-£32,147,226	-£34,290,408	-£34,786,911	-£34,794,670	-£34,796,336	-£34,828,600

CIL Zone 3 High Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£6,309,393	£4,678,111	£3,170,340	£2,824,913	£844,543	£384,245	£377,053	£375,508	£345,596
71% SR : 29% LBS SO	5%	£3,601,217	£1,969,934	£442,573	£91,876	-£1,895,028	-£2,355,325	-£2,362,518	-£2,364,063	-£2,393,975
71% SR : 29% LBS SO	10%	£889,951	-£766,221	-£2,296,998	-£2,647,695	-£4,649,154	-£5,116,475	-£5,123,777	-£5,125,346	-£5,155,714
71% SR : 29% LBS SO	15%	-£1,849,619	-£3,505,791	-£5,051,379	-£5,407,426	-£7,424,646	-£7,891,967	-£7,899,270	-£7,900,839	-£7,931,206
71% SR : 29% LBS SO	20%	-£4,591,293	-£6,272,736	-£7,826,871	-£8,182,919	-£10,229,337	-£10,711,027	-£10,718,554	-£10,720,171	-£10,751,473
71% SR : 29% LBS SO	25%	-£7,366,787	-£9,051,762	-£10,642,071	-£11,009,067	-£13,092,069	-£13,581,109	-£13,588,752	-£13,590,393	-£13,622,172
71% SR : 29% LBS SO	30%	-£10,165,981	-£11,899,126	-£13,513,353	-£13,885,949	-£15,996,922	-£16,486,265	-£16,494,024	-£16,495,690	-£16,527,954
71% SR : 29% LBS SO	35%	-£13,032,250	-£14,791,841	-£16,423,837	-£16,802,118	-£18,945,300	-£19,441,803	-£19,449,562	-£19,451,228	-£19,483,492
71% SR : 29% LBS SO	40%	-£15,941,755	-£17,728,193	-£19,379,375	-£19,757,656	-£21,900,838	-£22,397,341	-£22,405,100	-£22,406,766	-£22,439,030
71% SR : 29% LBS SO	45%	-£18,897,293	-£20,683,731	-£22,334,913	-£22,713,194	-£24,856,376	-£25,352,879	-£25,360,638	-£25,362,304	-£25,394,568
71% SR : 29% LBS SO	50%	-£21,852,831	-£23,639,269	-£25,290,451	-£25,668,732	-£27,811,914	-£28,308,417	-£28,316,176	-£28,317,842	-£28,350,106

CIL Zone 3 Medium Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£9,317,796	-£10,973,968	-£12,504,745	-£12,855,442	-£14,869,219	-£15,336,541	-£15,343,843	-£15,345,412	-£15,375,780
71% SR : 29% LBS SO	5%	-£11,773,460	-£13,429,632	-£14,983,685	-£15,339,733	-£17,356,953	-£17,824,273	-£17,831,576	-£17,833,145	-£17,863,512
71% SR : 29% LBS SO	10%	-£14,235,840	-£15,917,283	-£17,471,418	-£17,827,465	-£19,878,073	-£20,359,764	-£20,367,290	-£20,368,907	-£20,400,210
71% SR : 29% LBS SO	15%	-£16,723,574	-£18,407,245	-£19,994,325	-£20,361,322	-£22,440,872	-£22,929,913	-£22,937,554	-£22,939,197	-£22,970,976
71% SR : 29% LBS SO	20%	-£19,224,132	-£20,954,900	-£22,560,917	-£22,933,513	-£25,044,487	-£25,533,527	-£25,541,169	-£25,542,810	-£25,574,590
71% SR : 29% LBS SO	25%	-£21,784,251	-£23,538,166	-£25,164,532	-£25,537,128	-£27,675,637	-£28,172,140	-£28,179,899	-£28,181,565	-£28,213,829
71% SR : 29% LBS SO	30%	-£24,382,190	-£26,152,103	-£27,803,283	-£28,181,564	-£30,324,748	-£30,821,250	-£30,829,008	-£30,830,674	-£30,862,939
71% SR : 29% LBS SO	35%	-£27,014,774	-£28,801,213	-£30,452,393	-£30,830,675	-£32,973,858	-£33,470,359	-£33,478,118	-£33,479,785	-£33,512,049
71% SR : 29% LBS SO	40%	-£29,663,884	-£31,450,322	-£33,101,504	-£33,479,785	-£35,622,967	-£36,119,470	-£36,127,228	-£36,128,895	-£36,161,159
71% SR : 29% LBS SO	45%	-£32,312,993	-£34,099,432	-£35,750,613	-£36,128,894	-£38,272,078	-£38,768,580	-£38,776,338	-£38,778,004	-£38,810,269
71% SR : 29% LBS SO	50%	-£34,962,104	-£36,748,543	-£38,399,723	-£38,778,004	-£40,921,188	-£41,417,689	-£41,425,448	-£41,427,115	-£41,459,379

CIL Zone 3 Medium Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£6,229,238	-£7,885,410	-£9,416,187	-£9,766,884	-£11,780,661	-£12,247,983	-£12,255,285	-£12,256,854	-£12,287,222
71% SR : 29% LBS SO	5%	-£8,684,902	-£10,341,074	-£11,895,127	-£12,251,175	-£14,268,395	-£14,735,715	-£14,743,018	-£14,744,587	-£14,774,954
71% SR : 29% LBS SO	10%	-£11,147,282	-£12,828,725	-£14,382,860	-£14,738,907	-£16,789,515	-£17,271,206	-£17,278,732	-£17,280,349	-£17,311,652
71% SR : 29% LBS SO	15%	-£13,635,016	-£15,318,687	-£16,905,767	-£17,272,764	-£19,352,314	-£19,841,355	-£19,848,996	-£19,850,639	-£19,882,418
71% SR : 29% LBS SO	20%	-£16,135,574	-£17,866,342	-£19,472,359	-£19,844,955	-£21,955,929	-£22,444,969	-£22,452,611	-£22,454,252	-£22,486,032
71% SR : 29% LBS SO	25%	-£18,695,693	-£20,449,608	-£22,075,974	-£22,448,570	-£24,587,079	-£25,083,582	-£25,091,341	-£25,093,007	-£25,125,271
71% SR : 29% LBS SO	30%	-£21,293,632	-£23,063,545	-£24,714,725	-£25,093,006	-£27,236,190	-£27,732,692	-£27,740,450	-£27,742,116	-£27,774,381
71% SR : 29% LBS SO	35%	-£23,926,216	-£25,712,655	-£27,363,835	-£27,742,117	-£29,885,300	-£30,381,801	-£30,389,560	-£30,391,227	-£30,423,491
71% SR : 29% LBS SO	40%	-£26,575,326	-£28,361,764	-£30,012,946	-£30,391,227	-£32,534,409	-£33,030,912	-£33,038,670	-£33,040,337	-£33,072,601
71% SR : 29% LBS SO	45%	-£29,224,435	-£31,010,874	-£32,662,055	-£33,040,336	-£35,183,520	-£35,680,022	-£35,687,780	-£35,689,446	-£35,721,711
71% SR : 29% LBS SO	50%	-£31,873,546	-£33,659,985	-£35,311,165	-£35,689,446	-£37,832,630	-£38,329,131	-£38,336,890	-£38,338,557	-£38,370,821

CIL Zone 3 Medium Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£249,256	-£1,406,916	-£2,937,693	-£3,288,390	-£5,302,167	-£5,769,489	-£5,776,791	-£5,778,360	-£5,808,728
71% SR : 29% LBS SO	5%	-£2,206,408	-£3,862,580	-£5,416,633	-£5,772,681	-£7,789,901	-£8,257,221	-£8,264,524	-£8,266,093	-£8,296,460
71% SR : 29% LBS SO	10%	-£4,668,788	-£6,350,231	-£7,904,366	-£8,260,413	-£10,311,021	-£10,792,712	-£10,800,238	-£10,801,855	-£10,833,158
71% SR : 29% LBS SO	15%	-£7,156,522	-£8,840,193	-£10,427,273	-£10,794,270	-£12,873,820	-£13,362,861	-£13,370,502	-£13,372,145	-£13,403,924
71% SR : 29% LBS SO	20%	-£9,657,080	-£11,387,848	-£12,993,865	-£13,366,461	-£15,477,435	-£15,966,475	-£15,974,117	-£15,975,758	-£16,007,538
71% SR : 29% LBS SO	25%	-£12,217,199	-£13,971,114	-£15,597,480	-£15,970,076	-£18,108,585	-£18,605,088	-£18,612,847	-£18,614,513	-£18,646,777
71% SR : 29% LBS SO	30%	-£14,815,138	-£16,585,051	-£18,236,231	-£18,614,512	-£20,757,696	-£21,254,198	-£21,261,956	-£21,263,622	-£21,295,887
71% SR : 29% LBS SO	35%	-£17,447,722	-£19,234,161	-£20,885,341	-£21,263,623	-£23,406,806	-£23,903,307	-£23,911,066	-£23,912,733	-£23,944,997
71% SR : 29% LBS SO	40%	-£20,096,832	-£21,883,270	-£23,534,452	-£23,912,733	-£26,055,915	-£26,552,418	-£26,560,176	-£26,561,843	-£26,594,107
71% SR : 29% LBS SO	45%	-£22,745,941	-£24,532,380	-£26,183,561	-£26,561,842	-£28,705,026	-£29,201,528	-£29,209,286	-£29,210,952	-£29,243,217
71% SR : 29% LBS SO	50%	-£25,395,052	-£27,181,491	-£28,832,671	-£29,210,952	-£31,354,136	-£31,850,637	-£31,858,396	-£31,860,063	-£31,892,327

CIL Zone 3 Low Value – Z3 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£16,350,658	-£18,032,101	-£19,612,668	-£19,979,664	-£22,058,912	-£22,542,124	-£22,549,766	-£22,551,408	-£22,583,188
71% SR : 29% LBS SO	5%	-£18,521,436	-£20,241,482	-£21,843,406	-£22,210,401	-£24,319,616	-£24,808,656	-£24,816,299	-£24,817,940	-£24,849,719
71% SR : 29% LBS SO	10%	-£20,739,075	-£22,476,213	-£24,102,579	-£24,475,175	-£26,592,798	-£27,089,300	-£27,097,058	-£27,098,726	-£27,130,990
71% SR : 29% LBS SO	15%	-£22,983,154	-£24,742,745	-£26,377,546	-£26,755,827	-£28,899,010	-£29,395,512	-£29,403,271	-£29,404,937	-£29,437,201
71% SR : 29% LBS SO	20%	-£25,249,686	-£27,032,577	-£28,683,758	-£29,062,039	-£31,205,222	-£31,701,725	-£31,709,482	-£31,711,150	-£31,743,414
71% SR : 29% LBS SO	25%	-£27,552,351	-£29,338,790	-£30,989,970	-£31,368,251	-£33,511,435	-£34,007,936	-£34,015,695	-£34,017,361	-£34,049,625
71% SR : 29% LBS SO	30%	-£29,858,563	-£31,645,001	-£33,296,182	-£33,674,463	-£35,817,646	-£36,314,149	-£36,321,907	-£36,323,574	-£36,355,838
71% SR : 29% LBS SO	35%	-£32,164,775	-£33,951,214	-£35,602,394	-£35,980,675	-£38,123,859	-£38,620,360	-£38,628,119	-£38,629,786	-£38,662,050
71% SR : 29% LBS SO	40%	-£34,470,986	-£36,257,425	-£37,908,606	-£38,286,887	-£40,430,070	-£40,926,573	-£40,934,331	-£40,935,998	-£40,968,262
71% SR : 29% LBS SO	45%	-£36,777,199	-£38,563,638	-£40,214,818	-£40,593,100	-£42,736,282	-£43,232,785	-£43,240,543	-£43,242,210	-£43,274,474
71% SR : 29% LBS SO	50%	-£39,083,411	-£40,869,850	-£42,521,030	-£42,899,311	-£45,042,495	-£45,538,997	-£45,546,755	-£45,548,421	-£45,580,686

CIL Zone 3 Low Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£13,262,100	-£14,943,543	-£16,524,110	-£16,891,106	-£18,970,354	-£19,453,566	-£19,461,208	-£19,462,850	-£19,494,630
71% SR : 29% LBS SO	5%	-£15,432,878	-£17,152,924	-£18,754,848	-£19,121,843	-£21,231,058	-£21,720,098	-£21,727,741	-£21,729,382	-£21,761,161
71% SR : 29% LBS SO	10%	-£17,650,517	-£19,387,655	-£21,014,021	-£21,386,617	-£23,504,240	-£24,000,742	-£24,008,500	-£24,010,168	-£24,042,432
71% SR : 29% LBS SO	15%	-£19,894,596	-£21,654,187	-£23,288,988	-£23,667,269	-£25,810,452	-£26,306,954	-£26,314,713	-£26,316,379	-£26,348,643
71% SR : 29% LBS SO	20%	-£22,161,128	-£23,944,019	-£25,595,200	-£25,973,481	-£28,116,664	-£28,613,167	-£28,620,924	-£28,622,592	-£28,654,856
71% SR : 29% LBS SO	25%	-£24,463,793	-£26,250,232	-£27,901,412	-£28,279,693	-£30,422,877	-£30,919,378	-£30,927,137	-£30,928,803	-£30,961,067
71% SR : 29% LBS SO	30%	-£26,770,005	-£28,556,443	-£30,207,624	-£30,585,905	-£32,729,088	-£33,225,591	-£33,233,349	-£33,235,016	-£33,267,280
71% SR : 29% LBS SO	35%	-£29,076,217	-£30,862,656	-£32,513,836	-£32,892,117	-£35,035,301	-£35,531,802	-£35,539,561	-£35,541,228	-£35,573,492
71% SR : 29% LBS SO	40%	-£31,382,428	-£33,168,867	-£34,820,048	-£35,198,329	-£37,341,512	-£37,838,015	-£37,845,773	-£37,847,440	-£37,879,704
71% SR : 29% LBS SO	45%	-£33,688,641	-£35,475,080	-£37,126,260	-£37,504,542	-£39,647,724	-£40,144,227	-£40,151,985	-£40,153,652	-£40,185,916
71% SR : 29% LBS SO	50%	-£35,994,853	-£37,781,292	-£39,432,472	-£39,810,753	-£41,953,937	-£42,450,439	-£42,458,197	-£42,459,863	-£42,492,128

CIL Zone 3 Low Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	-£6,783,606	-£8,465,049	-£10,045,616	-£10,412,612	-£12,491,860	-£12,975,072	-£12,982,714	-£12,984,356	-£13,016,136
71% SR : 29% LBS SO	5%	-£8,954,384	-£10,674,430	-£12,276,354	-£12,643,349	-£14,752,564	-£15,241,604	-£15,249,247	-£15,250,888	-£15,282,667
71% SR : 29% LBS SO	10%	-£11,172,023	-£12,909,161	-£14,535,527	-£14,908,123	-£17,025,746	-£17,522,248	-£17,530,006	-£17,531,674	-£17,563,938
71% SR : 29% LBS SO	15%	-£13,416,102	-£15,175,693	-£16,810,494	-£17,188,775	-£19,331,958	-£19,828,460	-£19,836,219	-£19,837,885	-£19,870,149
71% SR : 29% LBS SO	20%	-£15,682,634	-£17,465,525	-£19,116,706	-£19,494,987	-£21,638,170	-£22,134,673	-£22,142,430	-£22,144,098	-£22,176,362
71% SR : 29% LBS SO	25%	-£17,985,299	-£19,771,738	-£21,422,918	-£21,801,199	-£23,944,383	-£24,440,884	-£24,448,643	-£24,450,309	-£24,482,573
71% SR : 29% LBS SO	30%	-£20,291,511	-£22,077,949	-£23,729,130	-£24,107,411	-£26,250,594	-£26,747,097	-£26,754,855	-£26,756,522	-£26,788,786
71% SR : 29% LBS SO	35%	-£22,597,723	-£24,384,162	-£26,035,342	-£26,413,623	-£28,556,807	-£29,053,308	-£29,061,067	-£29,062,734	-£29,094,998
71% SR : 29% LBS SO	40%	-£24,903,934	-£26,690,373	-£28,341,554	-£28,719,835	-£30,863,018	-£31,359,521	-£31,367,279	-£31,368,946	-£31,401,210
71% SR : 29% LBS SO	45%	-£27,210,147	-£28,996,586	-£30,647,766	-£31,026,048	-£33,169,230	-£33,665,733	-£33,673,491	-£33,675,158	-£33,707,422
71% SR : 29% LBS SO	50%	-£29,516,359	-£31,302,798	-£32,953,978	-£33,332,259	-£35,475,443	-£35,971,945	-£35,979,703	-£35,981,369	-£36,013,634

Table 6.46.12 Appraisal outputs showing viability of Z3 (Camberwell, Peckham and Old Kent Road) - 800 resi units and 10,000 sq m retail

CIL Zone 3 High Value – Z2 High Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£529,308	-£3,873,901	-£8,505,644	-£9,550,964	-£16,636,845	-£18,290,047	-£18,324,501	-£18,331,902	-£18,464,702
71% SR : 29% LBS SO	5%	-£8,211,074	-£12,671,665	-£17,361,350	-£18,422,620	-£25,611,229	-£27,289,657	-£27,324,635	-£27,332,149	-£27,466,976
71% SR : 29% LBS SO	10%	-£17,037,127	-£21,558,821	-£26,320,444	-£27,397,907	-£34,704,033	-£36,408,070	-£36,443,582	-£36,451,210	-£36,588,095
71% SR : 29% LBS SO	15%	-£25,958,776	-£30,555,615	-£35,403,495	-£36,497,397	-£43,936,170	-£45,666,207	-£45,702,262	-£45,710,007	-£45,848,980
71% SR : 29% LBS SO	20%	-£35,004,549	-£39,682,714	-£44,631,503	-£45,742,096	-£53,339,867	-£55,146,494	-£55,184,224	-£55,192,329	-£55,337,760
71% SR : 29% LBS SO	25%	-£44,211,668	-£48,988,760	-£54,051,083	-£55,213,294	-£63,114,574	-£64,962,004	-£65,000,894	-£65,009,248	-£65,159,152
71% SR : 29% LBS SO	30%	-£53,599,120	-£58,571,817	-£63,843,911	-£65,041,858	-£73,176,124	-£75,078,796	-£75,118,882	-£75,127,493	-£75,282,007
71% SR : 29% LBS SO	35%	-£63,389,050	-£68,516,490	-£73,960,941	-£75,195,724	-£83,598,896	-£85,551,741	-£85,592,438	-£85,601,180	-£85,758,051
71% SR : 29% LBS SO	40%	-£73,526,713	-£78,842,409	-£84,442,818	-£85,696,442	-£94,145,667	-£96,098,511	-£96,139,209	-£96,147,951	-£96,304,822
71% SR : 29% LBS SO	45%	-£84,027,954	-£89,389,179	-£94,989,590	-£96,243,213	-£104,692,437	-£106,645,282	-£106,685,979	-£106,694,722	-£106,851,592
71% SR : 29% LBS SO	50%	-£94,574,725	-£99,935,950	-£105,536,360	-£106,789,984	-£115,239,209	-£117,192,053	-£117,232,750	-£117,241,493	-£117,398,364

CIL Zone 3 High Value – Z3 Medium Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£9,069,866	£4,666,657	£34,914	-£1,010,406	-£8,096,287	-£9,749,489	-£9,783,943	-£9,791,344	-£9,924,144
71% SR : 29% LBS SO	5%	£329,484	-£4,131,107	-£8,820,792	-£9,882,062	-£17,070,671	-£18,749,099	-£18,784,077	-£18,791,591	-£18,926,418
71% SR : 29% LBS SO	10%	-£8,496,569	-£13,018,263	-£17,779,886	-£18,857,349	-£26,163,475	-£27,867,512	-£27,903,024	-£27,910,652	-£28,047,537
71% SR : 29% LBS SO	15%	-£17,418,218	-£22,015,057	-£26,862,937	-£27,956,839	-£35,395,612	-£37,125,649	-£37,161,704	-£37,169,449	-£37,308,422
71% SR : 29% LBS SO	20%	-£26,463,991	-£31,142,156	-£36,090,945	-£37,201,538	-£44,799,309	-£46,605,936	-£46,643,666	-£46,651,771	-£46,797,202
71% SR : 29% LBS SO	25%	-£35,671,110	-£40,448,202	-£45,510,525	-£46,672,736	-£54,574,016	-£56,421,446	-£56,460,336	-£56,468,690	-£56,618,594
71% SR : 29% LBS SO	30%	-£45,058,562	-£50,031,259	-£55,303,353	-£56,501,300	-£64,635,566	-£66,538,238	-£66,578,324	-£66,586,935	-£66,741,449
71% SR : 29% LBS SO	35%	-£54,848,492	-£59,975,932	-£65,420,383	-£66,655,166	-£75,058,338	-£77,011,183	-£77,051,880	-£77,060,622	-£77,217,493
71% SR : 29% LBS SO	40%	-£64,986,155	-£70,301,851	-£75,902,260	-£77,155,884	-£85,605,109	-£87,557,953	-£87,598,651	-£87,607,393	-£87,764,264
71% SR : 29% LBS SO	45%	-£75,487,396	-£80,848,621	-£86,449,032	-£87,702,655	-£96,151,879	-£98,104,724	-£98,145,421	-£98,154,164	-£98,311,034
71% SR : 29% LBS SO	50%	-£86,034,167	-£91,395,392	-£96,995,802	-£98,249,426	-£106,698,651	-£108,651,495	-£108,692,192	-£108,700,935	-£108,857,806

CIL Zone 3 High Value – Z3 Low Benchmark

Tenure	% AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
0%	0%	£26,984,360	£22,581,151	£17,949,408	£16,904,088	£9,818,207	£8,165,005	£8,130,551	£8,123,150	£7,990,350
71% SR : 29% LBS SO	5%	£18,243,978	£13,783,387	£9,093,702	£8,032,432	£843,823	-£834,605	-£869,583	-£877,097	-£1,011,924
71% SR : 29% LBS SO	10%	£9,417,925	£4,896,231	£134,608	-£942,855	-£8,248,981	-£9,953,018	-£9,988,530	-£9,996,158	-£10,133,043
71% SR : 29% LBS SO	15%	£496,276	-£4,100,563	-£8,948,443	-£10,042,345	-£17,481,118	-£19,211,155	-£19,247,210	-£19,254,955	-£19,393,928
71% SR : 29% LBS SO	20%	-£8,549,497	-£13,227,662	-£18,176,451	-£19,287,044	-£26,884,815	-£28,691,442	-£28,729,172	-£28,737,277	-£28,882,708
71% SR : 29% LBS SO	25%	-£17,756,616	-£22,533,708	-£27,596,031	-£28,758,242	-£36,659,522	-£38,506,952	-£38,545,842	-£38,554,196	-£38,704,100
71% SR : 29% LBS SO	30%	-£27,144,068	-£32,116,765	-£37,388,859	-£38,586,806	-£46,721,072	-£48,623,744	-£48,663,830	-£48,672,441	-£48,826,955
71% SR : 29% LBS SO	35%	-£36,933,998	-£42,061,438	-£47,505,889	-£48,740,672	-£57,143,844	-£59,096,689	-£59,137,386	-£59,146,128	-£59,302,999
71% SR : 29% LBS SO	40%	-£47,071,661	-£52,387,357	-£57,987,766	-£59,241,390	-£67,690,615	-£69,643,459	-£69,684,157	-£69,692,899	-£69,849,770
71% SR : 29% LBS SO	45%	-£57,572,902	-£62,934,127	-£68,534,538	-£69,788,161	-£78,237,385	-£80,190,230	-£80,230,927	-£80,239,670	-£80,396,540
71% SR : 29% LBS SO	50%	-£68,119,673	-£73,480,898	-£79,081,308	-£80,334,932	-£88,784,157	-£90,737,001	-£90,777,698	-£90,786,441	-£90,943,312

- 6.47 As identified in the testing of the residential typologies and commercial typologies, there is a wide range of viability demonstrated by the mixed-use developments tested. Some developments in certain scenarios are shown to be able to deliver a full policy and planning obligation compliant level of contributions, whilst others are unviable regardless of the Council's policy requirements.
- 6.48 As previously identified, in considering the outputs of the appraisals, it is important to recognise that some development typologies tested will be unviable in certain circumstances due to market factors, rather than the impact of the Council's policy requirements and planning obligations.
- 6.49 The results of our testing of mixed-use typologies identifies that in general mixed schemes are viable and able to deliver the Council's policy and obligations, however in some scenarios, viability is shown to be challenging where lower values are secured and or on sites in higher existing use values.
- 6.50 Mixed-use developments in Zone 2 reflect a similar picture, however as commercial development, particularly offices, are identified as being less viable where lower rents and hence values are achieved, and as a consequence this impacts on scheme viability, relying on cross subsidy from the residential element of the scheme. A number of the mixed-use scenarios tested including offices which achieve lower residential values and commercial values are show to be unviable prior to the application of the Council's policies. We note however that viability is seen to improve on mixed-use schemes including B8 space, as such uses are seen to achieve higher values than office and light industrial uses in Zone 2.
- 6.51 Sales and commercial values in Zone 3 are at the lower end of those achievable in the Borough and as a consequence viability is seen to be the most challenging in this part of the Borough in general. Our testing of mixed-use developments in Zone 3 has also identified that these schemes are particularly sensitive to the value of the existing use of the site, which is seen to have an impact on the deliverability of sites. Unsurprisingly, sites in lower value uses with developments achieving higher sales values in Zone 3 demonstrate better viability.
- 6.52 As previously identified, there is a significant amount of regeneration planned for the Borough, including provision of infrastructure. As can already be seen in the Borough, as a consequence of the significant amount of new development coming forward, sales values have demonstrated strong growth, setting new residential value tones for these locations. This trend is anticipated to continue with the further growth planned for these areas and will continue to improve the viability of development in the lower value parts of the Borough significantly.
- 6.53 After affordable housing, carbon offsetting payments and contributions towards amenity space open space and play space are the most significant requirements on mixed-use developments accounting for circa 45% and 30% of the planning obligations sought through the S106 and CIL SPD. By comparison contributions towards jobs and training and sustainable transport and highways each account for circa 10% of planning obligations sought.
- 6.54 In line with the current approach to the determination of planning applications, policy requirements such as affordable housing and planning obligations are assessed through viability on a case-by-case basis. The ability for schemes to come forward in in certain circumstances and particularly those in the lower value areas of the borough and on higher value sites, will require viability testing to ensure the delivery of the maximum optimum level of planning policy requirements and financial obligations.

Student Accommodation Developments

- 6.55 We have tested a 400-unit purpose-built student accommodation scheme. Policy P5 Student homes in the Southwark Plan 2022 requires the provision of a minimum of 35% conventional affordable housing subject to viability, as per policy P4, as a first priority where the student units are delivered as Direct Lets. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London. Where the student units are provided as nominated units for further and higher education institutions, the development must provide the maximum amount of affordable student rooms with a minimum of 35% subject to viability.

- 6.56 Given the policy position we have tested two variations of a 400-unit purpose-built student accommodation scheme as follows:
- a Direct Let scheme at market rents along with the provision of 35% conventional affordable housing and between 0% and 35% affordable student accommodation.
 - a Nomination scheme assuming discounted rents along with the provision of between 0% and 35% affordable student accommodation.
- 6.57 As with the other typologies tested we have allowed for the required Southwark Plan 2022 and London Plan policies as well as testing the new and revised obligations set out in the S106 and CIL SPD. The full results, showing the residual land values for each scheme compared to each site's existing use value, are attached as **Appendix 8**.
- 6.58 We set out below the results for the student accommodation typologies in Table 6.58.1 (Direct Let) and Table 6.58.2 (Nomination).

Table 6.58.1 Appraisal outputs showing viability of 400 bed direct let student accommodation scheme and 35% conventional affordable housing

CIL Zone 2 High Benchmark

Tenure	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
100% Direct Let Student Accommodation	£15,867,719	£14,613,707	£14,466,406	£14,325,871	£13,716,394	£13,344,934	£13,335,827	£13,333,871	£13,300,033
Direct Let Student Accommodation with 5% Affordable Student Accommodation	£13,176,437	£11,922,426	£11,775,125	£11,634,590	£11,025,113	£10,653,652	£10,644,546	£10,642,589	£10,608,751
Direct Let Student Accommodation with 10% Affordable Student Accommodation	£10,341,203	£9,087,191	£8,939,892	£8,799,356	£8,189,879	£7,818,419	£7,809,312	£7,807,356	£7,773,518
Direct Let Student Accommodation with 15% Affordable Student Accommodation	£6,637,196	£5,739,809	£5,592,508	£5,451,974	£4,842,496	£4,471,035	£4,461,929	£4,459,973	£4,426,135
Direct Let Student Accommodation with 20% Affordable Student Accommodation	£3,519,176	£2,621,789	£2,474,488	£2,333,953	£1,724,476	£1,353,015	£1,343,909	£1,341,953	£1,308,114
Direct Let Student Accommodation with 27% Affordable Student Accommodation	-£474,066	-£1,371,454	-£1,518,754	-£1,659,289	-£2,268,766	-£2,640,227	-£2,649,334	-£2,651,290	-£2,685,127
Direct Let Student Accommodation with 30% Affordable Student Accommodation	-£1,989,907	-£2,641,170	-£2,788,470	-£2,929,005	-£3,538,482	-£3,909,943	-£3,919,049	-£3,921,006	-£3,954,844
Direct Let Student Accommodation with 35% Affordable Student Accommodation	-£4,734,672	-£5,385,935	-£5,533,234	-£5,673,770	-£6,283,246	-£6,654,707	-£6,663,814	-£6,665,770	-£6,699,608

CIL Zone 2 Medium Benchmark

% of AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
100% Direct Let Student Accommodation	£23,609,799	£22,355,787	£22,208,486	£22,067,951	£21,458,474	£21,087,014	£21,077,907	£21,075,951	£21,042,113
Direct Let Student Accommodation with 5% Affordable Student Accommodation	£20,918,517	£19,664,506	£19,517,205	£19,376,670	£18,767,193	£18,395,732	£18,386,626	£18,384,669	£18,350,831
Direct Let Student Accommodation with 10% Affordable Student Accommodation	£18,083,283	£16,829,271	£16,681,972	£16,541,436	£15,931,959	£15,560,499	£15,551,392	£15,549,436	£15,515,598
Direct Let Student Accommodation with 15% Affordable Student Accommodation	£14,379,276	£13,481,889	£13,334,588	£13,194,054	£12,584,576	£12,213,115	£12,204,009	£12,202,053	£12,168,215
Direct Let Student Accommodation with 20% Affordable Student Accommodation	£11,261,256	£10,363,869	£10,216,568	£10,076,033	£9,466,556	£9,095,095	£9,085,989	£9,084,033	£9,050,194
Direct Let Student Accommodation with 27% Affordable Student Accommodation	£7,268,014	£6,370,626	£6,223,326	£6,082,791	£5,473,314	£5,101,853	£5,092,746	£5,090,790	£5,056,953
Direct Let Student Accommodation with 30% Affordable Student Accommodation	£5,752,173	£5,100,910	£4,953,610	£4,813,075	£4,203,598	£3,832,137	£3,823,031	£3,821,074	£3,787,236
Direct Let Student Accommodation with 35% Affordable Student Accommodation	£3,007,408	£2,356,145	£2,208,846	£2,068,310	£1,458,834	£1,087,373	£1,078,266	£1,076,310	£1,042,472

CIL Zone 2 Low Benchmark

% of AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
100% Direct Let Student Accommodation	£26,338,759	£25,084,747	£24,937,446	£24,796,911	£24,187,434	£23,815,974	£23,806,867	£23,804,911	£23,771,073
Direct Let Student Accommodation with 5% Affordable Student Accommodation	£23,647,477	£22,393,466	£22,246,165	£22,105,630	£21,496,153	£21,124,692	£21,115,586	£21,113,629	£21,079,791
Direct Let Student Accommodation with 10% Affordable Student Accommodation	£20,812,243	£19,558,231	£19,410,932	£19,270,396	£18,660,919	£18,289,459	£18,280,352	£18,278,396	£18,244,558
Direct Let Student Accommodation with 15% Affordable Student Accommodation	£17,108,236	£16,210,849	£16,063,548	£15,923,014	£15,313,536	£14,942,075	£14,932,969	£14,931,013	£14,897,175
Direct Let Student Accommodation with 20% Affordable Student Accommodation	£13,990,216	£13,092,829	£12,945,528	£12,804,993	£12,195,516	£11,824,055	£11,814,949	£11,812,993	£11,779,154
Direct Let Student Accommodation with 27% Affordable Student Accommodation	£9,996,974	£9,099,586	£8,952,286	£8,811,751	£8,202,274	£7,830,813	£7,821,706	£7,819,750	£7,785,913
Direct Let Student Accommodation with 30% Affordable Student Accommodation	£8,481,133	£7,829,870	£7,682,570	£7,542,035	£6,932,558	£6,561,097	£6,551,991	£6,550,034	£6,516,196
Direct Let Student Accommodation with 35% Affordable Student Accommodation	£5,736,368	£5,085,105	£4,937,806	£4,797,270	£4,187,794	£3,816,333	£3,807,226	£3,805,270	£3,771,432

Table 6.58.2 Appraisal outputs showing viability of 400 bed nomination student accommodation scheme with affordable student accommodation

CIL Zone 2 High Benchmark

Tenure	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
100% Nominations Student Accommodation	£4,349,711	£3,894,230	£5,027,737	£6,925,765	£6,925,765	£11,193,249	£11,359,538	£11,395,261	£11,875,940
Nominations Student Accommodation with 5% Affordable Student Accommodation	£3,030,846	£2,575,365	£6,346,602	£8,244,631	£8,244,631	£12,512,114	£12,678,403	£12,714,126	£13,194,806
Nominations Student Accommodation with 10% Affordable Student Accommodation	£1,711,981	£1,256,499	£7,665,468	£9,563,496	£9,563,496	£13,836,188	£14,005,015	£14,041,282	£14,529,296
Nominations Student Accommodation with 15% Affordable Student Accommodation	£393,115	£87,364	£8,834,603	£10,732,632	£10,732,632	£15,023,163	£15,191,989	£15,228,257	£15,716,271
Nominations Student Accommodation with 20% Affordable Student Accommodation	£925,750	£1,231,501	£10,153,469	£12,051,497	£12,051,497	£16,362,152	£16,530,978	£16,567,246	£17,055,260
Nominations Student Accommodation with 27% Affordable Student Accommodation	£2,772,161	£3,077,913	£11,999,880	£13,904,139	£13,904,139	£18,236,735	£18,405,563	£18,441,830	£18,929,843
Nominations Student Accommodation with 30% Affordable Student Accommodation	£3,563,480	£3,765,896	£12,687,863	£14,602,619	£14,602,619	£18,935,216	£19,104,043	£19,140,310	£19,628,324
Nominations Student Accommodation with 35% Affordable Student Accommodation	£49,488,730	£49,694,233	£58,752,334	£60,679,323	£60,679,323	£65,011,921	£65,180,747	£65,217,015	£65,705,029

CIL Zone 2 Medium Benchmark

% of AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
100% Nominations Student Accommodation	£12,091,791	£11,636,310	£2,714,343	£816,315	£816,315	£3,451,169	£3,617,458	£3,653,181	£4,133,860
Nominations Student Accommodation with 5% Affordable Student Accommodation	£10,772,926	£10,317,445	£1,395,478	£502,551	£502,551	£4,770,034	£4,936,323	£4,972,046	£5,452,726
Nominations Student Accommodation with 10% Affordable Student Accommodation	£9,454,061	£8,998,579	£76,612	£1,821,416	£1,821,416	£6,094,108	£6,262,935	£6,299,202	£6,787,216
Nominations Student Accommodation with 15% Affordable Student Accommodation	£8,135,195	£7,829,444	£1,092,523	£2,990,552	£2,990,552	£7,281,083	£7,449,909	£7,486,177	£7,974,191
Nominations Student Accommodation with 20% Affordable Student Accommodation	£6,816,330	£6,510,579	£2,411,389	£4,309,417	£4,309,417	£8,620,072	£8,788,898	£8,825,166	£9,313,180
Nominations Student Accommodation with 27% Affordable Student Accommodation	£4,969,919	£4,664,167	£4,257,800	£6,162,059	£6,162,059	£10,494,655	£10,663,483	£10,699,750	£11,187,763
Nominations Student Accommodation with 30% Affordable Student Accommodation	£4,178,600	£3,976,184	£4,945,783	£6,860,539	£6,860,539	£11,193,136	£11,361,963	£11,398,230	£11,886,244
Nominations Student Accommodation with 35% Affordable Student Accommodation	£41,746,650	£41,952,153	£51,010,254	£52,937,243	£52,937,243	£57,269,841	£57,438,667	£57,474,935	£57,962,949

CIL Zone 2 Low Benchmark

% of AH	Base Build Costs	+ Access Prt M4(2) and Access Prt M4(2), BREEAM, Biodiversity & CIL	+ Carbon Offsetting	+ Jobs & Training	+ Amenity Space, play space and open space	+ Sustainable Transport and Highways	+ Archeology	+ Jobs and training specialist advice	+ Administration and Monitoring
100% Nominations Student Accommodation	£14,820,751	£14,365,270	£5,443,303	£3,545,275	£3,545,275	£722,209	£888,498	£924,221	£1,404,900
Nominations Student Accommodation with 5% Affordable Student Accommodation	£13,501,886	£13,046,405	£4,124,438	£2,226,409	£2,226,409	£2,041,074	£2,207,363	£2,243,086	£2,723,766
Nominations Student Accommodation with 10% Affordable Student Accommodation	£12,183,021	£11,727,539	£2,805,572	£907,544	£907,544	£3,365,148	£3,533,975	£3,570,242	£4,058,256
Nominations Student Accommodation with 15% Affordable Student Accommodation	£10,864,155	£10,558,404	£1,636,437	£261,592	£261,592	£4,552,123	£4,720,949	£4,757,217	£5,245,231
Nominations Student Accommodation with 20% Affordable Student Accommodation	£9,545,290	£9,239,539	£317,571	£1,580,457	£1,580,457	£5,891,112	£6,059,938	£6,096,206	£6,584,220
Nominations Student Accommodation with 27% Affordable Student Accommodation	£7,698,879	£7,393,127	£1,528,840	£3,433,099	£3,433,099	£7,765,695	£7,934,523	£7,970,790	£8,458,803
Nominations Student Accommodation with 30% Affordable Student Accommodation	£6,907,560	£6,705,144	£2,216,823	£4,131,579	£4,131,579	£8,464,176	£8,633,003	£8,669,270	£9,157,284
Nominations Student Accommodation with 35% Affordable Student Accommodation	£39,017,690	£39,223,193	£48,281,294	£50,208,283	£50,208,283	£54,540,881	£54,709,707	£54,745,975	£55,233,989

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- 6.59 The results of our viability testing of student accommodation schemes identifies that direct let schemes demonstrate good viability and can accommodate the Council's full policy requirements when measured against the low and medium benchmark land values. We note however that sites in higher existing use values can deliver a full policy requirement with the exception of affordable student accommodation. Our testing shows that along with all other policy requirements, direct let schemes can deliver between 20% and 27% affordable student accommodation.
- 6.60 In contrast, nomination schemes, (for which lower rents are paid on the "non-affordable" student accommodation units) reflect a more challenging viability picture due to the reduced capability for cross subsidy. As a consequence such schemes are identified as unable to support the full range of Southwark Plan 2022 policy requirements and financial obligations sought through the draft s106 and CIL SPD.
- 6.61 As identified within the testing of residential schemes, after affordable housing, carbon offsetting payments have the second greatest impact on viability. In nomination schemes, the full requirement for carbon offset payments could reduce the delivery of affordable student accommodation by between 10% and 20%.
- 6.62 The next most significant financial requirements tested in this study are the obligations towards jobs and training, amenity space and open space and sustainable transport and highways. In some scenarios these requirements are seen to reduce the delivery of affordable student accommodation by between 5% and 10%.

7 Conclusions

- 7.1 The NPPF states that “*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure)* (Paragraph 34). *Such policies should not undermine the delivery of the plan*”. This report and its supporting appendices test the ability of typical development typologies in Southwark to support the adopted Southwark Plan 2022 policies along with the new and revised S106 financial obligations in the Draft S106 & CIL SPD.
- 7.2 We have tested the impact of the main policies which may have an impact on viability:
- **Affordable housing and payments in lieu of affordable housing:** We have appraised residential schemes with 0% to 50% onsite affordable housing (71% social rent, 29% shared ownership), except in the Aylesbury area, where we have tested the alternative tenure mix of 75% social rent, 30% shared ownership units in line with Southwark Plan 2022 Policy P1 Social rented and intermediate housing. This policy seeks to maximise delivery of affordable housing in accordance with London Plan policies H4 and H5. Policy P1 also indicates that payments in lieu of on-site affordable housing will only be accepted as a last resort when affordable housing cannot be provided on site and that “*the value of any contributions will be based on the cost of meeting an on site social and intermediate housing requirement and should provide no financial benefit to the applicant.*” This policy requirement was tested and found to be sound in the Southwark Plan 2022.
 - Our appraisals indicate that numerous schemes and scenarios would allow development to come forward delivering a policy compliant level of affordable housing, however in some scenarios and against higher benchmark land values viability is challenging.
 - Although the Council’s priority is on-site affordable housing, it has historically published rates per square metre for payments in lieu, where on-site or off-site delivery is not feasible. We have tested the updated rates in the Draft S106 and CIL SPD, which were established in the evidence supporting the Southwark Plan 2022. The results of our testing of PIL reflect a similar picture of viability as onsite affordable housing.
 - Affordable housing (be it onsite provision or as a PIL of onsite provision) is the policy requirement that has the greatest financial impact on development. It is for this reason that the Council’s Policy and the London Plan apply this requirement flexibly with respect to viability and as a result this ensures that development is able to come forward where possible delivering the maximum viable level of affordable housing subject to robustly evidencing the viability case as to why at present the scheme cannot support a higher/policy compliant quantum of affordable housing.
 - **Affordable workspace:** Southwark Plan 2022 Policy P31 Affordable requires developments proposing 500 sq m or more employment floorspace to deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at a discount market rents secured for at least 30 years. This policy requirement was tested and found to be sound in the Southwark Plan 2022.
 - The impact of this requirement on viability varies, depending on the composition of the scheme and the extent of non-workspace uses in mixed use schemes (i.e. whether it is just a commercial scheme or if it is a mixed-use scheme). The Policy is applied to a small proportion of the floorspace, it does not prescribe the discount to the market rent and where it is demonstrated not to be feasible to deliver this space onsite, a payment in lieu is accepted by the Council. This flexibility to the application of the affordable workspace requirement ensures that it does not prevent development from coming forward.
 - **Affordable student accommodation:** Southwark Plan 2022 Policy P5 Student homes requires the provision of a minimum of 35% conventional affordable housing subject to viability, as per policy P4, as a first priority where the student units are delivered as Direct Lets. In addition to this,

27% of student rooms must be let at a rent that is affordable to students as defined by the London Plan. Where the student units are provided as nominated units for further and higher education institutions, the development must provide the maximum amount of affordable student rooms with a minimum of 35% subject to viability.

The results of our viability testing of student accommodation schemes indicates that direct let schemes demonstrate good viability and can in many scenarios accommodate the Council's full policy requirements. In contrast, nomination schemes, (for which lower rents are paid on the "non-affordable" student accommodation units) reflect a more challenging viability outcome due to the reduced capability for cross subsidy.

- **Amenity space, open space and play space contributions:** The results of our testing identify that these financial obligations set out in the draft S106 & CIL SPD have the most significant impact/costs on development after affordable housing requirements in residential and student accommodation developments. These contributions account for circa 55% (residential) and 45% (student accommodation) of the extra over financial obligations costs sought through the S106 & CIL SPD when applied to their fullest extent.
- The study applies the 'worst-case scenario', i.e. the maximum potential requirement, whilst in practice this financial contribution is likely to be lower as a result of onsite provision of space. Further, flexibility in the provision of private amenity space for one and two bedroom units may also reduce these contributions. Consequently, there is scope for flexible application of this requirement, reducing this obligation cost by circa 40%. On this basis we do not consider that this requirement will have a significant bearing on the viability and deliverability of developments in the Borough.
- **Carbon offsetting payments:** Policy P70 Energy in the Southwark Plan 2022 requires all development to minimise carbon emissions on site in accordance the London Plan's energy hierarchy and seeks the delivery of major development as net zero-carbon with identified reductions in carbon emissions on site for residential and non-residential developments. The Policy also identifies that in exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution.
- The draft S106 & CIL SPD has retained the charge on carbon offset payments at £95 per tonne over a 30-year period. This is also in line with the current London Plan charge for carbon offsetting reflecting the expected lifespan off on-site technologies and the period beyond which the National Grid is expected to be largely or wholly decarbonised.
- Our testing identifies that Carbon Zero Offset is the most significant financial obligation requirement in the Draft S106 and CIL SPD for commercial schemes, the second greatest impact on student schemes and the third most significant for residential schemes. This cost accounts for circa 70% (commercial), 11% (student accommodation) and circa 20% (residential) of the financial obligation costs sought through the Draft S106 and CIL SPD.
- We are also aware that Carbon Zero Offset Payments will be balanced against onsite solutions for delivering carbon reduction/net Zero solutions. Taking into consideration the results of our appraisals we do not consider that the Council's financial obligation will significantly impact development coming forward in the Borough.
- **Jobs and training contributions:** Southwark Plan 2022 Policy P28 Access to employment and training requires all major development to contribute towards employment, training and skills initiatives. The Policy identifies that in exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training. The S106 & CIL SPD sets out the Council's approach to seeking financial contributions to employment and skills.
- The results of our appraisals identify that the financial contributions sought for jobs and training can in some circumstances have an impact on the viability of commercial schemes. This cost accounts for circa 50% of the financial obligation costs sought through the draft S106 and CIL

SPD. In particular, employment in the end use contributions on office schemes accounts for circa 34% of the total financial contributions. This is lower for industrial schemes at circa 8% as a result of job density being lower. However, we would highlight that these are not entirely new obligations being sought, as the draft SPD is only proposing increased costs for these initiatives in line with CPI (i.e. an increase of the current obligations sought of circa 30%).

- In addition, these financial contributions are only sought where employment opportunities are not provided on the site. As a result, the financial obligations sought would be reduced through provision in kind. Given this, we consider that the overall impact of these contributions on viability is unlikely to undermine scheme viability.
- **Sustainable Transport and Highways:** The draft S106 and CIL SPD identifies that the Council's proposed Sustainable Transport and Highways contributions are made up of a TfL Bus Service Contribution, Cycle Hire contribution and a Construction and Environmental Management Plan Fee. On average these account for circa 16% (residential schemes) and just under 30% (student accommodation schemes) of the financial obligations sought. We note however that the bulk of this is made up of the bus service contribution. We consider that these contributions are unlikely to prevent development from coming forward in the Borough.
- **Other financial planning obligations:** the remainder of the new or revised financial obligations sought in the SPD towards Specialist Technical Services, Administration and Obligations Monitoring reflect a de-minimis level of financial contributions and are shown to have no material impact on scheme viability.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In Southwark, almost all sites are in a productive use, whether that be providing employment or housing and there are few sites where development is a critical driver.
- 7.5 The outputs of our appraisals confirm that, in the main, the cumulative impact of the Southwark Plan 2022 policies and new and revised obligations in the S106 & CIL SPD are unlikely to harm scheme viability. It should be noted that there are many schemes tested that are unviable *prior* to the application of policies and these would generally be expected to remain in their existing use (as this is more valuable in comparison to the residual land value generated by a redevelopment). When the suite of policies is applied to schemes that are viable *prior* to policies being applied, the overwhelming majority remain viable after the policies are applied. It is also important to note that the affordable housing policy is applied with a degree of flexibility, having regard to scheme-specific viability.
- 7.6 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to meet policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to abnormal costs). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 7.7 This study demonstrates that the proposed planning obligations are set at a level which will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary

infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 2 - New and revised draft S106 obligations

Table 2: Draft S106 Obligations PIL Obligations – Currently Secured and Proposed

Planning Obligation		Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
Affordable Housing PIL contribution <i>(updated fees)</i>		Number of habitable rooms x 0.35 x £100,000	Number of habitable rooms x 0.35 x affordable housing contribution* *Affordable housing contribution = Major sites CIL Zone 1: £250,000 per habitable room; CIL Zone 2: £130,000 per habitable room; Major and small sites CIL Zone 3: £82,000 per habitable room; Small sites (fewer than 10): £100,000 per habitable room (CIL Zones 1 and 2) <u>Self-build schemes</u> : £30,000 per habitable room.	These figures have been tested and are recommended in the BNPPRE Viability Study evidence base to support the Southwark Plan Examination
Affordable Workspace <i>No change at present – as calculator agreed at EIP</i>		<u>Affordable workspace</u> calculator to determine cost	No Change	NA
Air Quality <i>no change - as per London Plan Guidance</i>		Excess emissions above the benchmarks Air Quality Neutral London Plan Guidance (tonnes/annum) x damage costs* (£/tonne) over a 30-year period, with a 2 per cent annual uplift. *The damage cost per tonne of excess emissions should use the most up-to-date version of the Defra-published damage costs for air pollution. Where these differ, the highest-category damage cost applicable to any part of the development should be used Excess emissions above the benchmarks	No change	No change – PIL cost is as per London Plan Guidance.
Business Relocation <i>no change - case by case</i>		Financial contributions not required unless in site specific circumstances	No change + Case by case on large scale developments for financial contribution including a monitoring fee	
Carbon Offsetting Financial Contribution		£95 x shortfall in emissions x 30 years, index linked	£95 x shortfall in emissions x 30 years, index linked	Determined based off research and analysis of a new carbon price.
Jobs and Training	Jobs and Training in construction <i>(updated fee)</i>	<u>Short courses</u> Shortfall against target number of Southwark residents trained in short courses x £150 Apprenticeships Shortfall against target number of apprenticeship starts x £1,500 Employment Shortfall against target number of jobs in construction x £4,300 <u>Shortfall in jobs for local people</u> Shortfall against required number of jobs for local people x £4,300	<u>Short courses</u> Shortfall against target number of Southwark residents trained in short courses x £200 Apprenticeships Shortfall against target number of apprenticeship starts x £2,000 Employment Shortfall against target number of jobs in construction x £5,500 Shortfall against target number of apprenticeship starts x £11,000 <u>Shortfall in jobs for local people</u> Shortfall against required number of jobs for local people x £5,500	Cost uplift in line with CPI from Q4 2015-16 to Q4 2022-23 Schemes using modern methods of construction will generate fewer jobs on site so higher financial contributions may be expected
	Employment in the end of use <i>(updated fee)</i>	£4,300 x unachieved sustained job	£5,500 x unachieved sustained job	Cost uplift in line with CPI from Q4 2015-16 to Q4 2022-23

Planning Obligation		Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
	Local Procurement <i>(no change)</i>	10% of the total value of the construction contract should be procured for SME's based in LBS.	No change	No change
	Loss of Employment Floor space <i>(updated fee)</i>	10% of the resulting jobs (based on HCA employment densities) x £4,300	10% of the resulting jobs (based on HCA employment densities) x £5,500	Cost uplift in line with CPI from Q4 2015-16 to Q4 2022-23
Public Realm, Amenity Space, play space and open space <i>(updated fee)</i>		Total sqm shortfall of open space and amenity space x £201 Total sqm shortfall of play space x £151	Total sqm shortfall in space type x £598	Increase based on average cost of delivering open and play space from information of schemes delivered by council (source, parks and leisure teams)
Sustainable Transport and Highways	TfL Bus Service Contribution <i>(no change)</i>	TfL to provide estimate of contribution In Old Kent Road AAP: £2,700 x number of units	No change	No change
	Cycle Hire <i>(no change)</i>	£50 x unit £25 x studio room £50 x 100sqm of commercial floor space	No change - could become a CIL charge when CIL rates reviewed	No change
	Construction and Environmental Management Plan Fee Network Management Fee	Fees charged outside of the planning process but secured through a S106 agreement. Network Management fee is calculated on a case-by-case basis CEMP charged at £89/hour and overall costs vary depending on time required.	Proposed Construction Environmental Management Plan Fee Strategic Major – 50 homes and above: £3,200 Major 10-49 homes: £2,100	New fee to be charged
Wheelchair Accessible Homes <i>(no change)</i>		Required % of total habitable rooms x £10,000	No change	No change
Biodiversity Net Gain		A minimum 10% gain increase must be achieved over the baseline condition, secured using a S106 obligation or a new legal mechanism, called a Conservation Covenant, for a period of 30 years. The minimum requirement must be achieved onsite, or offsite where this is not possible. The purchase of Biodiversity Credits is for exceptional circumstances only	New legislation coming into effect November 2023 (majors), April 2024 (minors). Most sites will achieve this on site. Offsite contributions are no longer acceptable, the purchase of Biodiversity Credits is the only way to deliver this requirement off site.	Assessing applications: The council ecologist has agreed to assess all major schemes as this is required to be assessed by a competent individual by the legislation. The workload for minor schemes is likely to be far greater. The workload and areas of responsibility between planning and environment has yet to be decided. There are 30-year monitoring requirements the council is required to do in addition (see monitoring section).

Table 3: Draft S106 Obligations Specialist Technical Services – Currently Secured and Proposed

Planning Obligation	Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
Archaeology <i>(updated fee)</i>	Site under 100sqm Tier 1 and 2: £1,695	Site under 100sqm Tier 1 - £4,317 Tier 2 - £3598	Cost adjusted for CPI and based on assessment of actual hours of work for officer time. Additional 20% cost uplift for Tier 1 sites included to more accurately reflect the time spent in these areas.
	Site between 101sqm – 4,999sqm Tier 1 and 2: £3,389	Site between 101sqm – 4,999sqm Tier 1 - £8,635 Tier 2 - £7,196	
	Site between 5,000sqm – 9,999sqm Tier 1 and 2: £6,778	Site between 5,000sqm – 9,999sqm Tier 1 - £11,549 Tier 2 - £9,624	
	Site above 10,000sqm Tier 1 and 2: £11,171	Site above 10,000sqm Tier 1 - £17,270 Tier 2 - £14,391	

Planning Obligation	Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
Conservation and Restoration fee (Heritage): <i>(updated fee)</i> Applied <u>selectively</u> to sites with listed buildings of high significance, or where substantial restoration or renovation of the building has been proposed.	Site under 100sqm £1,695 Site between 101sqm – 4,999sqm £3,389	Site under 100sqm £3,598 Site between 101sqm – 4,999sqm £7,196 *A 20% uplift may be required for complex sites involving significant alterations and/or demolition. This will be determined on a case-by-case basis.	Cost increase based on revised officer time based on assessment of actual time spent.
Jobs and training specialist advice <i>(new fee)</i>	No contribution collected	£3,710 per major application	The estimated projected annual cost to LET of monitoring jobs and training and providing specialist advice and support A bespoke service is offered by the Local Economy Team to support developers with the strategy for jobs in construction and apprenticeships which is not currently charged for.
Tree Maintenance (on site monitoring) <i>(new fee)</i> <i>Now PIL based on CAVAT</i>	The loss of a significant tree will require a contribution for replacement according to the Capital Asset Value for Amenity Trees (CAVAT) assessment which is paid separately. This fee relates to site visits undertaken by Urban Forester's to ensure that trees are planted and maintained correctly. No fee is currently charged	No change to CAVAT assessment	CAVAT – no change Annual cost of officer time to monitor and provide specialist advice on development schemes.

Table 4: Administration fee

Planning Obligation	Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
Administration Fee for Discharging Obligations	2% administration fee charged on total financial contributions	Small application 0-9 homes: £1,000 Small scale Major application 10-50 homes 1,000 sqm – 3,499 sqm commercial floorspace: £5,000 Large scale Major application (lower range) 51-100 homes 3,500 sqm – 10,000 sqm commercial floorspace: £10,000 Large scale major application (higher range) 100+ homes 10,000+ sqm commercial floorspace: £20,000	Based on the annual cost to of the S106 team to carry out and monitor S106 obligations.

Table 5: Draft S106 Obligations Monitoring Obligations

Planning Obligation	Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
Affordable Housing Monitoring Fee <i>(updated fee)</i>	£132.5 x affordable home	£150 x affordable home	Adjusted based on staff costs in 2023.
Affordable Workspace Monitoring <i>(new fee)</i>	None	£898 x major application	Officer time spent on monitoring affordable workspace divided by the number of major commercial and mixed use applications annually.
Planning Policy Specific Output Monitoring <i>(new fee)</i>	No contribution collected to carry out this service.	Small scale major application - £3,500 Large scale major application (lower range) - £10,000 Large scale major application (higher range) - £20,000	Based on annual cost to Planning Policy to carry out all of its monitoring of planning
Biodiversity Net Gain Monitoring <i>(new fee)</i>	Coming into effect in November 2023 (majors), and April 2024 (minors), the council is legally required to produce a Biodiversity Report by 1 Jan 2026 and every 5 years after.	This requirement will be for almost every application resulting in significant officer time monitoring Biodiversity Metrics submitted with every major application from Nov 2023 and every minor application from April 2024. In order to monitor the delivery of Biodiversity Units, the following monitoring fee is being requested:	The Biodiversity Report must cover: Summary of the action taken by the council in carrying out its functions under Schedule 7A to the Town and Country Planning Act 1990 (biodiversity gain as condition of planning permission) over the previous reporting period to comply with its duty, and its plans for action over the next reporting

Planning Obligation	Existing contribution	Proposed Contribution (put forward by Teams)	Justification for increase
		Minor Development £4,500 Major Development £6,942	<p>period. Note that this would include a range of other functions and initiatives, such as the borough's tree planting strategy, environmental initiatives, etc.</p> <p>Information on biodiversity gains resulting or expected due to the biodiversity gain plans approved by the authority during that period</p> <p>Summary of the authority's plans for carrying out those functions over the next five years.</p>
Discharge fees <i>(new fee)</i>	<p>On December 6 2022, Cabinet resolved to note the updated Policy and Resources Strategy. Appendix F (draft fees and charges) proposed to increase PPA fees for the discharge of S106 obligations from £500 to £561.50 (12.3% increase CPI). These fees have been incorporated into PPAs – the 23/24 increase is proposed in the Cabinet report.</p> <p>The suggestion for change breaks down the discharge fee into two categories, technical and non-technical charges. This reflects the difference in officer time it would take to deal with complex and less complex discharges. The enforcement team also suggested a non-compliance fee where an obligation has not been discharged. This also reflects officer time related to this enforcement activity</p>	<ul style="list-style-type: none"> ■ Technical discharge fee: £561.50 to make a planning decision or approval of a matter within a section 106 agreement which requires a planning decision as to the acceptability of the submission. ■ Non-technical discharge or notification: £116 to record notifications where no decision is needed, but where a fact needs to be noted and recorded. These will primarily be milestones in the development, such as implementation, confirming a tree has been planted etc. ■ Non-compliance fee: Additional initial charge of £300 if a clause has not been discharged and the S106 team have to notify the developer. This charge is in addition to the cost of discharging a planning obligation). Any follow up correspondence and further enforcement action will be at a rate of £120 per hour plus disbursements and costs 	<p>Based on the same fees charged within PPA agreements and not already charged within a PPA agreement.</p>
DSP Bond fee	<p>Delivery and Service Plan monitoring fee</p> <p>£1,600 per residential development, £2,400 per commercial development</p>	<p>Delivery and Service Plan monitoring fee</p> <p>£2,466 per residential development; £3,266 per commercial development; and £2,979 for major residential and commercial.</p>	<p>No change</p> <p>Increase based on updated cost estimates for video surveys and staff time to analyse and review</p>

Appendix 3 - Residential typology appraisal results (onsite affordable housing)

Appendix 4 - Residential typology appraisal results (Payment in Lieu of affordable housing)

Appendix 5 - Area specific commercial development typologies appraisal results

Appendix 6 - Mixed-use development typologies appraisal results

Appendix 7 - Area specific mixed-use development typologies appraisal results

Appendix 8 - Student accommodation development typology appraisal results



APPENDIX C

Equality Impact and Needs Analysis for the S106 and CIL Supplementary Planning Document (SPD) November 2023

Guidance notes

Things to remember:

Under the Public Sector Equality Duty (PSED) public authorities are required to have due regard to the aims of the general equality duty when making decisions and when setting policies. Understanding the effect of the council's policies and practices on people with different protected characteristics is an important part of complying with the general equality duty. Under the PSED the council must ensure that:

- Decision-makers are aware of the general equality duty's requirements.
- The general equality duty is complied with before and at the time a particular policy is under consideration and when a decision is taken.
- They consciously consider the need to do the things set out in the aims of the general equality duty as an integral part of the decision-making process.
- They have sufficient information to understand the effects of the policy, or the way a function is carried out, on the aims set out in the general equality duty.
- They review policies or decisions, for example, if the make-up of service users changes, as the general equality duty is a continuing duty.
- They take responsibility for complying with the general equality duty in relation to all their relevant functions. Responsibility cannot be delegated to external organisations that are carrying out public functions on their behalf.
- They consciously consider the need to do the things set out in the aims of the general equality duty not only when a policy is developed and decided upon, but when it is being implemented.

Best practice guidance from the Equality and Human Rights Commission recommends that public bodies:

- Consider all the [protected characteristics](#) and all aims of the general equality duty (apart from in relation to marriage and civil partnership, where only the discrimination aim applies).
- Use equality analysis to inform policy as it develops to avoid unnecessary additional activity.
- Focus on the understanding the effects of a policy on equality and any actions needed as a result, not the production of a document.

- Consider how the time and effort involved should relate to the importance of the policy to equality.
- Think about steps to advance equality and good relations as well as eliminate discrimination.
- Use good evidence. Where it isn't available, take steps to gather it (where practical and proportionate).
- Use insights from engagement with employees, service users and others can help provide evidence for equality analysis.

Equality analysis should be referenced in community impact statements in Council reports. Community impact statements are a corporate requirement in all reports to the following meetings: the cabinet, individual decision makers, scrutiny, regulatory committees and community councils. Community impact statements enable decision makers to identify more easily how a decision might affect different communities in Southwark and to consider any implications for equality and diversity.

The public will be able to view and scrutinise any equality analysis undertaken. Equality analysis should therefore be written in a clear and transparent way using plain English. Equality analysis may be published under the council's publishing of equality information, or be present with divisional/departmental/service business plans. These will be placed on the website for public view under the council's Publications Scheme. All Cabinet reports will also publish related

Equality analysis should be reviewed after a sensible period of time to see if business needs have changed and/or if the effects that were expected have occurred. If not then you will need to consider amending your policy accordingly. This does not mean repeating the equality analysis, but using the experience gained through implementation to check the findings and to make any necessary adjustments.

Engagement with the community is recommended as part of the development of equality analysis. The council's Community Engagement Division and critical friend, the Forum for Equality and Human Rights in Southwark can assist with this (see section below on community engagement and www.southwarkadvice.org.uk).

Whilst the equality analysis is being considered, Southwark Council recommends considering implications arising from socio-economic disadvantage, as socio-economic inequalities have a strong influence on the environment we live and work in. As a major provider of services to Southwark residents, the council has a policy commitment to reduce socio-economic inequalities and this is reflected in its values and aims. For this reason, the council recommends considering impacts/needs arising from socio-economic disadvantage in all equality analyses, not forgetting to include identified potential mitigating actions. **The Council has adopted the Socio-Economic Duty as part of its overall equality, diversity and inclusion policy commitments in the Southwark Equality Framework.** This requires us to ensure we do not make any conditions worse for those experiencing socio-economic disadvantage through our policies and practices.

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates		S106 and CIL Supplementary Planning Document (SPD)			
Equality analysis author		Lydia Ogden, James Holmes			
Strategic Director:		Stephen Platts, Planning and Growth			
Department		Planning Policy	Division	Planning	
Period analysis undertaken		March 2023 to November 2023			
Date of review (if applicable)					
Sign-off	Alex Philpott	Position	Team Leader	Date	November 2023

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

The updated S106 and CIL Supplementary Planning Document (SPD) will support the implementation of the Southwark Plan policies by setting out the planning obligations required from different types of development. It will be a material consideration in planning decisions made by the Council. It replaces the previous S106 Planning Obligations and CIL SPD, adopted in 2015 and amended in November 2020.

The subject matter of the S106 and CIL Supplementary Planning Document (SPD) concerns the use of S106 planning obligations. These are used to enhance the quality of development by mitigating any negative impacts. All development has an impact on the need for infrastructure, services and amenities. Development needs to pay for some of these costs.

For example, this may be through contributions towards public transport and school places, new community space, and the provision of affordable homes and wheelchair accessible units. It can also lead to positive economic benefits through the provision of new business space, affordable workspaces and new jobs and training opportunities.

The SPD provides applicants and the public with clear guidance on the contributions which may be required for their development. It also sets out how developer contributions and CIL are used.

Key changes in this S106 and CIL SPD compared to the 2015 SPD are as follows:

- Updates to the range of planning obligations which may be required as a result of new development. This includes new policy requirements arising from the Southwark Plan 2022 and the London Plan 2021.
- Increase in financial obligations (payment in lieu) when, in exceptional circumstances, there is a shortfall in the achievement of the planning policy requirement, e.g. for play, amenity or open space, or affordable workspace. Addition of new guidance in relation to climate mitigation strategies in the Southwark Plan 2022. This includes connection to a district heating network and air quality.
- Addition of a section on Biodiversity Net Gain to reflect legal changes arising from the Environment Act 2021.
- Updated information on CIL and planning obligations which are calculated based on TfL guidance.
- Fixed administrative charges for planning applications, based on size thresholds in the four categories set out in the Development Consultation Charter (minor to major).

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	<p>Developers, Members of the public; Housing Associations/ Registered Social Landlords; Councillors.</p> <p>Within Southwark Council: Environment, Neighbourhoods and Growth Department; Planning & Growth team, Flood and Drainage team; Housing and Modernisation Department; Councillors; Finance and Governance Department.</p>
Key stakeholders were/are involved in this policy/decision/business plan	<p>Members of the public (after consultation).</p> <p>Within Southwark Council: Housing and Modernisation Department; Councillors; Finance and Governance Department; Environment, Neighbourhoods and Growth Department, Children's and Adult Services Department, Highways Management team, Environmental Protection Team.</p>

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of under-represented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential Socio-Economic impacts/needs/issues arising from socio-economic disadvantage (positive and negative)
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community, including people of all ages.</p> <p>Specifically, the SPD will help to provide accessible homes and spaces for community uses. This would particularly benefit older people, who are more likely to have mobility impairments and suffer from social isolation.</p> <p>The SPD will help to provide open space, play space, and spaces for community uses. These would provide more spaces for children to play and be active.</p> <p>The SPD will help deliver planning obligations relating to air quality. This may particularly benefit older people and children. This is because these groups are more likely to suffer from health problems linked to poor air quality.</p>	<p>The SPD will help deliver affordable housing. This will help tackle child poverty. The child poverty rate in Southwark is higher than that of London as a whole. Child poverty rates are particularly high in Opportunity Areas, where development is likely to be concentrated. The SPD will help deliver a large number of affordable homes in these areas.</p> <p>The SPD will help deliver affordable workspace. It will also help deliver jobs and training opportunities for local residents. This may particularly benefit young people who are not in education, employment, or training. Unemployment levels are particularly high in the Old Kent Road Opportunity Area, where a particularly large amount of development is expected. The SPD will help deliver a large amount of affordable workspace and a large number of jobs and training opportunities for young people in this area.</p>
Equality information on which above analysis is based	Socio-Economic data on which above analysis is based
<p>The median age in Southwark is 33, which is below that of London as a whole (35). (Census 2021)</p> <p>Southwark has an ageing population. Between 2011 and 2021, the proportion of Southwark residents aged 0-9 fell from 12.6% to 10.5%, while the proportion aged 50 and over rose from 20.4% to 24.7%. (Census 2021)</p> <p>A 79% increase in the population of Southwark aged 65 or more is forecast by 2039. This incorporates a 92% increase in those over 75 and 87% growth in those over 85. (Strategic Housing Market Assessment Update 2019)</p> <p>The areas with the highest proportions of elderly residents are in the south of the borough. Areas with the highest proportion of children are in the centre and south of the borough. (Census 2021)</p> <p>Older people are especially vulnerable to loneliness and social isolation. According to Age UK, more than 2 million people in England over the age of 75 live alone, and more than a million older people say they go over a month without speaking to a friend, neighbour or family member. (https://www.nhs.uk/mental-health/feelings-</p>	<p>In 2021/22 approximately 23,000 children aged 0-15 in Southwark were living in poverty, after housing costs were factored in, equating to 36% of children in the borough. This is higher than the London average of 33%. (JSNA Annual Report 2023)</p> <p>Council wards with the highest proportions of child poverty (22-28%) include Old Kent Road, Faraday, North Walworth, Chaucer, and Borough and Bankside. Faraday ranks as the most deprived ward in Southwark. These areas overlap with the Old Kent Road, Elephant and Castle, and London Bridge/Bankside Opportunity Areas. (JSNA Annual Report 2023; JSNA Multi-ward Profiles 2023: West Central Southwark)</p> <p>In the last census, 5.6% of Southwark's economically active population were unemployed. The two areas (medium super output areas) with the highest</p>

<p>symptoms-behaviours/feelings-and-symptoms/loneliness-in-older-people/</p> <p>Research by Imperial College has found that children living in London are particularly at risk of developing lifelong, chronic conditions due to air pollution. In addition, the health impacts of air pollution exposure continue well into old age, increasing the risk of various long-term health conditions and early death. (https://www.imperial.ac.uk/news/244355/review-highlights-lifelong-health-impacts-pollution/)</p>	<p>levels of unemployment among the economically active population are Burgess Park (9.2%) and Peckham Park Road (7.4%). Unemployment is also high in South Bermondsey West (6.8%). All of these areas overlap with the Old Kent Road Opportunity Area. (Census 2021)</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.</p> <p>Please note that under the PSED due regard includes:</p> <p>Giving due consideration in all relevant areas to "the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities." This also includes the need to understand and focus on different needs/impacts arising from different disabilities.</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community, including people of all abilities.</p> <p>Specifically, the SPD will help provide wheelchair-accessible homes. There are over six-hundred households with unmet wheelchair accessible housing needs in Southwark. These needs exist across all tenures. In addition, development in Southwark is increasingly car-free in design. This is in line with London Plan policies. This can impact disabled people who may</p>	<p>Disabled people are more likely than average to live in poverty. This means they could particularly benefit from the affordable housing that the SPD would help provide.</p>

<p>rely on a private vehicle for transportation. The SPD will help to deliver accessible homes and car parking spaces. This will benefit disabled people.</p> <p>The SPD may help provide paces for community uses. These can promote social interaction among residents. This could particularly benefit disabled people, who are likely to experience social isolation.</p>	
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p>In 2021, 8.2% of Southwark residents identified as being disabled and limited a lot. This was a decrease from 11.1% in 2011. Almost a quarter of households (33,000) had at least one resident with a disability. (Census 2021)</p> <p>The neighbourhoods with higher proportions of disability are Old Kent Road, South Bermondsey and Nunhead & Queen's Road. (Census 2021, quoted in JSNA Annual Report 2023)</p> <p>In 2019 there were 613 households in Southwark with unmet wheelchair accessible accommodation needs. (Strategic Housing Market Assessment Update 2019)</p> <p>Research conducted by the charity Sense has found that 61% of disabled people are chronically lonely. This figure rises to 70% for young disabled people. (https://www.sense.org.uk/media/latest-press-releases/loneliness-rises-dramatically-among-disabled-people/)</p>	<p>The Joseph Rowntree Foundation has found that poverty rates for households with a disabled person or informal carer are much higher than average. (Joseph Rowntree Foundation, 'UK Poverty 2023' (available at: https://www.jrf.org.uk/report/uk-poverty-2023))</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

Gender reassignment:

- The process of transitioning from one gender to another.

Gender Identity: Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community. This includes people of all gender identities.</p> <p>Specifically, the SPD will help to provide safe public realm and community spaces. The SPD may be help secure safety-oriented design. For example, good lighting and passive surveillance. This could especially benefit trans people. This is because they are particularly vulnerable to violence in public spaces.</p>	<p>The SPD will help to provide affordable housing. Trans people are more likely than average to become homeless. Thus, this group could particularly benefit from affordable housing secured through legal agreements.</p>
<p>Equality information on which above analysis is based.</p>	<p>Socio-economic data on which above analysis is based</p>
<p>1.23% of people aged 16 years and over in Southwark have a gender identity different from their sex registered at birth. (Census 2021)</p> <p>8.1% of people in the Burgess Park area have reported a gender identity different from their sex registered at birth. This is the highest figure of any area (medium super output area) in England and Wales. (Census 2021)</p> <p>Nationwide, 41% of trans people and 31% of non-binary people have experienced a hate crime or incident because of their gender identity in the last 12 months. (Stonewall, 'LGBT in Britain: Trans Report 2018 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_-_trans_report_final.pdf))</p>	<p>One in four trans people have experienced homelessness at some point in their lives. (Stonewall, 'LGBT in Britain: Trans Report 2018 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_-_trans_report_final.pdf))</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Potential impacts (positive and negative) of proposed policy/decision/business plan	Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community. This includes people of all marriage statuses.</p> <p>The Council expects that the SPD will have no particular positive or negative impacts on this group.</p>	<p>The Council expects that the SPD will have no particular positive or negative socio-economic impacts on this group.</p>
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<p>The latest census found that 26.9% of Southwark residents were married or in a civil partnership. This was a fall from 29.4% in 2011. Southwark had the fourth-highest percentage of adults who had never been married or in a civil partnership of all English local authorities. The proportion of residents who are married or in a civil partnership is significantly higher in the south of the borough than the north. (Census 2021)</p>	<p>None</p>
Mitigating or improvement actions to be taken	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will</p>	<p>There is a need for homes with three and four bedrooms across all tenures in Southwark. This need is particularly acute in the social rented sector. The</p>

<p>benefit all sections of the community, including people of all sexual orientations.</p> <p>Specifically, the SPD will help provide high-quality public realm, play space, and community spaces. These may particularly benefit new parents as they serve as meeting places during maternity. This can help reduce social isolation among new parents. In addition, play spaces are an important amenity for parents.</p> <p>During pregnancy and maternity, people need to visit healthcare providers. The SPD may help to extend healthcare services, or provide new facilities as a part of new development if there is demand. It may also help provide new education facilities. This will help ensure that there are schools and nurseries near where new parents live.</p> <p>There is a need for homes with three and four bedrooms across all tenures in Southwark. In addition, the need for larger homes is higher in Southwark than the London average. The SPD will help to deliver new family-sized housing, which will benefit new parents.</p>	<p>Council will use legal agreements to secure affordable family-sized homes in new developments. This will benefit new parents on low incomes.</p> <p>There is an established link between deprivation and health. This is reflected in maternal health outcomes. The SPD will help reduce deprivation by helping to deliver affordable housing and employment and training opportunities. This may indirectly result in better maternal health outcomes.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p>The total number of babies born in Southwark has been decreasing year on year over the past 10 years. The decline in the fertility rate in Southwark is seen across all age groups, but particularly among younger women. The average age of mothers giving birth in Southwark in 2022 was around 33 years. Across the borough there is substantial variation in the number of births each year, with rates highest in Dulwich and Peckham Rye. The general fertility rate is lowest in Nunhead & Queen's Road, at 27 births per 1,000. This ward has also seen the greatest decline over the decade (59%). (JSNA Annual Report 2023; JSNA Multi-ward Profiles 2023: East Central Southwark)</p>	<p>There is an annual shortfall of 1,086 homes with three or more bedrooms for Southwark residents who cannot afford the full lower quartile market rent. (Strategic Housing Market Assessment Update 2019)</p> <p>MBRRACE-UK's 2022 report found that women living in the most deprived areas have the highest maternal mortality rates and are two and a half times more likely to die than their counterparts living in the least deprived areas. (M-BRRACE-UK, 2022, 'Saving Lives, Improving Mothers' Care: Lessons learned to inform maternity care from the UK and Ireland Confidential Enquiries into Maternal Deaths and Morbidity 2018–20' (available at: https://www.npeu.ox.ac.uk/mbrance-uk/reports)</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate</p>

	against any unforeseen issues that arise.
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<p>Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p>The SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community, including people of all ethnicities.</p> <p>The SPD may help provide spaces for community uses. These can promote social interaction among residents. This could especially benefit ethnic minority community members. This is because this group may be at particular risk of loneliness and social isolation. Their risk is particularly high in old age.</p> <p>Non-native English speakers may find it hard to understand the SPD.</p>	<p>Development will be concentrated in Opportunity Areas and the centre of the borough. Many of these areas have large black and minority ethnic communities. Development will provide new affordable housing in these areas. This will benefit black and minority ethnic communities.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p>Southwark is a very ethnically diverse borough. In 2021, 51.4% of residents identified as white (a decrease from 54.2% in 2011). 25.1% identified as 'Black, Black British, Black Welsh, Caribbean or African'. 9.9% identified as 'Asian, Asian British or Asian Welsh'. 6.3% identified as 'Arab of any other ethnic group'. (Census 2021)</p> <p>Areas with the highest concentrations of white residents are mostly in the south of the borough and the Rotherhithe peninsula. Areas with the highest proportions of Black residents are mostly in the centre of the borough. The areas with the highest proportion of Asian residents are Borough and Elephant and Castle. (Census 2021)</p> <p>National research by UCL has found that Black and Asian adults over the age of 65 years are almost twice as likely to report having no close friends (9% and 7%</p>	<p>29% of Black residents live in the borough's most deprived neighbourhoods, while only 17% of the borough's white residents live in these neighbourhoods. (JSNA Annual Report 2023)</p> <p>Areas (medium super output areas) in Southwark with the highest proportions of Black residents include Peckham Park Road (48.8%), Burgess Park (38.7%) and South Bermondsey West (31.7%). In addition, the area with the highest proportion of residents identifying as 'other ethnic group' is Burgess Park (15.6%). These areas overlap with the Old Kent Road Opportunity Area. The Areas with the highest proportions of Asian residents are Elephant and Castle (21%) and</p>

<p>respectively) compared to White and mixed or 'other' ethnicity adults of the same age (both 4%). https://www.ucl.ac.uk/ioe/news/2020/jan/older-ethnic-minority-adults-have-fewer-close-friends</p>	<p>Borough and Southwark Street (19%). These areas overlap with the Elephant and Castle and London Bridge/Bankside Opportunity Areas. (Census 2021)</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>Non-native English speakers may find it hard to understand the SPD. Upon request the Council can translate the documents into other languages. The document also adheres to Hemmingway plain English guidelines.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community. This includes people of all religions and beliefs.</p> <p>Specifically, the SPD will help conserve particular buildings or sites with religious value. Planning obligations can also protect these sites through re-provision as part of any redevelopment.</p>	<p>The Council expects that the SPD will have no particular positive or negative socio-economic impacts on this group.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p>The latest census found that 43.3% of Southwark residents identify as Christian and 9.6% identify as Muslim. 36.4% identify as having no religion. (Census 2021)</p>	<p>None</p>
<p>Mitigating and/or improvement actions to be taken</p>	

As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.
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Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/ needs/issues arising from socio-economic (positive and negative)
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community, including both men and women.</p> <p>The SPD will help secure safety-oriented design. It will also help secure safety-oriented interventions in the public realm. For example, through the design of lighting and passive surveillance. This could especially benefit women. This is because women are more likely to experience threat of harm and violence in public spaces compared to men.</p>	<p>The SPD will help provide affordable housing. Housing affordability in London is particularly pronounced for women because of the gender pay gap. This issue is particularly pronounced for women with lower incomes could particularly benefit from affordable housing secured through the SPD.</p>
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<p>The Census 2021 found that 51.6% of Southwark's residents are women and 48.4% are men. (Census 2021)</p> <p>According to Plan International UK, 66% of girls in the UK have experienced sexual attention or sexual or physical contact in a public place. (Plan International, 'Street Harassment: It's Not OK', 2018 (available at: https://plan-uk.org/street-harassment/its-not-ok))</p>	<p>The GLA reports that women earning the women's median wage need to spend 51% of their earnings on housing, compared to 49% for men. (GLA, 'Women's housing: a gap in the market', 2023 (available at: https://www.london.gov.uk/press-releases/gender-pay-gap-continues-impact-women-housing#:~:text=Women%20earning%20the%20women%27s%20median,s))</p>

<p>71% of women of all ages in the UK have experienced some form of sexual harassment in a public space. This number rises to 86% among 18-24-year-olds. (APPG for UN Women, 'Prevalence and reporting of sexual harassment in UK public spaces', 2021 (available at: https://www.unwomenuk.org/site/wp-content/uploads/2021/03/APPG-UN-Women-Sexual-Harassment-Report_Updated.pdf))</p>	
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs and disadvantage (positive and negative)</p>
<p>The S106 and CIL SPD will provide clearer guidance on how the Council will secure contributions on new development. These contributions will help to deliver a range of social and community infrastructure. This will benefit all sections of the community. This includes people of all sexual orientations.</p> <p>The SPD will help provide safe public realm and community spaces. For example, good lighting and passive surveillance. This could especially benefit LGB people. This is because they are particularly vulnerable to violence in public spaces.</p>	<p>The SPD will help provide affordable housing to reduce homelessness. Thus, this group could benefit through legal agreements.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>

<p>In the latest census 8.08% of Southwark's residents identified as LGB+. This is the fourth highest figure of any local authority district in England and Wales. The areas with the highest proportion of LGB+ residents are in the north-west of the borough. (Census 2021)</p> <p>According to research by Yougov, over a third of LGBT people say they don't feel comfortable walking down the street holding their partner's hand. This rises to three in five for gay men. One in five LGBT people have experienced a hate crime or incident due to their sexual orientation and/or gender identity in the last 12 months. (Stonewall and Yougov, 'LGBT in Britain: Hate Crime and Discrimination', 2017 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_hate_crime.pdf))</p>	<p>One in six LGB people have experienced a hate crime or incident due to their sexual orientation and/or gender identity in the last 12 months. (Stonewall and Yougov, 'LGBT in Britain: Hate Crime and Discrimination', 2017 (available at: https://www.stonewall.org.uk/sites/default/files/lgbt_in_britain_hate_crime.pdf))</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts of the proposal and any unforeseen issues that arise.</p>	

<p>Human Rights</p> <p>There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour, Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol</p>
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan</p>
<p>The S106 and CIL SPD aims to provide applicants and members of the public with clearer guidance on how the Council will secure financial and non-financial contributions on new development. This will ensure that any negative impacts associated with new development is mitigated.</p>
<p>Information on which above analysis is based</p>
<p>None</p>
<p>Mitigating and/or improvement actions to be taken</p>

As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.

Conclusions

The SPD will have no negative impacts on equalities in Southwark. The planning obligations will secure benefits for all groups. The SPD will provide indirect benefits for some groups. It will do this through providing certain types of infrastructure where development occurs. The guidance will also ensure consistent S106 and CIL application. This will make the process more efficient for developers and council staff. In conclusion, the Council should publish the SPD.



APPENDIX D

S106 and CIL Supplementary Planning Document

Consultation Plan

January 2024

CONTENTS

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1. Introduction

- 1.1. The Section 106 and CIL SPD will replace the existing S106 SPD adopted in 2015 and updated in 2020. It will support the implementation of the Southwark Plan policies by defining the Section 106 planning obligations required from different types of development. It will be a material consideration in planning decisions made by the Council.
- 1.2. It clearly sets out how Section 106 obligations and CIL are used by the Council and contains details of the specific financial and non-financial obligations which may be required by new developments on-site or off-site. The contributions are organised by different scales of development in order to help developers and members of the public understand which obligations may be relevant for their specific scheme.
- 1.3. The non-financial obligations are linked to policy requirements in the Southwark Plan. A number of the policies in the Southwark Plan 2022 allow a financial contribution to mitigate the impact of development instead of providing the policy requirement on-site. This is referred to as a 'Payment in Lieu' (PIL) and the updated SPD makes clear how this will be calculated for all schemes.
- 1.4. Furthermore, the developer contributions for infrastructure and service provision have not been updated since 2015. The existing figures do not reflect the latest Southwark Plan and the current cost of provision. For example, the current Payment in Lieu for play space, of £151 per sqm does not reflect an average provision cost of £598 per sqm. All of the figures have now been updated in order to accurately reflect current costs.
- 1.5. The monitoring fees have also been updated and are based on the average amount of time spent by staff per application. There's a set fee per planning application which now covers the administration costs of the Section 106 team and the monitoring functions of the planning policy team.

The purpose and objectives of this plan

- 1.6. The process of updating the SPD needs to involve local community groups, residents, landowners, developers and businesses to ensure that it meets the needs of those living in and working in Southwark.
- 1.7. The purpose of this consultation plan is to make sure that we involve local people in preparing these documents in a way that considers their needs. There are minimum legal requirements for consultation we need to follow which you can read about in sections 2 and 3 below.

2. How we are consulting

- 2.1. We carry out consultation in accordance with our adopted statement of community involvement, which explains how we will consult the community in the preparation of planning policy documents. The following section sets out how we plan to meet the minimum statutory consultation requirements and how we will exceed these requirements where appropriate.
- 2.2. In the current stage of consultation we will invite members of the public and other stakeholders to make representations on the draft S106 and CIL SPD. Further details of the next steps for each document are set out in section 5.

3. The timetable and methods of consultation

Consultation timeframe

- 3.1. In accordance with Southwark’s statement of community involvement (SCI), the draft S106 and CIL SPD will be available for comment over a twelve week period from 11 March 2024.
- 3.2. All responses must be received by 7 June 2024.

Consultation methods

- 3.3. The documents will be published on the council’s website and made available at libraries, My Southwark service points and the council’s Tooley Street offices. An advert publicising the documents being consulted on will be put in the press and written notification will be sent to around 5500 contacts on the Planning Policy mailing list and My Southwark.
- 3.4. The two tables below sets out details of the statutory minimum required to meet Government regulations and the further additional methods of consultation that we intend to carry out. We include dates where we have meetings confirmed. We also set out the key consultee groups that the consultation method is aimed at.

Table 1
Statutory consultation

METHOD OF CONSULTATION	CONSULTEE	DATE	COMMENTS
Place the SPD on the council’s website.	All	11 March 2024	Our website will continually be updated.
Put the SPD in libraries, My Southwark service points, Tooley Street offices	All	15 March 2024	List of places to view the documents is set out in appendix A.
Press notice in local newspaper advertising the beginning of the formal consultation.	All	15 March 2024	This will be in the Southwark News.
Mail-out to all statutory consultees on planning policy database and My Southwark	All on planning policy consultee database (see list in appendix B)	11 March 2024	To 5500 email addresses signed up to planning policy updates on My Southwark.

Table 2
Additional consultation

METHOD OF CONSULTATION	OF	CONSULTEE	DATE	COMMENTS
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment.		All on planning policy consultee database (see list in appendix B.)	11 March 2024	An email will be sent to the 5500+ contacts signed up for planning policy email notifications and updates via My Southwark, as well as the groups identified in our SCI.
Announcement of the SPD community council meetings		All who attend the community council meetings	15 March 2024	
Consideration of the SPD by Planning committee		Planning committee	18 March 2024	
Letter and/or emails to tenants and residents associations		T&RA members	11 March 2024	
Continuing discussions with landowners and developers		Landowners and developers	11 March 2024 to 7 June 2024	
Updates on the council's facebook and twitter pages		Facebook and twitter followers	11 March 2024 to 7 June 2024	

4. How to comment

4.1. We welcome your comments on the draft SPD. Please contact us if you would like to know more about the documents or to find out more about our consultation.

4.2. All comments must be received by 7 June 2024. Comments received after this date will not be taken into consideration.

4.3. Representations can be made by:

- Visiting our consultation hub and submitting our online questionnaire:
<https://consultations.southwark.gov.uk>
- Sending an email to planningpolicy@southwark.gov.uk
- Alternatively you can send your response to:

Planning Policy
160 Tooley Street
London
SE1 2QH

5. What happens next?

5.1. This is the stage of consultation S106 and CIL SPD. Next steps for each document are set out below.

S106 and CIL SPD

5.2. After consulting on this first draft of the SPD, we will collate all the feedback we receive and publish a final version of the plan for formal consultation. This will then be considered by Cabinet prior to adoption.

Stage of consultation	Consultation timescale
Consultation on draft S106 and CIL SPD	11 March 2024 to 7 June 2024
Consideration of consultation responses	7 June 2024 to 28 June 2024
Consideration by Cabinet	July 2024
Adoption of the SPD	December 2024

APPENDIX A

List of locations where the draft SPD can be viewed

Libraries

All Southwark libraries
(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

My Southwark service points

Peckham My Southwark customer service point
122 Peckham Hill Street,
London SE15 5JR

Walworth My Southwark customer service point
376 Walworth Road,
London SE17 2NG

Council offices

Council offices 160 Tooley Street, SE1 2QH
Open Monday-Friday 10am-4pm

Note: The SCI refers to consultation documents being available in Area Housing Offices and One Stop Shops. Both of these premises have been replaced by Service Points.

APPENDIX E

Southwark Council Draft S106 and CIL Supplementary Planning Document (SPD) Strategic Environmental Assessment (SEA)

Introduction

This is a Strategic Environmental Assessment screening document for the draft S106 and CIL Supplementary Planning Document. It determines that a Strategic Environmental Assessment is not required in this case for the reasons outlined in the remainder of this report.

Legislative Background

A Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of a plan or programme for 'town or country planning or 'land use' are taken into account. The need for environmental assessments is set out in the EU Directive 2001/42/EC (hereafter referred to as the SEA Directive). This has subsequently been transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (hereafter referred to as the SEA Regulations).

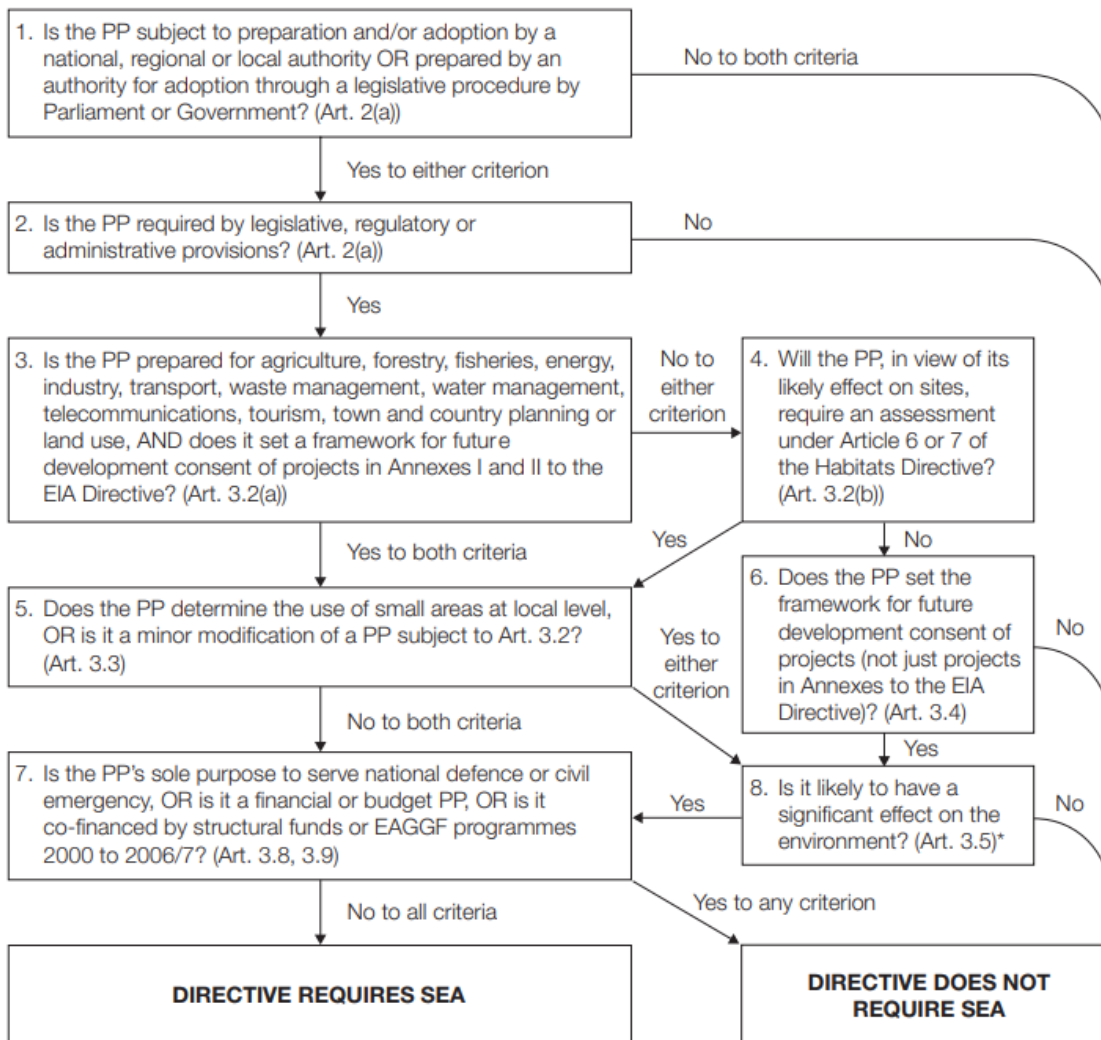
The Government's Planning Practice Guidance (PPG) states in some limited circumstances, where a Supplementary Planning Document (SPD) could have significant environmental effects, it may fall within the scope of the SEA Regulations and so require an SEA. To determine whether the S106 and CIL SPD might have significant environmental effects, its potential scope has been assessed against the criteria set out in Schedule 1 to the SEA Regulations. As noted in the PPG note, an SEA is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004) unless it is considered that there are likely to be significant environmental effects.

Screening Process

The screening opinion assessment is undertaken in two parts: the first part will assess whether the SPD requires SEA (as per the flow chart which follows (**Figure 2**)); and the second part of the assessment will consider whether the SPD is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the SEA Directive and the SEA Regulations.

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Summary of the SPD

Details of SPD	
Name of SPD	Draft S106 and CIL SPD
Geographic Coverage	The entire borough
Purpose	To provide more detailed guidance to planning officers, applicants and the general public as to the nature of section 106 planning obligations which will be sought from developers to help support future growth in the borough and mitigate the impacts of development, along with the mechanisms through which they will be collected
Summary of content	<p>Supplementary planning document providing guidance and supporting information on section 106 planning obligations which will be sought from developers in order to make developments acceptable in planning terms. This covers:</p> <ul style="list-style-type: none"> - Background to section 106 planning obligations and community infrastructure levy; - Different types of section 106 planning obligations which a Local Planning Authority can seek; - The procedure for securing these obligations (including information on monitoring); and - What areas the council has identified that will be covered by planning obligations and relevant thresholds, e.g. affordable housing, affordable workspace, employment and training etc.

Assessment 1: Screening Assessment Establishing the Need for SEA Stage

Stage	Y/N	Reason
1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority, OR prepared by an authority for adoption through a legislative	Y	Yes. The SPD will be prepared and adopted by Southwark Council in its role as Local Planning Authority, which is allowed under the Town and Country Planning Act 1990.

<p>procedure by Parliament or Government? (Art. 2(a))</p>		
<p>2. Is the SPD required by legislative, regulatory or administrative provisions? (Art. 2(a))</p>	N	<p>No. The preparation of this SPD is not a requirement of legislation, regulatory or administrative provisions.</p>
<p>3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))</p>	Y	<p>Yes. The SPD is intended to provide further guidance to the adopted Southwark Plan 2022 which is the land- use planning policy framework for its area. This has been subject to full Sustainability Appraisal (including SEA). The SPD will not create new policy or land-use designations.</p>
<p>4. Will the SPD, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))</p>	N	<p>No. The HRA of the Southwark Plan 2022 has been undertaken alongside the IIA, with the findings of the HRA informing the IIA. The methods and findings of the HRA process are reported separately from the IIA and the report has been approved by the statutory consultee (Natural England) and placed online to be accessed by the wider public.</p> <p>The HRA screening process has found that the policies and site allocations to be adopted under the Southwark Plan 2022 will have no negative impact on the four European Sites that are located within a 10km boundary of Southwark, either alone or when considered in combination with other existing plans and projects. In light of this finding, it is not required to carry out any further HRA analysis.</p> <p>The SPD will not change or add to policy, proposals or designations within the Local Plan, therefore it is not considered that further screening for such assessment is</p>

		necessary as there would be no significant effects on European Sites.
5. Does the SPD determine the use of small areas at local level OR is it a minor modification of a plan or programme subject to Art. 3.2? (Art. 3.3)	N	No. There are no policies, proposals or allocations contained within the SPD which have not already been set within the Local Plan. There will be no aspect of the SPD which would modify the emerging Local Plan, just support it.
6. Does the SPD set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)	N	No. This framework is already set within the Local Plan. The SPD will provide further guidance on the relevant policies, proposals or allocations within the emerging Local Plan.
7. Is the SPD's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	N	None of these are the sole purpose of the SPD.
8. Is it likely to have a significant effect on the environment? (Art 3.5)	N	No. It is not likely that the SPD will have any significant effect that has not already been identified and assessed through the Sustainability Appraisal (including SEA) of the adopted Southwark Plan.

Assessment 2: Likely Significant Effects on the Environment

SEA Directive criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Southwark Council assessment	Likely significant environmental effect?

The characteristics of plans and programmes, having regard, in particular, to—		
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and	<p>The SPD will provide further guidance on the policies, proposals and the relevant site allocations that are contained within the Local Plan.</p> <p>The Local Plan as a whole, including those parts relating to the area and the topics covered in this SPD, have been fully assessed for the purposes of</p>	None
operating conditions or by allocating resources;	Sustainability Appraisal and the Strategic Environmental Assessment, with no additional environmental impact for consideration	
The degree to which the plan or programme influences other plans and programmes, including those in a hierarchy	The SPD, in providing further guidance on the framework set within the Local Plan, does not directly affect other specific public sector plans or programmes but rather is influenced by the Local Plan and other higher tier planning policy including the London Plan, which has also been subject to a SA/SEA and examined against the National Planning Policy Framework.	None
The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development;	The Local Plan sets the context for achieving sustainable development, for which the SPD will provide further guidance regarding how this should be achieved.	None
Environmental problems relevant to the plan or programme; and	Environmental problems have already been considered in the Sustainability Appraisal associated with the Local Plan, which the guidance in this document supplements. No additional issues should arise, as the SPD does not create policies or site allocations.	None

The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The SPD is not directly relevant to the implementation of any National or European legislation on the environment, such as the Water Framework Directive.	None
Characteristics of the effects and of the area likely to be affected, having particular regard to:		
The probability, duration, frequency and reversibility of the effects;	This SPD seeks to ensure that development across the Local Plan period makes appropriate contributions to the supporting infrastructure required to sustain the projected level of development. It is not anticipated the SPD will result in significant long-term adverse effects, and any social and environmental impacts are likely to be positive	None
The cumulative nature of the effects;	The SPD is in general conformity with the strategic policies, the implementation of which it seeks to support across the Borough. It is not considered that there will be any negative cumulative effects on the Borough overall.	None
The transboundary nature of the effects;	The HRA screening process found that the policies and site allocations to be adopted under the Southwark Plan 2022 will have no negative impact on the four European Sites that are located within a 10km boundary of Southwark, either alone or when considered in combination with other existing plans and projects. In light of this finding, it is not required to carry out any further HRA analysis.	None
The risks to human health or the	The SA and SEA conducted for the Local Plan did not identify any potential negative	None

environment (for example, due to accidents);	impacts upon human health and the environment.	
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	This is not an area-specific masterplan, but supplementary planning guidance which will apply to development across the borough. As such, it should not in itself directly result in any spatial impacts of any notable magnitude. The geographical area of the borough has been subject to a SA/SEA through the development of the Local Plan.	None
The value and vulnerability of the area likely to be affected due to—		
(i) special natural characteristics or cultural heritage;	Applications for development within the borough will be assessed against relevant development policy in relation to sites of importance for cultural heritage. Southwark Council's designated heritage assets are covered by separate Local Plan and legislation. The SPD seeks a positive approach to seeking to maintain or improve the setting of these assets. No significant effects have therefore been identified.	None
(ii) exceeded environmental quality standards or limit values; or	The SPD seeks to support development in keeping with the principles outlined in national, London Plan and Local Plan policy guidance and the policies in the Local Plan have already been subject to SA/SEA to ensure development is sustainable.	None
(iii) intensive land-use; and		None
Assessment 2 conclusion:	The Draft S106 and CIL SPD is not likely to have a significant detrimental impact upon the environment.	

Conclusion

Summary of Screening Opinion

Conclusion of assessment	SEA is not required
Reason for conclusion	<p data-bbox="824 254 1307 663">It is concluded that the Draft S106 and CIL SPD is consistent with the adopted Southwark Plan 2022 and corresponding Site- Specific Allocations. The policies and allocations therein have been subject to Strategic Environmental Assessment in their own right through the Southwark Plan 2022 Integrated Impact Assessment.</p> <p data-bbox="824 709 1307 1077">The Integrated Impact Assessment cites a number of 'key themes' against which the Local Plan's <i>preferred option</i> is examined for its potential impact. The appraisal indicated minor negative effects in the short term in some areas towards social inclusion, equality, diversity and community cohesion.</p> <p data-bbox="824 1123 1307 1377">This is related to the loss of some community assets in the short term, which may impact particular groups, and the potential disruption of social interaction through the impacts of construction.</p> <p data-bbox="824 1423 1307 1680">This would be in locations where the acceleration of development brings forward a number of sites concurrently within a small area as development management policies will seek general mitigation of the impacts of construction.</p> <p data-bbox="824 1726 1307 1904">The appraisals indicate that this disruption will occur in areas that will likely accrue more significant benefits in the long run towards this sustainability objective.</p> <p data-bbox="824 1950 1307 2045">However, it is suggested that this can be addressed through targeted community infrastructure</p>

	development and the coordination of quick wins from regeneration and meanwhile uses
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As a result of the Screening Assessment, it is concluded that draft S106 and CIL Supplementary Planning Document (SPD) is not likely to have significant environmental effects.

The SPD accords with the [adopted Southwark Plan 2022](#) which has undergone a full Sustainability Appraisal incorporating SEA, as well as national and regional policies. This document provides guidance on these policies and is required to be in line with them (it does not create new policies). As such, we have determined that this SPD does not require an SEA to be undertaken.

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CABINET APPENDICES DISTRIBUTION LIST (OPEN)**MUNICIPAL YEAR 2023-24**

NOTE: Original held by Constitutional Team; all amendments/queries to
Paula Thornton Tel: 020 7525 4395

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