

London Borough of Croydon: Community Infrastructure Levy Viability Review



Prepared for London Borough of Croydon

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1 Summary

- 1.1 This report tests the ability of developments to accommodate alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Charging Schedule that the London Borough of Croydon adopted on 1 April 2013 alongside policies in the Local Plan and other emerging planning policy documents.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG'), the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners' and the RICS Practice Statement 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' (March 2021).

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the plan period. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's policy requirements and a particular level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for development sites.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to short term weakening in house prices but continuing growth over the next five years in mainstream housing markets. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. It is important to note, however, that our assessment of suggested CIL rates relies on *current* and not grown appraisal inputs.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment². This flexibility is reflected in the London Plan's 'Fast Track' and 'Viability Tested' approaches to delivering affordable housing.

¹ Paragraph 018 of the PPG notes that "the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan".

² The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "the role of the test is not to provide 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".



Key findings

- 1.7 The key findings of the study are as follows:
 - The Council's adopted CIL rates have been in place since 1 April 2013 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been increases to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
 - As a result of indexation, the CIL rates are now circa 66% higher than they were when adopted on 1 April 2013. The Mayoral CIL has also increase modestly from £25 per square metre to £26.89 per square metre, having been adopted later on 1 April 2019.
 - The proposed CIL rates for the Borough are summarised in Table 1.7.1. Residential developments in the Croydon Metropolitan Centre ('CMC') have hitherto been nil rated³ but this area has seen significant development and growth in sales values since the adopted Charging Schedule was first adopted.
 - Bringing the CMC into line with the rest of the Borough at a suggested rate for residential development of £225 per square metre would raise significant additional income to support the infrastructure that these developments will need.
 - Smaller schemes of 9 or fewer units are not required to provide affordable housing and can therefore viably make a slightly higher contribution through CIL. We have therefore suggested a higher rate of £300 per square metre of residential schemes providing 9 or fewer units.
 - C2 care schemes and care homes fall within a nil rate in the adopted charging schedule. These types of development can viably absorb a CIL payment of £199.65 per square metre, in line with the indexed "all other uses" rate.
 - Student housing was not separately identified in the previous charging schedule and we have recommended that a CIL rate of £225 per square metre be applied to this type of development.
 - Outside the CMC, we recommend that that industrial and warehousing, and business (Class E) offices (including research and development) be charged a lower rate of £50 per square metre.
 - We recommend that all other rates remain at their existing indexed level, as summarised in Table 1.7.1.

Table 1.7.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
Residential (C3)	CMC (10 or more units)	Nil	Nil	£225
	CMC (9 or fewer units)	Nil	Nil	£300
	Rest of Borough – 10 or more units)	£120	£199.65	£225

³ The CMC was treated as its own separate zone in the adopted Charging Schedule as it was considered that developments within the CMC were less viable than those elsewhere in the Borough. Over the intervening period, the CMC has seen more growth in residential sales values than elsewhere, which has to a degree offset other differences (higher build costs associated with taller buildings and higher existing use values).



Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
	Rest of Borough (9 or fewer units)	£120	£199.65	£300
Student housing	Whole Borough	Nil ⁴	Nil	£225
Industrial and warehousing	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
Business (class E (g) (i) and (ii))	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
C2 care homes and care schemes (including nursing homes)	Whole Borough	Nil	Nil	£199.65
Institutions (F1)	Whole Borough	Nil	Nil	Nil
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums public halls, libraries, art galleries/ exhibition halls	Whole Borough	Nil	Nil	Nil
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Whole Borough	Nil	Nil	Nil
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Whole Borough	Nil	Nil	Nil
All other uses	Whole Borough	£120	£199.65	£199.65

- Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.
- Increases in sales values since the last Charging Schedule was formulated have outstripped increases in costs, which has resulted in improvements in viability and enhanced capacity for absorbing CIL requirements.
- The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

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⁴ Student housing developed under Sui Generis use class would fall under the "All other uses" charge.



2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate alternative amounts of CIL to the rates contained in the Charging Schedule the Council adopted on 1 April 2013 alongside policies in the Local Plan and other emerging planning policy documents. 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 alternative CIL rates to those in the adopted Charging Schedule.
- 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 emerging (and existing) planning policies alongside adopted and alternative levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The purpose of this viability study is therefore to assist the Council in understanding changes to the capacity of schemes to absorb CIL and to support any proposed changes to the Charging Schedule through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance ('PPG') are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Croydon and does not account for individual site circumstances. 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 strategic sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites by the Council and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: "The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The long term consequences of 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.
- 2.7 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 has in turn led to a positive rebound in economic activity.

- 2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation currently standing at 6.9% at the time of writing, having exceeded 10% earlier in 2023.
- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020, 2021 and 2022. According to the Office of National Statistics reporting on Land Registry Data ("ONS Data"), in 2020, house prices grew by 8.5% in 2020, 10.7% in 2021, 6.9% in 2022 and -0.1% in 2023.
- 2.10 However, in the first half of 2023, the annual rate of house price growth has fallen significantly largely (although not exclusively) 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. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that "Annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) the sixth in a row which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued." In October 2023, the Nationwide reported a monthly increase in average prices of 0.9%, reducing the annual fall in prices to just 3.3%. Over 2023 as a whole, house prices are likely to see far lower reductions than had been predicted at the beginning of the year.
- 2.11 The appointment of a new Chancellor (and Prime Minister) in October 2022, who effectually reversed the majority of the proposals in the Mini Budget, led to a degree of stability. However significant headwinds remain domestically and globally.
- 2.12 Both Nationwide and Halifax indicate that whilst the market remains resilient, house price growth is expected to continue to be somewhat muted as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner (Nationwide) comments in August 2023 that "It will be hard for the market to regain much momentum in the near term since consumer confidence remains weak and household budgets remain under pressure from high inflation. Housing affordability also remains stretched, where mortgage rates remain well above the lows prevailing at this point last year".
- 2.13 Halifax observe the resilience the UK housing market assisted in Q1 2023 by the easing of mortgage rates and increase in mortgage approvals. However Kim Kinnaird, Director of Mortgages also comments; "Predicting exactly where house prices go next is more difficult. While the increased cost of living continues to put significant pressure on personal finances, the likely drop in energy prices and inflation more generally in the coming months should offer a little more headroom in household budgets. While the path for interest rates is uncertain, mortgage costs are unlikely to get significantly cheaper in the short-term and the performance of the housing market will continue to reflect these new norms of higher borrowing costs and lower demand. Therefore, we still expect to see a continued slowdown through this year".
- 2.14 In their January 2024 Housing Market Update, Savills acknowledge that the housing market has been more resilient than they had forecast during 2023, with prices supported by falling mortgage rates resulting from increased competition between lenders. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre covid levels). Savills have upgraded their five year forecast to cumulative growth of 13.9% to 2028.
- 2.15 On a broader economic scale CBRE offer a cautiously optimistic medium term view in their Q2 2023 Economic Outlook stating "Although inflation is declining gradually, it remains persistently high. Despite this, and the recent instability in the global banking sector, we are more optimistic about the economic outlook and now expect the UK to avoid a recession this year. This partly reflects



improving business confidence and the resilient labour market. Moreover, as inflation returns to sufficiently low levels, GDP will start to recover more substantially. In 2024, we expect GDP growth of 1.2%".

Local housing market context

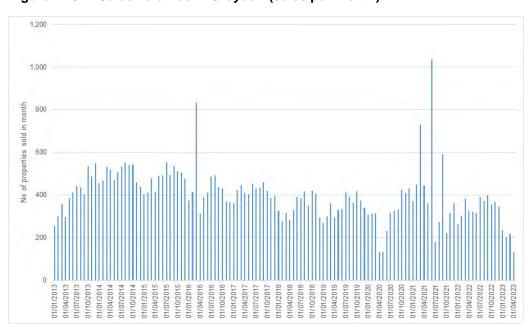
2.16 House prices in the London Borough of Croydon have followed recent national trends, with values increasing significantly between 2013 and 2016, and then again between 2020 and 2023, as shown in Figure 2.16.1. Sales volumes fell below historic levels in the first half of 2020, but have since recovered (see Figure 2.16.2), although early 2023 has seen another dip in completions. By April 2023, new build sales values had increased by 111% in comparison to January 2013.

Figure 2.16.1: Average sales value in Croydon



Source: Land Registry

Figure 2.15.2: Sales volumes in Croydon (sales per month)





Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' *UK Housing Market Update January 2024* prediction is that values in mainstream London markets are expected to increase by 13.9% in the five years to 2028. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 3.0% in 2024 and increase by 2.0% in 2025, 4.0% in 2026, 6% in 2027 and 5.5% in 2028. This equates to cumulative growth of 13.9% between 2024 and 2028 inclusive.
- 2.18 In common with other Boroughs in London, there are variations in sales values between different parts of Croydon, as shown in Figure 2.18.1⁵. However, the variations in Croydon are far narrower than in some other boroughs in London. Highest sales values are achieved in the Croydon Metropolitan Area, while values in the rest of the borough are marginally lower.

Figure 2.18.1: Sales values in Croydon (approx. £s per square foot)



⁵ Some of the price points in Figure 2.18.1 are for schemes in neighbouring boroughs close to the border with Croydon

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Sources: Map - Google; Values - Land Registry

National Policy Context

The National Planning Policy Framework

- 2.19 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019, July 2021, August 2023 and December 2023.
- 2.20 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".
- 2.21 Paragraph 57 of the NPPF suggests that "Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".
- 2.22 In boroughs with urban areas, such as Croydon, 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. The London Plan sets a strategic target of 50% affordable housing which is reflected by Local Plan Policy SP2.3 which also requires 50% affordable housing and is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 50% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.23 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 Group concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value. 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 revised 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 adopted but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

2.24 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in



September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

- 2.25 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.26 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.27 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.28 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres 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.
- 2.29 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.30 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. Where a building that contains a part which has 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 be offset against new floorspace for the purposes of calculating CIL liabilities.
- 2.31 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (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 NPPG 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 NPPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.



- 2.32 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that 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). That said, London boroughs also need to collect Mayoral CIL and have therefore adopted the same instalments policy as the Mayor to avoid unnecessary increases to the number of instalments.
- 2.33 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."
- 2.34 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 Levelling Up and Regeneration Act (2023)

- 2.35 In November 2023, the Levelling Up and Regeneration Act ('LURA') received Royal assent. The Act sets out proposals for a new "Infrastructure Levy" ('IL') to replace existing systems for securing developer contributions from development.
- 2.36 The IL would replace both CIL and Section 106 agreements with a single contribution, calculated as a percentage of GDV above a 'threshold' to allow for cost of land, construction, fees etc. Local authorities who wish to provide on-site affordable housing on developments in their areas would need to purchase units from developers at market value, using their receipt from this tariff, through an arrangement the Bill calls 'Right to Require'. The balance of any tariff could be used at the discretion of the local authority.
- 2.37 The proposed arrangements are problematic in terms of implementation and in particular, rate

setting in urban areas would be difficult as the threshold will be fixed and costs will vary site to site. This will inevitably mean that the tariff needs to be set by reference to the least viable site within each area. The recent technical consultation on the IL drew almost universal negative feedback from stakeholders, including the LGA, the RICS and the RTPI. The government has recently announced an amendment to the Bill to make adoption of IL voluntary, whereas the original proposal was for IL to be mandatory for all authorities.

Mayoral CIL

2.38 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £25 per square metre before indexation⁶ (£28.86 per square metre after indexation) which has been used to fund circa £300 million of the costs of the Crossrail construction project. Future receipts from the Mayoral CIL will be used to contribute towards funding Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

2.39 The Council approved its CIL Charging Schedule on 26 February 2013 and it came into effect on 1 April 2013. Table 2.39.1 below summarises the prevailing rates of CIL. In the CMC, the adopted rates are £120 per square metre for business uses (former B1 and B2 and B8); nil for residential (C3) and institutions (C2 and former D1) and £120 per square metre for all other uses. In the rest of the Borough, the adopted rates are £120 per square metre for residential (C3), nil for former B1 and B2, B8, C2 and former D1, and £120 per square metre for all other uses.

Table 2.39.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate 2024
Residential (C3)	CMC	Nil	Nil
	Rest of Borough	£120	£199.65
Business (fmr B1 and	CMC	£120	£199.65
B2, B8)	Rest of Borough	Nil	Nil
Institutions (C2, fmr D1)	Whole Borough	Nil	Nil
All other uses	Whole Borough	£120	£199.65

Local Policy context

- 2.40 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). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.41 In order to assess the ability of schemes to absorb higher CIL rates than those in the adopted Charging Schedule, it is also necessary to factor in the pre-existing requirements in the adopted policies. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.42 Croydon adopted its Local Plan on 27 February 2018 and has recently undertaken a Regulation 19 consultation on a partial review of plan policies⁷ followed by subsequent policy development. We set out a summary of the policies identified as having cost or value implications for developments below:

⁶ The impact of indexation is discussed in section 6.

⁷ Between 6 January 2022 to 17 February 2022.



- Policy SP2.4 in the emerging plan sets a strategic target of delivering 50% affordable housing with a tenure split of 70% low-cost rented housing (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate housing.
- Policy SP2 of the emerging plan requires that at least 30% of new homes across all units are delivered to provide 3 or more bedrooms. This reflects the adopted Local Plan policy.
- Policy SP2 of the emerging plan requires that 10% of units are designed to meet Build Regulations M4(3) standard 'wheelchair user' and the remaining 90% of units achieve M4(2).
- For build to rent schemes, we have tested the impact of London Plan 2021 policy H11C which requires 35% affordable housing (50% on sites in industrial use where employment floorspace is not reprovided), which is reflected in both adopted and emerging Local Plan policies, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent.
- For large-scale purpose built shared housing, we have tested the impact of London Plan policy H16 which requires 35% affordable housing (50% on sites on public sector land or in industrial use) provided at a 50% discount to market rent.
- For purpose built student housing, we have tested the impact of London Plan policy H15A4 which requires 35% of units (50% on sites in public ownership or in industrial use) to be provided at affordable rent levels (defined by reference to maximum maintenance loans available to students).
- Emerging Policy DM2A requires that large scale purpose building housing meets the requirements of London Plan policy H16 in the form of a single upfront payment towards affordable housing based on a 50% discount to market rents on 35% of units (50% on sites in public ownership or in industrial use).
- Adopted Policy DM14 requires that all major schemes incorporate public art provision.
- Policies SP6.2 promotes zero carbon development and SP6.3 refers to meeting London Plan Policy or Building Regulations Part L (2021), whichever is higher.
- Policy DM27 requires that developments meet Urban Greening Factor of a minimum of 0.4 for residential; 0.3 for commercial; and 0.2 for general industrial, storage and distribution.

Development context

- 2.43 Croydon is an outer-London borough which benefits from good transport links and plentiful open space covering approximately a third of the Borough's land- mass (much of which is greenbelt land). The Croydon Opportunity Area contains the highest concentration of retail and commercial activity in the Borough (and possibly the largest in South London outside the Central Activities Zone) and is served by frequent train services to London Bridge and Victoria Stations (journey times of 18 minutes and 16 minutes respectively) and Gatwick Airport (journey times of 15 minutes). Other parts of the Borough are served by London Overground and Tramlink services. Croydon together with the adjoining area in Sutton has the largest concentration of industrial and warehousing floorspace in Greater London south of the River Thames.
- 2.44 The Borough has significant opportunities for development through the recycling of vacant and under-utilised secondary office buildings, industrial buildings, car parks and surplus public sector land.



3 Methodology and appraisal approach

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

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, 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.

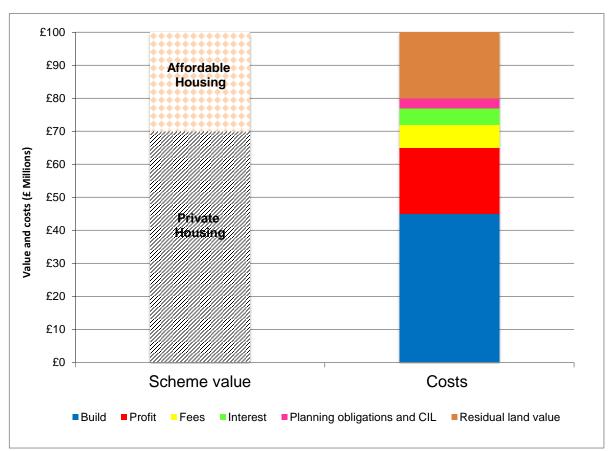


Figure 3.2.1: Elements of a residual valuation

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



accurately assessed in 'normal' circumstances. In Boroughs like Croydon, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of 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 indicates that the profit on private housing should typically be within a range from 15% to 20% of GDV. Typically developers and banks are targeting around 17-20% profit on value of the private housing element with lower profit rates applied to build to rent housing, student housing, co-living schemes and commercial developments.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value⁸' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current 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

- 3.7 In February 2019, 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 published in 2019 (with subsequent updates) indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The 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 which 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".
- 3.9 The Local Housing Delivery Group published guidance 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

⁸ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.



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".

- 3.10 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be "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". The 2019 NPPF no longer refers to "competitive returns" but the 2019 PPG refers to the need for a premium above EUV instead.
- 3.11 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).

3.12 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).

- 3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis 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 2019 PPG 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.
- 3.15 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

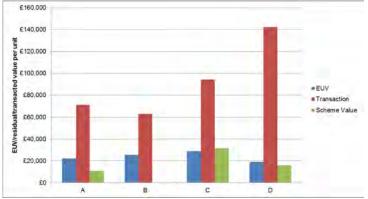


benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Croydon, where many sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Guidance Note on 'Financial Viability in Planning":

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

- 3.16 The Guidance goes on to state that "it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites".
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. 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:
- 3.18 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.
- 3.19 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.
- 3.20 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.
- 3.21 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 3.21.1. 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 3.21.1: Comparison of residual values to existing use value and price paid for site



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 appraised 65 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the plan period. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the mix identified in emerging Policy SP2.7.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £5,000 per square metre (£465 per square foot) to £7,535 per square metre (£700 per square foot), as shown in Figure 2.18.1. As noted in Section 2, the highest sales values are achieved in the Croydon Metropolitan Centre (around East Croydon Station). Developments in parts of the south of the borough are lowest, but there are fewer sites available in this area than in other parts of the borough.
- 4.3 As noted earlier in the report, Savills predict that cumulative sales values will increase over the medium term (i.e. the next five years) by 13.9%. Whilst this outturn is not guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1	2	3	4	5	6
	2017	2018	2019	2020	2021	2022 and each year thereafter
Values	1%	3%	4%	4%	4.5%	4%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.4 Emerging Policy sets a strategic target of delivering 50% affordable housing with a tenure mix of 70% low-cost rented (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate (London Living Rent or shared ownership).
- 4.5 Our appraisals assume that the 70% low-cost rented housing is split 40% social rent and 30% London Affordable Rents, as shown in Table 4.5.1. These rents are broadly equivalent to social/target rents.
- 4.6 We have tested the impact of the provision of a proportion of private units as rented by discounting the market value for these units by 15%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 10%.



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

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
1	Single residential dwelling (greenfield)	0.05	1	91	91	-	-	-	-	-	-	-	91
2	Single residential dwelling (brownfield)	0.24	1	91	91	-	-	-	-	-	-	-	91
3	4 houses (greenfield)	0.14	4	91	365	-	-	-	-	-	-	-	365
4	5 houses (greenfield)	0.07	5	91	456	-	-	-	-	-	-	-	456
5	Block of 5 flats (brownfield)	0.02	5	91	456	-	-	-	-	-	-	-	456
6	Block of 5 flats (brownfield)	0.05	5	91	456	-	-	-	-	-	-	-	456
7	Block of 5 flats (greenfield)	0.20	5	91	456	-	-	-	-	-	-	-	456
8	11 houses (greenfield)	0.16	11	91	1,003	-	-	-	-	-	-	-	1,003
9	16 flats (brownfield)	0.16	16	91	1,459	-	-	-	-	-	-	-	1,459
10	11 flats (brownfield)	0.03	11	91	1,003	-	-	-	-	-	-	-	1,003
11	12 flats (greenfield)	0.16	12	91	1,094	-	-	-	-	-	-	-	1,094
12	Development of c.30 flats (brownfield)	0.42	27	91	2,462	-	-	-	-	-	-	-	2,462
13	Development of c.30 flats (brownfield)	0.11	32	91	2,917	-	-	-	-	-	-	-	2,917
14	Development of c.30 flats and houses (brownfield)	0.13	31	91	2,826	-	-	-	-	-	-	-	2,826
15	Development of c.100 flats and houses (greenfield)	1.43	100	91	9,117	-	-	-	-	-	-	-	9,117
16	Development of c.100 flats (brownfield)	0.56	100	91	9,117	-	-	-	-	-	-	-	9,117
17	Residential and health (change of use of long term vacant building)	0.18	91	91	8,296	-	-	-	-	-	3,811	-	12,107
18	Tall building residential and health (new build)	0.18	91	91	8,296	-	-	-	-	-	-	-	8,296



Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
19	11 flats (change of use)	0.03	11	91	1,003	-	-	-	-	-	-	-	1,003
20	Residential and retail (Lidl scale)	0.58	42	91	3,829	-	1503	-	-	-	-	-	5,332
21	Residential and retail (Tesco scale)	2.55	17		-	-	5200	-	-	-	-	-	5,200
22	Supermarket (Lidl)	0.52	-		-	-	1323	-	-	-	-	-	1,323
23	Superstore (Tesco)	2.55	-		-	-	3000	2,422	-	-	-	-	5,422
24	9 flats (change of use)	0.18	9	88	788	-	-	-	-	-	-	-	788
25	Residential and retail (local scale - locally tall building)	0.14	53	91	4,832	145	-	-	-	-	-	-	4,977
26	Residential and retail (local scale - medium scale building)	0.17	23	91	2,097	656	-	-	-	-	-	-	2,753
27	Residential and primary school	1.13	293	91	26,713	-	-	-	-	-	3,002	-	29,715
28	Residential and secondary school (greenfield)	3.24	150	91	13,675	-	-	-	-	-	7,920	-	21,595
29	Office (large)	0.22	0		-	-	-	25,000	=	-	-	-	25,000
30	Office (medium)	0.45	0		-	-	-	10,173	-	-	-	-	10,173
31	Large mixed use office and residential (New build)	1.28	178	91	16,228	37,000	-	-	-	-	-	-	53,228
32	Large mixed use office and residential (Change of Use)	0.86	288	91	26,257	500	-	-	•	-	-	-	26,757
33	Residential conversion of large listed building	0.19	52	91	4,741	-	-	-	-	-	-	-	4,741
34	Residential conversion of medium listed building	1.00	8	91	729	-	-	-	-	-	-	-	729
35	Large Private Rental Scheme development (new build)	1.28	420	91	38,291	-	-	-	-	-	-	-	38,291



Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
36	Large Private Rental Scheme development (change of use)	0.86	350	91	31,909	-	-	-	-	-	-	-	31,909
37	Tall tower with ground floor retail (new build)	0.90	395	91	36,012	1,080	-	500	-	-	500	-	38,092
38	Tall tower with ground floor retail (change of use)	0.86	288	91	26,257	-	-	-	-	-	-	-	26,257
39	Small scale light industrial park	0.92	0		-	-	-	1,888	-	-	-	-	1,888
40	Large warehouse	2.70	0		-	-	-	-	7,954	-	-	-	7,954
41	Mixed use light industrial and residential (low amounts of light industry)	0.81	97	91	8,843	-	-	3,083	-	-	-	-	11,926
42	Mixed use light industrial and residential (moderate amounts of light industry)	0.81	61	91	5,561	-	-	6,166	-	-	-	-	11,727
43	Mixed use large residential and community use (brownfield)	0.43	118	91	10,758	400	-	-	-	-	3,800	-	14,958
44	Non-charitable community uses (new build)	4.15	0		-	-	-	-	-	-	8,742	-	8,742
45	Non-charitable community uses (change of use)	0.48	0		-	-	-	-	-	-	570	-	570
46	Large retail shopping centre	7.00	500	91	45,585	155,235	-	-	-	-	-	-	200,820
47	Large mixed use leisure and retail	0.32	0		-	20,758	-	-	-	-	-	-	20,758
48	Gypsy and Traveller site	3.99	0		-	-	-	-	-	-	-	10,000	10,000
49	Small residential and community use	0.17	23	91	2,097	-	-	-	-	-	656	-	2,753
50	Medium residential and community use	0.14	43	91	3,920	-	-	-	-	-	645	-	4,565
51	Conversion of long term vacant unit to small office	0.01	0		-	-	-	85	-	-	-	-	85



Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
52	Hotel and residential	0.21	46	91	4,194	-	-	-	-	5,385	-	-	9,579
53	Conversion of long term vacant unit to shop	0.0106	0		-	100	-	-	-	-	-	-	100
54	Hotel development (from long term vacant building)	0.781	0		-	-	-	-	-	4,437	-	-	4,437
55	Retail and S3 uses and 56 residential units	2.74	56	91	5,105	5,104	-	1,161	-	-	-	-	11,370
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1.71	0		-	-	-	-	8,200	-	-	-	8,200
57	Student housing - tower scheme (600 units)	0.17	600	30	18,090	-	-	-	-	-	-	-	18,090
58	Student housing - tower scheme (400 units)	0.11	400	30	12,000	-	-	-	-	-	-	-	12,000
59	Student housing - tower scheme (200 units)	0.06	200	30	6,000	-	-	-	-	-	-	-	6,000
60	Student housing - mid rise scheme (250 units)	0.1	250	25	6,250	-	-	-	-	-	-	-	6,250
61	Student housing - mid rise scheme (150 units)	0.08	150	25	3,750	-	-	-	-	-	-	-	3,750
62	Student housing - mid rise scheme (100 units)	0.07	100	25	2,500	-	-	1	•	-	-	-	2,500
63	Student housing - low rise scheme (200 units)	0.2	200	20	4,000	-	-	-	-	-	-	-	4,000
64	C2 care scheme (150 units)	0.15	70	71	5,000	-	-	i	-	-	-	-	5,000
65	C2 care scheme (100 units)	0.11	50	71	3,570	-	-	-	=	-	-	-	3,570

Table 4.5.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£94.68	£107.13	£130.40	£149.34
London Affordable Rent	£168.34	£178.23	£188.13	£198.03

- 4.7 Based on the rents above, our modelling indicates that RPs would pay an average of £2,182 per square metre (£203 per square foot) to acquire completed Affordable Rented units, assuming 57% are provided as social rent and 43% as London Affordable Rent being 40% of 70% and 30% of 70% respectively.
- 4.8 The HCA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.9 For shared ownership units, we have assumed that Registered Providers will sell 25% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%.

Rents and yields for commercial development

4.10 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.10.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years. Our appraisals assume a 12 month rent-free period for both retail, office and industrial floorspace. The hotel rents are based on capital values per room of £200,000 within the CMC and £125,000 elsewhere.

Table 4.10.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	CMC: £484	6.0%	12
	Elsewhere: £325	6.5%	12
Office	CMC: £350	6.0%	12
	Elsewhere: £234	7.0%	12
Industrial and warehousing	Whole borough: £193	5.0%	12
Hotel	CMC: £440	5.5%	12
	Elsewhere: £300	6.0%	12

- 4.11 Our assumptions for purpose built student housing developments are summarised as follows:
 - Gross rent per ensuite room: £250 per week;
 - Operating cost: £3,000 per room annum);
 - Floor area: 17 square metres;
 - Blended net rent per square metre (reflecting London Plan affordable student housing requirement: £404 per square metre;
 - Investment yield: 4.5%.

Build costs

4.12 We have sourced build 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 BICS multiplier) are as follows:



- Houses: £2,001 per square metre in CMC, £1,754 elsewhere;
- Flats (3 5 storeys): £2,409 per square metre in CMC, £2,027 elsewhere;
- Flats (6+ storeys): £2,773 per square metre in CMC, £2,401 elsewhere;
- Retail: £1,967 per square metre;
- Offices: £2,726 per square metre;
- B2 Industrial/light industrial: £1,062 per square metre;
- Warehouse/storage: £1,062 per square metre;
- Shopping centres: £1,967 per square metre;
- Supermarkets: £2,080 per square metre;
- Student housing: £2,752 per square metre;
- Hotel: £3,120 per square metre;
- D1/D2 Education, health, leisure etc: £2,945 per square metre.
- 4.13 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces, where relevant).

Zero carbon and BREEAM

- 4.14 To inform the costs of achieving net zero carbon development, we have considered studies recently undertaken by Etude for the London Borough of Newham. This indicates that the costs of achieving net zero carbon in different types of building (excluding any residual offsetting where on-site solutions cannot achieve full net zero carbon) are as follows:
 - Houses: 4.2% to 5.2% of construction costs;
 - Low-rise flatted developments: 3.4% to 4.3% of construction costs;
 - Tall flatted developments: 1.7% to 2.7% of construction costs, plus an additional 1.3% for carbon offsetting not achieved on-site;
 - Commercial: 4.1% of construction costs.
- 4.15 For residential developments, we have increased base build costs by 5% to achieve net zero carbon through on-site solutions and (where applicable) offsetting and 5% for commercial developments. This reflects the cost of on-site solutions plus any residual offsetting required.

Accessibility standards

4.16 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.16.1. 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 3) so that they can be applied to contemporary costs.

Table 4.16.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) accessible and adaptable	9.28%	10.77%



Standard	Flats	Houses
M4(3) (b) wheelchair adaptable	9.47%	23.80%

4.17 Our appraisals assume that 10% of units meet M4(3) wheelchair standard and the balance meet M4(2) standards, in line with the requirements of Policy SP2.

Professional fees

4.18 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

4.19 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium term funding conditions.

Marketing costs

4.20 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

4.21 Mayoral CIL 2 is payable on most developments that receive planning consent from 1 April 2019 onwards. Croydon falls within Zone 3, where a CIL of £25 per square metre (£26.89 per square metre after indexation) is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

Croydon CIL

4.22 As noted in Section 2, the Council approved its CIL Charging Schedule on 26 February 2013 and it came into effect on 1 April 2013. Table 4.22.1 below summarises the prevailing rates of CIL. In the CMC, the adopted rates are £120 per square metre for business uses (former B1 and B2 and B8); nil for residential (C3) and institutions (C2 and former D1) and £120 per square metre for all other uses. In the rest of the Borough, the adopted rates are £120 per square metre for residential (C3), nil for former B1 and B2, B8, C2 and former D1, and £120 per square metre for all other uses.

Table 4.22.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate 2024
Residential (C3)	CMC	Nil	Nil
	Rest of Borough	£120	£199.65
Business (fmr B1 and	CMC	£120	£199.65
B2, B8)	Rest of Borough	Nil	Nil
Institutions (C2, fmr D1)	Whole Borough	Nil	Nil
All other uses	Whole Borough	£120	£199.65

4.23 The amended CIL Regulations 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 Croydon 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.



4.24 We have adopted two approaches to testing the potential for alternative rates of CIL to be charged in the Borough. The first is to enter an alternative set of rates as inputs into the appraisals in place of the adopted rates, and the second is to remove CIL entirely (but leaving Mayoral CIL) and to identify the surplus residual land value over benchmark land values to identify the potential maximum CIL rates. In the case of the first approach, the alternative CIL rates that we have tested as inputs are as follows (for the avoidance of doubt, Mayoral CIL is included in the appraisals separately):

Table 4.24.1: Alternative CIL rates tested as inputs into the appraisal

Development type	Zone	Adopted (indexed) rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential	CMC	£0	£200	£225	£300
	RoB	£199.65	£200	£225	£250
Student housing	Borough wide	£0	£200	£225	£250
Offices	СМС	£199.65	£200	£225	£250
	RoB	£0	£25	£50	£75
Industrial and	СМС	£199.65	£200	£225	£250
warehousing	RoB	£0	£25	£50	£75
Retail	CMC	£199.65	£200	£225	£250
	RoB	£199.65	£200	£225	£250
All other uses ⁹	Whole borough	£199.65	£199.65	£199.65	£199.65

Biodiversity Net Gain

4.25 Emerging Policy SP 7.4 requires that schemes achieve a 10% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.1%, which is reflective of the 2019 DEFRA Report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.1% of build costs. Increasing biodiversity in urban areas on sites which have been previously developed is a relatively straightforward task as the starting level of biodiversity is typically very low.

Section 106 costs

4.26 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £10,000 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

4.27 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 that ensures that the proposed CIL rates are viable for most developments.

⁹ The Council may wish to explicitly exclude publicly funded healthcare and educational facilities, in line with the Mayoral CIL.



Developer's profit

- 4.28 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). The views of the banks which fund development also have a bearing; 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.
- 4.29 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. The assumed profit margin is reflective of the range of sales values in the borough, which are affordable to owner-occupiers and therefore less vulnerable to changing levels of demand from international investors.
- 4.30 We have applied a profit of 15% of GDV to commercial developments, in line with normal market assumptions.
- 4.31 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 presale 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

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

Benchmark land value

- 4.33 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.
- 4.34 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.



- 4.35 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.36 The existing use value for each site is determined by the existing building and local market rents for the relevant property type. We have had regard to market data and the Valuation Office Agency 'rateable value' for each site (where available), which is based on the rent that would be paid per square metre, multiplied by the total floorspace. In some cases, the rateable value has been deleted (presumably pending demolition). In these situations, we have estimated an appropriate rent for the existing floorspace by reference to lettings of similar buildings in the surrounding area. Benchmark land values for each site are provided in Appendix 2.

Stakeholder consultation

- 4.37 As noted in Section 2, the CIL regulations require that charging authorities consult interested parties on their Draft Charging Schedule. It does not make any requirement upon authorities to consult on the evidence base prior to this formal consultation exercise. Nevertheless, the Council invited stakeholders to comment on potential inputs to this study. A questionnaire was circulated to the Council's database of active developers and an online forum was also set up. These channels resulted in only four responses, none of which provided any evidence that differs from normal published data sources.
- 4.38 In our experience, stakeholders very rarely respond to initial informal consultation exercises and will not do so until charging authorities publish their draft charging schedules. The low response rate is therefore unsurprising and does not mean that there will be the same limited amount of responses to any replacement charging schedule that the Council may eventually publish.



5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 to 5. We have appraised 65 developments, reflecting different densities and types of development across the Borough.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with the strategic target in emerging Policy SP2 and alternative percentages:
 - 50% affordable housing;
 - 45% affordable housing;
 - 40% affordable housing;
 - 35% affordable housing:
 - 30% affordable housing:
 - 25% affordable housing:
 - 20% affordable housing:
 - 15% affordable housing;
 - 10% affordable housing; and
 - 5% affordable housing
 - 100% private housing.
- 5.3 In all cases, the affordable housing is assumed to be provided as 70% low-cost rent (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate housing in line with emerging Local Plan policy SP2.
- 5.4 For small sites that fall below the 10 unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to a potential affordable housing requirement as well as CIL. This is provided for information only, as the emerging Local Plan does not require small schemes to make any contribution towards affordable housing.
- 5.5 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.
- 5.6 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the 'other end of the telescope', that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates are summarised in Table 5.6.1.

Table 5.6.1: Alternative CIL rates

Development type	Zone	Adopted (indexed) rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential (C3)	CMC	£0	£200	£225	£300
	RoB	£199.65	£200	£225	£250
Student housing	Whole Borough	£0	£200	£225	£250
Offices	Offices CMC £		£200	£225	£250
	RoB	£0	£25	£50	£75
Industrial and	CMC	£199.65	£200	£225	£250
warehousing	RoB	£0	£25	£50	£75



Development type	Zone	Adopted (indexed) rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Retail	СМС	£199.65	£200	£225	£250
	RoB	£199.65	£200	£225	£250
All other uses	Whole borough	£199.65	£199.65	£199.65	£199.65

5.7 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1.



6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite and in densely developed Boroughs such as Croydon is rarely enhanced through the adoption of new policy requirements or CIL charges. 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.
- 6.3 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, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL 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.
- 6.4 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 of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
 - Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.5 There is clearly a balance that has to be struck between the aims of local plan policies on the delivery of affordable housing (which sets a strategic target of 50%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 50%, as this is not always viable. The Council's latest Annual Monitoring Report for the financial year 2021/22 (published March 2023) indicates that 16% of completions were affordable units.
- 6.6 We have therefore focused on the results of testing where we have included between 20% and 30% affordable housing, reflecting the Council's ambition to improve the levels of affordable housing secured but also reflecting the need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.7 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land



value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 6.7.1 to 6.7.9 (and are also provided in machine readable format at Appendix 4). As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

- 6.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which if sufficiently modest is unlikely to prevent a scheme from coming forward. These results are summarised in tables 6.8.1 to 6.8.9.
- 6.9 In both approaches, the Mayoral CIL is incorporated into the appraisals as a cost, so this is already taken into account in the residual outputs or residual land values. No further adjustment to the maximum rates is therefore required before considering potential amounts of Borough CIL.
- 6.10 The results of this analysis indicate that increases from the adopted CIL rates would not have a significant impact on the residual land values generated in most cases. This is illustrated in figures 6.10.1 to 6.10.9, which set the various residual land values from the four CIL scenarios alongside each other for each development. The charts show very modest movements in residual land values in most cases, indicating that increases to the Council's currently adopted CIL rates would not prevent development coming forward.
- 6.11 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 10%. This indicates that developments could absorb the higher rates without any adverse significant impact upon land supply.



Table 6.7.1: Maximum CIL rates (before buffer) – sales value of £7,535 per square metre

Description							Resid	dual land va	lues				
		\$	0% AH				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50%
1 Single residential dwelling (greenfield)	92	£17,500	2,297	2,170	2,042	1,913	1,783	1,653	1,523	1,392	1,260	1,127	
2 Single residential dwelling (brownfield)	92	£348,000	- 2204		- 2.405	4.070	- 4 047	4 747	4.500	4 455	4 222	- 4 404	
3 4 houses (greenfield) 4 5 houses (greenfield)	367 458	£49,000 £23,905	2,361 2,442	2,233 2,315	2,105 2,186	1,976 2.058	1,847 1,928	1,717 1,798	1,586 1,668	1,455 1,536	1,323 1,405	1,191 1,272	
5 Block of 5 flats (brownfield)	458	£648,000	2,442	2,313	2,100	2,030	1,520	1,730	1,000	1,556	1,400	-	
6 Block of 5 flats (brownfield)	458	£301,200	774	667	560	452	344	235	125	15	-	-	•
7 Block of 5 flats (greenfield)	458	£68,320	1,282	1,175	1,068	960	852	743	633	523	413	302	
8 11 houses (greenfield)	1,008	£56,000	2,399	2,273	2,147	2,021	1,893	1,765	1,637	1,508	1,378	1,248	
9 16 flats (brownfield)	1,467	£767,730	882	777	671	564	457	350	242	133	24		
10 11 flats (brownfield)	1,008	£235,500	1,172	1,067	961	854	747	640	532	423	314		
11 12 flats (greenfield) 12 Development of c.30 flats (brownfield)	1,100 2,475	£54,894 £852,510	1,356 969	1,250 869	1,144 768	1,038 666	931 564	823 462	715 359	607 256	498 152		
13 Development of c.30 flats (brownfield)	2,475	£433,320	738	636	535	432	329	226	122	256 18	102	- 40	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,296	1,190	1,084	977	870	762	654	545	436		•
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,472	1,369	1,266	1,163	1,059	955	850	744	638		1
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	623	537	451	364	277	189	101	13	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	_	_	-	-	-	-	-	-	_	
18 Tall building residential and health (new build)	8,341	£2,214,550	36	-	-	-	-	-	-	-	-		
19 11 flats (change of use)	1,008	£235,500	764	656	548	439	329	219	109	-	-	-	
20 Residential and retail (LidI scale)	5,353	£3,923,430 £13.282.200	334	260	185	111	36	-	<u>-</u>	-	-	-	
21 Residential and retail (Tesco scale)	5,200 788	£13,282,200 £1,526,040	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use) 25 Residential and retail (local scale - locally tall building)	5,003	£1,526,040 £1,894,362		- 404	307	- 210	- 111	- 12	-	-	-	-	
26 Residential and retail (local scale - locally tall building) 26 Residential and retail (local scale - medium scale building)	2,764	£1,054,362 £395,640	900	821	743	664	584	504	424	344	263	181	
27 Residential and primary school	29,859	£4,851,300		195	113	31	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	43	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	823	736	648	559	470	381	291	201	110	20	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-		-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use) 37 Tall tower with ground floor retail (new build)	32,082 38,287	£3,668,400 £15,150,000	85 -	9	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£15,150,000 £3,668,400	102	- 23	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-		-		
49 Small residential and community use	2,764	£395,640	284	208	131	54	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
ces 29 Office (large)	25,000	£1,101,500	214	214	214	214	214	214	214	214	214	214	
30 Office (medium)	10,173	£34,288,800	-	-	-	-	-		-	-	-	-	
31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	53,316 26,899	£13,008,000 £3,668,400	694 125	671 48	647	624	601 -	577	553 -	530 -	506 -	482	
51 Conversion of long term vacant unit to small office	20,099	£3,000,400 £141,300	-	-	-	-	-	<u>-</u>	-	-	-	-	
				1			·······						
ail (supermarket)		y				,	,						
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
ail (comparison)													
	201,066	£115,000,000	395	378	362	346	330	313	297	280	263	247	
46 Large retail shopping centre	20,758	£2,477,460	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	
46 Large retail shopping centre 47 Large mixed use leisure and retail	20,750					40.4		404	404	404	404	404	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	100	£114,924		404	404	404	404			-	-	-	
47 Large mixed use leisure and retail		£114,924 £11,445,300		404 229	404 183	404 138	404 92	46	-				
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	100			Å					-				
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	100 11,398	£11,445,300	274	229	183	138	92	46		280	280	280	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park	100 11,398 1,888	£11,445,300 £357,960	274 289	229 289	183 289	138 289	92 289		- 289 -	289	289		
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	100 11,398 1,888 7,954	£11,445,300	274 289	229	183	138	92	46 289	289	289 - 264	289 - 190	-	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ISTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial).	100 11,398 1,888 7,954 11,974	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562	274 289 - 767 598	229 289 -	183 289	138 289	92 289 -	46 289 -	289 -	-	-	- 117	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ISTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial)	100 11,398 1,888 7,954 11,974	£11,445,300 £357,960 £7,837,440 £1,988,562	274 289 - 767 598	229 289 - 696	289 - 625	289 - 553	92 289 - 481	289 - 409	289 - 337	- 264	- 190	- 117	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1,888 7,954 11,757	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562	274 289 - 767 598	229 289 - 696 552	289 - - 625 506	289 - 553	92 289 - 481 413	289 - 409 366	289 - 337 319	- 264 272	- 190	- 117 176	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1,888 1,888 7,954 11,974 11,757 8,200	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300	274 289 - 767 598	289 289 696 552	289 - 625 506	289 - 553 460	92 289 - 481 413 -	289 - 409 366	289 337 319	- 264 272 -	- 190	- 117 176	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light	100 11,398 1,888 7,954 11,974 11,757 8,200	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020	274 289 - 767 598 -	229 289 - 696 552	289 - - 625 506	289 - 553	92 289 - 481 413	289 - 409 366	289 - 337 319	- 264 272	- 190	- 117 176	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1,888 1,888 7,954 11,974 11,757 8,200	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300	274 289 - 767 598 -	229 289 	183 289 - 025 506 -	289 - - 553 460 -	92 289 - 481 413 -	289 - 409 366	289 	- 264 272 -	- 190	- 117 176	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Inmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	100 11,398 1,888 7,954 11,974 11,757 8,200	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660	274 289 	229 289 	183 289 - 025 506 -	289 - - 553 460 -	92 289 - 481 413 -	289 - 409 366	289 	- 264 272 -	- 190	- 117 176	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial because in the state of light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Innunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Els 52 Hotel and residential	1,888 1,888 7,954 11,974 11,757 6,200 8,742 570	£11,445,300 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660	274 289 - 767 598 - -	229 289 	183 289 - 025 506 -	289 - - 553 460 -	92 289 - 481 413 -	289 - 409 366	289 	- 264 272 -	- 190	- 117 176	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Inmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	1,888 1,888 7,954 11,974 11,757 8,200 8,742 570	£11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660	274 289 - 767 598 - -	229 289 696 552 -	183 289 625 506 	138 289 553 460 -	92 289 481 413 	46 289 409 366	289 337 319 -	264 272 -	190 224 -	1177 176 -	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Immunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Els 52 Hotel and residential 54 Hotel development (from long term vacant building)	1,888 1,888 7,954 11,974 11,757 6,200 8,742 570	£11,445,300 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660	274 289 - 767 598 - -	229 289 	289 289 625 506 -	138 289 553 460 -	92 289 481 413 -	46 289 409 366 -	289 	264 272 -	190 224 -	1177 176 -	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/88 units 8,200 sqm Immunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Istria S2 Hotel and residential 54 Hotel development (from long term vacant building)	100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£11,445,300 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660 £17,259,324 £4,725,072	274 289 767 598	229 289 696 552 - -	183 289 625 506	138 289 553 460	92 289 481 413 	289 289 409 366	289 	264 272 - - -	190 224 -	117 176 -	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Immunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 18 Sels 19 Hotel and residential 19 Hotel development (from long term vacant building) 19 Student housing 19 Student housing 10 Student housing of tower scheme (600 units)	100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£11,445,300 £7,857,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072	274 289 767 598 	229 289 696 552 - - - - - - 2,399	183 289 625 506 	138 289 553 460 - - - - - - 2,088	92 289 481 413 	289 409 366 	289 	- 264 272 - - - - - - 1,468	- 190 224 - - - - - - 1,312	117 176 176 -	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light foliated use light industrial and residential (moderate amounts of light foliated use light industrial and residential (moderate amounts of light foliated use light industrial and residential (moderate amounts of light foliated use light industrial and residential (moderate amounts of light foliated use light industrial and residential (moderate amounts of light foliated use light industrial and residential foliated use light industrial uses (change of use) Els 52 Hotel and residential 54 Hotel development (from long term vacant building) Ident housing 57 Student housing/co-living - tower scheme (600 units)	100 11,398 1,888 7,954 11,974 11,757 6,200 8,742 570 9,601 4,437	£11,445,300 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512	274 289 - 767 598	229 289 	183 289 - 625 506 - - - - - - - - - - - - - - - - - - -	289 - - 553 460 - - - - - - - - - - - - - - - - - - -	92 289 - 481 413 - - - - - - - 1,933 1,933	289 - 409 366 - - - - - - 1,778 1,778	289 	- 264 272 - - - - - - - - - - - - - - - - - -	- 190 224 - - - - - 1,312 1,313	117 176 - - - - - 1,157 1,157	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Inmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Industrial and residential 54 Hotel development (from long term vacant building) Ident housing 57 Student housing/co-living - tower scheme (600 units)	100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£11,445,300 £7,857,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072	274 289 767 598 -	229 289 696 552 - - - - - - 2,399	183 289 625 506 	138 289 553 460 - - - - - - 2,088	92 289 481 413 	289 409 366 	289 	- 264 272 - - - - - - 1,468	- 190 224 - - - - - - 1,312	117 176 - - - - - 1,157 1,157	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential industrial in	1,888 7,954 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000	£11,445,300 £7,837,440 £1,988,562 £1,988,562 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	274 289 767 598 -	229 289	289	289 553 460 2,088 2,089 2,089	92 289 481 413 1,933 1,933 1,933	289	289 289 337 319 	- 264 272 - - - - - - - - - - - - - - - - - -	- 190 224 - - - - - - - 1,312 1,313 1,313	- 117 176 - - - - - - - - - - - - - - - - - - -	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm Inmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (150 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (150 units)	100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,705,020 £887,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £611,398 £449,223	274 289	229 289	289	289 	92 289	289	289	1,468 1,468 1,468 1,428 1,391 1,348	1,312 1,313 1,313 1,271 1,236 1,193	1,157 1,157 1,157 1,157 1,167 1,081	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Istrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial industrial and residential (moderate amounts of light industrial indust	1,888 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£11,445,300 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £38,412 £38,412 £38,412 £38,413	274 289 	229 289 	289 625 506	289 553 460 2,088 2,089 2,089 2,047 2,012	92 289 481 413 	289 289 409 366 1,778 1,778 1,736 1,702	289		190 224 - - - - - 1,312 1,313 1,271 1,236	1,157 1,157 1,157 1,157 1,167 1,081	



Table 6.7.2: Maximum CIL rates (before buffer) – sales value of £7,219 per square metre

	Description	Floor	BLV	09/ AU	5% AU	40% AU	459/ AU	\$	dual land v		250/ AU	40% AH	AEW AU	509/ ALL
	Description Single residential dwelling (greenfield)	Floor areas 92	£17,500	0% AH 2.089	5% AH 1,971	10% AH 1,853	15% AH 1,734	20% AH 1,615	25% AH 1,495	30% AH 1,375	35% AH 1,254	40% AH 1,132	45% AH 1,010	50% AH 88
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	_
	4 houses (greenfield)	367	£49,000	2,152	2,035	1,916	1,798	1,678	1,559	1,438	1,317	1,196	1,074	9
	5 houses (greenfield) Block of 5 flats (brownfield)	458 458	£23,905 £648,000	å	2,116	1,998	1,879	1,760	1,640	1,520	1,399	1,277	1,155	1,0
	Block of 5 flats (brownfield)	458	£301,200		499	400	300	200	100	-	-	-	-	-
	Block of 5 flats (greenfield)	458	£68,320	1,105	1,007	908	808	709	608	508	406	305	203	1
	11 houses (greenfield)	1,008	£56,000		2,078	1,962	1,845	1,728	1,610	1,491	1,372	1,253	1,133	1,0
	16 flats (brownfield) 11 flats (brownfield)	1,467 1,008	£767,730 £235,500	706 996	609 899	512 801	414 703	315 605	216 506	117 407	17 307	- 206	- 106	
	12 flats (greenfield)	1,100	£54,894	å	1.083	985	887	789	690	590	490	390	289	
	Development of c.30 flats (brownfield)	2,475	£852,510		706	613	520	427	333	238	143	48	-	
	Development of c.30 flats (brownfield)	2,933	£433,320		474	380	286	192	97	1	-	-	-	
	Development of c.30 flats and houses (brownfield) Development of c.100 flats and houses (greenfield)	2,842 9,166	£753,600 £500,500	1,117 1,297	1,020 1,203	922 1,108	824 1,013	726 918	627 822	527 726	427 629	327 532	226 434	
	Development of c.100 flats (brownfield)	9,166	£2,891,321	472	394	314	235	155	74		- 029	- 332	- 434	
	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	_	-	-	-	-	-	-	-	·····
	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	
	11 flats (change of use)	1,008	£235,500		487	387	287	186	85	-	-	-	-	
	Residential and retail (LidI scale) Residential and retail (Tesco scale)	5,353 5,200	£3,923,430 £13.282.200	209	141	73	4	-	-	-	-	-	-	
	9 flats (change of use)	788	£1,526,040	-	-		-	-	-	-	-	-		
	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	338	249	159	69	-	-	-	-	-	-	
	Residential and retail (local scale - medium scale building)	2,764	£395,640		697	624	552	478	405	331	257	183	108	
	Residential and primary school	29,859 21,669	£4,851,300 £1,134,000	133	59 -	- -	-	-	-	-	-	-	-	
	Residential and secondary school (greenfield) Residential conversion of large listed building	4,766	£1,134,000 £1	673	593	512	430	349	- 267	184	102	- 19	-	
	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	
	Tall tower with ground floor retail (new build) Tall tower with ground floor retail (change of use)	38,287 26,399	£15,150,000 £3,668,400	-	-	- -	-	-	-	-	-	-	-	
	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-		
	Small residential and community use	2,764	£395,640	157	86	16	-	-	-	-	-	-	-	
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	_	-	-	-	-	-	
es		3,571	£705,923		1,791	1,647	1,502	1,358	1,214		925	781	637	
	Office (large) Office (medium)	25,000 10,173	£1,101,500 £34,288,800	\$	214	214	214	214	214	214	214	214	214	
	Large mixed use office and residential (New build)	53,316	£13,008,000	654	633	611	590	568	547	525	503	481	460	
	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	
51	Conversion of long term vacant unit to small office	85	£141,300	<u> </u>	<u>-</u>	-	-	-	-	-	_	-	-	
il (supermarket)													
	Supermarket (Lidl)	1,323	£1,168,080	ĭ -	_	_	-	-	_	-	-	-	-	Ĭ
	Superstore (Tesco)	5,422			-	-	-	-	-	-	-	-	-	
	comparison) Large retail shopping centre	201,066	£115,000,000	367	352	337	322	307	292	277	262	246	231	1
	Large mixed use leisure and retail	20,758	£115,000,000		1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1
	Conversion of long term vacant unit to shop	100	£114,924		404	404	404	404	404		404		404	
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	198	156	115	73	31	-	-	-	-	-	
str	ial													
	Small scale light industrial park	1,888	£357,960	289	289	289	289	289	289	289	289	289	289	Ĭ
	Large warehouse	7,954	£7,837,440		-	-	-	-	-	-	-	-	-	
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	648	583	517	451	385	319		185	118	50	0
	Mixed use light industrial and residential (moderate amounts of light		£1,988,562	å	479	437	394	351	308	264	221	177	133	
50	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	<u>-</u>	-	-	-	-	-	-	l
mι	inity uses													
	Non-charitable community uses (new build)	8,742	£1,705,020		-	-	-	-	-	-	-	-	-	
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	
els														
	Hotel and residential	9,601	£17,259,324	-	_		ĭ _	Υ -	_		-	-		
	Hotel development (from long term vacant building)	4,437	£4,725,072		-	-	-	-	-	-	-	-	-	
			٨				*	A						5
	t housing	,	Y				γ	Y		,				
	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	Å	2,399	2,244	2,088	1,933	1,778		1,468 1,468	1,312	1,157	1
	Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units)	12,000 6,000	£728,512 £364,256		2,399 2,399	2,244 2,244	2,089 2,089	1,933 1,933	1,778 1,778	1,623 1,623	1,468 1,468	1,313 1,313	1,157 1,157	1
	Student housing/co-living- nid rise scheme (250 units)	6,250	£641,748		2,357	2,244	2,003	1,891	1,776	1,581	1,406	1,271	1,115	
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,478	2,323	2,167	2,012	1,857	1,702	1,547	1,391	1,236	1,081	
	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223		2,280	2,124	1,969	1,814	1,659		1,348	1,193	1,038	
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,294	2,139	1,983	1,828	1,673	1,518	1,363	1,207	1,052	897	
er														
	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	Ĭ



Table 6.7.3: Maximum CIL rates (before buffer) – sales value of £6,902 per square metre

		£6,902 psm			Rented 70%	20 30 70	Frst Hms 0%						
Description	Floor oroso	DI V	0% AH	EW AU	10% AH	450/ AU		dual land va 25% AH	,	35% AH	40% AH	45% AH	50% AI
Description 1 Single residential dwelling (greenfield)	Floor areas 92	BLV £17,500		5% AH 1,835	10% An 1,724	15% AH 1,612	20% AH 1,500	25% An 1,387	30% AH 1,274	35% AH 1,160	40% AH 1,045	45% AH 930	50% AI
2 Single residential dwelling (brownfield)	92	£348,000	å	-	,	-	,	-	-	-	-	-	
3 4 houses (greenfield)	367	£49,000	2,009	1,899	1,787	1,675	1,563	1,450	1,337	1,223	1,109	994	
4 5 houses (greenfield)	458	£23,905	2,091	1,980	1,869	1,757	1,645	1,532	1,418	1,304	1,190	1,075	
5 Block of 5 flats (brownfield)	458	£648,000		- 392	-	- 205	-	-	-	-	-	-	
6 Block of 5 flats (brownfield) 7 Block of 5 flats (greenfield)	458 458	£301,200 £68,320		900	299 807	713	110 619	16 524	- 428	- 333	237	140	
8 11 houses (greenfield)	1,008	£56,000	å	1,944	1,835	1,725	1,614	1,503	1,391	1,279	1,167	1,054	
9 16 flats (brownfield)	1,467	£767,730		504	412	319	226	132	38	-	-	-	
10 11 flats (brownfield)	1,008	£235,500		794	702	609	516	422	328	234	139	44	
11 12 flats (greenfield)	1,100	£54,894	1,069	978	885	793	700	606	512	418	323	227	
12 Development of c.30 flats (brownfield)	2,475	£852,510		606	519	431	342	253	164	74	-	-	
13 Development of c.30 flats (brownfield) 14 Development of c.30 flats and houses (brownfield)	2,933 2,842	£433,320 £753,600	å	374 912	286 820	197 727	107 634	17 541	- 447	- 352	- 258	- 162	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,187	1,098	1.008	919	829	738	647	556	464	372	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	386	311	236	161	85	9	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	_	-	-	-	-	_	
19 11 flats (change of use)	1,008	£235,500	å	381	287	192	96	0	-	-	-	-	
20 Residential and retail (LidI scale)	5,353	£3,923,430		68	3	-	-	-	-	-	-	-	
21 Residential and retail (Tesco scale) 24 9 flats (change of use)	5,200 788	£13,282,200 £1,526,040	å	-	-	- -	-	<u>-</u>	- -	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,526,040 £1,894,362		113	- 28	-	-	-	-	-	-	-	
26 Residential and retail (local scale - locally tall building) 26 Residential and retail (local scale - medium scale building)	2,764	£1,094,362 £395,640	å	302	234	165	95	26	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300		-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	i	512	435	358	280	203	124	46	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	l	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of use)	38,498 32,082	£13,008,000 £3,668,400		-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£3,000,400 £15,150,000	i	-		-	-	- -	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	<u> </u>	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	!	-	-	-	-	-	-	-	-	-	
49 Small residential and community use 50 Medium residential and community use	2,764 4,586	£395,640 £1,663,572	l	50	-	-	-	-	-	-	-	-	
ices	05.000	04 404 500	Y	Y					,		Y	Y	· · · · · · · · · · · · · · · · · · ·
29 Office (large) 30 Office (medium)	25,000 10,173	£1,101,500 £34,288,800		-	- -	-	-	<u>-</u>	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000		-		-							· •
				-	-		-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	
	26,899 85	L	-										
32 Large mixed use office and residential (Change of Use)		£3,668,400	-	-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl)	85 1,323	£3,668,400 £141,300 £1,168,080	-	-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket)	85	£3,668,400 £141,300 £1,168,080	-	-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl)	85 1,323	£3,668,400 £141,300 £1,168,080	-	-	-	-	-	-	-	-	-	-	0
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office Lail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) Lail (comparison) 46 Large retail shopping centre	1,323 5,422 201,066	£3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000			-					-	-	-	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail	1,323 5,422 201,066 20,758	£3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460											
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	1,323 5,422 201,066 20,758 100	£3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924			-								0
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail	1,323 5,422 201,066 20,758	£3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460											
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	1,323 5,422 201,066 20,758 100 11,398	£3,668,400 £141,300 £11,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300	-		- - - - - - - - -								
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park	201,066 20,758 100 11,398	£3,668,400 £141,300 £1,168,080 £13,282,200 £15,000,000 £2,477,460 £114,924 £11,445,300 £357,960											
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse	201,066 20,758 100 11,398	£3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440					- - - - - - - - - - - - - - - - - - -						
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park	201,066 20,758 100 11,398	£3,668,400 £141,300 £1,168,080 £13,282,200 £15,000,000 £2,477,460 £114,924 £11,445,300 £357,960	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -					- - - - - - - - - - - - - - - - - - -				
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974	£3,668,400 £141,300 £1,168,080 £13,282,200 £13,282,200 £141,924 £11,445,300 £7,837,440 £1,988,562		- - - - - - - - - - - - - - - - - - -				442			442	442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low derate amounts of light industrial and residential (moderate amounts of light industrial	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,637,440 £7,988,562 £1,988,562									442 113 228	442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amou	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,637,440 £7,988,562 £1,988,562									442 113 228	442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light indus 42 Mixed use light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	201,066 20,758 100 11,398 1,888 7,954 11,757 6,200	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £11,445,300	442								442 113 228	442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (flow amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (change of use)	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£3,668,400 £141,300 £1,168,080 £13,282,200 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,445,300	442			442 429 433		442 304 352			442 113 228	442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (mode	201,066 20,758 100 11,398 1,888 7,954 11,974 11,777 8,200	£3,666,400 £141,300 £1,168,080 £13,282,200 £13,282,200 £11,492,4 £11,445,300 £7,837,440 £7,986,562 £11,445,300 £1,705,020 £87,680										442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light for Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£3,668,400 £141,300 £1,168,080 £13,282,200 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,445,300				442 429 433		442 304 352			442 113 228	442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial mathematical (moderate amounts of light industrial solutions) 42 Mixed use light industrial and residential (moderate amounts of light industrial mathematical mathem	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,05,020 £687,660										442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light for Demo existing retail WH, develop 3 BZ/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) tels 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£3,668,400 £141,300 £1,168,080 £13,282,200 £15,282,200 £11,4924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £1,445,300 £1,705,020 £687,660										442	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office 2ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) 2ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units 23 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial park 42 Mixed use light industrial and residential (now amounts of light industr	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£3,668,400 £141,300 £1,168,080 £13,282,200 £13,282,200 £11,492,4 £11,445,300 £7,837,440 £1,988,562 £11,445,300 £1,705,020 £87,680 £17,705,020 £87,680										442 49 186	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial park) 55 Demo existing retail WH, develop 3 B2/B3 units 3,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (new build) 46 Non-charitable community uses (change of use) tels 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 6,200 8,742 570 9,601 4,437	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,988,562 £17,45,300 £17,05,020 £687,660 £177,259,324 £4,725,072				442 429 433 		442 304 352 - - - 1,926 1,926				442 49 186 	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office 2ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) 2ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units 23 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial park 42 Mixed use light industrial and residential (now amounts of light industr	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£3,668,400 £141,300 £1,168,080 £13,282,200 £13,282,200 £11,492,4 £11,445,300 £7,837,440 £1,988,562 £11,445,300 £1,705,020 £87,680 £17,705,020 £87,680										442 49 186	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial second units) mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) tels 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (400 units)	1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £13,282,200 £2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,988,562 £1,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256			442 	442 429 433 		442 		442 177 269 - - - 1,616 1,616	442 	442 49 186 	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office 2ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) 2ail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units 23 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial park 42 Mixed use light industrial and residential (now amounts of light industrial park 43 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm 24 Mixed use light industrial and residential (moderate amounts of light industrial park 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 36 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (150 units)	85 1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 6,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £15,282,200 £15,000,000 £2,477,460 £114,924 £11,445,300 £7,937,440 £1,988,562 £11,445,300 £17,05,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748				442 429 429 433 		1,926 1,926 1,836 1,865 1,807		442 		1,305 1,305 1,305 1,305 1,305 1,305 1,305	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office 2ail (supermarket) 22 Supermarket (Lidi) 23 Superstore (Tesco) 24 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units 29 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (noderate amounts of light industrial and residential (noderate amounts of light industrial and residential (low amounts of light i	35 1,323 5,422 201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 3,750 12,000 6,000 6,250 3,750	£3,668,400 £141,300 £1,168,080 £13,282,200 £15,282,200 £15,282,200 £11,445,300 £7,837,440 £7,988,562 £11,445,300 £17,705,020 £87,660 £17,259,324 £4,725,072 £11,03,866 £728,512 £31,03,866									1,460 1,461 1,419 1,384		



Table 6.7.4: Maximum CIL rates (before buffer) – sales value of £6,585 per square metre

B	FI	B11/	00/ ***	F0/	400/ 5::	450/		lual land va	v	0.50	400.	450	
Description 1 Single residential dwelling (greenfield)	Floor areas 92	BLV £17,500	0% AH 1,737	5% AH 1,636	10% AH 1,535	15% AH 1,433	20% AH 1,331	25% AH 1,228	30% AH 1,125	35% AH 1,021	40% AH 917	45% AH 813	50°
2 Single residential dwelling (brownfield)	92	£348,000	1,737	1,030	1,555	1,433	1,331	1,220	1,123	- 1,021	- 317	- 013	
3 4 houses (greenfield)	367	£49,000	1.800	1.699	1,598	1,497	1,394	1,292	1,189	1.085	981	876	
4 5 houses (greenfield)	458	£23,905	1,882	1,781	1,680	1,578	1,476	1,373	1,270	1,166	1.062	958	
5 Block of 5 flats (brownfield)	458	£648,000	-	-	_	-	-	-	-	-	-	-	1
6 Block of 5 flats (brownfield)	458	£301,200	308	223	138	53	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	816	731	646	561	475	389	302	215	128	40	
8 11 houses (greenfield)	1,008	£56,000	1,847	1,748	1,649	1,549	1,448	1,347	1,245	1,143	1,041	938	
9 16 flats (brownfield)	1,467	£767,730	419	336	252	168	83	-	-	-	-	-	
0 11 flats (brownfield)	1,008	£235,500	709	626	542	458	373	288	203	117	31	-	
1 12 flats (greenfield)	1,100	£54,894	893	810	726	642	557	472	387	301	215	128	
2 Development of c.30 flats (brownfield)	2,475	£852,510	523	444	364	284	204	123	42	-	-	-	
3 Development of c.30 flats (brownfield)	2,933	£433,320	292	212	131	50	-	-	-			-	
4 Development of c.30 flats and houses (brownfield)	2,842	£753,600	825	742	658	574	490	405	320	234	148	62	
5 Development of c.100 flats and houses (greenfield)	9,166 9,166	£500,500 £2,891,321	1,011 234	931 167	850 99	769 31	687	605	523	440	357	274	
Development of c.100 flats (brownfield) Residential and health (change of use of long term vacant building)	12,152	£2,091,321 £2,214,550	- 234	- 107	-	-	-	- -	-	-	-	-	
8 Tall building residential and health (new build)	8.341	£2,214,550 £2,214,550	-			-	-	-	-	-	-	-	
9 11 flats (change of use)	1,008	£235,500	297	212	126	40	-	- -	-	-			
0 Residential and retail (Lidl scale)	5,353	£3,923,430	7	- 212	-	-		-		-			
1 Residential and retail (Tesco scale)	5,200	£13,282,200	- '			-			_	-			
4 9 flats (change of use)	788	£1,526,040	_	·		-	-	-	_	_	_	_	••••••
5 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	33	-	-	-	-	-	-	-	-		-
6 Residential and retail (local scale - medium scale building)	2,764	£395,640	239	177	115	52	-	-	-	-	-	_	••••••
7 Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	
8 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	
3 Residential conversion of large listed building	4,766	£1	437	368	299	229	159	88	17	-	-	-	"
4 Residential conversion of medium listed building	733	£1,187,400	-	- 1	-	-	-	-	-	-	-	-	
5 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
6 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	- 1	-	-	-	-	-	-	-	-	T
7 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
8 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
3 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
9 Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
0 Medium residential and community use	4,586	£1,663,572	-	<u> </u>	-	-	- 1	-	İ	I	.i	.i	
schemes													
4 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
5 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
95			,	yy			······································		y	ų	· •		
9 Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	
0 Office (medium)	10,173	£34,288,800	-	ļ	_	-	-	-	-	-	-	-	
1 Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	
Large mixed use office and residential (Change of Use) Conversion of long term vacant unit to small office	26,899 85	£3,668,400 £141,300	-	-	-	-	-	-	<u>-</u>	-	-		
T CONTROL OF THE CONT		2141,000		I		i							
l (supermarket)													
2 Supermarket (Lidl)	1,323	£1,168,080	-	-	_	-	-	-	-	-	-	-	
3 Superstore (Tesco)	5,422		-	-	_	-	_	-	-	-	-	-	
***************************************	-1			l		Å	I.		!				
l (comparison)													
6 Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	
7 Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	I
	100	£114,924	-	-	-	-	-	-	-	-	-	-	
3 Conversion of long term vacant unit to shop				_ 1	-	-	-	-	-	-	-	-	
	11,398	£11,445,300	-	<u>-</u>									
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units		£11,445,300	-										
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial	11,398				442	442	443	442	442	442			1
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park	11,398 1,888	£357,960	442	442	442	442	442	442	442	442	442		
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse	11,398 1,888 7,954	£357,960 £7,837,440	442 -	442	-	-	-	-	-	-	-	-	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light indus	11,398 1,888 7,954 11,974	£357,960 £7,837,440 £1,988,562	442 - 496	442 - 440	- 384	- 327	- 270	- 213	- 156	- 98	- 40	-	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse	11,398 1,888 7,954	£357,960 £7,837,440	442 -	442	-	-	-	-	-	-	-	-	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light indus	11,398 1,888 7,954 11,974 11,757	£357,960 £7,837,440 £1,988,562 £1,988,562	442 - 496 477	442 - 440 441	- 384 404	- 327 367	- 270 330	213 293	- 156 256	- 98 218	- 40 181	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light indust 2 Mixed use light industrial and residential (moderate amounts of light 6 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,398 1,888 7,954 11,974 11,757	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300	442 - 496 477	442 - 440 441	- 384 404	- 327 367	- 270 330	213 293	- 156 256	- 98 218	- 40 181	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light indust 2 Mixed use light industrial and residential (moderate amounts of light 6 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm nunity uses 4 Non-charitable community uses (new build)	11,398 1,888 7,954 11,974 11,757 8,200	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300	442 - 496 477	442 - 440 441	- 384 404	- 327 367	- 270 330	213 293	- 156 256	- 98 218	- 40 181	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light indust 2 Mixed use light industrial and residential (moderate amounts of light 6 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,398 1,888 7,954 11,974 11,757 8,200	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300	442 496 477	442 - 440 441	- 384 404	327 367 -	270 330 -	213 293	- 156 256	- 98 218	- 40 181	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and light industrial and light industrial and l	11,398 1,888 7,954 11,974 11,757 8,200	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300	442 496 477 -	442 - 440 441 -	- 384 404 -	327 367 -	- 270 330 -	213 293 -	- 156 256 -	98 218 -	40 181 -	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 6 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm nunity uses 4 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use)	11,398 1,888 7,554 11,974 11,757 8,200 8,742 570	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £887,660	442 496 477 -	442 - 440 441 	- 384 404 -	327 367 -	- 270 330 	213 293 -	156 256 -	98 218 -	40	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential industrial (moderate amounts of light industrial industrial (moderate amounts of light industrial and residential	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £887,660	442 496 477 	442 - 440 441 	384 404	327 367 -	- 270 330 	213 293 -	156 256 -	98 218	40	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 6 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm nunity uses 4 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use)	11,398 1,888 7,554 11,974 11,757 8,200 8,742 570	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £887,660	442 496 477 	442 - 440 441 	- 384 404 -	327 367 -	- 270 330 	213 293 -	156 256 -	98 218 -	40	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential vivial industrial and residential industrial and residential industrial and residential industrial in	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £887,660	442 496 477 	442 - 440 441 	384 404	327 367 -	- 270 330 	213 293 -	156 256 -	98 218	40	- - 143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light of Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm nunity uses 4 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use) s 2 Hotel and residential 4 Hotel development (from long term vacant building)	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,05,020 £687,660 £17,259,324 £4,725,072	442 496 477 -	442 - 440 441 	384 404	327 367 -	- 270 330 	213 293 - - - -	156 256 -	98 218	- - - - - -	143	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 6 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm nunity uses 4 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use) S 2 Hotel and residential 4 Hotel development (from long term vacant building) ent housing 7 Student housing/co-living - tower scheme (600 units)	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660 £17,259,324 £4,725,072	442 496 477 - - - - - - - - - - - - - - - - - -	442 		327 367 	- 270 330 - - - - - - - 2,081	213 293 293 - - - - - - - -	156 256 	- 98 218 - - - - - 1,616	40 181 - - - - 1,460	1,305	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential industrial indus	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512	442 	442 - 440 441 		2,236 2,237	- 270 330 - - - - - - - - - - 2,081 2,081		- 156 256 - - - - - - - - - - - - - - - - - - -	- 98 218 - - - - - 1,616 1,616	 40 181 1,460 1,461	1,305 1,305	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial period industrial and residential (moderate amounts of light industrial period industrial and residential units) 5 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use) 5 2 Hotel and residential 4 Hotel development (from long term vacant building) 7 Student housing/co-living - tower scheme (600 units) 8 Student housing/co-living - tower scheme (400 units)	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	442 496 477 	442 440 441 		2,236 2,237 2,236	- 270 330 	1,926 1,928	- 156 256 - - - - - - - - - - - - - - - - - - -	- 98 218 - - - - - - 1,616 1,616	 	1,305 1,305 1,305	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial permoversity uses) Non-charitable community uses (new build) 5 Non-charitable community uses (change of use) S2 Hotel and residential 4 Hotel development (from long term vacant building) ent housing 5 Student housing/co-living - tower scheme (600 units) 8 Student housing/co-living - tower scheme (400 units) 9 Student housing/co-living - tower scheme (200 units)	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250	£357,960 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748	442 496 477 - - - - - - - - - - - - - - - - - -	442 	384 404 - - - - - - - - - - - - - - - - -	2,236 2,236 2,236 2,195	- 270 330 		156 256 - - - - - - - - - - - - - - - - - - -			1,305 1,305 1,305 1,263	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light light of light industrial and residential (moderate amounts of light light of light of light industrial and residential (moderate amounts of light of li	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,250 3,750	£357,960 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £17,05,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626	442 - 440 441 	384 404 - - - - - - 2,392 2,392 2,392 2,392 2,392 2,392 2,392 2,392 2,393 2,395 2,39	327 367 - - - - - - - - - - - - - - - - - - -	- 270 330 	213 293 293 - - - - - - - - - - - - - - - - - - -		- 98 218 - - - - 1,616 1,616 1,574 1,539		1,305 1,305 1,305 1,263 1,263	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential value) 5 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use) 8 2 Hotel and residential 4 Hotel development (from long term vacant building) 1 Student housing/co-living - tower scheme (600 units) 8 Student housing/co-living - tower scheme (400 units) 9 Student housing/co-living - mid rise scheme (250 units) 1 Student housing/co-living - mid rise scheme (150 units) 2 Student housing/co-living - mid rise scheme (150 units)	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,500 £17,259,324 £47,25,072 £1,103,806 £728,512 £364,256 £513,398 £449,223	2,702 2,702 2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,547 2,547 2,428	2,392 2,392 2,392 2,352 2,315 2,272	2,236 2,236 2,236 2,195 2,160 2,117	- 270 330 - 330 	1,926 1,926 1,926 1,854 1,854 1,867	1,771 1,771 1,771 1,771 1,729 1,695		1,460 1,461 1,461 1,481 1,384	1,305 1,305 1,305 1,209 1,186	
3 Conversion of long term vacant unit to shop 5 Retail and S3 uses and 56 residential units trial 9 Small scale light industrial park 0 Large warehouse 1 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light light of light industrial and residential (moderate amounts of light light of light of light industrial and residential (moderate amounts of light of li	11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,250 3,750	£357,960 £7,637,440 £1,988,562 £1,988,562 £11,445,300 £17,05,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626	442 - 440 441 	384 404 - - - - - - 2,392 2,392 2,392 2,392 2,392 2,392 2,392 2,392 2,393 2,395 2,39	327 367 - - - - - - - - - - - - - - - - - - -	- 270 330 	213 293 293 - - - - - - - - - - - - - - - - - - -		- 98 218 - - - - 1,616 1,616 1,574 1,539		1,305 1,305 1,305 1,263 1,263	



Table 6.7.5: Maximum CIL rates (before buffer) – sales value of £6,268 per square metre

								dual land v	alues				
			0% AH		10% AH	15% AH	¢	25% AH		35% AH	40% AH	45% AH	50% A
1 Single residential dwelling (greenfield)	92	£17,500		1,437	1,346	1,254	1,162	1,070	977	883	790	695	
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	92 367	£348,000 £49,000	1,591	1,500	1.409	1,318	- 1,225	1,133	1,040	- 947	- 853	- 759	
4 5 houses (greenfield)	458	£23,905	å	1,500	1,409	1,310	1,225	1,133	1,122	1,028	934	840	
5 Block of 5 flats (brownfield)	458	£648,000		,002	-	- ',,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-		- ','	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200		54	-	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	638	562	485	409	332	254	176	98	19	-	
8 11 houses (greenfield)	1,008	£56,000		1,552	1,463	1,372	1,282	1,191	1,099	1,008	915	823	
9 16 flats (brownfield)	1,467	£767,730	\$	168	93	17		<u> </u>		-	-	-	
10 11 flats (brownfield)	1,008	£235,500		458 641	382 566	307 490	231 414	154 338	78 261	1 184	- 107	- 29	
11 12 flats (greenfield) 12 Development of c.30 flats (brownfield)	1,100 2,475	£54,894 £852,510	٥	281	210	138	414 66	-	201	104	107	- 29	
13 Development of c.30 flats (brownfield)	2,933	£433,320		49	-	- 130	-	-					
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	å	571	496	421	345	269	192	116	39	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	836	764	691	619	546	472	399	325	250	175	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	83	22	-	_	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	\$	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	_	-	-	-	-	-	-	-	
19 11 flats (change of use) 20 Residential and retail (Lidi scale)	1,008 5,353	£235,500 £3,923,430	å	43	-	-	-	- -	-	-	-	-	
21 Residential and retail (Cld scale)	5,200	£3,923,430 £13,282,200		-	-	-		-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	å	-	-	-	-		-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362		-	-	-	-	-	-	-	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	å	52	-	-	- 1	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300	¢	-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	- 27	-	-	-	-	-	
33 Residential conversion of large listed building 34 Residential conversion of medium listed building	4,766 733	£1,187,400	Å	225	162	100	37	-	-	-	-	-	
34 Residential conversion of medium listed building 35 Large Private Rental Scheme development (new build)	733 38,498	£1,187,400 £13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	I	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	İ	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400		-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	Å	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	I	-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	<u>-</u>	<u>.</u>	-	<u> </u>	- 1	-	L	-			
re schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	Ĭ
65 C2 care scheme (50 units)	3,571	£705,923		1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
								,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
ices	55	04 45	Y	· Y···································			:·····································		Y		Y	· · · · · · · · · · · · · · · · · · ·	
29 Office (large) 30 Office (medium)	25,000 10,173	£1,101,500 £34,288,800		-	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£34,288,800 £13,008,000		-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (New build)	26,899	£3,668,400	!	-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	å	-	-	-	- 1	-	-	-	-	-	
tail (supermarket)						Y	y						
22 Supermarket (Lidl)	1,323	£1,168,080		-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	I	L	-	-	-	-	-	
tail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	_	_	-	· -	ĭ - I	_	-	-	-	-	
47 Large mixed use leisure and retail	20,758	£2,477,460		-	-	-	-	-	-	-	-	-	
53 Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300		-	-	<u>-</u>	- 1	-	-	-	-	-	
ustrial	4 000	0057.000		7.5		Υ						115	
39 Small scale light industrial park 40 Large warehouse	1,888 7,954	£357,960 £7,837,440	Å	٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠	442	442	442	442	442	442	442	442	
41 Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	!	- 326	276	225	- 174	122	- 71	- 19	-	-	
42 Mixed use light industrial and residential (now amounts of light	11,757	£1,988,562		367	334	301	268	235	201	168	134	100	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300		-	-	-	-	-	-	-	-	-	
			^	۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰									
mmunity uses			y						·	,	·····		
44 Non-charitable community uses (new build)	8,742	£1,705,020		-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570	£687,660	<u>-</u>		-	-	- 1	-	<u>-</u>	-	-		
tels													
52 Hotel and residential	9,601	£17,259,324	Ĭ -	T - T	-	_	- 1	-	T -	-	-	-	· · · · · · · · · · · · · · · · · · ·
54 Hotel development (from long term vacant building)	4,437	£4,725,072		-	-	-	-	-	-	-	-	-	
			^	٠		······································			*				
			v										
	18,090	£1,103,806		2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	
57 Student housing/co-living - tower scheme (600 units)		£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	12,000		····		2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	12,000 6,000	£364,256		2,547			2 222	4 00	4 300	4	4 445	4 000	
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	12,000 6,000 6,250	£364,256 £641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	12,000 6,000 6,250 3,750	£364,256 £641,748 £513,398	2,660 2,626	2,505 2,471	2,350 2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	12,000 6,000 6,250	£364,256 £641,748	2,660 2,626 2,583	2,505 2,471 2,428	2,350						Å		



Table 6.7.6: Maximum CIL rates (before buffer) – sales value of £5,951 per square metre

								dual land va					
		BLV	0% AH	òò			20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% A
Single residential dwelling (greenfield) Single residential dwelling (brownfield)	92 92	£17,500 £348,000		1,238	1,157	1,075	993	911	828	745	662	578	
3 4 houses (greenfield)	367	£346,000 £49.000	1.382	1,301	1,220	1,139	1.057	974	892	- 809	725	- 641	
4.5 houses (greenfield)	458	£23,905		1,383	1,302	1,139	1,138	1,056	973	890		723	
5 Block of 5 flats (brownfield)	458	£648,000	ò	- 1,000	1,302	- 1,220	- 1,150	1,000	-	-	-	- 120	••••••
6 Block of 5 flats (brownfield)	458	£301,200		-	_	<u>-</u>	-	-	_	-	-	_	
7 Block of 5 flats (greenfield)	458	£68,320		393	325	257	188	119	50	-	-	-	•
8 11 houses (greenfield)	1,008	£56,000	1,436	1,356	1,276	1,196	1,115	1,034	953	871	789	707	
9 16 flats (brownfield)	1,467	£767,730	66	-	-	-	-	-	-	-	-	-	•
10 11 flats (brownfield)	1,008	£235,500	356	290	223	156	88	21	-	-	-	-	
11 12 flats (greenfield)	1,100	£54,894		473	406	339	272	204	136	68	-	-	
12 Development of c.30 flats (brownfield)	2,475	£852,510	٥	118	55	-	-	-	-	-	-	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320		-	<u>-</u>	-	-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600		400	334	267	200	133	65	-		-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500		597	533	469	404	339	274	209		77	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	å	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152 8.341	£2,214,550 £2,214,550		-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build) 19 11 flats (change of use)	1,008	£2,214,550 £235,500	٥						-	-	-	-	
20 Residential and retail (LidI scale)	5,353	£3,923,430		-	- -	-	-	-	-	-	-	-	
21 Residential and retail (Col scale)	5,200	£13,282,200	å	-	<u>-</u>	-		-	-	-		-	•
24 9 flats (change of use)	788	£1,526,040		-	<u>-</u>	-		-	-	-			
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	å	-	- -	-	-	-	-	-	-	-	•
26 Residential and retail (local scale - medium scale building)	2,764	£395,640		-	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300	å	-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000		-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	136	81	26	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	å	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	i	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	<u> </u>	-		-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	İ	-	-	-	-	-	-	-	-	-	
49 Small residential and community use 50 Medium residential and community use	2,764 4,586	£395,640 £1,663,572	i	-	-	-	-	-	-	-	-	-	
ov modum residential and community use	4,300	£1,003,372	<u>-</u>	-	-	i	-	-	-	-	<u> </u>		
re schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	å	1,941	1,797	1,653	1,509	1,364	1,220	1,076		787	
A			······	······································		***************************************	······			•		••••••	
ices													
29 Office (large)	25,000	£1,101,500	å	-	_	-	-	-	-	-	-	-	
30 Office (medium)	10,173	£34,288,800		-	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000	i	-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office	26,899 85	£3,668,400 £141.300	!	-	- -	-	<u>-</u>	-	-	-	-	-	
51 Conversion or long term vacant unit to small office	00	£141,300	-	-	<u>-</u>	-	-	-	-	<u> </u>			.ļ
tail (supermarket)													
22 Supermarket (Lidl)	1,323	£1.168.080		ĭ - ĭ			_	_		_	1	```	· · · · · · · · · · · · · · · · · · ·
23 Superstore (Tesco)	5,422										-		
20:0000000	0,122	~10,202,200	l	l						i	.i	.å	.i
tail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	-	- 1	-	-	-	-	-	-	-	-	
47 Large mixed use leisure and retail	20,758	£2,477,460	<u> </u>	-	-	-	-	-	-	-	-	-	
53 Conversion of long term vacant unit to shop	100	£114,924		-	-	-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	
ustrial			Y	Y						Y	· y · · · · · · · · · · · · · · · · · ·	· y	· y · · · · · · · · · ·
39 Small scale light industrial park	1,888	£357,960	!	442	442	442	442	442	442	442		442	
40 Large warehouse	7,954	£7,837,440	å	- 212	169	- 123	- 77	- 22	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light indus 42 Mixed use light industrial and residential (moderate amounts of light	11,974 11,757	£1,988,562 £1,988,562		212 294	168 265	123 235	206	32 176	- 147	- 117	- 87	- 57	
Mixed use light industrial and residential (moderate amounts of light Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£1,988,562 £11,445,300	i	- 294	265	235	206 -	1/6	147	- 117	- 87	- 5/	
CO DOTTO SAISTING TOTAL THIS, GOTTON D D D D D UTING O ZOU SQIII	0,200	211,440,000	<u>-</u>	·	-	l	-	<u>-</u>	-		!		
mmunity uses													
44 Non-charitable community uses (new build)	8,742	£1,705,020	-	-	_	-	_	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570	£687,660		-	-	-	-	-	-	-	-	-	
tels						v	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
-14													
ident housing						γ	,						
	18,090	£1,103,806		2,547	2,392	2,236	2,081	1,926	1,771	1,616		1,305	
57 Student housing/co-living - tower scheme (600 units)	12,000	£728,512	!	2,547	2,392	2,237	2,081	1,926	1,771	1,616		1,305	
58 Student housing/co-living - tower scheme (400 units)		£364,256	2,702	2,547	2,392	2,236 2,195	2,081 2,039	1,926 1,884	1,771 1,729	1,616 1,574		1,305 1,263	
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	6,000	0044 740	2000	2 505								7/63	
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748		2,505	2,350								
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	6,250 3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	6,250		2,626 2,583								1,384 1,341		



Table 6.7.7: Maximum CIL rates (before buffer) – sales value of £5,634 per square metre

					:	i		dual lar d	dues				
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	dual land va	,	35% AH	40% AH	45% AH	50% A
1 Single residential dwelling (greenfield)	92	£17,500		1,039	968	896	824	752	680	607	534	461	
2 Single residential dwelling (brownfield)	92	£348,000		-	_	-	-	-	-	-	-	-	
3 4 houses (greenfield)	367	£49,000		1,102	1,031	960	888	816	743	671	597	524	
4 5 houses (greenfield)	458	£23,905		1,184	1,112	1,041	969	897	825	752	679	606	
5 Block of 5 flats (brownfield)	458	£648,000		-	-	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200		-	-	-		-	-	-	-	-	
7 Block of 5 flats (greenfield) 8 11 houses (greenfield)	458 1,008	£68,320 £56,000	å	223 1,158	164 1.088	104 1,018	45 948	- 877	- 806	- 734	- 662	- 590	
9 16 flats (brownfield)	1,000	£767,730		1,150	1,000	1,010	940	- 011					-
10 11 flats (brownfield)	1,467	£767,730		122	63	- 5		-	-	-	-	-	
11 12 flats (greenfield)	1,100	£54.894		305	247	188	129	70	11	_			
12 Development of c.30 flats (brownfield)	2,475	£852,510	å	-	-	-	-	-		-	-	-	
13 Development of c.30 flats (brownfield)	2.933	£433,320	•	-	_	-	-	-	_	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	287	230	172	114	56	-	-	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	485	430	374	319	263	206	150	93	35	-	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)		£2,214,550		-	_	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	å	-	-	-	-	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430		-	-	-	-	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	å	-	<u>-</u>	-	-	-	-	-	-	-	
24 9 flats (change of use)	788 5 002	£1,526,040		-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362 £395,640		-	<u>-</u>	-	-	-	-	-	-	-	
26 Residential and retail (local scale - medium scale building) 27 Residential and primary school	2,764 29,859	£395,640 £4,851,300		-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	29,659	£4,051,300 £1.134.000		-	<u> </u>	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1,134,000 £1		-	-	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	Å	-	· -	-	_	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000		-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400		-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000		-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000		-	-	-	-	-	-	-	-	-	
49 Small residential and community use 50 Medium residential and community use	2,764 4.586	£395,640 £1,663,572	.1	-	-	-	-	-	-	-	-	-	
re schemes 64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
fices													
ices 29 Office (large)	25.000	£1.101.500	Y	· -	ĭ _			_	_	_	ĭ -	ĭ -	
29 Office (large)	25,000 10,173	£1,101,500 £34,288,800		-	-	-	-				-	-	
	25,000 10,173 53,316	£1,101,500 £34,288,800 £13,008,000	-			<u> </u>	·····						
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	- - -	-	-	-	-	-	-	-	-	_	
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build)	10,173 53,316	£34,288,800 £13,008,000	- - -	-	-	-	-	-	-	-	-	-	
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	- - -	-	-	-	-	-	-		-	-	
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	-	-	-	-	-	-	-		-	-	
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket)	10,173 53,316 26,899 85	£34,288,800 £13,008,000 £3,668,400 £141,300 £1,168,080	-	=	-	-	-	-	-		-	-	
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco)	10,173 53,316 26,899 85	£34,288,800 £13,008,000 £3,668,400 £141,300 £1,168,080	-	-				-	-		-	-	
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (New build) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison)	10,173 53,316 26,899 85 1,323 5,422	£34,288,800 £13,008,000 £3,668,400 £141,300 £1,168,080 £13,282,200											
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre	10,173 53,316 26,899 85 1,323 5,422 201,066	£34,288,800 £13,008,000 £3,668,400 £141,300 £1,168,080 £13,282,200			-		-						
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail	10,173 53,316 26,899 85 1,323 5,422 201,066 20,758	£34,288,800 £13,008,000 £3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460			-				-				
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	10,173 53,316 26,899 85 1,323 5,422 201,066 20,758	£34,288,800 £13,008,000 £3,668,400 £141,300 £11,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924			-		-						
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail	10,173 53,316 26,899 85 1,323 5,422 201,066 20,758	£34,288,800 £13,008,000 £3,668,400 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460											
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office tail (supermarket) 22 Supermarket (Lidl) 23 Superstore (Tesco) tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	10,173 53,316 26,899 85 1,323 5,422 201,066 20,758 100 11,398	£34,288,600 £13,008,000 £3,668,400 £141,300 £141,300 £1,168,080 £13,282,200 £115,000,000 £2,477,460 £114,924 £11,445,300											
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Table 6.7.8: Maximum CIL rates (before buffer) – sales value of £5,317 per square metre

58 Student housing/co-living - tower scheme (400 units) 12,000 £728,512 2,702 2,547 2,392 2,237 2,081 1,926 1,771 1,616 1,461 1,305 5 5 Student housing/co-living - tower scheme (200 units) 6,000 £364,256 2,702 2,547 2,392 2,236 2,081 1,926 1,771 1,616 1,461 1,305 6 5 Student housing/co-living-mid rise scheme (250 units) 6,250 £641,748 2,660 2,505 2,350 2,195 2,039 1,884 1,729 1,574 1,419 1,263	sidential						· · · · · · · · · · · · · · · · · · ·	·		•		:	:	:
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Filter of Stand (generated)		458	£648,000	-	-	-	-	-	-	-	-	-	-	
	6 Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	
1	7 Block of 5 flats (greenfield)	458	£68,320	105	54	3	-	-	-	-	-	-	-	
19. File Proceedings	8 11 houses (greenfield)	1,008	£56,000	1,020	961	901	840	780	719	658	597	535	474	
11 Table Represented 1,100 C4-26-6 167 172 67 37	9 16 flats (brownfield)	1,467	£767,730	-	-	-	-	-	-	-	-	-	-	
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12. December of 2.5 Mars (Presentations)		1,100		å	137	87	37	-	-	-	-	-	-	
April December of C. A. Stea and houses (premised) 2.642 (735.565) 109 101 1 1 1 1 1 1 1 1	12 Development of c.30 flats (brownfield)	2,475	£852,510	-	-	-	-	-	-	-	-	-	-	
15 Development of C100 falls and browses (premised)	13 Development of c.30 flats (brownfield)	2,933		å	å	-	-	-	-	-	-	-	-	
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Till Residence and Feeting Contempor of price of search support (see 1) 12-11-15-15-15-15-15-15-15-15-15-15-15-15-									73		-	-	-	
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28 Residential and read (Orden Seals - Industry scale)		å					····							ļ
27 Residential and primary school 26,569 C4,851.500											•			
20 Residential conversion of tree field building 2,1668 1,114 0,000 -		\$										-	•	•
3.0 Residential converse on Carlos Based building 3.73 & 1,10 / 40 / 50 1.1		d			÷				·····		·····	-	· •	
34 Resolution conversion of modulin listed building 733		å	å											
36 Large Private Retal Scheme development (new build) 36 Large Private Retal Scheme development (chappe of seel) 32 (20 Ex Co.664.400		I		Å						-	_	-		
State Large Private Rental Scheme development (change of use) 32,028 E3,868,440		Å				_				-	-	-	-	
3) Tat la over with ground floor retak (new bulst) 30 287 to 1515,0000		ł		A	-	-	-	-	_	_	-	-	-	
38 Tat Inverwer with ground froor retail (change of use)		<u> </u>	A		-	-	-	-	-	-	-	-	-	•
4.9 More use large readerstal and community use (proventies) 1.5,016 (1,502,000)				å	-	-	-	_	-	-	-	-	-	•
49 Small residential and community use 4,58 G 1,663,727		15,016	å		-	-	-	-	-	-	-	-	-	1
Section Sect		2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
64 (Cz are scheme (70 unts) 5.000 592,622 1,988 1,829 1,889 1,410 1,270 1,130 991 851 711	50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	1
Second Comment Seco														
Closs 25 Office (large)		<u> </u>	Å				<u> </u>	åi						
25 000 C1,101.500	65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	<u>.</u>
25 000 C1,101.500	ions													
10 Office (medium)		25.000	C4 404 500	Y	Y	Υ			Y		***************************************	Y	Y	· · · · · · · · · · · · · · · · · · ·
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22 Large mixed use office and residential (Change of Use) 28,889 63,868,400		d				\$			ļ		•			ļ
Still (Supermarket (Lidi)		A												ļ
Comparison Com				Å							•			
22 Superstore (Tisso)	or solverson or ong term racant and to small or nee	I	2141,000			I	ļ	l						.l
22 Superstore (Tisso)	tail (supermarket)													
Superstore (Tesco)		1.323	£1.168.080	-	-	_	Ĭ _	Ĭ _	-	-	-	-	-	T
Comparison				å			-	_	ļ	-	-	_	_	·
46 Large retail shopping centre	X	A					i	Å						
46 Large retail shopping centre	tail (comparison)													
Signature Sign		201,066	£115,000,000	-	-	-	·	-	-	-	-	-	-	1
Second Column			.4		-	-	-	-	-	-	• • • • • • • • • • • • • • • • • • • •	-	-	
Station Stat		100	.1		-	-	-	-	-	-	-	-	-	
39 Small scale light industrial park		11,398	£11,445,300	-	-	-	-	<u>-</u>	-	-	-	-	-	
1,888 £357,960 442														
40 Large warehouse							v	v						
41 Mixed use light industrial and residential (low amounts of light indus 11,974		l			å	442	442	442	442	442	442	442	442	
42 Mixed use light industrial and residential (moderate amounts of light 11,757 £1,988,562 169 147 125 104 82 59 37 15					-	-	-	-	-	-	-	-	-	
Second S					A	<u></u>			: 			-		
Marcharitable community uses (new build)							å	å					•••••••••••	
44 Non-charitable community uses (new build) 8,742 £1,705,020 - - - - - - - - -	56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	<u>-</u>	-	<u>-</u>	-	-	-	-	-	-	-	Ĺ
44 Non-charitable community uses (new build) 8,742 £1,705,020 - - - - - - - - -														
Additional Add			04.70=	Υ	Y	Υ·····			Y		· · · · · · · · · · · · · · · · · · ·	Y	Y	· · · · · · · · · · · · · · · · · · ·
Second S								å				-	-	
Solident housing Solident housing/co-living - tower scheme (600 units) Solident housing/co-living - tower scheme (200 units) Solident housing/co-living - tower scheme (250 units) Solident	45 Non-Charitable community uses (change of use)	5/0	£667,660	I	L	i	<u>-</u>	<u> </u>	<u>-</u>	-	-	<u> </u>	<u> </u>	.l
Solidary Fig. Fig	els													
64 Hotel development (from long term vacant building) 4,437 £4,725,072 -		9 601	£17 259 324	Y	ĭ -	Ϊ	_		Ĭ –	_		Ĭ	1	1
Continue								å						
57 Student housing/co-living - tower scheme (600 units)	C4 motor development (normality term vacant bulloung)	1	27,120,012	J	J	I	<u>-</u>	<u>-</u>	l	-		J	J	.l
57 Student housing/co-living - tower scheme (600 units)	dent housing													
58 Student housing/co-living - tower scheme (400 units) 12,000 £728,512 2,702 2,547 2,392 2,237 2,081 1,926 1,771 1,616 1,461 1,305 59 Student housing/co-living - tower scheme (200 units) 6,000 £364,256 2,702 2,547 2,392 2,236 2,081 1,926 1,771 1,616 1,461 1,305 60 Student housing/co-living- mid rise scheme (250 units) 6,250 £641,748 2,660 2,505 2,350 2,195 2,039 1,884 1,729 1,574 1,419 1,263 61 Student housing/co-living- mid rise scheme (150 units) 3,750 £513,398 2,626 2,471 2,315 2,160 2,005 1,850 1,695 1,539 1,384 1,229 62 Student housing/co-living- mid rise scheme (100 units) 2,500 £449,223 2,583 2,428 2,272 2,117 1,962 1,807 1,652 1,496 1,341 1,186		18 090	£1 103 806	2 702	2 547	2 302	2 236	2 081	1 926	1 771	1 616	1.460	1 305	
59 Student housing/co-living - tower scheme (200 units) 6,000 £364,256 2,702 2,547 2,392 2,236 2,081 1,926 1,771 1,616 1,461 1,305 60 Student housing/co-living- mid rise scheme (250 units) 6,250 £641,748 2,660 2,505 2,350 2,195 2,039 1,884 1,729 1,574 1,419 1,263 61 Student housing/co-living- mid rise scheme (150 units) 3,750 £513,398 2,626 2,471 2,315 2,160 2,005 1,850 1,695 1,539 1,384 1,229 62 Student housing/co-living- mid rise scheme (100 units) 2,500 £449,223 2,583 2,428 2,272 2,117 1,962 1,807 1,652 1,496 1,341 1,186		A	A			4		Å	!					
60 Student housing/co-living- mid rise scheme (250 units) 6,250 £641,748 2,660 2,505 2,350 2,195 2,039 1,884 1,729 1,574 1,419 1,263 61 Student housing/co-living- mid rise scheme (150 units) 3,750 £513,398 2,626 2,471 2,315 2,160 2,005 1,850 1,695 1,539 1,384 1,229 62 Student housing/co-living- mid rise scheme (100 units) 2,500 £449,223 2,583 2,428 2,272 2,117 1,962 1,807 1,652 1,496 1,341 1,186													A	
61 Student housing/co-living - mid rise scheme (150 units) 3,750 £513,398 2,626 2,471 2,315 2,160 2,005 1,650 1,695 1,539 1,384 1,229 62 Student housing/co-living - mid rise scheme (100 units) 2,500 £449,223 2,583 2,428 2,272 2,117 1,962 1,807 1,652 1,496 1,341 1,186		å	Å			4		å						
62 Student housing/co-living - mid rise scheme (100 units) 2,500 £449,223 2,583 2,428 2,272 2,117 1,962 1,807 1,652 1,496 1,341 1,186												Å		
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	in the second se	1,000							.,	.,	.,,,,,,	.,	.,010	.i
er		10.000	£1 396 500	_	_	_	i _	Ĭ -	_	_	_			
	48 Gypsy and Traveller site													



Table 6.7.9: Maximum CIL rates (before buffer) – sales value of £5,000 per square metre

								dual land va	v				
Description 1 Single residential dwelling (greenfield)	Floor areas 92	BLV £17,500		5% AH 640	10% AH 589	15% AH 538	20% AH 487	25% AH 435	30% AH 383	35% AH 331	40% AH 279	45% AH 226	50% A
2 Single residential dwelling (greenheid)	92	£348,000		040	509	230	407	435	303	-	219	220	
3 4 houses (greenfield)	367	£49.000	754	704	653	602	550	498	447	394	342	289	
4 5 houses (greenfield)	458	£23,905	åd	785	734	683	632	580	528	476	423		•
5 Block of 5 flats (brownfield)	458	£648,000	åå	-	-	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200		-	<u>-</u>	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	-	<u> </u>		-	-	-	-	-	-		
8 11 houses (greenfield)	1,008	£56,000 £767,730		763	713	663	612	562	511	460	409		
9 16 flats (brownfield) 10 11 flats (brownfield)	1,467 1,008	£235,500	å	 	-	-		-	-	-	-	-	
11 12 flats (greenfield)	1,100	£54.894		-				-	_	_			
12 Development of c.30 flats (brownfield)	2,475	£852,510	ò	·······	-	-	-	-	-	-	-	-	••••••
13 Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	l	- 1	-	-	-	-	-	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	\$	95	56	17	-	-	-	-	-	-	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152 8.341	£2,214,550 £2,214,550	å	ļ <u>-</u> ļ	-	-		- -	-	-	-	-	
18 Tall building residential and health (new build) 19 11 flats (change of use)	1,008	£2,214,550 £235,500		-	-	-	-	-	-	-	-	-	
20 Residential and retail (LidI scale)	5.353	£3,923,430	åå	<u> </u>		-	<u>-</u>	-	_	_		-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	!	-	-	-	_	_	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	å	- 1	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	å	-	-	-	-	-	-	-	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640		-	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300		-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	21,669 4,766	£1,134,000 £1		-	-	-	-	-	-	-	-	-	
34 Residential conversion of marge listed building	733	£1,187,400	å	-		-	-	-			-		
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-		
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	I	-	-	-	-	-	-	-	-	-	•
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	åå	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400		-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	i	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	l	-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	<u>-</u>	<u> </u>	-	-	-	-	L	<u>-</u>	L	.l	.i
re schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	· · · · · · · · · · · · · · · · · · ·
65 C2 care scheme (50 units)	3,571	£705,923		1,941	1,797	1,653	1,509	1,364	1,220	1,076	931		
-													
fices		07.10.	······	Yy					Y		Y		· · · · · · · · · · · · · · · · · · ·
29 Office (large) 30 Office (medium)	25,000 10,173	£1,101,500 £34,288,800		-		-		<u>-</u>	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000		-	-	-	-	-	-	-	<u> </u>	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	l	-	_	-	_	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	å	- 1	-	-	-	-	-	-	-	-	•
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,)**************************************									
tail (supermarket)		,		·		,	,						
22 Supermarket (Lidl)	1,323	£1,168,080		-	<u>-</u>	-	-	-	-	-	-	-	
	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)													
······································													
etail (comparison)	201,066	£115.000.000	-		_	-	-		_	-	-	-	
······································	201,066 20,758	£115,000,000 £2,477,460		-	-	<u>-</u>		-	-		-	-	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	20,758 100	£2,477,460 £114,924	-							•			
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	20,758 100	£2,477,460 £114,924	-	-	-	-	-	-	-	-	-	-	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	20,758 100 11,398	£2,477,460 £114,924 £11,445,300	- - -	-	-	- - -	-	-	- - -	- - -	-		
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park	20,758 100 11,398 1,888	£2,477,460 £114,924 £11,445,300 £357,960		- 442			- 442	442		- - - 442	- 442	- 442	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse	20,758 100 11,398 1,888 7,954	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440			442	442	442	442	442	- - -	-		
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units lustrial 39 Small scale light industrial park	20,758 100 11,398 1,888	£2,477,460 £114,924 £11,445,300 £357,960	442	- 442			- 442	442		442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Ustrial	20,758 100 11,398 1,888 7,954 11,974	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562		442	442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial moderate amounts of light industrial moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	20,758 100 11,398 1,888 7,954 11,974 11,757	£2,477,460 £114,924 £11,445,300 £357,960 £7,637,440 £1,988,562 £1,988,562		- - - - - 442 - - - 74	442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and 53 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industed use light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300		- - - - - 442 - - - 74	442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Sale Sa	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020			442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300		- - - - - 442 - - - 74	442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020			442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Sustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of l	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,445,300 £1,705,020 £887,660	442		442	442	442	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Ustrial	20,758 100 11,398 1,888 7,954 11,974 11,775 8,200 8,742 570	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020		442	442	442 442 38 	442 	442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Iustrial	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,705,020 £87,660		- 442 - 74 	442 	- 442 38 		442	442	442	442	442	
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of ligh	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,705,020 £687,660 £17,259,324 £4,725,072		- 442 - 74 	442	442 38 	442 	442	442	442	442	442	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential of lower existing retail WH, develop 3 B2/B8 units 8,200 sqm bommunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) betels 52 Hotel and residential 54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units)	20,758 100 11,398 1,888 7,954 11,974 11,775 8,200 8,742 570 9,601 4,437	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,445,300 £1,705,020 £887,660 £17,259,324 £4,725,072	442 	- 442 - 74 	442 442 56	442 		442	442	442	442	442	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and 53 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £11,705,020 £87,660 £17,259,324 £4,725,072 £1,103,806 £728,512		- 442 - 74 - 74 	442 	442 		442 	442 		1,460	1,305	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial park 44 Non-charitable community uses (new build) 45 Non-charitable community uses (new build) 46 Non-charitable community uses (new build) 47 Non-charitable community uses (new build) 48 Non-charitable community uses (new build) 49 Non-charitable community uses (new build) 49 Non-charitable community uses (new build) 40 Non-charitable community uses (new build) 41 Non-charitable community uses (new build) 42 Non-charitable community uses (new build) 43 Non-charitable community uses (new build) 44 Non-charitable community uses (new build) 45 Non-charitable community uses (new build) 46 Non-charitable community uses (new build) 47 Non-charitable community uses (n	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £1,103,806 £728,512		- 442 - 74 	442 	442 		1,926 1,926 1,926			1,460 1,461 1,461	1,305 1,305	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial park 41 Non-charitable community uses (new build) 45 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 56 Hotel and residential 57 Hotel and residential 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (250 units)	20,758 100 11,398 1,888 7,954 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,000	£2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,988,562 £11,445,300 £17,75,020 £687,660 £17,259,324 £1,103,806 £1,103,806 £728,512 £364,256 £641,748		- 442 - 74 		442 		1,926 1,926 1,926 1,884			1,460 1,461 1,461 1,419		
tail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light indus 42 Mixed use light industrial and residential (now amounts of light indus 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm bommunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) btels 52 Hotel and residential 54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - tower scheme (250 units) 61 Student housing/co-living - mid rise scheme (250 units)	20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,250 3,750	£2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,705,020 £687,660 £1,705,020		- 442 - 74 - 74 	442 	- 442 - 38 		1,926 1,926 1,926 1,926 1,884 1,884	1,771 1,771 1,771 1,779 1,095		1,460 1,461 1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	
etail (comparison) 46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units dustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial park 41 Non-charitable community uses (new build) 45 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 56 Hotel and residential 57 Hotel and residential 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (250 units)	20,758 100 11,398 1,888 7,954 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,000	£2,477,460 £114,924 £11,445,300 £7,837,440 £1,988,562 £1,988,562 £1,988,562 £11,445,300 £17,75,020 £687,660 £17,259,324 £1,103,806 £1,103,806 £728,512 £364,256 £641,748		- 442 - 74 		442 		1,926 1,926 1,926 1,884			1,460 1,461 1,461 1,419	1,305 1,305 1,305 1,229 1,186	

Table 6.8.1: Alternative CIL rates – Sales values £7,535 per square metre – change in residual land value (appraisals assume 50% affordable housing)

Sales value: £7,535 psm AH tenure Rented 70% SO 30% Frst Hms 0%

6,640,899

3,984,048

2,655,623

4,249,734

3,079,594

2,463,725

6,486,439

3,891,373

2,593,839

4,150,879

2,956,026

2,373,964

6,331,980

3,798,697

2,532,056

4,052,026

2,832,458

6,643,061

3,985,346

2,656,488

4,251,118

3,081,323

2,464,982

		Adopted CIL	Alternative 1	Alternative 2	Alternative 3
Description	No of units				
1 Single residential dwelling (greenfield)	1	109,417	101,134	100,099	96,992
2 Single residential dwelling (brownfield)	1	109,981	101,698	100,663	97,556
3 4 houses (greenfield)	4	439,922	406,791	402,649	390,225
4 5 houses (greenfield)	5	549,902	508,488	503,312	487,781
5 Block of 5 flats (brownfield)	5	168,311	126,896	121,719	106,189
6 Block of 5 flats (brownfield)	5	168,311	126,896	121,719	106,189
7 Block of 5 flats (greenfield)	5	168,311	126,896	121,719	106,189
8 11 houses (greenfield)	11	1,190,441	1,100,786	1,089,580	1,055,959
9 16 flats (brownfield)	16	522,414	390,017	373,467	323,819
10 11 flats (brownfield)	11	359,159	268,136	256,760	222,626
11 12 flats (greenfield)	12	391,810	292,513	280,100	242,864
12 Development of c.30 flats (brownfield)	27	788,780	565,798	537,925	454,306
13 Development of c.30 flats (brownfield)	32	- 353,771			
14 Development of c.30 flats and houses (brownfield)	31	1,441,182	1,185,165	1,153,163	1,057,156
15 Development of c.100 flats and houses (greenfield)	100	4,640,731	3,828,867	3,727,383	3,422,934
16 Development of c.100 flats (brownfield)	100	921,584	98,940	- 3,950	- 317,148
17 Residential and health (change of use of long term vacant building)	91	- 10,225,791	- 10,987,167	- 11,178,442	- 11,559,724
18 Tall building residential and health (new build)	91	- 4,140,171	- 4,900,199	- 4,995,203	- 5,280,213
19 11 flats (change of use)	11	- 78,288	÷	- 182,352	- 217,040
20 Residential and retail (Lidl scale)	42	1,777,002	1,429,262	1,347,432	1,178,803
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654
23 Superstore (Tesco)		1,413,204	1,411,277	1,273,677	1,136,075
24 9 flats (change of use)	9	122,711	51,690	42,811	16,179
25 Residential and retail (local scale - locally tall building)	53	- 408,114			- 1,081,666
26 Residential and retail (local scale - medium scale building)	23	735,651	545,283	504,869	416,921
27 Residential and primary school	293	- 10,978,983		- 13,803,373	- 14,794,941
28 Residential and secondary school (greenfield)	150	- 11,405,374		- 13,023,836	- 13,698,018
29 Office (large)	-	6,445,969	6,437,086	5,802,630	5,168,174
30 Office (medium)	-	2,621,596	2,617,981	2,359,808	2,101,635
1 Large mixed use office and residential (New build)	178	38,220,270	36,808,614	35,749,177	34,339,921
22 Large mixed use office and residential (Change of Use)	288	- 13,310,840	<u> </u>	- 16,024,447	- 16,937,373
33 Residential conversion of large listed building	52	- 137,100	- 573,101	- 627,601	- 791,102
Residential conversion of medium listed building	8	838,928	706,402	689,837	640,139
35 Large Private Rental Scheme development (new build)	420	- 21,074,450	- 24,568,599	- 25,005,368	- 26,315,674
36 Large Private Rental Scheme development (change of use)	350	- 17,562,252	- 20,474,043	- 20,838,016	- 21,929,938
37 Tall tower with ground floor retail (new build)	395	- 19,224,690	- 22,511,591	- 22,974,986	- 24,259,921
38 Tall tower with ground floor retail (change of use)	288	- 14,001,704		- 16,702,461	- 17,602,712
39 Small scale light industrial park	-	902,880	902,204	853,944	805,684
40 Large warehouse	- 07	3,881,708	3,878,862	3,675,546	3,472,230
41 Mixed use light industrial and residential (low amounts of light industry)	97	2,817,991	2,027,861	1,851,820	1,478,518
42 Mixed use light industrial and residential (moderate amounts of light industry) 43 Mixed use large residential and community use (brownfield)	61 118	3,692,744 - 10.431.501	3,193,885 - 11,402,743	2,976,828 - 11.628.935	2,635,600 - 12,097,570
	110			.	
44 Non-charitable community uses (new build)	-	- 17,362,005	·	- 17,591,644	\$
45 Non-charitable community uses (change of use)	-	- 1,133,625		- 1,148,599	- 1,163,365
46 Large retail shopping centre	500	163,334,408	159,600,591	155,660,608	150,799,350
47 Large mixed use leisure and retail		28,387,920	28,380,629	27,859,798	27,338,966
48 Gypsy and Traveller site 49 Small residential and community use	- 22	- 19,961,549		- 20,233,287	- 20,501,274
	23	- 917,470 2 380 760			- 1,242,398
50 Medium residential and community use	43	- 2,389,769	÷	- 2,813,385	- 2,965,829
51 Conversion of long term vacant unit to small office	-	23,269	23,238	21,035	18,832
52 Hotel and residential	46	285,874	÷	\$	¢
53 Conversion of long term vacant unit to shop 54 Hotel development (from long term vacant building)	-	155,334	155,297	152,702	150,107
54 : Hotel development (from long term vacant building) 55 :Retail and S3 uses and 56 residential units	-	1,194,999	1,193,387	1,078,241	963,094
·····••	56	9,468,401	9,010,665	8,796,419	8,468,291
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	4,078,276	4,075,342	3,865,738	3,656,134
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530
59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	-	6,377,290 6,643,061	6,375,214 6,640,899	6,226,932 6,486,439	6,078,651 6,331,980
OU: Student nousina/co-iivina- ma rise scheme (200 units)	-	. 0.043.U01	. 0.040.033	0.400.439	. 0.331.360

60 Student housing/co-living- mid rise scheme (250 units)

61 Student housing/co-living - mid rise scheme (150 units)

62 Student housing/co-living - mid rise scheme (100 units)

63 Student housing/co-living - low rise scheme (200 units)

64 C2 care scheme (70 units)

65 C2 care scheme (50 units)

Percentage char	ige	
Alternative 1	Alternative 2	Alternative 3
-7.6%	-8.5%	-11.4%
-7.5%		
-7.5%		
-7.5%		
	\$	
-24.6%		
-24.6%	\$	
-24.6%	•	-36.9%
-7.5%	-8.5%	-11.3%
-25.3%	-28.5%	-38.0%
-25.3%		
-25.3%	-28.5%	-38.0%
-28.3%		
75.8%	85.3%	113.8%
-17.8%		
-17.5%	\$	>
-89.3%		
7.4%		13.0%
18.4%	\$	
118.2%		177.2%
-19.6%	\$	
-0.1%		
-0.1%		
-0.1%	-9.9%	-19.6%
-57.9%	-65.1%	-86.8%
108.8%	123.3%	165.0%
-25.9%	-31.4%	-43.3%
22.3%	25.7%	34.8%
11.0%	14.2%	20.1%
-0.1%	-10.0%	-19.8%
-0.1%		
-3.7%		-10.2%
18.0%		
318.0%	\$	477.0%
-15.8%		
16.6%	ò	
16.6%		24.9%
	<u> </u>	,
17.1%		
17.1%		
-0.1%		
-0.1%	\$	-10.5%
-28.0%	•	
-13.5%	\$	>
9.3%		
0.0%		>
0.0%		2.6%
-2.3%		
0.0%	-1.9%	-3.7%
0.0%	1.4%	2.7%
21.1%	25.6%	35.4%
15.1%	17.7%	24.1%
-0.1%	-9.6%	-19.1%
-134.3%	-200.8%	-301.1%
0.0%	-1.7%	-3.4%
-0.1%		-19.4%
-4.8%		-10.6%
-0.1%		-10.4%
0.0%		-4.7%
0.0%		
0.0%	å	-4.7%
		-4.7% -4.7%
0.0%		-4./70
0.0%		
0.0%	<u> </u>	-4.7%
0.0%		
-0.1%	\$	
-0.1%	-3.7%	-7.3%

Table 6.8.2: Alternative CIL rates – Sales values £7,219 per square metre – change in residual land value (appraisals assume 50% affordable housing)

Rented 70% SO 30% Frst Hms 0% Sales value: £7,219 psm AH tenure

		Residual land va	Alternative 1	Alternative 2	Alternative 3
Description	No of units	Adopted GE	Alconduct	Alcondition	Alternative o
1 Single residential dwelling (greenfield)	1	100,133	91,850	90,815	87,70
2 Single residential dwelling (brownfield)	1	100,697	92,414	91,379	88,27
3 4 houses (greenfield)	4	402,788	369,656	365,515	353,09
4 5 houses (greenfield)	5	503,485	462,071	456,893	441,36
5 Block of 5 flats (brownfield)	5	128,856	87,441	82,264	66,73
6 Block of 5 flats (brownfield) 7 Block of 5 flats (greenfield)	5 5	128,856 128,856	87,441 87,441	82,264 82,264	66,73
8 11 houses (greenfield)	11	1,089,954	1,000,300	989,093	955,4
9 16 flats (brownfield)	16	397,020	264,624	248,074	198,4
10 11 flats (brownfield)	11	272,951	181,928	170,551	136,4
11 12 flats (greenfield)	12	297,765	198,468	186,055	148,8
12 Development of c.30 flats (brownfield)	27	583,891	360,909	333,036	249,4
13 Development of c.30 flats (brownfield)	32	- 600,308	- 868,616	- 902,155	- 1,002,7
14 Development of c.30 flats and houses (brownfield)	31	1,194,601	938,584	906,582	810,5
15 Development of c.100 flats and houses (greenfield)	100	3,862,569	3,050,704	2,949,222	2,644,7
16 Development of c.100 flats (brownfield)	100	239,438	ò	÷	
17 Residential and health (change of use of long term vacant building)	91	- 10,856,015	- 11,617,391	- 11,808,666	- 12,189,9
18 Tall building residential and health (new build)	91 11	å	- 5,491,035	٠	- 5,871,0
19 11 flats (change of use) 20 Residential and retail (Lidl scale)	42	- 166,414 1,453,106	- 258,916 1,105,367	- 270,479 1,023,538	- 305,1 854,9
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,5
22 Supermarket (Lidl)		365,275	364,804	331,229	297,6
23 Superstore (Tesco)	_	1,413,204	1,411,277	1,273,677	1,136,0
24 9 flats (change of use)	9	60,929			
25 Residential and retail (local scale - locally tall building)	53	- 813,653	- 1,257,658	- 1,316,936	- 1,487,2
26 Residential and retail (local scale - medium scale building)	23	559,915	369,547	329,133	241,1
27 Residential and primary school	293	- 13,105,734	- 15,549,143	- 15,930,124	- 16,921,6
28 Residential and secondary school (greenfield)	150	- 12,545,295	٥	٠	
29 Office (large)	-	6,445,969	6,437,086	5,802,630	5,168,1
30 Office (medium)	-	2,621,596	2,617,981	2,359,808	2,101,6
31 Large mixed use office and residential (New build)	178	37,186,961	35,775,306	34,715,869	33,306,6
32 Large mixed use office and residential (Change of Use) 33 Residential conversion of large listed building	288 52	- 15,155,361 - 490,589	\$		
34 Residential conversion of medium listed building	8	723,811	591,285	574,720	525,0
35 Large Private Rental Scheme development (new build)	420	- 23,727,964	ò	\$	
36 Large Private Rental Scheme development (change of use)	350	- 19,773,512			
37 Tall tower with ground floor retail (new build)	395	- 21,720,256	٥		
38 Tall tower with ground floor retail (change of use)	288	- 15,846,227	- 18,246,898	- 18,546,982	- 19,447,2
39 Small scale light industrial park	-	902,880	902,204	853,944	805,6
40 Large warehouse	-	3,881,708	3,878,862	3,675,546	3,472,2
41 Mixed use light industrial and residential (low amounts of light industry)	97	2,125,208	1,335,077	1,159,037	785,7
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	3,254,078	2,755,218		2,196,9
43 Mixed use large residential and community use (brownfield)	118				
44 Non-charitable community uses (new build)	-	- 17,362,005	¢	.	\$
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	- 1,133,625 160,613,101			- 1,163,3 148,078,0
47 Large mixed use leisure and retail	- 300	28,387,920	28,380,629	27,859,798	27,338,9
48 Gypsy and Traveller site		- 19,961,549			
49 Small residential and community use	23	- 1,090,894		\$	
50 Medium residential and community use	43				
51 Conversion of long term vacant unit to small office	-	23,269	23,238	21,035	18,8
52 Hotel and residential	46	- 54,241	- 442,674	- 632,722	- 919,3
53 Conversion of long term vacant unit to shop	-	155,334	155,297	152,702	150,1
54 Hotel development (from long term vacant building)	-	1,194,999	1,193,387	1,078,241	963,0
55 Retail and S3 uses and 56 residential units	56	9,047,363	8,589,628	8,375,382	8,047,2
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	4,078,276	4,075,342	3,865,738	3,656,1
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,6
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	12,755,808	12,751,656	12,455,093	12,158,5
60 Student housing/co-living- nid rise scheme (250 units)	-	6,377,290 6,643,061	6,375,214 6,640,899		6,078,6 6,331,9
61 Student housing/co-living - mid rise scheme (150 units)		3,985,346	3,984,048	3,891,373	3,798,6
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,0
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,0
64 C2 care scheme (70 units)	-	3,081,323	3,079,594		2,832,4
65 C2 care scheme (50 units)		2,464,982	2,463,725	.	2,284,2

Percentage cha Alternative 1	Alternative 2	Alternative 3
- Italia	Alcondure 2	Alconding
-8.3%	-9.3%	
-8.2%	-9.3%	
-8.2%		-12.3%
-8.2%		
-32.1%	-36.2%	
-32.1%	-36.2%	
-32.1%	-36.2%	-48.2%
-8.2%	-9.3%	-12.3%
-33.3%	-37.5%	-50.0%
-33.3%	-37.5%	-50.0%
-33.3%	-37.5%	-50.0%
-38.2%	-43.0%	-57.3%
44.7%	50.3%	67.0%
-21.4%	-24.1%	-32.1%
-21.0%	-23.6%	-31.5%
-347.3%	-390.9%	-521.7%
7.0%	8.8%	12.3%
16.1%	18.1%	24.1%
55.6%		
-23.9%		
-0.1%	-8.4%	
-0.1%		
-0.1%	-9.9%	
-116.8%	\$	
54.6%		
-34.0%	\$,
18.6%		
10.0%	.A	
-0.1%		
-0.1%	å	
-3.8%		
15.8%	÷	
88.9%		
-18.3%	\$	
14.7%		
14.7%	· &	
15.1%		
15.1%		
-0.1%		
-0.1%	÷	
-37.2% -15.3%		
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Table 6.8.3: Alternative CIL rates – Sales values £6,902 per square metre – change in residual land value (appraisals assume 50% affordable housing)

Sales value: £6,902 psm AH tenure Rented 70% SO 30% Frst Hms 0%

values
Alternative

	Residual land values					
	·		Adopted CIL	Alternative 1	Alternative 2	Alternative 3
	Description	No of units			·	
	Single residential dwelling (greenfield)	1	82,552	82,538	81,502	80,467
	Single residential dwelling (brownfield)	1	83,116	83,101	82,065	81,030
	4 houses (greenfield)	4	332,462	332,404	328,263	324,122
	5 houses (greenfield)	5	415,578	415,505	410,329	405,152
• • • • • • • • • • • • • • • • • • • •	Block of 5 flats (brownfield)	5	47,934	47,861	42,684	37,507
	Block of 5 flats (brownfield)	5	47,934	47,861	42,684	37,507
• • • • • • • • • • • • • • • • • • • •	Block of 5 flats (greenfield)	5	47,934	47,861	42,684	37,507 877.082
	11 houses (greenfield) 16 flats (brownfield)	11 16	899,652 139,065	899,496 138,834	888,288 122,284	105,734
	11 flats (brownfield)	11	95,607	95,448	84,070	72,692
	12 flats (greenfield)	12	104,298	104,125	91,713	79,300
• • • • • • • • • • • • • • • • • • • •	Development of c.30 flats (brownfield)	27	155,761	155,372	127,499	99,626
	Development of c.30 flats (brownfield)	32	- 1,115,463	- 1,115,932	- 1,149,471	- 1,183,010
	Development of c.30 flats and houses (brownfield)	31	691,671	691,223	659,220	627,218
	Development of c.100 flats and houses (greenfield)	100	2,271,501	2,270,081	2,168,597	2,067,114
	Development of c.100 flats (brownfield)	100	- 1,285,388	- 1,286,850	- 1,391,250	
17	Residential and health (change of use of long term vacant building)	91	- 11,478,109	- 11,575,710	- 11,766,986	- 11,958,260
18	Tall building residential and health (new build)	91	- 6,082,409	- 6,083,739	- 6,178,742	- 6,273,746
19	11 flats (change of use)	11	- 347,159	- 347,321	- 358,883	- 370,446
20	Residential and retail (Lidl scale)	42	781,593	780,447	698,618	616,788
	Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523
22	Supermarket (Lidl)	-	365,275	364,804	331,229	297,654
23	Superstore (Tesco)	-	- 2,507,174	- 2,570,661	- 2,710,361	- 2,850,062
	9 flats (change of use)	9	o		ò	¢
• • • • • • • • • • • • • • • • • • • •	Residential and retail (local scale - locally tall building)	53		- 1,867,280	- 1,926,558	
	Residential and retail (local scale - medium scale building)	23	ò	- 695,661	ò	ò
	Residential and primary school	293	- 17,072,856	- 17,152,817	- 17,533,797	- 17,914,777
	Residential and secondary school (greenfield)	150	- 13,316,992	- 13,522,655	- 13,883,025	٠
	Office (large)	-	- 34,144,586	- 34,788,724	- 35,432,861	- 36,076,999
	Office (medium)	470	- 13,895,535	- 14,157,647		- 14,681,871
	Large mixed use office and residential (New build)	178	- 12,029,962	- 12,045,721	- 13,171,314	
	Large mixed use office and residential (Change of Use) Residential conversion of large listed building	288 52	- 20,057,195	- 20,061,573	- 20,374,332	- 20,687,090
	Residential conversion of large listed building Residential conversion of medium listed building	8	- 1,280,436 476,037	- 1,281,199 475,805	- 1,335,700 459,239	- 1,390,199 442,673
	Large Private Rental Scheme development (new build)	420	- 29,877,909	è		۶
• • • • • • • • • • • • • • • • • • • •	Large Private Rental Scheme development (change of use)	350	- 24,898,467	- 24,903,562	- 25,267,536	- 25,631,510
	Tall tower with ground floor retail (new build)	395	- 29,595,669	- 29,627,102	- 30,090,497	<i>٥</i>
	Tall tower with ground floor retail (change of use)	288	- 20,093,056	- 20,097,258	- 20,397,341	- 20,697,425
	Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504
•••••	Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440
41	Mixed use light industrial and residential (low amounts of light industry)	97	1,260,756	1,181,966	1,005,926	829,886
42	Mixed use light industrial and residential (moderate amounts of light industry)	61	3,555,792	3,399,953	3,182,896	2,965,840
43	Mixed use large residential and community use (brownfield)	118	- 12,776,477	- 12,873,286	- 13,099,478	- 13,325,669
44	Non-charitable community uses (new build)	-	- 15,553,429	- 15,779,898	- 16,006,367	- 16,232,834
45	Non-charitable community uses (change of use)	_	- 1,015,702	- 1,030,469	- 1,045,234	- 1,060,001
	Large retail shopping centre	500	- 31,402,339	\$	- 35,912,005	<i>٥</i>
	Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427
	Gypsy and Traveller site	-	- 17,821,409		- 18,357,381	۶
	Small residential and community use	23			- 1,378,995	
	Medium residential and community use	43		- 3,277,452	- 3,339,584	<u> </u>
• • • • • • • • • • • • • • • • • • • •	Conversion of long term vacant unit to small office	-	- 119,260	- 121,497	- 123,734	
	Hotel and residential	46	- 9,466,151	- 9,468,811	- 9,658,859	<u> </u>
	Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808
	Hotel development (from long term vacant building) Retail and S3 uses and 56 residential units	- FC	- 5,946,156		ò	٥
	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	56	- 448,885 5,752,173	- 481,604 5,542,569	- 702,437 5,332,965	- 923,271 5,123,361
	Student housing/co-living - tower scheme (600 units)	<u>-</u>	19,230,003	19,223,743	18,776,675	18,329,608
• • • • • • • • • • • • • • • • • • • •	Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units)		12,755,808	12,751,656	12,455,093	12,158,530
	Student housing/co-living - tower scheme (400 units)		6,377,290	6,375,214	6,226,932	6,078,651
• • • • • • • • • • • • • • • • • • • •	Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980
	Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697
	Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056
	Student housing/co-living - low rise scheme (200 units)	_	4,251,118	4,249,734	4,150,879	4,052,026
• • • • • • • • • • • • • • • • • • • •	C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458
	C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204

Percent	tage	cha	inge

Percentage chan	ge	
		Alternative 3
0.0%	-1.3%	-2.5%
0.0%		
0.0%		
0.0%	-1.3%	-2.5%
-0.2%		
-0.2%	-11.0%	-21.8%
-0.2%	-11.0%	-21.8%
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-0.2%		
-0.2%	-12.1%	-24.0%
-0.3%	-18.1%	-36.0%
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-0.1%	-10.6%	-21.1%
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-0.1%		-18.5%
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0.2%	·	<u> </u>
0.0%	3.2%	6.4%
0.1%	6.0%	11.9%
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0.0%		3.1%
0.1%	4.3%	8.6%
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0.0%	}	<u> </u>
-3.7%		-11.2%
-3.7%	-7.4%	-11.1%
-6.2%	-20.2%	-34.2%
-4.4%	-10.5%	-16.6%
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-0.5%		-71.2%
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1.3%	4.5%	7.6%
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0.0%		
0.0%	-2.4%	-4.7%
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0.0%	-2.4%	-4.7%
0.0%		
-0.1%		-8.1%
-0.1%	-3.7%	-7.3%

Table 6.8.4: Alternative CIL rates – Sales values £6,585 per square metre – change in residual land value (appraisals assume 50% affordable housing)

2,464,982

2,463,725

2,373,964

2,284,204

Sales value: £6,585 psm AH tenure Rented 70% SO 30% Frst Hms 0%

	Sales value:	£6,565 psm		An tenure	Rented 70%
		Residual land val	ues		
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3
Description	No of units				
1 Single residential dwelling (greenfield)	1	73,239	73,224	72,189	71,154
2 Single residential dwelling (brownfield)	1	73,802	73,788	72,753	71,717
3 4 houses (greenfield)	4	295,211	295,152	291,011	286,870
4 5 houses (greenfield)	5	369,013	368,941	363,764	358,587
5 Block of 5 flats (brownfield)	5	8,354	8,281	3,104	
6 Block of 5 flats (brownfield)	5	8,354	8,281	3,104	·
7 Block of 5 flats (greenfield)	5	8,354	8,281	3,104	
8 11 houses (greenfield)	11	798,848	798,691	787,484	776,278
9 16 flats (brownfield)	16	13,274	13,042		
10 11 flats (brownfield)	11	9,126	8,967	ò	
11 12 flats (greenfield)	12	9,956	9,782	<u> </u>	
12 Development of c.30 flats (brownfield)	27	\$		٠	· 🌣
13 Development of c.30 flats (brownfield)	32	- 1,362,780	- 1,363,249		
14 Development of c.30 flats and houses (brownfield)	31	444,310	443,862	411,859	379,857
15 Development of c.100 flats and houses (greenfield)	100	1,490,877	1,489,456	1,387,974	1,286,490
16 Development of c.100 flats (brownfield)	100	- 1,980,134		ò	\$
17 Residential and health (change of use of long term vacant building)	91	- 12,110,328			
18 Tall building residential and health (new build)	91	- 6,675,114		\$	·
19 11 flats (change of use)	11				
20 Residential and retail (LidI scale)	42	456,673	455,527	373,698	291,868
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654
23 Superstore (Tesco)		- 2,507,174			
24 9 flats (change of use)	9	ò	·	٥	·�
25 Residential and retail (local scale - locally tall building)	53				
26 Residential and retail (local scale - medium scale building)	23			٥	· &
27 Residential and primary school	293	- 19,206,336			- 20,048,259
28 Residential and secondary school (greenfield)	150	- 14,460,521		٥	<i>٠</i> ٠
29 Office (large)		- 34,144,586			
30 Office (medium)	470	- 13,895,535		\$	·
31 Large mixed use office and residential (New build)	178	- 13,112,028			
32 Large mixed use office and residential (Change of Use)	288	- 21,907,554			<i>٠</i>
33 Residential conversion of large listed building	52 8	·			
34 Residential conversion of medium listed building		360,556 - 32,539,819	360,324 - 32,545,934	343,758 - 32,982,703	327,193
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of use)	420 350				
37 Tall tower with ground floor retail (new build)	395	- 27,116,725 - 32,099,132			- 27,849,769 - 33,057,355
38 Tall tower with ground floor retail (new build)	288				
39 Small scale light industrial park	200	1,288,284	1,240,024	1,191,764	1,143,504
40 Large warehouse		5,505,386	5,302,072	5,098,756	4,895,440
41 Mixed use light industrial and residential (low amounts of light industry)	- 07	٥		\$	·�
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry)	97 61	565,781 3,115,737	486,990 2,959,898	310,951 2,742,841	134,911 2,525,786
43 Mixed use large residential and community use (brownfield)		ò			
44 Non-charitable community uses (new build)	118			•	
45 Non-charitable community uses (riew build) 45 Non-charitable community uses (change of use)	-	- 15,553,429		\$	·\$
46 Large retail shopping centre	500	- 1,015,702			
47 Large mixed use leisure and retail	500	- 34,360,018 1,472,382		944,259	· • · · · · · · · · · · · · · · · · · ·
48 Gypsy and Traveller site			1,465,090 - 18,089,395		423,427 - 18,625,368
49 Small residential and community use	23	- 17,821,409 - 1,493,885		٥	·\$
50 Medium residential and community use	43				
51 Conversion of long term vacant unit to small office	40	- 3,362,673		\$	¢۲
52 Hotel and residential	- AG				
52 Hotel and residential 53 Conversion of long term vacant unit to shop	46	· 0		\$	·\$
54 Hotel development (from long term vacant unit to snop		17,034	16,998 - 5,947,793	14,402	11,808 - 6,181,600
54 : note: development (from long term vacant building) 55 :Retail and S3 uses and 56 residential units	 56	- 5,946,156 - 881,689		\$	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm		5,752,173	5,542,569	5,332,965	5,123,361
57 Student housing/co-living - tower scheme (600 units)	<u>-</u>	19,230,003	19,223,743	18,776,675	18,329,608
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)		12,755,808	12,751,656	12,455,093	12,158,530
59 Student housing/co-living - tower scheme (400 units)		6,377,290	6,375,214	6,226,932	6,078,651
60 Student housing/co-living - tower scheme (200 units)			6,640,899	6,486,439	6,331,980
61 Student housing/co-living - mid rise scheme (250 units)		6,643,061 3,985,346	3,984,048	3,891,373	3,798,697
62 Student housing/co-living - mid rise scheme (130 units)	-	2,656,488	2,655,623	2,593,839	2,532,056
63 Student housing/co-living - Inia rise scheme (100 units)		4,251,118	4,249,734	4,150,879	4,052,026
64 C2 care scheme (70 units)		3,081,323	3,079,594	2,956,026	2,832,458
65: C2 care scheme (50 units)		2,001,323	2 463 725	2,330,020	2,032,430

65 C2 care scheme (50 units)

Percentage chan Alternative 1		Alternative 3
0.0%	-1.4%	-2.8%
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0.0%	1.4%	>
0.0%		
0.1%	1.5%	
0.0%	1.4%	2.8%
-3.7%	-7.5%	-11.2%
-3.7%	-7.4%	-11.1%
-13.9%	-45.0%	
-5.0%	-12.0%	
0.7%	2.4%	4.0%
1.5%	2.9%	4.4%
1.5%	2.9%	
0.2%	13.1%	26.1%
-0.5%	-35.9%	-71.2%
1.5%	3.0%	4.5%
1.2%	4.0%	6.7%
0.5%	2.2%	4.0%
1.9%	3.8%	5.6%
0.0%	2.0%	3.9%
-0.2%		
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0.0%	-2.4%	
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-0.1%		
-0.1%	-3.7%	-7.3%

Table 6.8.5: Alternative CIL rates - Sales values £6,268 per square metre - change in residual land value (appraisals assume 50% affordable housing)

Sales value: £6,268 psm AH tenure Rented 70% SO 30% Frst Hms 0%

		Residual land values			
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3
Description	No of units				
1 Single residential dwelling (greenfield)	1	63,926	63,912	62,876	61,8
2 Single residential dwelling (brownfield)	1	64,490	64,475	63,439	62,4
3 4 houses (greenfield)	4	257,959	257,901	253,759	249,6
4 5 houses (greenfield)	5	322,449	322,376	317,199	312,0
5 Block of 5 flats (brownfield)	5	- 31,704	- 31,777	- 37,033	- 42,2
6 Block of 5 flats (brownfield)	5	- 31,704	- 31,777	- 37,033	- 42,2
7 Block of 5 flats (greenfield)	5	- 31,704	- 31,777	- 37,033	- 42,2
8 11 houses (greenfield)	11	697,776	697,617	686,239	674,8
9 16 flats (brownfield)	16	- 114,233	- 114,468	- 131,270	- 148,0
10 11 flats (brownfield)	11	- 78,535	- 78,697	- 90,248	- 101,8
11 12 flats (greenfield)	12	- 85,675	- 85,851	- 98,453	

1 Single residential develling (greenfeld)		Description	No of units				
2 Single residential diversifies (premified)	1	Single residential dwelling (greenfield)	1	63,926	63,912	62.876	61,841
Selection Sele		\$	1				
4 Shouses (greenfelt)				ò	······		
S. Bock of State (prownfeld)		\$					
6 Bock of 5 lasts (prownfeld)				òò	······	·············	
Touch of 5 lats (greenfeld)		\$	ò				
8 11 houses (greenfeld)	6	Block of 5 flats (brownfield)	5	- 31,704 -	31,777	- 37,033 -	42,289
9 16 flats (brownfield)	7	Block of 5 flats (greenfield)	5	- 31,704 -	31,777	- 37,033 -	42,289
9 16 flats (brownfield)	8	11 houses (greenfield)	11	697,776	697,617	686,239	674,861
11 12 13 13 13 13 13 13		•	16	- 114.233 -	114.468	- 131.270 -	148.072
11 12 flats (greenfield)		\$	ô				
13 Development of 2.07 fields (trownfield) 32				ò	••••••	······································	•••••••
13 Development of 2.0 flats (brownfield) 32 1.610.0586 1.610.5586 1.644.104 1.677.643 14 Development of 2.0 flats and houses (greenfield) 100 708.518 707.076 164.049 132.496 15 Development of 1.0 flats and houses (greenfield) 100 708.518 707.076 164.049 132.496 16 Development of 1.0 flats and houses (greenfield) 100 708.518 707.076 164.049 122.697 17 Residential and health (change of use of long term vacant building) 91 1.724.546 12.840,147 3.031.423 13.222.697 18 Tall building residential and health (new build) 91 7.726.7818 7.299,148 7.384.152 7.459.156 19 11 flats (change of use) 11 523.969 524.131 535.683 547.255 12 Residential and retail (clis cacle) 17 1.617.303 1.615.597 148.773 1.35.577 12 Residential and retail (clis cacle) 17 1.617.303 1.615.597 1.481.733 3.357 2.259.7174 2.570.681 2.710.381 2.280.692 2.280.122 2.290.7174 2.570.681 2.710.381 2.280.692 2.280.292 2.280.292 2.270.681 2.790.691 2.790.793 2.290.692 2.280.992 2.290.992 2.790.891 2.290.692 2.290.992 2.290.992 2.790.991 2.790.793 2.290.692 2.290.992 2.		\$	ô				
14 Development of c. 20 flats and houses (prownfield) 31 196,489 123,496 15 Development of c. 100 flats (prownfield) 100 707,678 707,678 604,044 501,012 16 Development of c. 100 flats (prownfield) 100 2,674,879 2,676,340 2,885,140 17 Residential and health (nange of use of flong form wacant building) 91 7,287,818 7,289,148 7,384,152 7,489,156 191 1flats (change of use of long term wacant building) 91 7,287,818 7,289,148 7,384,152 7,489,156 191 1flats (change of use of long term wacant building) 11 7,287,818 7,289,148 7,384,152 7,489,156 191 1flats (change of use of long term wacant building) 12 7,287,818 7,289,148 7,384,152 7,489,156 191 17 1817,036 1816,036 1817,036 1817,036 1817,036 1817,036 1817,036 1817,037 1817,036 1				òò	······	······	
15 Development of c.100 fats and houses (greenfield)		\$	ô				
10 2,674,779 2,675,340 2,780,740 2,285,149 17 Residential and health (new build) 91 1,742,546 1,742,546 1,740,341,62 1,742,546 1,742,546 1,740,740				196,948	······	164,499	132,496
17 Residential and heath (change of use of long term vacant building) 91 1.7247.48 12.246,147 13.031.423 13.222.697 18 72.091.48 73.091.423 13.222.697 18 72.091.48 73.091.423 13.223.697 19.11 15.23.698 524.131 535.693 547.255 20. Residential and retait (Lid scale) 17 1.617.308 1.615.957 1.481.739 1.347.523 22. Superstore (Teaco) - 2.507.142 2.570.681 2.710.301 2.280.002 23. Superstore (Teaco) - 2.507.142 2.570.681 2.710.301 2.280.002 24.9 flast (change of use) 9 198.0891 199.017 2.000.00 27.094.79 2.680.002 2.680.002 2.740.201 2.799.479 2.680.002 2.700.000 2.700	15	Development of c.100 flats and houses (greenfield)	100	708,518	707,076	604,044	501,012
18 Tal building residential and heath (new build)	16	Development of c.100 flats (brownfield)	100	- 2,674,879 -	2,676,340	- 2,780,740 -	2,885,140
19 11 flats (change of use)	17	Residential and health (change of use of long term vacant building)	91	- 12,742,546 -	12,840,147	- 13,031,423 -	13,222,697
19 11 flats (change of use)	18	Tall building residential and health (new build)	91	- 7,267,818 -	7,269,148	- 7,364,152 -	7,459,156
20 Residential and retail (Lidi scale)			÷	ò		······	
21 Residential and retail (Tesco scale)		\$	ô				
22 Supermarket (Lith)				ò	•••••••	······································	······································
2.507,174		å	17				
24 9 fats (change of use) 25 Residential and retail (local scale - locally tall building) 52 Residential and retail (local scale - medium scale building) 53 2,680,902 2, 248,902 2, 274,2011 2, 2798,479 26 Residential and retail (local scale - medium scale building) 27 Residential and retail (local scale - medium scale building) 28 Residential and retail (local scale - medium scale building) 29 1,053,051 1,053,625 1,094,657 1,135,689 293 21,339,810 2,141,976 2,141,977 0,00 2,21,817,400 294 1,150,000,712 1,1		<u> </u>	-	ò	•••••••	••••••••	
25 Residential and retail (local scale - locally tall building)		\$	-				
28 Residential and retail (local scale - medium scale building) 29 - 1,053,051 - 1,054,657 - 1,135,689 27 Residential and primary school 22 1,135,689 28 - 2,139,818 2,141,917.9 2,180,0760 22,181,740 28 Residential and secondary school (greenfield) 150 15,604,049 15,809,712 16,1770,083 16,530,454 29 Office (large) - 34,144,586 34,788,724 35,432,861 36,076,999 30 Office (medium) - 13,895,535 14,157,674 14,141,760 14,681,871 31 Large mixed use office and residential (kew build) 176 14,194,094 14,209,853 14,157,674 14,141,760 14,681,871 31 Large mixed use office and residential (Change of Use) 288 -22,757,912 23,762,292 24,075,049 24,387,808 33 Residential conversion of large listed building 52 1,999,652 1,999,466 2,099,416 2,099,416 34 Residential conversion of medium listed building 6 245,075 244,843 229,278 211,712 35 Large Private Rental Scheme development (change of use) 350 29,334,984 29,340,079 29,774,053 30,088,027 37 Tall tower with ground floor retail (change of use) 350 29,334,984 29,340,079 29,774,053 30,088,027 37 38 Small scale light industrial park -1,288,284 1,240,002 1,191,764 14,155,044 31 38 38 38 38 38 38 38			9	- 198,891 -	199,017	- 208,030 -	217,043
27 Residential and primary school 280 21,339,818 21,419,779 21,800,760 22,181,740 28 Residential and secondary school (greenfield) 150 15,604,640 15,809,712 16,170,033 16,530,454 29 Office (large) - 34,144,586 34,788,724 35,432,861 36,076,999 30 Office (medium) - 13,985,535 14,157,647 14,419,760 14,881,871 31 Large mixed use office and residential (New build) 178 14,134,094 14,209,853 15,335,446 16,461,038 32 Large mixed use office and residential (Change of Use) 280 23,757,912 27,762,292 24,075,049 24,387,808 33 Residential conversion of arrage lated building 52 1,999,652 1,999,416 2,009,916 24,387,808 34 Residential conversion of arrage lated building 6 245,075 244,843 226,278 279,916 2,099,416 2,09	25	Residential and retail (local scale - locally tall building)	53	- 2,680,092 -	2,680,922	- 2,740,201 -	2,799,479
28 Residential and secondary school (greenfield) 150 - 15,604,049 15,809,712 15,170,083 16,530,454 29,076,999 30 Office (medium) 1 - 34,144,586 34,788,724 35,432,881 36,076,999 30 Office (medium) 1 - 11,895,535 14,157,647 14,419,760 14,681,871 31 Large mixed use office and residential (New build) 178 - 14,194,094 14,209,655 15,335,446 16,461,038 32 Large mixed use office and residential (Change of Use) 288 - 23,757,791 23,752,292 24,075,049 24,387,808 33 Residential conversion of large listed building 52 - 1,989,652 1,990,416 2,044,916 2,099,416	26	Residential and retail (local scale - medium scale building)	23	- 1,053,051 -	1,053,625	- 1,094,657 -	1,135,689
29 Office (merglum)		•	293	- 21,339,818 -	21,419,779	- 21,800,760 -	22,181,740
29 Office (merglum)	28	Residential and secondary school (greenfield)	150	- 15.604.049 -	15.809.712	- 16.170.083 -	16.530.454
30 Office (medium) - 13,895,535 - 14,157,647 - 14,419,760 - 14,681,871 31 Large mixed use office and residential (New build) 178 - 14,194,094 - 14,209,853 - 15,335,446 - 16,461,038 32 Large mixed use office and residential (Change of Use) 288 - 23,757,912 - 23,762,282 - 24,075,049 - 24,367,808 33 Residential conversion of large listed building 8 24,5075 - 244,843 - 228,278 - 211,772 35 Large Private Rental Scheme development (new build) 420 - 35,201,729 - 35,207,844 - 35,644,613 - 36,081,332 36 Large Private Rental Scheme development (change of use) 350 - 29,334,984 - 29,340,079 - 29,774,053 - 30,068,027 37 Tall tower with ground floor retail (new build) 395 - 34,002,596 - 34,634,029 - 35,097,424 - 35,560,818 38 Tall tower with ground floor retail (change of use) 288 - 23,793,775 - 23,797,975 - 24,098,060 - 24,398,143 39 Small scale light industrial park - 1,143,504 40 Large warehouse - 5,505,386 - 5,302,072 - 5,098,756 - 4,895,440 41 Mixed use light industrial and residential (low amounts of light industry) 97 - 131,166 - 211,159 - 339,884 - 568,610 42 liked use light industrial and residential (low amounts of light industry) 97 - 131,166 - 211,159 - 339,884 - 568,610 43 liked use light industrial and cresidential (low amounts of light industry) 97 - 131,166 - 211,159 - 339,884 - 568,610 44 liked use light industrial and cresidential (low amounts of light industry) 97 - 131,166 - 211,159 - 339,884 - 16,860,001 45 Non-chartable community uses (change of use) - 1,015,702 - 1,090,499 - 1,045,234 - 1,060,001 46 Large retail shopping centre - 500 - 37,317,699 - 37,379,900 - 41,827,361 - 1,682,305 47 Large mixed use lissure and retail - 1,472,382 - 1,465,000 - 14,427,476 48 Gypsy and Traveller site - 1,762,409 - 1,763,409			_	ò	······	······	••••••
31 Large mixed use office and residential (New Duid) 178 14, 194, 094 14, 209, 833 15, 335, 446 16, 461, 038 32 Large mixed use office and residential (Change of Use) 288 23,757, 912 23,762,292 24,075, 049 24,387,808 33 Residential conversion of large listed building 52 1,989,652 1,989,416 2,044,916 2,099,416 34 Residential conversion of medium listed building 8 245,075 244,843 228,278 211,712 35 Large Private Rental Scheme development (new build) 420 35,071,729 35,647,613 36,041,303 36,041,303 36,041,303 36,041,303 36,041,303 36,041,303 36,041,303 36,041,303 37 Tall tower with ground floor retail (change of use) 350 29,334,984 29,340,079 29,704,053 30,080,027 37 78 10 wer with ground floor retail (change of use) 288 23,793,775 23,797,975 24,098,060 24,398,143 39 Small scale light industrial park - 1,286,284 1,240,024 1,191,764 1,143,034 40 Large warehouse - 1,286,284 1,240,024 1,191,764 1,143,034 41 Mixed use light industrial and residential (moderate amounts of light industry) 97 131,166 211,159 389,884 568,610 42 Mixed use light industrial and community use (brownfield) 118 14,389,855 14,486,688 14,712,860 14,939,051 44 Non-charitable community uses (new build) - 15,553,429 15,779,898 16,066,967 16,232,834 45 Non-charitable community uses (new build) - 15,553,429 15,779,898 16,066,967 16,232,834 45 Non-charitable community uses (new build) - 15,553,429 15,779,898 16,066,967 16,232,834 47 Non-charitable community uses (new build) - 15,553,429 15,779,898 16,066,967 16,232,834 48 Non-charitable community uses (new build) - 15,553,429 15,779,898 16,066,967 16,232,834 48 Non-charitable community uses (new build) - 15,553,429 15,779,898 16,066,967 16,232,834 17,864,979 17,965,979 17,965,979 17,965,979 17,965,979 17,965,979 17,965,979 17,965,979 17,965,979 17,965,		\$					
32 Large mixed use office and residential (Change of Use) 33 Residential conversion of large listed building 52 1,999,615 2,099,416 34 Residential conversion of large listed building 8 245,075 244,843 226,278 211,712 35 Large Private Rental Scheme development (new build) 420 - 35,201,729 - 35,207,844 - 35,644,613 - 36,081,382 36 Large Private Rental Scheme development (new build) 420 - 35,201,729 - 35,207,844 - 35,644,613 - 36,081,382 36 Large Private Rental Scheme development (new build) 350 - 29,334,964 - 29,340,979 - 29,704,053 - 30,086,027 37 Tall tower with ground floor retail (new build) 385 - 34,602,596 - 34,634,029 - 35,997,424 - 35,560,818 38 Tall tower with ground floor retail (new build) 395 - 34,602,596 - 34,634,029 - 35,997,424 - 35,560,818 39 Small scale light industrial park - 1,288,284 - 1,240,024 1,191,764 1,143,504 40 Large warehouse 4 Large warehouse - 5,505,366 5,302,072 5,998,756 4,895,404 41 Mixed use light industrial and residential (low amounts of light industry) 97 - 131,166 - 211,159 - 388,884 - 588,610 42 Mixed use light industrial and residential (moderate amounts of light industry) 41 Mixed use light industrial and residential (moderate amounts of light industry) 42 Mixed use large residential and community use (brownfield) 43 Mixed use large residential and community use (brownfield) 44 Non-charitable community uses (new build) - 15,553,429 - 15,779,986 - 16,005,977 - 16,232,834 45 Non-charitable community uses (change of use) - 1,015,702 - 1,030,469 - 14,827,961 - 40,247,763 46 Large mixed use leisure and retail - 1,472,332 - 1,655,990 - 44,827,361 - 46,274,763 47 Large mixed use leisure and retail - 1,472,332 - 1,655,990 - 44,827,361 - 46,274,763 48 Gypsy and Traveller site - 1,782,1409 - 18,089,395 - 18,357,381 - 18,625,368 49 Small residential and community use - 1,767,847 - 1,767,847 - 1,767,847 - 1,778,879 51 Conversion of long term vacant unit to shop - 1,7034 - 16,998 - 14,402 - 11,808 54 Hotel development (from long term vacant unit to shop - 1,758,879 - 1,758,879 - 1,758,			170	òò	•••••••	··············	
33 Residential conversion of large listed building 34 Residential conversion of medium listed building 35 Large Private Rental Scheme development (new build) 420 - 35,201,729 - 35,207,844 - 35,644,613 - 36,081,382 36 Large Private Rental Scheme development (change of use) 350 - 29,334,984 - 29,340,079 - 29,704,053 - 30,068,027 37 Tall tower with ground floor retail (new build) 395 - 34,602,596 - 34,602,59			ò				
34 Residential conversion of medium isted building 35 Large Private Rental Scheme development (new build) 420 - 35,201,729 - 35,207,844 - 35,644,613 - 36,081,382 36 Large Private Rental Scheme development (change of use) 37 Tall tower with ground floor retail (new build) 385 - 34,602,596 - 34,634,029 - 35,997,424 - 35,560,818 38 Tall tower with ground floor retail (change of use) 288 - 23,793,775 - 23,797,975 - 24,098,000 - 24,398,143 39 Small scale light industrial park - 1288,284 1240,024 1,191,764 1,143,504 40 Large varehouse - 15,805,386 - 5,302,072 5,098,756 1,898,444 41 Mixed use light industrial and residential (moderate amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 43 Mixed use light community uses (prownfield) 44 Non-charitable community uses (prownfield) 45 Non-charitable community uses (prownfield) 46 Large retail shopping centre 500 - 37,317,696 - 37,379,990 - 41,827,311 - 46,274,763 47 (Large mixed use leisure and retail - 1,472,382 - 1,680,909 - 944,259 - 423,427 48 (Sypsy and Traveller site - 1,782,1409 - 1,805,341 - 1,726,941 - 1,768,402 50 Medium residential and community use - 1,186,409 - 1,186,409 - 1,186,409 - 1,186,409 51 Medium residential and community use - 1,186,409 - 1,186,409 - 1,186,409 52 Hotel and residential - 1,472,382 - 1,680,509 - 1,882,331 - 1,862,388 49 Small residential and community use - 1,186,409 - 1,186,409 - 1,186,409 50 Medium residential and community use - 1,186,409 - 1,186,409 - 1,186,409 51 Conversion of long term vacant unit to shop - 1,186,409 - 1,186,409 51 Conversion of long term vacant unit to shop - 1,186,409 - 1,186,409 - 1,186,409 51 Retail and S3 uses and 56 residential units - 46 - 10,157,285 - 10,159,946 - 10,349,995 - 10,540,043 51 Conversion of long term vacant unit to shop - 1,186,409 - 1,186,409 - 1,186,409 51 Retail and S3 uses and 56 residential units - 5,946,156 - 5,947,733 - 6,064,696 - 6,181,600 55 Retail and S3 uses and 56 residential units - 6,072,509 - 5,346,566 - 5,947,733 - 6,0			÷	òò	······	······	
35 Large Private Rental Scheme development (new build) 420 35.201,729 35.201,729 35.644,613 36.081,382 36. Large Private Rental Scheme development (change of use) 350 29.34,984 29.340,079 29.704,053 30.088,027 37. Tall tower with ground floor retail (new build) 395 34.602,596 34.634,029 35.097,424 35.560,818 38. Tall tower with ground floor retail (change of use) 288 22,793,775 22,797,975 22,908,000 24,398,143 39. Small scale light industrial park - 12.88,284 1240,024 11,117,64 11,143,504 40. Large warehouse - 5,505,386 5,302,072 5,098,756 4,895,440 41. Mixed use light industrial and residential (low amounts of light industry) 97 131,166 211,159 389,884 568,610 42. Mixed use light industrial and residential (moderate amounts of light industry) 61 2,675,683 2,519,844 2,302,778 2,028,781 43. Mixed use light industrial and community use (brownfield) 118 - 14,389,858 - 14,486,666 - 14,712,860 - 14,939,051 44. Non-charitable community uses (change of use) 15,555,429 - 15,779,898 - 16,006,367 - 16,223,814 5. Non-charitable community uses (change of use) 10,15,702 1,030,469 1,045,234 1,060,001 46. Large mixed use leisure and retail 14,723,82 1,465,090 944,259 4,23,427 48. Gypsy and Travelier site 17,821,409 - 16,093,395 - 16,357,381 - 16,625,368 49. Small residential and community use 23 1,667,858 1,685,481 1,726,941 1,768,402		\$	ô				
36 Large Private Rental Scheme development (change of use) 350 - 29,334,984 - 29,340,079 - 29,704,053 - 30,086,027 37 Tall tower with ground floor retail (change of use) 288 - 23,793,775 - 23,797,975 - 24,988,080 - 24,988,143 39 Small scale light industrial park - 1,288,284 1,240,024 1,191,764 1,143,504 1,143,504 1,144,004 Large warehouse - 5,505,386 5,302,072 5,098,756 4,895,440 1,144,504 1,144,004				òò	······	······	
37 Tall tower with ground floor retail (change of use) 288 - 23,793,775 - 23,797,975 - 24,098,060 - 24,398,143	35	Large Private Rental Scheme development (new build)	420	- 35,201,729 -	35,207,844	- 35,644,613 -	36,081,382
38 Tall tower with ground floor retail (change of use) 288 - 23,793,775 23,797,975 24,098,060 24,398,143 39 Small scale light industrial park - 1,288,284 1,240,024 1,191,764 1,143,504 40 Large warehouse - 5,505,386 5,302,072 5,098,756 4,895,440 41 Mixed use light industrial and residential (low amounts of light industry) 97 - 131,166 211,159 - 389,884 - 588,610 42 Mixed use light industrial and residential (moderate amounts of light industry) 61 2,675,683 2,519,844 2,302,787 2,005,781	36	Large Private Rental Scheme development (change of use)	350	- 29,334,984 -	29,340,079	- 29,704,053 -	30,068,027
39 Small scale light industrial park - 1,288,284 1,240,024 1,191,764 1,143,504	37	Tall tower with ground floor retail (new build)	395	- 34,602,596 -	34,634,029	- 35,097,424 -	35,560,818
39 Small scale light industrial park - 1,288,284 1,240,024 1,191,764 1,143,504	38	Tall tower with ground floor retail (change of use)	288	- 23,793,775 -	23,797,975	- 24,098,060 -	24,398,143
Large warehouse			_	òò	•••••••	······································	
Mixed use light industrial and residential (low amounts of light industry)		•					
Mixed use light industrial and residential (moderate amounts of light industry) 61 2,675,683 2,519,844 2,302,787 2,085,731 43 Mixed use large residential and community use (prownfield) 118 - 14,389,858 - 14,486,668 - 14,712,680 - 14,939,051 44 Non-charitable community uses (new build) - - 15,553,429 - 15,779,898 - 16,006,367 - 16,232,834 45 Non-charitable community uses (change of use) - - 1,015,702 - 1,030,469 - 1,045,234 - 1,060,001 46 Large retail shopping centre 500 - 37,317,696 - 37,379,960 - 41,827,361 - 46,274,763 47 Large mixed use leisure and retail - - 1,472,382 1,465,090 944,259 423,427 48 Gypsy and Traveller site - - 1,782,1409 - 18,089,395 - 18,357,381 - 18,652,588 49 Small residential and community use 23 - 1,667,858 - 1,685,481 - 1,726,941 - 1,768,402 50 Medium residential and community use 43 - 3,905,904 - 3,923,513 - 3,985,646 - 4,047,779 51 Conversion of long term vacant unit to small office - - 119,260 - 121,497 - 123,734 - 125,971 - 125,971 - 125,971 - 125,971 - 1		······································	07	òò	•••••••	•••••••••	
43 Mixed use large residential and community uses (new build)		\$	ò	[<u>-</u>			
44 Non-charitable community uses (new build)			÷	ò	······································	······	
45 Non-charitable community uses (change of use)		\$	118				
46 Large retail shopping centre 500 - 37,317,696 - 37,379,960 - 41,827,361 - 46,274,763 47 Large mixed use leisure and retail - 1,472,382 1,465,090 944,259 423,427 48 Gypsy and Traveller site - 17,821,409 - 18,089,395 - 18,357,381 - 18,625,368 49 Small residential and community use 23 - 1,667,858 - 1,685,481 - 1,726,941 - 1,786,402 50 Medium residential and community use 43 3,905,904 - 3,923,513 - 3,985,646 - 4,047,779 51 Conversion of long term vacant unit to small office - 119,260 - 121,497 - 123,734 - 125,971 52 Hotel and residential 46 - 10,157,285 - 10,159,946 - 10,349,995 - 10,540,043 53 Conversion of long term vacant unit to shop - 17,034 - 16,998 - 14,402 - 11,808 54 Hotel development (from long term vacant building) - 5,946,156 - 5,947,793 - 6,064,696 - 6,181,600 55 Retail and S3 uses and 56 residential units 56 - 1,314,493 - 1,347,212 - 1,568,045 - 1,788,879 56 Demo existing retail WH, develop 3 BZ/B8 units 8,200 sqm - 5,752,173 5,542,569 5,332,965 5,123,361 57 Student housing/co-living - tower scheme (600 units) - 19,230,003 19,223,743 18,776,675 18,329,608 58 Student housing/co-living - tower scheme (400 units) - 12,755,808 12,751,656 12,455,093 12,158,530 59 Student housing/co-living - tower scheme (200 units) - 6,643,061 6,640,899 6,486,439 6,331,980 61 Student housing/co-living - mid rise scheme (150 units) - 2,656,488 2,655,623 2,593,839 2,532,056 63 Student housing/co-living - low rise scheme (200 units) - 4,251,118 4,249,734 4,150,879 4,052,026 64 C2 care scheme (70 units) - 3,081,323 3,079,594 2,956,026 2,832,458			-	- 15,553,429 -	15,779,898	- 16,006,367 -	16,232,834
47 Large mixed use leisure and retail - 1,472,382 1,465,090 944,259 423,427 48 Gypsy and Traveller site - 17,821,409 - 18,089,395 - 18,357,381 - 18,625,368 49 Small residential and community use 23 - 1,667,888 - 1,685,481 - 1,726,941 - 1,768,402 50 Medium residential and community use 43 - 3,905,904 - 3,923,513 - 3,985,646 - 4,047,779 51 Conversion of long term vacant unit to small office - 111,9260 - 121,497 - 123,734 - 125,971 52 Hotel and residential 46 - 10,157,285 - 10,159,946 - 10,349,995 - 10,540,043 53 Conversion of long term vacant unit to shop - 17,034 - 16,998 - 14,402 - 11,808 54 Hotel development (from long term vacant building) - 5,946,156 - 5,947,793 - 6,064,696 - 6,181,600 55 Retail and S3 uses and 56 residential units - 56 - 1,314,493 - 1,347,212 - 1,568,045 - 1,788,879 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm - 5,752,173 - 5,542,569 - 5,332,965 - 5,123,361 57 Student housing/co-living - tower scheme (600 units) - 12,755,808 - 12,751,656 - 12,455,093 - 12,158,530 58 Student housing/co-living - tower scheme (200 units) - 6,377,290 - 6,375,214 - 6,226,932 - 6,078,651 60 Student housing/co-living - mid rise scheme (250 units) - 3,985,346 - 3,984,048 - 3,891,373 - 3,798,697 62 Student housing/co-living - mid rise scheme (100 units) - 2,656,488 - 2,655,623 - 2,593,839 - 2,532,056 63 Student housing/co-living - low rise scheme (200 units) - 4,251,118 - 4,249,734 - 4,150,879 - 4,052,026 64 C2 care scheme (70 units) - 3,081,323 - 3,079,594 - 2,956,026 - 2,832,458	45	Non-charitable community uses (change of use)	-	- 1,015,702 -	1,030,469	- 1,045,234 -	1,060,001
48 Gypsy and Traveller site			500	- 37,317,696 -	37,379,960	- 41,827,361 -	46,274,763
48 Gypsy and Traveller site	47	Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427
49 Small residential and community use 23 - 1,667,858 - 1,685,481 - 1,726,941 - 1,768,402 1,768,402 - 3,905,904 - 3,923,513 - 3,985,646 - 4,047,779 50 Medium residential and community use 43 - 3,905,904 - 3,923,513 - 3,985,646 - 4,047,779 123,734 - 125,971 51 Conversion of long term vacant unit to small office - 119,260 - 121,497 - 123,734 - 125,971 125,971 52 Hotel and residential 46 - 10,157,285 - 10,159,946 - 10,349,995 - 10,540,043 10,349,995 - 10,540,043 53 Conversion of long term vacant unit to shop - 17,034 - 16,998 - 14,402 - 11,808 54 Hotel development (from long term vacant building) - 5,946,156 - 5,947,793 - 6,064,696 - 6,181,600 55 Retail and S3 uses and 56 residential units 56 - 1,314,493 - 1,347,212 - 1,568,045 - 1,788,879 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm - 5,752,173 - 5,542,569 - 5,332,965 - 5,123,361 57 Student housing/co-living - tower scheme (600 units) - 19,230,003 - 19,223,743 - 18,776,675 - 18,329,608 58 Student housing/co-living - tower scheme (600 units) - 12,755,808 - 12,751,656 - 12,455,093 - 12,158,530 59 Student housing/co-living - tower scheme (250 units) - 6,377,290 - 6,375,214 - 6,226,932 - 6,078,651 60 Student housing/co-living - mid rise scheme (250 units) - 6,643,061 - 6,643,061 - 6,640,899 - 6,486,439 - 6,331,980 61 Student housing/co-living - mid rise scheme (150 units) <td< td=""><td></td><td>•</td><td>_</td><td></td><td></td><td>······································</td><td>•••••••••••••••••••••••••••••••••••••••</td></td<>		•	_			······································	•••••••••••••••••••••••••••••••••••••••
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	65	C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204

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	%	3.0%	4.5%
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Table 6.8.6: Alternative CIL rates - Sales values £5,951 per square metre - change in residual land value (appraisals assume 50% affordable housing)

Rented 70% SO 30% Frst Hms 0% Sales value: £5,951 psm AH tenure

		Adopted CIL	Alternative 1	Alternative 2	Alternative
Description	No of units	Adopted CIL	Alternative	Alternative 2	Allemative
1 Single residential dwelling (greenfield)	1	54,613	54,598	53,563	5
2 Single residential dwelling (brownfield)	1	·	55,162	54,127	5
3 4 houses (greenfield)	4	\$	220,649	216,507	21
4 5 houses (greenfield)	5	275,883	275,811	270,634	26
5 Block of 5 flats (brownfield)	5	- 71,887	- 71,961	- 77,217	- 8
6 Block of 5 flats (brownfield)	5	- 71,887	- 71,961	- 77,217	- 8
7 Block of 5 flats (greenfield)	5	- 71,887	- 71,961	- 77,217	- 8
8 11 houses (greenfield)	11	596,035	595,875	584,497	57
9 16 flats (brownfield)	16	- 241,943	- 242,178	- 258,980	- 27
10 11 flats (brownfield)	11	\$	- 166,497	************************************	÷
11 12 flats (greenfield)	12				
12 Development of c.30 flats (brownfield)	27	ò	<		
13 Development of c.30 flats (brownfield)	32				
14 Development of c.30 flats and houses (brownfield)	31	ò	٠	٠	
15 Development of c.100 flats and houses (greenfield)	100	- 84,281			
16 Development of c.100 flats (brownfield)	100	- 3,369,625	٠		
17 Residential and health (change of use of long term vacant building)	91	<u> </u>			•
18 Tall building residential and health (new build)	91	ò	¢		
19 11 flats (change of use)	11	<u> </u>			•
20 Residential and retail (Lidl scale)	42	ò	٠		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957		·;·····················
22 Supermarket (Lidl)	<u>-</u>	365,275	364,804	331,229	2
23 Superstore (Tesco)		- 2,507,174			•••••••••••••••
24 9 flats (change of use)	9	ò	¢	\$	÷
25 Residential and retail (local scale - locally tall building)	53	<u> </u>			
26 Residential and retail (local scale - medium scale building)	23	ò	¢		\$
27 Residential and primary school	293	- 23,473,299			
28 Residential and secondary school (greenfield)	150	- 16,747,578	<		
29 Office (large)	-	- 34,144,586			•
30 Office (medium)	- 470	- 13,895,535			
31 Large mixed use office and residential (New build)	178	- 15,276,161			•
32 Large mixed use office and residential (Change of Use)	288	- 25,608,271	٠		
33 Residential conversion of large listed building 34 Residential conversion of medium listed building	52 8	- 2,344,261 129,595	- 2,345,024 129,363	- 2,399,524 112,797	- 2,4
35 Large Private Rental Scheme development (new build)	420	\$	٠	è	
36 Large Private Rental Scheme development (change of use)	350	- 31,553,243			
37 Tall tower with ground floor retail (new build)	395	- 37,106,059	¢		
38 Tall tower with ground floor retail (change of use)	288	- 25,644,133			•••••••••••
39 Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	÷
40 Large warehouse		5,505,386	5,302,072	5,098,756	•
41 Mixed use light industrial and residential (low amounts of light industry)	97	ò	¢		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	2.235.628	2,079,789	1,862,732	1,6
43 Mixed use large residential and community use (brownfield)	118	ò		- 15,519,550	
44 Non-charitable community uses (new build)		- 15,553,429		,	
45 Non-charitable community uses (change of use)		- 1,015,702	\$		· •
46 Large retail shopping centre	500	- 40,275,374			
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	
48 Gypsy and Traveller site	_	- 17,821,409			•
49 Small residential and community use	23		•	·	
50 Medium residential and community use	43				
51 Conversion of long term vacant unit to small office	-	- 119,260	¢		
52 Hotel and residential	46	- 10,502,853			•
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	
54 Hotel development (from long term vacant building)	-	- 5,946,156			
55 Retail and S3 uses and 56 residential units	56	· · · · · · · · · · · · · · · · · · ·			
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,1
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	•
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	•
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,0
60 Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	· · · · · · · · · · · · · · · · · · ·
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,05
64 C2 care scheme (70 units)	_	3,081,323	3,079,594	2,956,026	2,8
65 C2 care scheme (50 units)	:	2,464,982	2,463,725	2,373,964	2,2

Percentage chan	ge	
		Alternative 3
0.0%	-1.9%	-3.8%
0.0%		-3.8%
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0.1%	7.0%	14.0%
0.1%	6.1%	12.2%
0.0%	1.8%	3.6%
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-0.1%		-18.5%
2.5%		13.7%
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0.0%		3.9%
0.0%	3.4%	6.7%
0.3%	2.0%	3.6%
1.2%	3.4%	5.5%
1.9%	3.8%	5.7%
1.9%	3.8%	5.7%
0.1%		14.8%
0.0%		2.5%
0.0%		
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		2.3%
0.0%		
0.0%		2.3%
0.1%		2.6%
0.0%		2.4%
-3.7%		-11.2%
-3.7%	·	-11.1%
9.6%		52.3%
-7.0%	-16.7%	
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1.5%	2.9%	4.4%
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-0.5%	>	-71.2%
1.5%		4.5%
1.0%	}(5.5%
0.4%		3.4%
1.9%	3.8%	5.6%
0.0%	}	3.6%
-0.2%	-15.4%	-30.7%
0.0%	}	4.0%
1.9%	14.5%	27.1%
-3.6%	·	-10.9%
0.0%	-2.4%	-4.7%
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0.0%	-2.4%	-4.7%
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0.0%		-4.7%
-0.1%		-8.1%
-0.1%		
-0.170	-0.1 /0	-1.070

Table 6.8.7: Alternative CIL rates – Sales values £5,634 per square metre – change in residual land value (appraisals assume 50% affordable housing)

Sales value: £5,634 psm AH tenure Rented 70% SO 30% Frst Hms 0%

			Residual land va Adopted CIL	Alternative 1	Alternative 2	Alternative 3
D	Description	No of units	, racpited oil			
1 S	Single residential dwelling (greenfield)	1	45,300	45,286	44,250	43,215
	Single residential dwelling (brownfield)	1	ò	45,849	44,814	43,779
	houses (greenfield)	4	·		179,255	175,114
	houses (greenfield)	5	229,319	229,246	224,070	218,893
	Block of 5 flats (brownfield)	5				- 122,657
	Block of 5 flats (brownfield)	5 5	ò	\$	- 117,400	- 122,657
	Block of 5 flats (greenfield) 1 houses (greenfield)	11	- 112,071 494,292	- 112,145 494,132	- 117,400 482,755	- 122,657 471,377
	6 flats (brownfield)	16	- 369,653	.		- 403,492
	1 flats (brownfield)	11	·		- 265,849	- 277,400
	2 flats (greenfield)	12	ò	·	·	\$
	Development of c.30 flats (brownfield)	27	- 676,555		- 705,249	- 733,547
13 D	Development of c.30 flats (brownfield)	32	- 2,104,729	- 2,105,199	- 2,138,738	- 2,172,276
14 D	Development of c.30 flats and houses (brownfield)	31	- 302,318	- 302,772	- 335,263	- 367,753
15 D	Development of c.100 flats and houses (greenfield)	100	- 887,889	- 889,355	- 993,957	- 1,098,561
16 D	Development of c.100 flats (brownfield)	100	- 4,064,370	- 4,065,831	- 4,170,231	- 4,274,631
	Residential and health (change of use of long term vacant building)	91	- 14,006,982		- 14,295,859	- 14,487,134
.	all building residential and health (new build)	91	- 8,453,228	÷	- 8,549,561	- 8,644,565
	1 flats (change of use)	11	<u> </u>		- 712,503	- 724,065
	Residential and retail (Lidl scale)	42	- 525,993	· &	· •	
	Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523
	Supermarket (Lidl) Superstore (Tesco)	-	365,275 - 2,507,174	364,804 - 2,570,661	331,229 - 2,710,361	297,654 - 2,850,062
) flats (change of use)	- 9		÷		
	Residential and retail (local scale - locally tall building)	53	- 3,493,734	÷	- 3,553,844	- 3,613,122
	Residential and retail (local scale - nedium scale building)	23	<u> </u>		- 1,452,622	- 1,493,653
	Residential and primary school	293	- 25,606,780	\$	- 26,067,721	- 26,448,702
	Residential and secondary school (greenfield)	150	- 17,891,106		- 18,457,140	- 18,817,512
29 C	Office (large)	-	- 34,144,586	- 34,788,724	- 35,432,861	- 36,076,999
30 C	Office (medium)	-	- 13,895,535	- 14,157,647	- 14,419,760	- 14,681,871
31 L	arge mixed use office and residential (New build)	178	- 16,358,227	- 16,373,986	- 17,499,578	- 18,625,171
	arge mixed use office and residential (Change of Use)	288	- 27,458,631	- 27,463,009	- 27,775,768	- 28,088,527
	Residential conversion of large listed building	52	- 2,698,869			
	Residential conversion of medium listed building	8	14,113	13,882	· &	ò
	arge Private Rental Scheme development (new build)	420	<u> </u>			- 41,405,203
	arge Private Rental Scheme development (change of use)	350	- 33,771,502	.		- 34,504,545
	fall tower with ground floor retail (new build)	395 288	- 39,609,523 - 27,494,492		- 40,104,351	- 40,567,745
	all tower with ground floor retail (change of use) Small scale light industrial park	200	1,288,284	- 27,498,694 1,240,024	- 27,798,777 1,191,764	- 28,098,861 1,143,504
	arge warehouse		5,505,386	5,302,072	5,098,756	4,895,440
.	fixed use light industrial and residential (low amounts of light industry)	97	\$	\$	· 🌣	ò
	fixed use light industrial and residential (moderate amounts of light industry)	61	1,795,574	1,639,735	1,422,678	1,205,622
	fixed use large residential and community use (brownfield)	118	- 16,003,241		- 16,326,241	٥
	Ion-charitable community uses (new build)	_	- 15,553,429		- 16,006,367	- 16,232,834
	lon-charitable community uses (change of use)	-	- 1,015,702	· •	- 1,045,234	- 1,060,001
46 L	arge retail shopping centre	500	- 43,233,053	- 43,295,316	- 47,742,718	- 52,190,119
	arge mixed use leisure and retail	_	1,472,382	1,465,090	944,259	423,427
.	Gypsy and Traveller site	-	- 17,821,409	· •	- 18,357,381	\$
	Small residential and community use	23			- 2,074,887	- 2,116,347
	Medium residential and community use	43		.	- 4,631,707	- 4,693,841
	Conversion of long term vacant unit to small office	-	- 119,260			- 125,971
.	Hotel and residential	46	- 10,848,421	\$	- 11,041,130	- 11,231,179
	Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808
	Hotel development (from long term vacant building) Retail and S3 uses and 56 residential units	- 56	- 5,946,156 - 2,180,101	·	- 6,064,696 - 2,433,653	 6,181,600 2,654,487
	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	- 30	5,752,173	5,542,569	5,332,965	- 2,054,467 5,123,361
	Student housing/co-living - tower scheme (600 units)		19,230,003	19,223,743	18,776,675	18,329,608
	Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530
	Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651
	Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980
	Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697
	Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056
63 S	Student housing/co-living - low rise scheme (200 units)	_	4,251,118	4,249,734	4,150,879	4,052,026
64 C	2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458
05.0	2 care scheme (50 units)	:	2,464,982	2,463,725	2,373,964	2,284,204

0.0% -2.3% -4.6 0.0% -2.3% -4.5 0.0% -2.3% -4.5 0.0% -2.3% -4.5 0.1% 4.8% 9.4 0.1% 4.8% 9.4 0.1% 4.8% 9.4 0.1% 4.8% 9.4 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.1% 4.6% 9.2 0.0% 1.6% 3.2 0.0% 1.6% 3.2 0.0% 1.1% 2.3 0.0% 1.1% 2.3 0.0% 1.1% 2.5 0.0% 1.1% 2.5 0.0% 1.1% 3.4 0.0% 1.1% 3.5 0.0% 1.1% 3.1 0.0% 2.8% 5.6 0.0% 2.9% 5.9 0.0% 2.9% 5.9 0.0% 2.9% 5.9 0.0% 2.9% 5.9 0.0% 2.9% 5.0 0.0% 1.1% 3.2 0.0% 2.9% 5.2 0.0% 1.9% 3.8% 5.7 1.9%	Percentage chan		
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	-U. 1 70	-3.170	-1.376

Table 6.8.8: Alternative CIL rates – Sales values £5,317 per square metre – change in residual land value (appraisals assume 50% affordable housing)

Sales value: £5,317 psm AH tenure Rented 70% SO 30% Frst Hms 0%

			Residual land va Adopted CIL	Alternative 1	Alternative 2	Alternative 3
Desc	cription	No of units	, aoptos oiz			
1 Single	le residential dwelling (greenfield)	1	35,987	35,972	34,937	33,9
	le residential dwelling (brownfield)	1	36,551	36,536	35,501	34,4
	uses (greenfield)	4	146,203	146,145	142,004	137,8
	uses (greenfield)	5	182,754	182,681	177,505	172,3
	k of 5 flats (brownfield)	5	<u> </u>		- 157,584	
	k of 5 flats (brownfield)	5	\$	- 152,329	- 157,584	- 162,8
	k of 5 flats (greenfield)	5	<u> </u>			
	ouses (greenfield)	11	392,550	392,391	381,013	369,6
	ats (brownfield)	16	- 497,363			
	ats (brownfield)	11	- 341,937	- 342,098	- 353,650	- 365,2
	lats (greenfield) elopment of c.30 flats (brownfield)	12 27	- 373,022			- 398,4
		32	- 885,229	÷	٠	\$
	elopment of c.30 flats (brownfield) elopment of c.30 flats and houses (brownfield)	31	- 2,352,046 - 553,452			- 2,419,5 - 618,8
	elopment of c.30 flats and houses (greenfield)	100	- 1,691,499	- 1,692,963	- 1,797,567	- 1,902,1
	elopment of c.100 flats (brown field)	100	- 4,759,115			•
	idential and health (change of use of long term vacant building)	91	- 14,639,201	- 14,736,803	- 14,928,077	
	building residential and health (new build)	91				
	lats (change of use)	11	\$	÷		
	idential and retail (LidI scale)	42	·			
	idential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347
	ermarket (Lidl)		365,275	364,804	331,229	297,
	erstore (Tesco)	_	- 2,507,174	÷	٠	
	ts (change of use)	9	- 387,661	- 387,788	<u> </u>	
	idential and retail (local scale - locally tall building)	53	- 3,900,556	- 3,901,386	- 3,960,664	- 4,019,
	idential and retail (local scale - medium scale building)	23	- 1,589,998	- 1,590,572	- 1,631,604	- 1,672,
27 Resid	dential and primary school	293	- 27,740,261	- 27,820,222	- 28,201,203	- 28,582,
28 Resid	dential and secondary school (greenfield)	150	- 19,034,635	- 19,240,297	- 19,600,669	- 19,961,
29 Offic	ce (large)	-	- 34,144,586	- 34,788,724	- 35,432,861	- 36,076,
30 Offic	ce (medium)	-	- 13,895,535	- 14,157,647	- 14,419,760	- 14,681,
31 Large	e mixed use office and residential (New build)	178	- 17,440,293	- 17,456,052	- 18,581,644	- 19,707,
32 Large	e mixed use office and residential (Change of Use)	288	- 29,308,990	- 29,313,368	- 29,626,127	- 29,938,
	dential conversion of large listed building	52	- 3,053,478	- 3,054,240	- 3,108,741	- 3,163,
	dential conversion of medium listed building	8	- 102,913		å	
	e Private Rental Scheme development (new build)	420	- 43,187,462			
	e Private Rental Scheme development (change of use)	350	- 35,989,761	\$	- 36,358,830	- 36,722,
	tower with ground floor retail (new build)	395	- 42,112,987	- 42,144,419	- 42,607,814	
	tower with ground floor retail (change of use)	288	- 29,344,851	÷	\$	\$
	Il scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143
	e warehouse	-	5,505,386	5,302,072	5,098,756	4,895,
	d use light industrial and residential (low amounts of light industry)	97	<u> </u>			
	d use light industrial and residential (moderate amounts of light industry)	61	1,355,518	1,199,680 - 16.906.741	982,623	765,
	d use large residential and community use (brownfield)	118	- 16,809,931			
	-charitable community uses (new build)	-	- 15,553,429	\$	- 16,006,367	
	-charitable community uses (change of use) le retail shopping centre	500	- 1,015,702 - 46,190,731		- 1,045,234 - 50,700,396	
	e nixed use leisure and retail	500	1,472,382	1,465,090	944,259	423,
	sy and Traveller site		- 17,821,409			- 18,625,
	Il residential and community use	23	- 2,189,778		å	\$
	ium residential and community use	43				
	version of long term vacant unit to small office		- 119,260	·		
	l and residential	46			- 11,386,698	
	version of long term vacant unit to shop	-	17,034	16,998	14,402	11,
	l development (from long term vacant building)	-	- 5,946,156			
	il and S3 uses and 56 residential units	56	- 2,612,905	· �	\$	
	o existing retail WH, develop 3 B2/B8 units 8,200 sgm	-	5,752,173	5,542,569	5,332,965	5,123,
	lent housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,
	lent housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,
	lent housing/co-living - tower scheme (200 units)	_	6,377,290	6,375,214	6,226,932	6,078
	lent housing/co-living- mid rise scheme (250 units)	_	6,643,061	6,640,899	6,486,439	6,331,
	lent housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,
	lent housing/co-living - mid rise scheme (100 units)	_	2,656,488	2,655,623	2,593,839	2,532,
	lent housing/co-living - low rise scheme (200 units)	-	4,251,118	.	4,150,879	4,052,
	are scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832
	are scheme (50 units)		2,464,982	.	2,373,964	2,284,

ercentage chan	ge	,
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-0.1%	-3.7%	-7.3%

Table 6.8.9: Alternative CIL rates – Sales values £5,000 per square metre – change in residual land value (appraisals assume 50% affordable housing)

£5,000 psm AH tenure Rented 70% SO 30% Frst Hms 0%

		Residual land va Adopted CIL	Alternative 1	Alternative 2	Alternative 3
Description	No of units				
1 Single residential dwelling (greenfield)	1	26,674	26,660	25,624	24,589
2 Single residential dwelling (brownfield)	1	27,238	27,224	26,188	25,153
3 4 houses (greenfield)	4	108,952	108,893	104,752	100,610
4 5 houses (greenfield) 5 Block of 5 flats (brownfield)	5 5	136,189 - 192,439	136,117 - 192,513	130,940 - 197,769	125,763 - 203.025
6 Block of 5 flats (brownfield)	5	- 192,439		- 197,769	- 203,025
7 Block of 5 flats (greenfield)	5	- 192,439	٠	ò	- 203,025
8 11 houses (greenfield)	11	290.807	290,648	279,270	267.892
16 flats (brownfield)	16	- 625,072	å	- 642,110	
11 flats (brownfield)	11	- 429,737	- 429,899	- 441,450	- 453,00
12 flats (greenfield)	12	- 468,804	- 468,981	- 481,582	- 494,18
Development of c.30 flats (brownfield)	27	- 1,093,901	- 1,094,298	- 1,122,596	- 1,150,89
Development of c.30 flats (brownfield)	32	- 2,599,362	<u> </u>	- 2,633,371	·
Development of c.30 flats and houses (brownfield)	31	- 804,588	- 805,043	- 837,533	٠
Development of c.100 flats and houses (greenfield)	100	- 2,495,107			·
Development of c.100 flats (brownfield)	100	- 5,453,861	ò	- 5,559,722	\$
Residential and health (change of use of long term vacant building)	91	- 15,271,419	- 15,369,021		- 15,751,57
Tall building residential and health (new build) 11 flats (change of use)	91 11	- 9,638,638	٠	- 9,734,971 - 889,313	٠
Residential and retail (LidI scale)	42	- 877,588 - 1.185.748			<u> </u>
Residential and retail (Edu scale)	17	1,617,836	1,615,957	1,481,739	1,353,06
Supermarket (Lidl)	- 17	365,275	364,804	331,229	297,65
Superstore (Tesco)		- 2,507,174	ò	- 2.710.361	\$
9 flats (change of use)	9	- 450.585			
Residential and retail (local scale - locally tall building)	53	- 4,307,377	å	å	
Residential and retail (local scale - medium scale building)	23	- 1,768,980	- 1,769,555	- 1,810,586	- 1,851,61
Residential and primary school	293	- 29,873,742	- 29,953,703	- 30,334,684	- 30,715,66
Residential and secondary school (greenfield)	150	- 20,178,163	- 20,383,826	- 20,744,198	- 21,104,56
Office (large)	_	- 34,144,586	- 34,788,724	- 35,432,861	- 36,076,99
Office (medium)	-	- 13,895,535	٠	٥	<u> </u>
Large mixed use office and residential (New build)	178	- 18,522,359			<u></u>
arge mixed use office and residential (Change of Use)	288	- 31,159,349	å	- 31,476,486	- 31,789,24
Residential conversion of large listed building	52				
esidential conversion of medium listed building	8	- 220,156	٠	ò	\$
arge Private Rental Scheme development (new build) arge Private Rental Scheme development (change of use)	420 350	- 45,849,372 - 38,208,019	- 45,855,487 - 38,213,115	- 46,292,255	- 38,941,06
Tall tower with ground floor retail (new build)	395	- 44,616,450	- 44,647,883	- 45,111,277	
Tall tower with ground floor retail (change of use)	288	- 31,195,211			<u>.</u>
Small scale light industrial park		1.288.284	1,240,024	1,191,764	1,143,50
Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,44
Mixed use light industrial and residential (low amounts of light industry)	97	- 2,953,485	- 3,033,476	- 3,212,203	- 3,390,92
Mixed use light industrial and residential (moderate amounts of light industry)	61	915,464	759,626	542,569	325,51
Mixed use large residential and community use (brownfield)	118	- 17,616,622	- 17,713,432	- 17,939,623	- 18,165,81
Non-charitable community uses (new build)	_	- 15,553,429	- 15,779,898	- 16,006,367	- 16,232,83
Non-charitable community uses (change of use)	-	- 1,015,702		- 1,045,234	
Large retail shopping centre	500	- 49,148,410	\$	- 53,658,074	
Large mixed use leisure and retail		1,472,382	1,465,090	944,259	423,42
Gypsy and Traveller site		- 17,821,409	\$	- 18,357,381	
Small residential and community use Medium residential and community use	23 43	- 2,363,750 - 5,198,027		 2,422,834 5,277,769 	
Conversion of long term vacant unit to small office	43	- 119,260	ò	\$	¢
P. Hotel and residential	46	- 11,539,557		- 11,732,266	- 11,922,31
Conversion of long term vacant unit to shop	_	17,034	16,998	14,402	11,80
Hotel development (from long term vacant building)	-	- 5,946,156			
Retail and S3 uses and 56 residential units	56	- 3,045,709	- 3,078,428	- 3,299,261	- 3,520,09
Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,36
Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,60
Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,53
Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,65
Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,98
1 Student housing/co-living - mid rise scheme (150 units)	_	3,985,346	3,984,048	3,891,373	3,798,69
2 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,05
3 Student housing/co-living - low rise scheme (200 units)		4,251,118	4,249,734	4,150,879	4,052,02
4 C2 care scheme (70 units) 5 C2 care scheme (50 units)	<u>-</u>	3,081,323 2,464,982	3,079,594 2,463,725	2,956,026 2,373,964	2,832,45 2,284,20

Percentage chan		,
Alternative 1	Alternative 2	Alternative 3
0.407	0.007	7.00/
-0.1%		
-0.1%		-7.7%
-0.1%	-3.9%	-7.7%
-0.1%		-7.7%
	,	
0.0%		
0.0%		,
0.0%	2.8%	5.5%
-0.1%	-4.0%	-7.9%
0.0%	2.7%	5.4%
0.0%		
	,	>
0.0%		
0.0%		,
0.0%	1.3%	2.6%
0.1%	4.1%	8.1%
0.1%	>	8.4%
0.0%		
		>
0.6%		
0.0%		
0.0%	1.3%	2.7%
0.1%	7.1%	14.1%
-0.1%	>	}
-0.1%		
2.5%		
0.0%	2.0%	4.0%
0.0%	1.4%	2.8%
0.0%	2.4%	4.7%
0.3%	,	,
1.0%		
1.9%		
1.9%	3.8%	5.7%
0.1%	6.2%	12.2%
0.0%	1.0%	2.0%
0.0%		
0.1%		
}	>	>
0.0%		
0.0%		,
0.1%	1.1%	2.1%
0.0%	1.0%	1.9%
-3.7%	>	
-3.7%		
	,	,
2.7%		
-17.0%		
0.5%		
1.5%	2.9%	4.4%
1.5%		}
0.1%		
>		
-0.5%		
1.5%		
0.7%		
0.3%	1.5%	2.7%
1.9%	3.8%	5.6%
0.0%	1.7%	3.3%
-0.2%		-30.7%
0.0%		
1.1%		15.6%
-3.6%	-7.3%	-10.9%
0.0%		-4.7%
0.0%		
0.0%		-4.7%
0.0%		
0.0%		
0.0%		
0.0%	-2.4%	-4.7%
-0.1%		-8.1%
-0.1%		>
-0.176	-3.176	-1.370

Figure 6.10.1: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £7,535 per square metre)





Figure 6.10.2: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £7,219 per square metre)

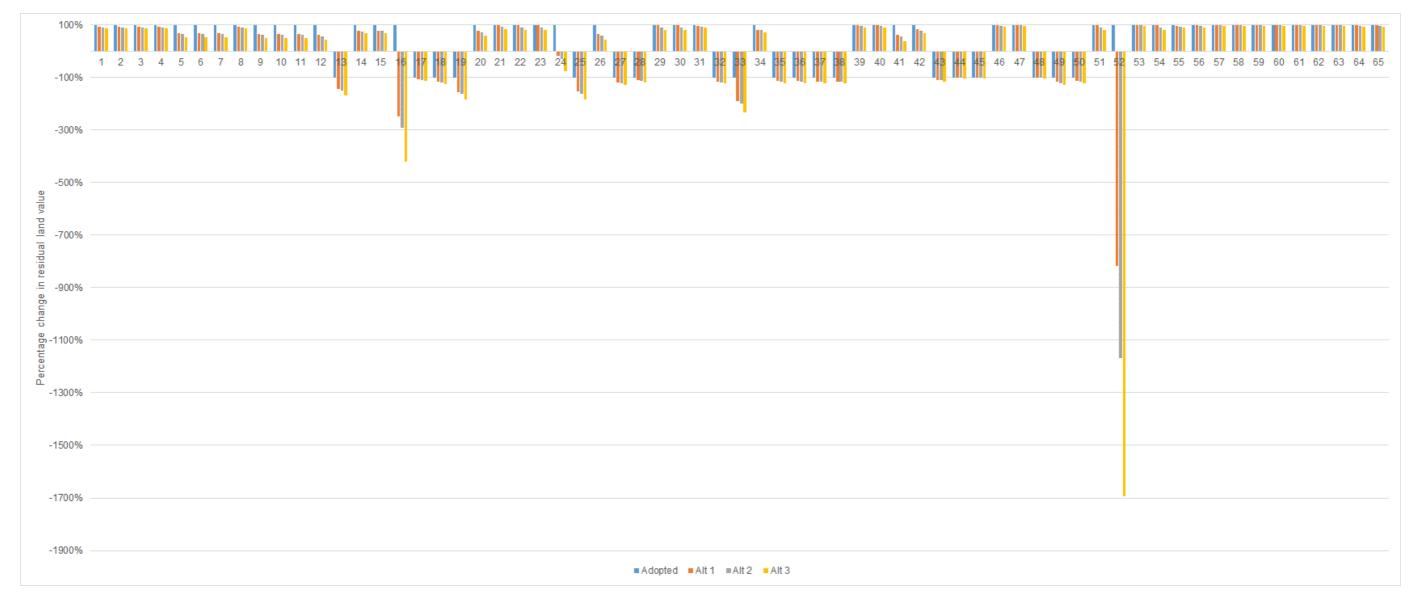


Figure 6.10.3: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £6,902 per square metre)

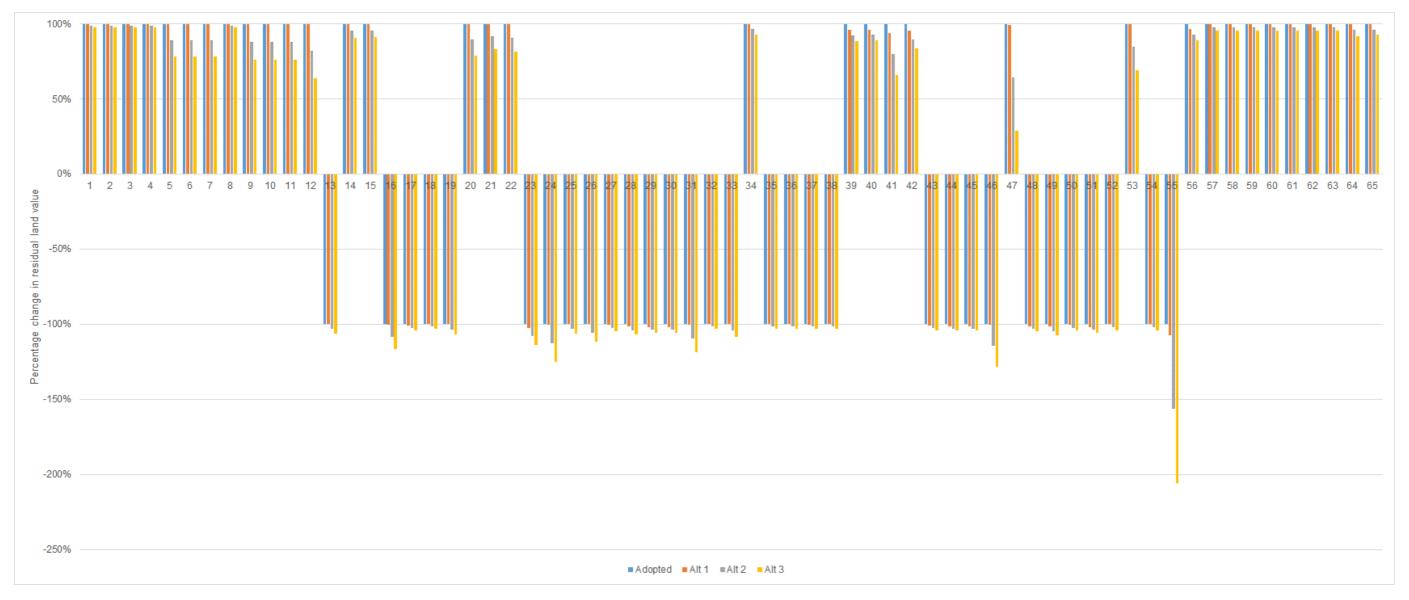


Figure 6.10.4: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £6,585 per square metre)

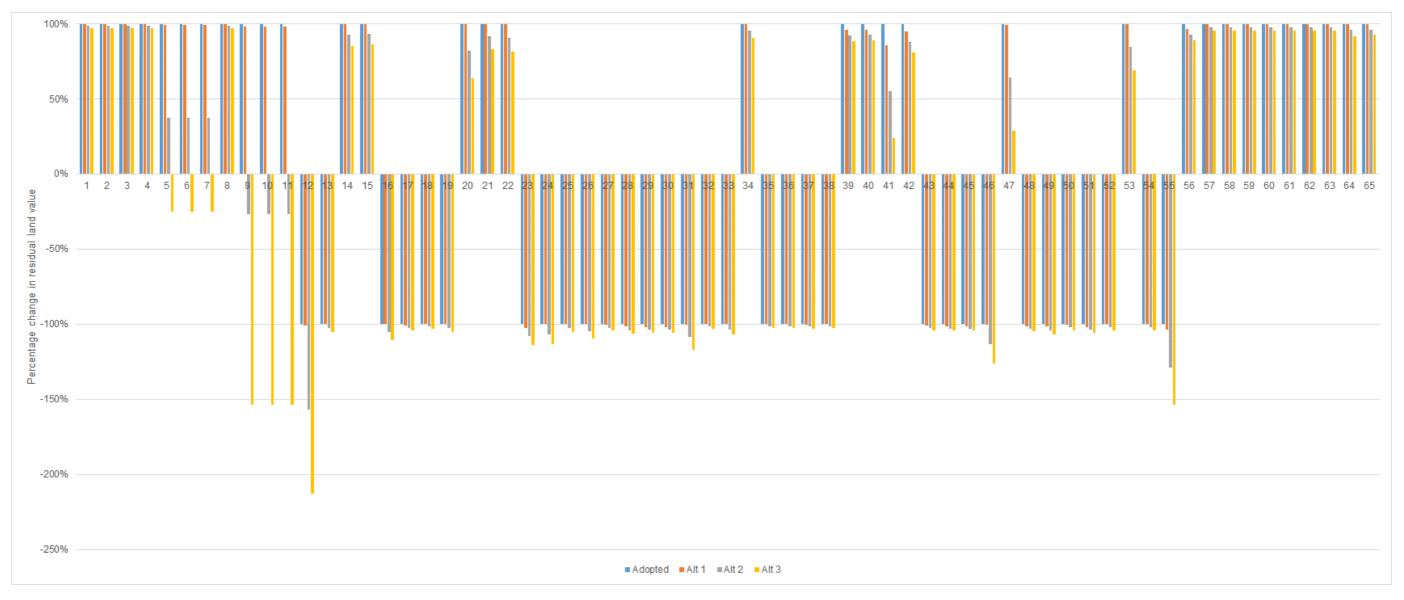


Figure 6.10.5: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £6,268 per square metre)

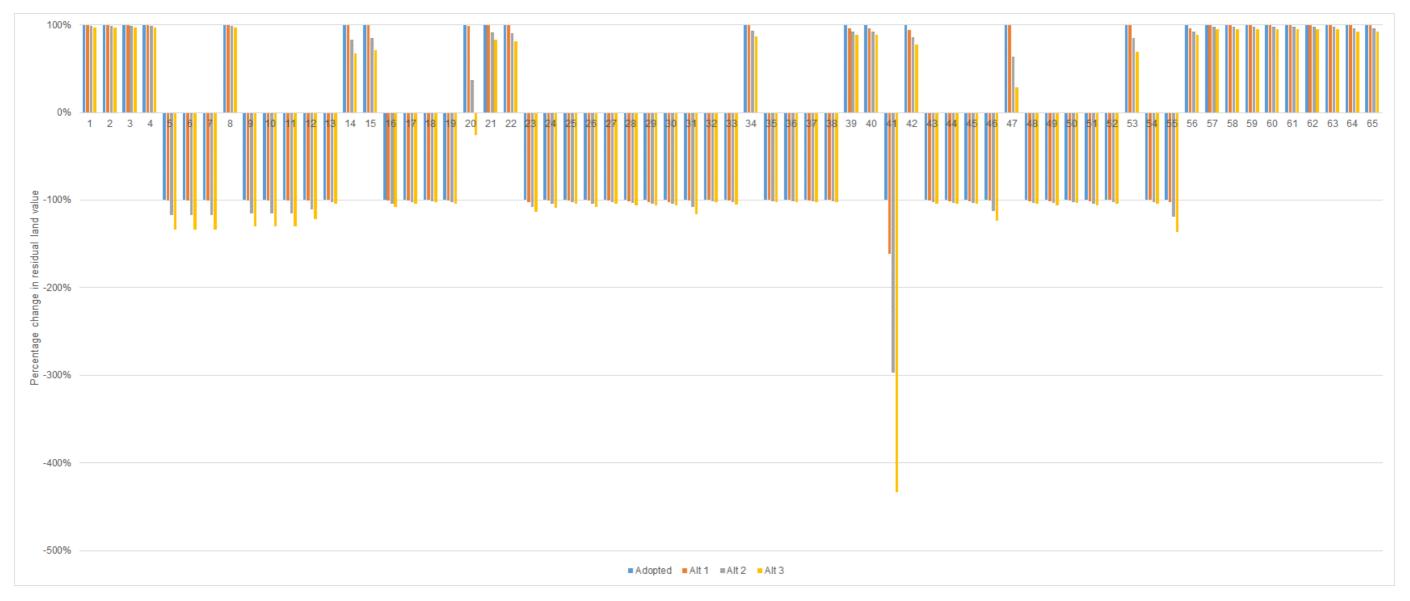


Figure 6.10.6: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,951 per square metre)



Figure 6.10.7: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,634 per square metre)

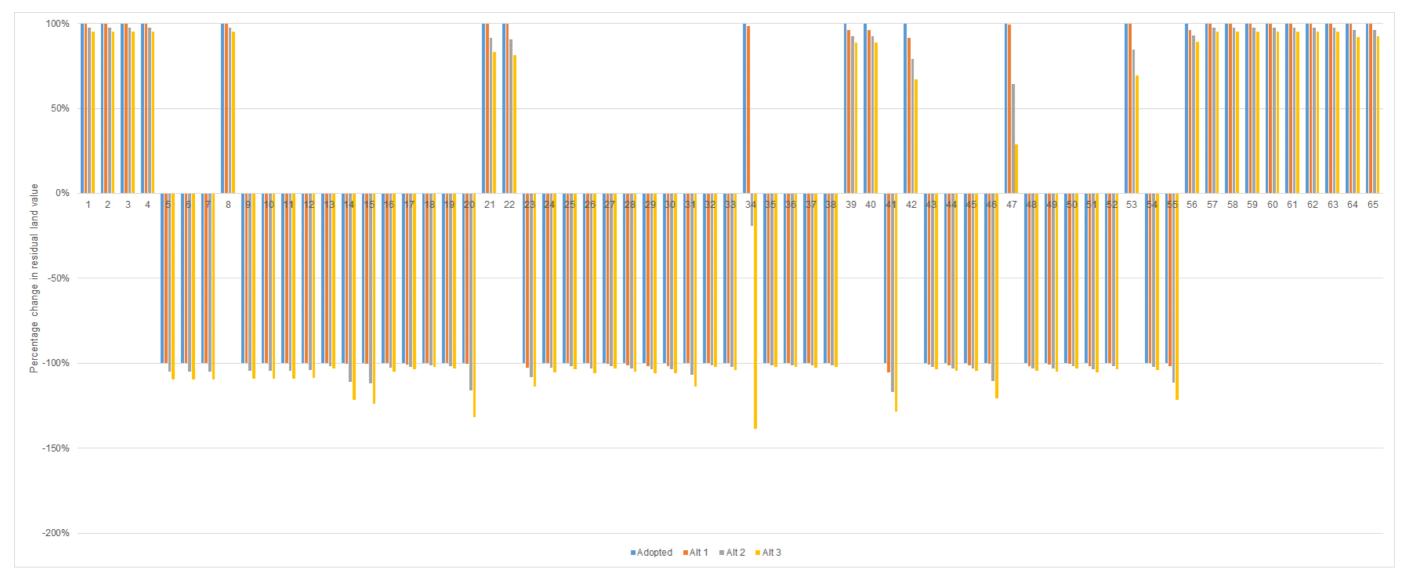


Figure 6.10.8: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,317 per square metre)

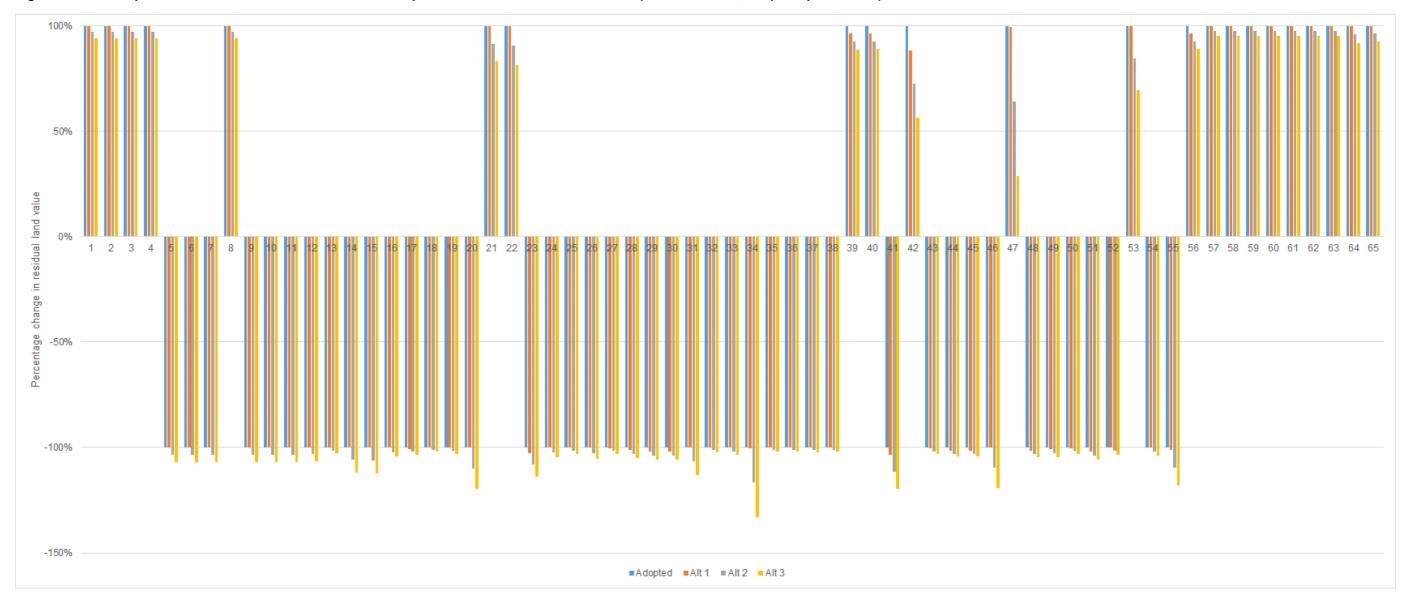
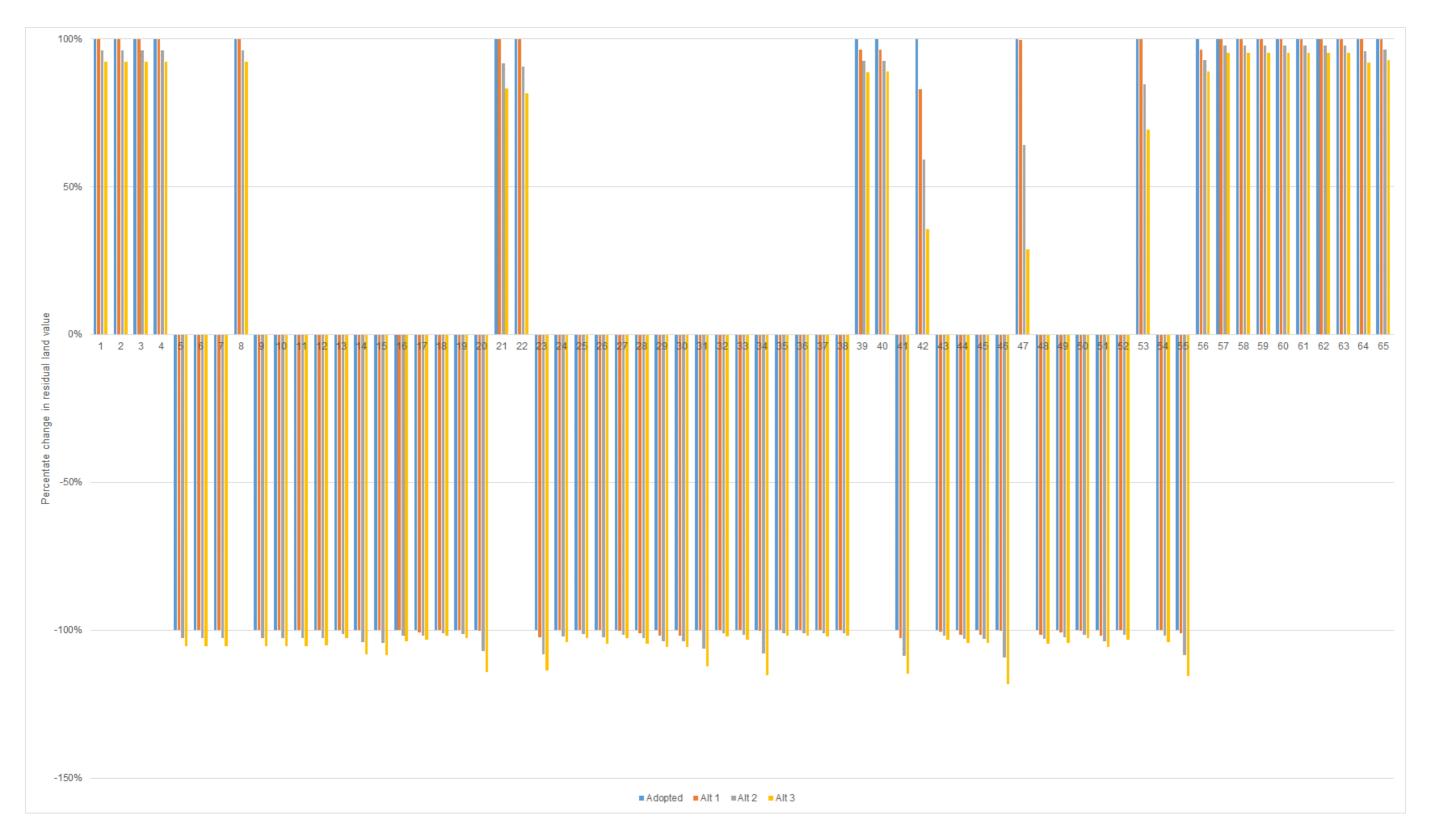


Figure 6.10.9: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,000 per square metre)





Residential rates

- 6.12 The outputs of the appraisals indicate that an increase from the current rate of £120 to £225 per square metre (£300 per square metre for schemes of 9 or fewer units which are not required to provide affordable housing) will be viable in most situations and readily absorbed through modest reductions in residual land values. Although the CIL rate in the CMC is currently nil and will therefore see a more significant increase, this area has also seen the steepest increase in residential values in the Borough, largely due to its high levels of public transport accessibility. In some cases, the reduction in residual land values arising from an increase in the CIL will be significantly higher, but this is typically where the residual land value is already low.
- 6.13 We attach as Appendix 5 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates would widen. This would increase the capacity of schemes to provide higher levels of affordable housing (towards or at the strategic target level of 50%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.
- A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council may not be in a position to prioritise affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no change in CIL' scenario.
- 6.15 We have therefore run a theoretical exercise to test the impact of the proposed CIL rates on the level of affordable housing to establish the change in affordable housing if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value 10. Table 6.15.1 summarises this analysis; for each scheme, we show the residual land value with the adopted CIL rate and the reduction arising from the increase in the CIL rate. We then reduce the affordable housing in order to restore the residual land value back to its previous level.

Table 6.15.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (higher value zone)

Site ref	Site type	Number of units	RLV – incorp- orating adopted CIL	RLV – incorp- orating increased CIL (Alt 3)	Reduced AH percentage required to offset increase in CIL
1	Single residential dwelling (GF)	1	£149,157	£141,135	31.18%
2	Single residential dwelling (BF)	1	£149,716	£141,695	31.18%
3	4 houses (GF)	4	£598,867	£566,779	31.18%
4	5 houses (GF)	5	£748,583	£708,474	31.18%
5	Block of 5 flats (BF)	5	£244,064	£203,954	30.50%
6	Block of 5 flats (BF)	5	£244,064	£203,954	30.50%
7	Block of 5 flats (GF)	5	£244,064	£203,954	30.50%
8	11 houses (GF)	11	£1,620,550	£1,533,720	31.18%

¹⁰ The Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.

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Site ref	Site type	Number of units	RLV – incorp- orating adopted CIL	RLV – incorp- orating increased CIL (Alt 3)	Reduced AH percentage required to offset increase in CIL
9	16 flats (BF)	16	£758,073	£629,846	30.43%
10	11 flats (BF)	11	£521,175	£433,020	30.43%
11	12 flats (BF)	12	£568,554	£472,385	30.43%
12	Development of c.30 flats (BF)	27	£1,113,571	£681,654	24.48%
13	Development of c.30 flats (BF)	32	£125,052	-£132,896	30.25%
14	Development of c.30 flats and houses (BF)	31	£2,010,674	£1,762,721	30.42%
15	Development of c.100 flats and houses (GF)	100	£6,461,583	£5,675,294	30.34%
16	Development of c.100 flats (BF)	100	£1,766,361	£973,923	29.48%

- 6.16 This exercise indicates that increasing the CIL rates from the adopted rates to the highest alternative rate tested (£250 per square metre) would reduce affordable housing from 35% to around 30%, if it is not possible to pass back the additional cost through a reduction in land value. This indicates that the Council will need to carefully consider the potential impact of adopting a higher rate of CIL on affordable housing delivery and whether the need for additional income outweighs affordable housing as a priority.
- 6.17 Developments of 9 or fewer units are not required to provide affordable housing and can therefore, in principle, make a higher contribute towards infrastructure than schemes of 10 or more units. We suggest that a CIL rate of £300 per square metre would reflect a reasonable balance between the need for infrastructure funding and the continued delivery of small developments, which make an important contribution towards housing supply in the Borough.
- 6.18 The adopted Charging Schedule adopted a two zone approach to residential and commercial rates, with a nil rate applied to residential in the CMC and £120 per square metre applied to commercial floorspace. Outside the CMC, this was reversed, with a residential rate of £120 per square metre and a nil commercial rate. In terms of geographies for a potential replacement Charging Schedule, the rationale for a nil residential rate in the CMC has now weakened due to value growth in the CMC and has narrowed the historic differences in viability across the Borough. We therefore recommend that any replacement Charging Schedule applies a CIL rate to residential development in the CMC
- 6.19 Following the changes to CIL regulations in 2019 (see Section 2), the Council could make more use of Section 106 to secure contributions towards infrastructure. However, this approach is more suitable to boroughs which have very large developments being brought forward by single developers/landowner. In Croydon, development tends to be more piecemeal with sites within masterplan and opportunity areas being brought forward by a range of developers. If the Council opted to use Section 106 to collect contributions in place of CIL, this would result in negotiations with a vast array of developers and landowners, all of whom would seek to limit the scope of any obligations to the three tests at paragraph 56 of the NPPF. This would make it difficult for the Council to seek obligations that benefit areas as a whole rather than just the development concerned.

Business (offices including research and development, B2 and B8)

The testing indicates that office developments are potentially viable in the CMC, although this is highly dependent on the relationship between residual land value and benchmark land value. We therefore recommend that the existing rate (after indexation) is retained unchanged in the CMC in any amended Charging Schedule but a reduced rate of £50 per square metre is set for the rest of the Borough. Similarly, we recommend that the existing rate for B2, B8 and light industrial be retained at its existing (indexed) level in the CMC, but be increased from £0 to £50 per square metre in the rest of the Borough.



Other uses

- 6.21 Other uses covered by the existing "all other uses" rate in the adopted CIL Charging Schedule (including among others retail and hotels) show varying viability but the evidence indicates that the adopted rate of £199.65 per square metre (after indexation) should be retained in any amended Charging Schedule.
- Our appraisals of student housing indicate that this type of development generates significant surpluses above existing use values. If this type of development is developed under sui generis use, it currently falls under the "all other uses" rate of £120 per square metre (£199.65 per square metre after indexation). However if it developed under use class C2, it would be nil rated. We therefore suggest that an increase to £225 per square metre could be viably absorbed.
- 6.23 C2 care schemes and care homes fall within a nil rate in the adopted charging schedule. These types of development can viably absorb a CIL payment of £199.65 per square metre, in line with the indexed "all other uses" rate.

Potential income

- We have run an <u>illustrative</u> high-level calculation of the potential increase in CIL income that the proposed residential rates could generate. This is based on an assumption of residential 2,121 units per annum¹¹ over a five year period, 65% of which are assumed to be in the CMC and the remaining 35% in the rest of the Borough. In both zones, we have assumed that there will be a 30% offset of existing floorspace. Social housing relief is applied to 20% of residential floorspace¹².
- 6.25 The results of this high level calculation are summarised in Table 6.25.1 (showing the income derived from the current rates with indexation) and Table 6.25.2 (suggested rates). The proposed increase in CIL rates from the current indexed rates would increase total CIL income from £35 million over five years to £112 million in today's terms (i.e. before indexation)¹³.

Table 6.25.1: Residential CIL income with current rates

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Residential units	2,121	2,121	2,121	2,121	2,121	
Ave sqm per unit	80	80	80	80	80	
Total GIA sqm	169,680	169,680	169,680	169,680	169,680	
Private only sqm	135,744	135,744	135,744	135,744	135,744	
After discount for existing FS (30%)	95,021	95,021	95,021	95,021	95,021	
CMC sqm	61,764	61,764	61,764	61,764	61,764	
Rest of Borough sqm	38,008	38,008	38,008	38,008	38,008	
CMC rate	£0	£0	£0	£0	£0	
Rest of Borough rate	£186	£186	£186	£186	£186	
Income CMC	=	=	-	-	-	-

¹¹ Based on the most recent year's completions from the AMR (covering 2021/22).

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¹² As noted earlier, the AMR indicates that 16% of units completed were affordable in 2021/22.

¹³ Not including any additional income relating to other non-residential uses.



	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Income Rest of Borough	£7,070,308	£7,070,308	£7,070,308	£7,070,308	£7,070,308	£35,351,538

Table 6.25.2: CIL income with suggested rates

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Residential units	2,121	2,121	2,121	2,121	2,121	
Ave sqm per unit	80	80	80	80	80	
Total GIA sqm	169,680	169,680	169,680	169,680	169,680	
Private only sqm	135,744	135,744	135,744	135,744	135,744	
After discount for existing FS (30%)	95,021	95,021	95,021	95,021	95,021	
CMC sqm	61,764	61,764	61,764	61,764	61,764	
Rest of Borough sqm	38,008	38,008	38,008	38,008	38,008	
CMC rate	£225	£225	£225	£225	£225	
Rest of Borough rate	£225	£225	£225	£225	£225	
Income CMC	£13,896,792	£13,896,792	£13,896,792	£13,896,792	£13,896,792	£69,483,960
Income Rest of Borough	£8,551,872	£8,551,872	£8,551,872	£8,551,872	£8,551,872	£42,759,360

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7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies "should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle". The NPPF echoes this requirement, stating that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this". This report and its supporting appendices test the ability of development typologies in Croydon to support local plan policies while making contributions to infrastructure that will support growth through potential alternative CIL rates.
- 7.2 The Council's adopted CIL rates have been in place since 1 April 2013 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been changes to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
- 7.3 As a result of indexation, the CIL rates are now circa 66% higher than when they were adopted. The Mayoral CIL has also increased modestly from £25 per square metre to £28.86 per square metre.
- 7.4 The proposed CIL rates for the borough are summarised in Table 7.9.1. Residential developments in the CMC have hitherto been nil rated but this area has seen significant development and growth in sales values since the adopted Charging Schedule was first adopted. Bringing the CMC into line with the rest of the Borough at a suggested rate for residential development of £225 per square metre would raise significant additional income to support the infrastructure that these developments will need.
- 7.5 Smaller schemes of 9 or fewer units are not required to provide affordable housing and can therefore viably make a slightly higher contribution through CIL. We have therefore suggested a higher rate of £300 per square metre for residential schemes providing 9 or fewer units.
- 7.6 Student housing was not separately identified in the previous charging schedule and therefore fell under the "all other uses" charge of £120 per square metre (£199.65 per square metre after indexation) if developed under sui generis use, or nil if developed under C2 use. We have recommended that a CIL rate of £225 per square metre be applied to this type of development.
- 7.7 C2 care schemes and care homes fall within a nil rate in the adopted charging schedule. These types of development can viably absorb a CIL payment of £199.65 per square metre, in line with the indexed "all other uses" rate.
- 7.8 Outside the CMC, we recommend that industrial and warehousing, and business (Class E) offices (including research and development) be charged a lower rate of £50 per square metre.
- 7.9 We recommend that all other rates remain at their existing indexed level, as summarised in Table 7.7.1.

Table 7.9.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
Residential (C3)	CMC (10 or more units)	Nil	Nil	£225
	CMC (9 or fewer units)	Nil	Nil	£300



Development type Zone		Adopted rate	Indexed rate for 2024	Suggested rate
	Rest of Borough – 10 or more units)	£120	£199.65	£225
	Rest of Borough (9 or fewer units)	£120	£199.65	£300
Student housing	Whole Borough	Nil ¹⁴	Nil	£225
Industrial and warehousing	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
Business (class E (g) (i) and (ii))	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
Institutions (F1)	Whole Borough	Nil	Nil	Nil
C2 care homes and care schemes (including care homes)	Whole Borough	Nil	Nil	£199.65
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums, public halls, libraries, art galleries/ exhibition halls	Whole Borough	Nil	Nil	Nil
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Whole Borough	Nil	Nil	Nil
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Whole Borough	Nil	Nil	Nil
All other uses	Whole Borough	£120	£199.65	£199.65

- 7.10 Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. However, increases in sales values since the last Charging Schedule was formulated have outstripped increases in costs, which has resulted in improvements in viability and enhanced capacity for absorbing CIL requirements. The sensitivity analysis at Appendix 5 indicates that if forecast growth and cost inflation reflect outturn values, there will be a further enhancement in viability and an increased margin between the proposed rates and the theoretical maximum rates.
- 7.11 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 7.12 The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are

¹⁴ Student housing developed under Sui Generis use class would fall under the "All other uses" charge.



balanced appropriately.

Additional observations

- 7.13 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 CIL rates can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.14 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.15 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.16 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 7.17 This study demonstrates that the proposed increase to the CIL charges and the Councils flexible approach to applying policy requirements 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 - Policy review



Policy Ref	Summary of requirements	Cost implications
SP2	Homes – sets out requirement for the number of homes required over plan period.	Tested in study
	Affordable housing – 50% strategic affordable housing target on schemes providing 10 or more units, with a tenure split of 70% low-cost rented (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate.	
	30% of all units to be provided as family housing (3 or more beds) across both affordable and private tenures.	
	10% of units to meet M4(3) 'wheelchair user' and 90% to meet M4(2) standard.	
DM2A	Large scale purpose built housing – to provide affordable housing in accordance with London Plan policy H16 in the form of a single upfront payment based on 50% discount to market rent on 35% of the units (50% on schemes brought forward on public sector land or industrial sites).	Tested in study
SP3.14	Employment and training – seeks provision of a minimum of 20% of jobs in both construction and end user phases for local residents.	Can be accommodated without additional development costs.
DM 14	All major schemes to incorporate public art	Incorporated within Section 106 allowance
SP 6.2 and SP 6.3	Promotes zero carbon development and encourages decentralised energy. Developments to meet London Plan carbon reduction standards or Part L Building Regs 2021, whichever sets the higher standard.	Tested in study
SP 7.4	Biodiversity Net Gain – 10% enhancement against pre-development levels of biodiversity required.	Tested in study
DM 27	Urban greening factor – to be achieved as follows:	Tested in study
	Residential: 0.4 Commercial: 0.3 General industrial and storage/distribution: 0.2	



Appendix 2 - Sites details

1	2	3	3 4	4 6	7	8	13	14	15	16	17 18 19	20	21	22	23	24	25	26	27	28
CROYDON	COUNCIL COMMUNITY INFRASTRUCTURE LEVY										Floor areas - proposed ((sqm)								
		Gross	Net site		No of	No of	Resi costs			GIA			ffice inlcudes						Total resi	Total resi FS
Site ref	71 07 1	Site area	area		Houses	Flats			00000	flats	Retail A1-A5 Retail S'Mark	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	units	
1	Single residential dwelling (greenfield)	0.05 0.24			1		1,754 1,754	2,027	92 92	-		-	-	-	-	-	-	-	1	02
2	Single residential dwelling (brownfield) 4 houses (greenfield)	0.24			4		1,754	2,027	367	-		-	-	-	-	-	-	-	4	U.E.
4	5 houses (greenfield)	0.14					1,754	2,027	458			-	-	-					5	
5	Block of 5 flats (brownfield)	0.02				5	1,754	2,027	-	458		-	-	-	-	-	-		5	
6	Block of 5 flats (brownfield)	0.05				5		2,027		458		-	-	-	-	-	-	-	5	
7	Block of 5 flats (greenfield)	0.20	0.20) 4		5	1,754	2,027		458		-	-	-	-		-	-	5	
8	11 houses (greenfield)	0.16	0.16				1,754	2,027	1,008	-		-	-	-	-	-	-	-	11	
9	16 flats (brownfield)	0.16				16	1,754	2,027	-	1,467		-	-	-	-	-	-	-	16	
10	11 flats (brownfield)	0.03				11	1,754	2,027	-	1,008		-	-	-	-	-	-	-	11	
11	12 flats (greenfield)	0.16				12	1,754	2,027	-	1,100		-	-	-	-	-	-	-	12	
12	Development of c.30 flats (brownfield)	0.42				27	1,754	2,027		2,475		-	-	-	-	-	-	-	27	
13 14	Development of c.30 flats (brownfield) Development of c.30 flats and houses (brownfield)	0.11				32 26	1,754 1,754	2,401 2,027	- 458	2,933 2,383		-	-	-	-	-	-	-	32 31	
15	Development of c.30 flats and houses (greenfield)	1.43					1,754	2,027	1.833	7,333		-	-	-	-	-			100	, -
16	Development of c.100 flats (brownfield)	0.56				100	1,754	2,027	- 1,000	9,166		-	-	-	-	-	-	-	100	
17	Residential and health (change of use of long term vacant building)	0.18				91	1,754	2,401	-	8.341		-	-	-	-	-	3.811	-	91	
18	Tall building residential and health (new build)	0.18				91	1,754	2,401	-	8,341		-	-	-	-	-	-	-	91	
19	11 flats (change of use)	0.03				11	1,754	2,401	-	1,008		-	-	-	-	-	-	-	11	
20	Residential and retail (Lidl scale)	0.58		3 5		42	1,754	2,027	-	3,850	- 1,503		-	-	-	-	-	-	42	
21	Residential and retail (Tesco scale)	2.55				17	1,754	2,027		-	- 5,200		-	-	-	-	-	-	17	
22	Supermarket (Lidl)	0.52				-	1,754	2,027		-	- 1,323		-	-	-	-	-	-	-	-
23	Superstore (Tesco)	2.55				-	1,754	2,027	-	-	- 3,000		-	-	-	-	-	-	-	-
24	9 flats (change of use)	0.18				9	1,754	2,027	-	788		-	-	-	-	-	-	-	9	
25	Residential and retail (local scale - locally tall building)	0.14 0.17				53	1,754	2,401	-	4,858 2,108	145 -	-	-	-	-	-	-	-	53 23	
26 27	Residential and retail (local scale - medium scale building)	1.13				23 293	1,754 1,754	2,401 2,401	-	2,108	656 -	-	-	-		-	3,002		293	
28	Residential and primary school Residential and secondary school (greenfield)	3.24				150	1,754	2,027		13.749		-		-	-	-	7,920		150	
29	Office (large)	0.22				-	1,754	2,401	-	-		25,000	-	-	-	-			-	-
30	Office (medium)	0.45				-	1.754	2,401		-		10,173	-	-	-	-	-	-	-	-
31	Large mixed use office and residential (New build)	1.28				178	1,754	2,401	-	16,316	37,000 -	-	-	-	-	-	-	-	178	16,316
32	Large mixed use office and residential (Change of Use)	0.86	0.86	3 10		288	1,754	2,401		26,399	500 -	-	-	-	-		-	-	288	26,399
33	Residential conversion of large listed building	0.19				52	1,754	2,027		4,766		-	-	-	-	1	-	-	52	
34	Residential conversion of medium listed building	1.00				8	1,754	2,027	-	733		-	-	-	-	-	-	-	8	
35	Large Private Rental Scheme development (new build)	1.28				420	1,754	2,401		38,498		-	-	-	-	-	-	-	420	
36	Large Private Rental Scheme development (change of use)	0.86				350	1,754	2,401	-	32,082		-	-	-	-	-	-	-	350	
37 38	Tall tower with ground floor retail (new build)	0.90				395 288	1,754 1,754	2,401 2,401	-	36,207 26,399	1,080 -	500	-	-	-	-	500	-	395 288	
39	Tall tower with ground floor retail (change of use) Small scale light industrial park	0.86				200	1,754	2,401	-	26,399		-	1.888	-	-		-		200	20,399
40	Large warehouse	2.70					1,754	2,027	-	-			1,000	7,954	-	-	-		_	-
41	Mixed use light industrial and residential (low amounts of light industry)	0.81				97	1,754	2,027		8,891		-	3,083	-	-	-	-	-	97	
42	Mixed use light industrial and residential (moderate amounts of light industry	0.81				61	1,754	2,027		5,591		-	6,166	-	-	-	-		61	
43	Mixed use large residential and community use (brownfield)	0.43				118	1,754	2,401	-	10,816	400 -	-	-	-	-	-	3,800	-	118	10,816
44	Non-charitable community uses (new build)	4.15				-	1,754	2,027	-	-		-	-	-	-	-	8,742	-	-	-
45	Non-charitable community uses (change of use)	0.48				-	1,754	2,027		-		-	-	-	-	-	570	-	-	-
46	Large retail shopping centre	7.00				500	1,754	2,401	-	45,831	155,235 -	-	-	-	-	-	-	-	500	-
47 48	Large mixed use leisure and retail	0.32				-	1,754	2,401	-	-	20,758 -	-	-	-	-	-	-	10.000	-	-
48 49	Gypsy and Traveller site Small residential and community use	3.99 0.17				- 23	1,754 1,754	2,027	-	2,108		-	-	-	-	-	- 656	10,000	- 23	
50	Medium residential and community use	0.17				43	1,754	2,027	-	3,941		+ :			1	-	645		43	
51	Conversion of long term vacant unit to small office	0.01				-	1,754	2.027	-			85	-	-	-	-	-		-	3,941
52	Hotel and residential	0.21				46	1,754	2,401	-	4,216		-	-	-	5,385	-	-	-	46	
53	Conversion of long term vacant unit to shop	0.01				-	1,754	2,027	-	-	100 -	-	-	-	-	-	-	-	-	-
54 55	Hotel development (from long term vacant building)	0.78				-	1,754	2,027	-	-		-	-	-	4,437	-		-	-	-
	Retail and S3 uses and 56 residential units	2.74				56	1,754	2,027	-	5,133	5,104 -	1,161	-	-	-		-	-	56	5,133
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1.71				-	1,754	2,027		-		-	-	8,200	-		-	-	-	-
57	Student housing/co-living - tower scheme (600 units)	0.17				-	1,754	2,401	-	-	-	-	-	-	-	18,090	-	-	-	-
58	Student housing/co-living - tower scheme (400 units)	0.11				-	1,754	2,401	-	-	-	-	-	-	-	12,000	-	-	-	-
59	Student housing/co-living - tower scheme (200 units)	0.06	0.00			-	1,754	2,401	-	-		-	-	-	-	6,000	-	-	-	-
60 61	Student housing/co-living- mid rise scheme (250 units)	0.10				-	1,754 1,754	2,401 2,401	-	-		-	-	-	-	6,250 3,750	-		-	-
62	Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (100 units)	0.08				-	1,754	2,401	-	-		-	-	-	-	2,500	-		-	-
63	Student housing/co-living - file fise scriente (100 units) Student housing/co-living - low rise scheme (200 units)	0.07				1 -	1,754	2,401	-	-	-	+ -	-	-		4,000			-	-
64	C2 care scheme (70 units)	0.20					1,754	2,401		-			-	-		5.000			-	-
65	C2 care scheme (70 units)	0.13				-	1,754	2,401	-	-		-	-	-	-	3,571	-	-	-	_
	1== 1== 1 ==	0.11	0.11			1	.,,,,,,,	-,-01		ll		1	1	1	1	0,071				

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
CROYDO	CIL (rate pe	r sqm)									FOT	S106 (per	sqm for cor	nmercial; p	er unit for res	_					
Site ref	Retail A1-AF	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi inst	1D1	D2	Resi	E&T cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B8	storage	C1 Hotel	C2 resi inst D1		D2	Resi
1	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	-	25		25	25	25			25	25	10,000
2	278.86	278.86	278.86	278.86	278.86		278.86		278.86	328.86	-	25		25	25	25	25		25	25	10,000
3	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	-	25 25		25 25	25 25	25 25	25 25		25 25	25 25	10,000 10,000
5	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
6	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	-	25	25	25	25	25	25	25	25	25	10,000
7	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
9	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	328.86 328.86	-	25 25		25 25	25 25	25 25	25 25		25 25	25 25	10,000 10,000
10	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25	25		25	25	10,000
11	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	-	25		25	25	25	25		25	25	10,000
12	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
13 14	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	-	25 25		25 25	25 25	25 25			25 25	25 25	10,000 10,000
15	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
16	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25	25		25	25	10,000
17	278.86	278.86	278.86	278.86 278.86	278.86 278.86	278.86	278.86 278.86		278.86 278.86	328.86	-	25 25		25 25	25 25	25 25	25 25		25 25	25 25	10,000
18 19	278.86 278.86	278.86 278.86	278.86 278.86	278.86	278.86	278.86 278.86			278.86	328.86 328.86	-	25		25	25	25	25	25	25 25	25 25	10,000 10,000
20	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	63,214	25	25	25	25	25	25	25	25	25	10,000
21	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	218,706	25		25	25	25			25	25	10,000
22	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	55,644 270,487	25 25		25 25	25 25	25 25			25 25	25 25	10,000 10,000
24	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
25	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	5,457	25		25	25	25			25	25	10,000
26 27	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	24,686	25		25 25	25 25	25 25	25 25		25 25	25	10,000
28	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	328.86 328.86	-	25 25		25 25	25	25	25 25		25 25	25 25	10,000 10,000
29	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	1,489,583	25		25	25	25	25		25	25	10,000
30	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	606,141	25		25	25	25	25		25	25	10,000
31 32	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	1,392,368 18,816	25 25		25 25	25 25	25 25	25 25		25 25	25 25	10,000
33	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
34	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000
35 36	278.86 278.86	278.86 278.86	278.86	278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	-	25 25		25 25	25 25	25 25	25 25		25 25	25 25	10,000 10,000
37	278.86	278.86	278.86 278.86	278.86 278.86	278.86	278.86	278.86		278.86	328.86	70,434	25		25	25	25	25		25	25	10,000
38	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25	25	25	25	25	25	25	25	25	10,000
39	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	37,498	25		25	25	25	25		25	25	10,000
40 41	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	81,244 61,232	25 25		25 25	25 25	25 25			25 25	25 25	10,000 10,000
42	278.86	278.86	278.86	278.86	278.86		278.86		278.86	328.86	122,464	25		25	25	25			25	25	10,000
43	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	15,053	25		25	25	25			25	25	10,000
44	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	10,000 10,000
45 46	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	5,841,738	25 25		25 25	25 25	25 25	25		25 25	25 25	10,000
47	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	781,156	25	25	25	25	25	25	25	25	25	10,000
48	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	-	25		25	25	25	25		25 25	25	10,000
49 50	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	328.86 328.86	-	25 25		25 25	25 25	25 25	25 25		25	25 25	10,000
51	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	5,059	25		25	25	25			25	25	10,000
52	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	77,006	25		25	25	25			25	25	10,000
53 54	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	63,449	25 25		25 25	25 25	25 25			25 25	25 25	10,000
55	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	63,449	25		25	25	25	25		25	25	10,000
56	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	-	25	25	25	25	25	25	25	25	25	10,000
57	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25	25		25	25	1,500
58 59	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	-	25 25		25 25	25 25	25 25	25 25		25 25	25 25	1,500 1,500
60	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25		25	25	25			25	25	1,500
61	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	278.86	328.86	-	25	25	25	25	25	25	25	25	25	1,500
62	278.86	278.86	278.86	278.86	278.86	278.86	278.86		278.86	328.86	-	25 25		25 25	25 25	25 25			25 25	25 25	1,500
63 64	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86	278.86 278.86		278.86 278.86	328.86 328.86	-	25		25	25	25			25	25	1,500 1,500
65	278.86	278.86	278.86		278.86		278.86		278.86	328.86	-	25		25	25	25			25	25	

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
CROYDON	c Rents									Cap val	Yields									n/a
Site ref	Retail A1-A	Datail C'Ma	D1 office	B1(c) and E	20 otorogo	C1 Hotel	C2 real inet	D1	D2	Dooi	Dotoil A1 A	Retail S'Ma	24 office	B1(c) and E	DO atorogo	C1 Hotal	C2 real inc	ID1	D2	Dooi
1	484	275	350	193	193	440	C2 resi inst 404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	C2 resi ins 4.50%	7.00%	7.00%	Resi
2	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
3	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
4	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
5	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7.535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00%	5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
7	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
8	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
9	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
10	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
11	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
13	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
14	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
15	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
16 17	484 484	275 275	350	193 193	193 193	440 440	404 404	250 250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00% 5.00%	5.50%	4.50% 4.50%	7.00%	7.00%	
18	484	275	350 350	193	193	440	404	250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00%	5.50% 5.50%	4.50%	7.00% 7.00%	7.00%	
19	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
20	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
21	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
22	484 484	275 275	350 350	193 193	193 193	440 440	409 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
24	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
25	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
26	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
27	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
28 29	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
30	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
31	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
32	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
33 34	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
35	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
36	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
37	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
38	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
39 40	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00%	
41	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
42	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
43	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
44	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
45 46	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
47	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
48	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
49	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
50 51	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
52	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
53	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
54	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
55	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
56 57	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
58	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
59	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
60	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
61	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
62 63	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7.535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00%	5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
64	484	275	350	193	193	440	363	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
65	484	275	350	193	193	440	363	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
	•														- L		•	•		•

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
CROYDON	Build costs									Net t	o gross											
										GF infra											Total new	
Site ref		Retail S'Ma		B1(c) and El			C2 resi inst		0.000	% costs Reta					B8 storage		C2 resi inst			Resi		Highways/S278
2	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092	-	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	100% 100%	92 92	1,000 1,000
3	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	367	4,000
4	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	458	5,000
5	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	458	5,000
6	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	458	5,000
7	2,065 2,065	2,184 2,184	2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092	-	85%	85% 85%	85%	85%	85% 85%	85% 85%	85% 85%	85%	85% 85%	85% 100%	458 1,008	5,000 11,000
o g	2,065	2,184	2,862 2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85% 85%	85%	85% 85%	85% 85%		85%	85%	85% 85%	85%	85%	1,467	16,000
10	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,008	11,000
11	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	1,100	12,000
12	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,475	27,000
13	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	2,933	32,000
14	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	87%	2,842	31,000
15 16	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092	-	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	87% 80%	9,166 9,166	100,000 100,000
17	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	12,152	148,165
18	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	8,341	91,000
19	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,008	11,000
20	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,353	64,545
21	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	95,000
22 23	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092 3,092	-	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	1,323 5,422	19,845 81,330
24	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	80%	788	9,000
25	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	5,003	55,175
26	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	2,764	32,840
27	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	29,859	338,030
28	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	21,669	268,800
29	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	25,000	375,000
30	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092 3,092	-	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 70%	10,173 53,316	152,595 733,000
32	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	26,899	295,500
33	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	75%	4,766	52,000
34	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	78%	733	8,000
35	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	38,498	420,000
36	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	32,082	350,000
37 38	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092	-	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	75% 75%	38,287 26,399	426,200 288,000
39	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	1,888	28,320
40	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,954	119,310
41	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	11,974	143,245
42	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	80%	11,757	153,490
43	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	80%	15,016	181,000
44 45	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092	-	85% 85%	85% 85%	85% 85%	85% 85%		85% 85%	85% 85%	85% 85%	85% 85%	70% 85%	8,742 570	131,130 8,550
45 46	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85% 85%	85%	85% 85%		85% 85%	85%	85%	85% 85%	70%	201,066	2,828,525
47	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,758	311,370
48	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	10,000	150,000
49	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,764	32,840
50	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	80%	4,586	52,675
51	2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190	2,890	3,092 3,092	3,092	-	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	80% 80%	85 9,601	1,274
52 53	2,065 2,065	2,184	2,862	1,130	1,130	3,190 3,190	2,890 2,890	3,092	3,092	-	85%	85%	85%	85% 85%	85% 85%	85%	85%	85%	85% 85%	85%	100	126,775 1,500
54	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4.437	66,555
55	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	11,398	93,975
56	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,200	123,000
57	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,090	271,350
58	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,000	180,000
59 60	2,065 2,065	2,184 2,184	2,862 2,862	1,130 1,130	1,130 1,130	3,190 3,190	2,890 2,890	3,092 3,092	3,092	-	85% 85%	85% 85%	85% 85%	85% 85%		85% 85%	85% 85%	85% 85%	85% 85%	85% 85%	6,000 6,250	90,000 93,750
61	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85% 85%		85%	85%	85%	85% 85%	85% 85%	3,750	56,250
62	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
63	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%		85%	85%	85%	85%	85%	4,000	60,000
64	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	5,000	75,000
65	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	3,571	53,571

1	122 123	124 125 12	26 127	128	129	130	131	132	133 134	135	136	137	138	139	140	141
CROYDON	c Build start (QUARTERS)							Build perio	d (QUARTERS)							
Site ref	Retail A1-A Retail S'Ma B1 off	ice B1(c) and FB8 storag	ne C1 Hotel C2	resi inst D1	D2	P	tesi	Retail A1-A	Retail S'MaB1 office	R1(c) and F	R8 storage	C1 Hotel	C2 resi ins	1D1	D2	Resi
1	2 2		2 2	2	2	2	2		4 6		6				6 6	
2	2 2	2 2	2 2	2	2	2	2	4	4 6	6	6	6	6	(6	6 4
3	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
4	2 2		2 2	2	2	2	2	4	4 4		4				4 4	
6	2 2 2		2 2 2	2	2	2	2	4	4 6		6				6 6	
7	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
8	2 2		2 2	2	2	2	2		4 4		4				1 4	
9	2 2		2 2	2	2	2	2	4	4 6		6				6	
10	2 2		2 2	2	2	2	2	4	4 4		4					
11 12	2 2 2		2 2 2	2	2	2	2	4 6	4 4 6 6		4 6				4 4	
13	2 2		2 2	2	2	2	2	6	6 6		6				6 6	
14	2 2		2 2	2	2	2	2	6	6 6		6					
15	2 2	2 2	2 2	2	2	2	2	6	6 6	6	6	6	6		6	6
16			2 2	2	2	2	2	8	8 8		8				3 8	
17 18	2 2 2	2 2 2	2 2 2	2	2	2	2	8	8 8 8 8		8				8 8	
19	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
20	2 2		2 2	2	2	2	2	5	5 5		5				5 5	
21	2 2	2 2	2 2	2	2	2	2	4	4 4	4	4	4	. 4		4 4	4
22	2 2		2 2	2	2	2	2	6	6 6		6				6	
23	2 2		2 2	2	2	2	2	6	6 6		6				6	
24 25	2 2 2		2 2 2	2	2	2	2	6	6 6		6				6 6	
26	2 2		2 2	2	2	2	2		6 6		6				6 6	
27	2 2	2 2	2 2	2	2	2	2	8	8 8		8				3 8	8
28	2 2		2 2	2	2	2	2		6 6		6				6	
29	2 2		2 2	2	2	2	2		6 6		6				6	
30 31	2 2 2		2 2 2	2	2	2	2		6 6 8 8		6 8				8 8	
32	2 2	2 2	2 2	2	2	2	2		8 8		8	8			3 8	
33	2 2		2 2	2	2	2	2	4	4 6		6				6 6	
34	2 2	2 2	2 2	2	2	2	2	4	4 6	6	6		6	(6	
35	2 2		2 2	2	2	2	2	4	4 6		6				6	
36 37	2 2 2		2 2 2	2	2	2	2	4 8	4 6 8 8		6 8				6 6	
38	2 2		2 2	2	2	2	2		8 8		8				3 8	
39	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
40	2 2	2 2	2 2	2	2	2	2	4	4 4	4	4	4	. 4		1 4	4
41	2 2		2 2	2	2	2	2		6 6		6				6	
42 43	2 2 2		2 2 2	2	2	2	2	6 8	6 6 8 8		6 8				6 6	
44	2 2		2 2	2	2	2	2	6	6 6		6				6 6	
45	2 2		2 2	2	2	2	2	6	6 6		6				6 6	
46	2 2	2 2	2 2	2	2	2	2	8	8 8	8	8	8	8		3 8	8
47	2 2		2 2	2	2	2	2	8	8 8		8				3 8	
48 49	2 2 2		2 2 2	2	2	2	2	2	2 2		2 4					
50	2 2		2 2	2	2	2	2		4 4		4				1 4	
51	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
52	2 2	2 2	2 2	2	2	2	2	4	4 4	4	4	4	. 4		4 4	4
53	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
54 55	2 2 2		2 2 2	2	2	2	2	4 6	4 4 6 6		4 6	4 6			4 4	
56	2 2		2 2	2	2	2	2	4	4 4		4				1 4	
57	2 2	2 2	2 2	2	2	2	2		8 8		8					
58	2 2	2 2	2 2	2	2	2	2	8	8 8	8	8	8	3	ŧ	3 8	8
59	2 2		2 2	2	2	2	2		8 8		8				3 8	
60	2 2		2 2	2	2	2	2	8	8 8		8				3 8	
61 62	2 2 2		2 2 2	2	2	2	2	8	8 8 8 8		8 8				8 8	
63	2 2		2 2	2	2	2	2		8 8		8				3 8	
64	2 2		2 2	2	2	2	2		8 8		8				3 8	
65	2 2		2 2	2	2	2	2	6	6 6		6				6 6	
-									*							

1	142 143	3 144	145	146	147	148	149 15	50 15°	1 15	[2] 15	3 154 15	5 156	157	158 159	160	161	162	163	17	3 174
CROYDON	c Investment sale (QU	IARTERS)							Resi sales period (qtrs)	Sales period start	Area	On-site AH %	AH rented	Existing floorspace		5.80% P	urchasers cost			
0:44	Retail A1-ARetail S'M	4-D4 -#:	D4(a) and f1	R8 storage C1	LU-t-L C	2 resi inst D1	Do	Deel	Desi	Desi	% of PRS			Total and Boot	ïeld	FIN/	LIV unlift BLV	E	BNG cost	Car parking spaces
Site ref	7 7	10 2 1 011100	Di(c) and th	9	9	9	0	Resi	Resi	1	units 7 100.00%	50%	70%	Total squi Ptont	5.00%	- E	OV upilit BLV	17,500	0.2%	100%
2		7 9		9	9	9	9	9		1	7 100.00%	50%	70%		6.00%	290,000	20%	348.000	0.2%	100%
3		7 7	7	7	7	7	7	7		1	7 100.00%	50%	70%		6.00%	-	2070	49,000	0.2%	100%
4	7 7	7 7	7	7	7	7	7	7		1	7 100.00%	50%	70%	-	6.00%	-	20%	23,905	0.2%	100%
5		7 9	9	9	9	9	9	9			7 100.00%	50%	70%		6.00%	540,000	20%	648,000	0.2%	40%
6	7 7	, ,	9	9	9	9	9	9			7 100.00%	50%	70%		6.00%	251,000	20%	301,200	0.2%	40%
0	7 7			7	7	7	7	7			7 100.00% 7 100.00%	50% 50%	70% 70%		6.00%	-	20%	68,320 56,000	0.2%	40% 100%
o g	7 7			9	9	9	9	9		_	7 100.00%	50%	70%		6.00%	639,775	20%	767,730	0.2%	40%
10	7 7			7	7	7	7	7		_	7 100.00%	50%	70%		6.00%	196,250	20%	235,500	0.2%	40%
11		7 7	7	7	7	7	7	7		_	7 100.00%	50%	70%		6.00%	-	2070	54,894	0.2%	40%
12	9 9	9 9	9	9	9	9	9	9		2	9 100.00%	50%	70%		6.00%	710,425	20%	852,510	0.2%	40%
13	9 9	9 9	9	9	9	9	9	9		_	9 100.00%	50%	70%		6.00%	361,100	20%	433,320	0.2%	40%
14		9 9	9	9	9	9	9	9			9 100.00%	50%	70%		6.00%	628,000	20%	753,600	0.2%	40%
16	9 9		11	11	11	11	11 1	1		4 1	100.0070	50% 50%	70% 70%		6.00% 7.00%	2,409,434	20% 20%	500,500 2,891,321	0.2% 0.2%	40% 40%
17	11 11			11	11	11		1		4 1		50%	70%		7.00%	1,845,459	20%	2,214,550	0.2%	20%
18	11 11			11	11	11		1			1 100.00%	50%	70%		7.00%	1,845,459	20%	2,214,550	0.2%	10%
19	7 7			7	7	7		7			7 100.00%	50%	70%		6.00%	196,250	20%	235,500	0.2%	20%
20	8 8	8 8	8	8	8	8	8	8		2	8 100.00%	50%	70%		6.00%	3,269,525	20%	3,923,430	0.2%	40%
21	7 7	7 7	7	7	7	7	7	7		1	7 100.00%	50%	70%		6.00%	11,068,500	20%	13,282,200	0.2%	40%
22	9 9			9	9	9	9	9		•	9 100.00%	0%	70%		6.00%	973,400	20%	1,168,080	0.2%	40%
23	9 9	-		9	9	9	9	9		•	100.0070	0%	70% 70%		6.00%	11,068,500	20%	13,282,200	0.2%	40% 40%
24 25		9 9	9	9	9	9	9	9		•	9 100.00% 9 100.00%	50% 50%	70%		6.00%	1,271,700 1,578,635	20%	1,526,040 1,894,362	0.2%	40%
26	9 9		9	9	9	9	9	9			9 100.00%	50%	70%		6.00%	329,700	20%	395,640	0.2%	40%
27	11 11	1 11	11	11	11	11	11 1	1		6 1	1 100.00%	50%	70%		6.00%	4,042,750	20%	4,851,300	0.2%	40%
28	9 9	9 9	9	9	9	9	9	9		4	9 100.00%	50%	70%	-	6.00%	-		1,134,000	0.2%	40%
29	9 9	9 9	9	9	9	9	9	9		·	9 100.00%	0%	70%		6.00%	-		1,101,500	0.2%	40%
30	9 9		-	9	9	9	-	9		·	9 100.00%	0%	70%		6.00%	28,574,000	20%	34,288,800	0.2%	40%
31	11 11			11	11	11		11		4 1		50%	70%			10,840,000	20%	13,008,000	0.8%	40%
32	11 11			11 9	11	11 9	9	9		6 1	1 100.00% 9 100.00%	50% 50%	70% 70%			3,057,000	20%	3,668,400	0.8%	40%
34	7 7	7 9	9	9	9	9	9	9		1	7 100.00%	0%	70%			989,500	20%	1,187,400	0.8%	40%
35	7 7	7 9	9	9	9	9	9	9		8 1		50%	70%			10,840,000	20%	13,008,000	0.8%	40%
36	7 7	7 9	9	9	9	9	9	9		8 1		50%	70%			3,057,000	20%	3,668,400	0.8%	40%
37	11 11	1 11	11	11	11	11		1		8 1	1 100.00%	50%	70%			12,625,000	20%	15,150,000	0.8%	40%
38	11 11			11	11	11		1		6 1		50%	70%			3,057,000	20%	3,668,400	0.8%	40%
39	6 6	-		6	6	6	6	6		-	9 100.00%	0%	70%		6.00%	298,300	20%	357,960	0.8%	40%
40 41	6 6	6 6 8 8	6	6 8	6 8	8	6	8		~	9 100.00% 8 100.00%	0% 50%	70% 70%		6.00%	6,531,200 1,657,135	20%	7,837,440 1,988,562	0.8%	40% 40%
42	8 8			8	8	8	8	8			8 100.00%	50%	70%		6.00%	1,657,135	20%	1,988,562	0.8%	40%
43	10 10	0	-	10	10	10	۰	10		•	1 100.00%	50%	70%		0.00%	#DIV/0!	2078	1,620,000	0.8%	40%
44	9 9			9	9	9	9	9			9 100.00%	0%	70%		6.00%	1,420,850	20%	1,705,020	0.8%	40%
45	9 9	9 9	9	9	9	9	9	9		4	9 100.00%	0%	70%	36,500	6.00%	573,050	20%	687,660	0.8%	40%
46	11 11			11	11	11		1			1 100.00%	50%	70%		6.00%	-		115,000,000	0.8%	40%
47	11 11			11	11	11	11 '	1		4 1		0%	70%		6.00%	2,064,550	20%	2,477,460	0.8%	40%
48 49	5 5	5 5	5	5	7	5	5	5		·	5 100.00% 7 100.00%	0% 50%	70% 70%		6.00%	997,500 329,700	20%	1,396,500 395,640	0.8%	40%
50	7 7		7	7	7	7	7	7		•	7 100.00%	50%	70%		6.00%	1,386,310	20%	1,663,572	0.8%	40% 40%
51	7 7	7 7	7	7	7	7	7	7		4	7 100.00%	0%	70%		6.00%	117,750	20%	141,300	0.8%	40%
52	7 7	7 7	7	7	7	7	7	7		2	7 100.00%	50%	70%		6.00%	14,382,770	20%	17,259,324	0.8%	40%
53	7 7	7 7	7	7	7	7	7	7		2	7 100.00%	0%	70%		6.00%	95,770	20%	114,924	0.8%	40%
54	7 7			7	7	7	7	7		2	7 100.00%	0%	70%		6.00%	3,937,560	20%	4,725,072	0.8%	40%
55	9 9			9	9	9	9	9		-	9 100.00%	50%	70%	,	8.00%	9,537,750	20%	11,445,300	0.8%	40%
56 57	6 6	6 6 0 10	"	6 10	6 10	6 10	10	6			5 100.00% 6 100.00%	0% 0%	70% 70%		8.00%	9,537,750	20%	11,445,300 1,103,806	0.8%	40% 40%
58	10 10			10	10	10		10		•	6 100.00%	0%	70%					728,512	0.8%	40%
59	10 10			10	10	10		10			6 100.00%	0%	70%					364,256	0.8%	40%
60	10 10			10	10	10		0			6 100.00%	0%	70%					641,748	0.8%	40%
61	10 10			10	10	10		10			6 100.00%	0%	70%					513,398	0.8%	40%
62	10 10	0 10	10	10	10	10		10		1	6 100.00%	0%	70%					449,223	0.8%	40%
63	10 10			10	10	10		0		*	6 100.00%	0%	70%					1,283,495	0.8%	40%
64	10 10			10	10	10	10 1	0			6 100.00%	0%	70%					962,622	0.8%	40%
65	8 8	8 8	8	8	8	8	8	8		1	6 100.00%	0%	70%					705,923	0.8%	40%



Appendix 3 - Accessibility costs



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 dwelli	ng (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 const	ruction costs (Tab	les 12 and 12b)			
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as %	% of construction o	osts			
	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%

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Appendix 4 - Appraisal results

CROYDON LOCAL PLAN Sales value £5,000 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land valu 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1		80,85	8 76,206	71,533	66,838	62,12	57,382	52,621	47,838	43,032	38,205	33
2 Single residential dwelling (brownfield)	1				72,086	67,393	62,677	·	53,179	,			33
3 4 houses (greenfield) 4 5 houses (greenfield)	5				288,347 360,434	269,572 336,965	250,708 313,386		212,717 265,897	193,589 241,986			135 169
5 Block of 5 flats (brownfield)	5	, , , , , , , , , , , , , , , , , , , ,			- 3,870				- 83,422				- 164
6 Block of 5 flats (brownfield)	5	,			- 3,870		- 43,467	,	- 83,422			,	- 164
7 Block of 5 flats (greenfield)	5	,	·			·			- 83,422				- 164
8 11 houses (greenfield)	11	£56,000	875,12	7 825,056	774,746	724,200	673,417	622,396	571,138	519,642	467,910	415,940	360
9 16 flats (brownfield)	16					,		·	- 282,524	·		, , , , , , , , , , , , , , , , , , , ,	- 536
10 11 flats (brownfield)	11				- 22,993		- 108,229		- 194,234				- 368
11 12 flats (greenfield)	12				- 25,084	- 71,470	- 118,067		- 211,892 - 551,843	- 259,121			- 40: - 94:
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	27 32			<u> </u>	- 161,344 - 1,470,940	- 258,310 - 1,588,760	- 355,719 - 1,707,099		- 1,945,338		·	,	- 2,42
4 Development of c.30 flats and houses (brownfield)	31		, , , , , , , , , , , , , , , , , , , ,	, , , , ,	321,809	205,986	89,634		- 146,866	- 266,607	,		- 62
15 Development of c.100 flats and houses (greenfield)	100	£500,500			1,015,282	655,998	295,070	· ·	- 438,300	- 809,737			- 1,93
16 Development of c.100 flats (brownfield)	100	£2,891,321			- 2,582,938	- 2,878,331	- 3,175,042	2 - 3,473,070	- 3,772,416	- 4,073,080) - 4,375,062	4,678,361	- 4,98
7 Residential and health (change of use of long term vac	91	£2,214,550	- 12,236,55	5 - 12,511,050	- 12,786,744	- 13,063,636	- 13,341,72	7 - 13,621,019	- 13,901,508	- 14,183,197	- 14,466,086	- 14,750,172	- 15,03
8 Tall building residential and health (new build)	91				- 7,154,738	- 7,411,922	- 7,670,203		- 8,190,058	-, -, -		, , , , , , , , , , , , , , , , , , , ,	- 9,24
19 11 flats (change of use)	11				- 454,638	- 499,108	- 543,775	·	- 633,702	- 678,962	·		- 81
Residential and retail (Lidl scale)	42				310,849	156,664	1,779	,	- 314,817	- 474,194	, , ,		- 95
Residential and retail (Tesco scale)	17			, , , , , , , , , , , , , , , , , , , ,	1,617,836	1,617,836	1,617,830		1,617,836	1,617,836			1,61
24 9 flats (change of use) 25 Residential and retail (local scale - locally tall building)	9	£1,526,040	· ·	, , , , , , , , , , , , , , , , , , , ,	- 169,611 - 2,475,873	- 199,345 - 2,666,684	- 229,080 - 2,858,33		- 288,549 - 3.244,167	- 318,28 ⁴ - 3,438,34 ⁴		,	- 40 - 4,02
26 Residential and retail (local scale - locally fall building) 26 Residential and retail (local scale - medium scale build	53 i 23	£1,894,362 £395,640			- 2,475,873 - 941,550	- 2,666,684 - 1,028,125	- 2,858,33 - 1,115,082	-,,-	- 3,244,16 <i>7</i> - 1,290,145	-, -,	-,,		- 4,02 - 1,64
7 Residential and primary school	293	£4,851,300			- 21.173.005	- 1,028,125	- 22,996,782	, , , ,	- 24,836,469				- 1,64 - 28,56
8 Residential and secondary school (greenfield)	150	£1,134,000		-, -, ,	- 15.614.564	- 16.128.968	- 16.645.69		- 17.686.131	- 18.209.834	, , , , ,	, , , , , , , , , , , , , , , , , , , ,	- 28,30 - 19,79
Residential conversion of large listed building	52				- 1,854,389	- 2,016,202	- 2,178,732	, ,	- 2,505,943	,	, ,	-, -,	- 3,16
Residential conversion of medium listed building	8	£1,187,400	7 7 -	, ,	- 138,858	- 138,986	- 139,114	, , , , , , , , , , , , , , , , , , , ,	- 139,369	- 139,497	7 - 139,626		- 13
Large Private Rental Scheme development (new build		£13,008,000			- 35,352,409	- 36,427,785	- 37,507,699	9 - 38,592,150	- 39,681,139	- 40,774,664	41,872,728	,,	- 44,08
66 Large Private Rental Scheme development (change of		£3,668,400			- 29,460,550	- 30,356,697	- 31,256,62	5 - 32,160,335	- 33,067,825	- 33,979,096	- 1,00.,100	00,0.2,00.	- 36,73
7 Tall tower with ground floor retail (new build)	395	£15,150,000			- 34,794,906	- 35,806,271	- 36,821,909	5 - 37,841,806	- 38,865,973	- 39,894,408	8 - 40,927,111	- 41,964,081	- 43,00
88 Tall tower with ground floor retail (change of use)	288	£3,668,400			- 23,665,284	- 24,441,034	- 25,220,075	, , , ,	- 26,788,027	- 27,576,939	-,,	- 29,164,634	- 29,96
3 Mixed use large residential and community use (brown		£1,620,000		· · ·	- 14,387,643	- 14,741,309	- 15,096,504		- 15,811,486	, ,	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	- 17,25
9 Small residential and community use	23	· · · · · · · · · · · · · · · · · · ·		, ,	- 1,588,508	- 1,673,409	- 1,758,692	1- 1	- 1,930,404	, ,	· · · ·		- 2,27
0 Medium residential and community use	43	£1,663,572	2 - 3,399,45	1 - 3,557,327	- 3,715,900	- 3,875,171	- 4,035,140	0 - 4,195,806	- 4,357,171	- 4,519,233	8 - 4,681,992	- 4,845,449	- 5,00
(4) (C) core cab and (70 units)		0000 000	10.004.00	0 40406500	0.400.444	0.700.700	0.044.00	7.040.045	6.644.556	F 046 466	S	4.540.300	2.00
4 C2 care scheme (70 units)	•	£962,622		4 7,000,000	9,408,111	8,709,722	8,011,333	5.570.050	6,614,556	5,916,166	1,000,075		3,82
5 C2 care scheme (50 units)	•	£705,923	8,154,22	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,00
O Office (lorge)		C4 404 F00	25 422 00	1 25 422 004	25 422 004	25 422 064	25 422 00	25 422 064	25 422 964	25 422 004	25 422 004	25 422 004	05.40
29 Office (large) 30 Office (medium)	-	£1,101,500		,,	- 35,432,861 - 14,419,760	- 35,432,861 - 14,419,760	- 35,432,86° - 14,419,760	· · ·	- 35,432,861 - 14,419,760	- 35,432,861	, - ,	- 35,432,861 - 14,419,760	- 35,43 - 14,41
1 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000			- 14,419,760	- 14,419,760	- 14,419,760	, , , , , , ,	- 15.909.409	, , , , ,	, -, -,	, -, -, -	- 14,41 - 17,81
32 Large mixed use office and residential (Change of Use		£3,668,400		· · ·	- 23.629.423	- 24,405,172	,,.	, ,	- 26,752,165	, ,	, ,	, , -	
51 Conversion of long term vacant unit to small office	-	£141,300		· · ·	- 123,734	- 123,734	- 123,734	123,734	- 123,734	- 123,734	123,734		- 12
						•	•	'					
22 Supermarket (Lidl)	-	£1,168,080	365,27	5 365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	36
23 Superstore (Tesco)	-	£13,282,200		3 - 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	3 - 2,631,983	- 2,631,983	- 2,631,983	3 - 2,631,983	- 2,631,983	- 2,63
						<u>'</u>	'	'					
6 Large retail shopping centre	500	£115,000,000	35,288,80	6 - 36,459,975	- 37,636,030	- 38,816,969	- 40,002,793	3 - 41,193,503	- 42,389,098	- 43,589,578	8 - 44,794,944	- 46,005,196	- 47,22
7 Large mixed use leisure and retail	-	£2,477,460		, ,	1,472,382	1,472,382	1,472,382	, ,	1,472,382	1,472,382	, - ,-	-,,	1,47
3 Conversion of long term vacant unit to shop	-	£114,924	17,03		17,034	17,034	17,034	17,034	17,034	17,034	17,034		1
5 Retail and S3 uses and 56 residential units	56	£11,445,300	- 770,73	2 - 970,164	- 1,170,507	- 1,371,760	- 1,573,923	3 - 1,776,998	- 1,980,982	- 2,185,877	7 - 2,391,683	- 2,598,398	- 2,80
9 Small scale light industrial park	-	£357,960		4 1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,19
0 Large warehouse	-	£7,837,440			5,098,756	5,098,756	5,098,756		5,098,756	5,098,756			5,09
1 Mixed use light industrial and residential (low amounts	97	£1,988,562			115,076				- 1,242,684	1 1			- 2,62
2 Mixed use light industrial and residential (moderate am		£1,988,562			2,644,980	2,431,207	2,216,472		1,784,120				90
6 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,96	5,332,965	5,332,965	5,332,965	5,332,96	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,33
4 Non-charitable community uses (new build)	-	£1,705,020		-,,	- 16,006,367	- 16,006,367	- 16,006,367	7 - 16,006,367	- 16,006,367	- 16,006,367	' - 16,006,367	- 16,006,367	- 16,0
Non-charitable community uses (change of use)	-	£687,660	1,045,23	4 - 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	1,045,234	- 1,045,234	- 1,045,234	1,045,234	- 1,045,234	- 1,0
				_									
2 Hotel and residential	46			, -,	- 9,917,703	- 10,088,085	- 10,259,21	- 10,431,090	- 10,603,713	- 10,777,081	- 10,951,197	- 11,126,058	- 11,30
Hotel development (from long term vacant building)	-	£4,725,072	5,946,15	6 - 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5,946,156	- 5,946,156	- 5,946,156	5 - 5,946,156	- 5,946,156	- 5,9
7 Student housing/co-living - tower scheme (600 units)	-	£1,103,806			44,366,337	41,558,814	38,751,29		33,136,245				21,90
8 Student housing/co-living - tower scheme (400 units)	-	£728,512			29,429,993	27,567,622	25,705,252		21,980,512	- / - /			14,50
9 Student housing/co-living - tower scheme (200 units)	-	£364,256			14,714,382	13,783,198	12,852,013		10,989,643	10,058,457			7,26
O Student housing/co-living- mid rise scheme (250 units)		£641,748			15,327,533	14,357,549	13,387,564	1 1	11,447,595	10,477,611		8,537,642	7,56
1 Student housing/co-living - mid rise scheme (150 units		£513,398			9,196,029	8,614,038	8,032,048	,,	6,868,066	6,286,075		The second secon	4,54
2 Student housing/co-living - mid rise scheme (100 units		£449,223			6,130,277	5,742,283	5,354,290 8,567,599		4,578,302				3,02
3 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	11,050,75	9 10,429,969	9,809,180	9,188,389	0,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,8
Company and Trans-II		04 000 ===	10.05	40.055	40.057	40.057.55	40.055.0	40.05	40.05	40.05	40.057.33	40.057.55	
B Gypsy and Traveller site	-	£1,396,500	- 18,357,38	1 - 18,357,381	- 18,357,381	- 18,357,381	- 18,357,38	1 - 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,38

CROYDON CIL Sales value £5,000 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH 20%		dual land value		35% AH	40% AH	45% AH	50% A
Description 1 Single residential dwelling (greenfield)	Floor areas 92	£17,500	0% AH 691	5% AH 640	10% AH 589	15% AH 20%	487	25% AH 30 435	383	35% AH 331	40% AH 279	45% AH 226	50% F
2 Single residential dwelling (greenlied)	92	£348,000	- 091	640	569	-	-	435	-	-	2/9	- 220	
3 4 houses (greenfield)	367	£49,000	754	704	653	602	550	498	447	394	342	289	
4 5 houses (greenfield)	458	£23,905	836	785	734	683	632	580	528	476	423	371	
,				765		003					423	3/1	
5 Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	-	-		-	-	-	-	-	-	-	
8 11 houses (greenfield)	1,008	£56,000	812	763	713	663	612	562	511	460	409	357	
9 16 flats (brownfield)	1,467	£767,730	-	-	-	-	-	-	-	-	-	-	
10 11 flats (brownfield)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	
11 12 flats (greenfield)	1,100	£54,894	10	-	-	-	-	-	-	-	-	-	
12 Development of c.30 flats (brownfield)	2,475	£852,510	-	-	-	-	-	-	-	-	-	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	-	-	-	-	-	-	-	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	134	95	56	17	-	-	-	-	-	-	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	-	-	-	_	_	_	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430		_	-	_	_	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	_	_	-	_	_	_	-	-	_	_	
24 9 flats (change of use)	788	£1,526,040		-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,526,040 £1,894,362										•	
, , , , , , , , , , , , , , , , , , , ,			-	-	-	-	-	-	-	-	-	•	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	-	-	-	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	•	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-		-	-	-	-	-	-	-	
e schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
30 Office (medium) 31 Large mixed use office and residential (New build)	10,173 53,316	£34,288,800 £13,008,000	-	-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
ail (supermarket)													
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
ail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	_	-	-	-	-	-	-	-	_	-	
47 Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	_		
53 Conversion of long term vacant unit to shop	100	£114,924			-	-	-	-	-				
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300		-	-	-	-	-	-	-		-	
	11,000	271,740,000			_								
ustrial													
39 Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	
oo jornali soale light muustiai park						442					442	442	
40 Large warehouse	7 05 4	£2 002 44C					-	-	-	-	_		
40 Large warehouse	7,954	£7,837,440	-	-	-							-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	-	-	-	-	-	- 1	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)42 Mixed use light industrial and residential (moderate amounts of light industrial)	11,974 11,757	£1,988,562 £1,988,562						- 1	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	-	-	-	-	-	- 1 -			-	-	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,974 11,757	£1,988,562 £1,988,562	-	-	-	-	-	- 1 -	-		-	-	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,974 11,757 8,200	£1,988,562 £1,988,562 £11,445,300	-	-	-	-	-	- 1 -	-		-	- - -	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial before a mounts of light industry) 42 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 43 Mixed use light industrial and residential (moderate amounts of light industry) 44 Non-charitable community uses (new build)	11,974 11,757 8,200	£1,988,562 £1,988,562 £11,445,300 £1,705,020	-	-	-	-	-	- 1 -	-		-	-	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,974 11,757 8,200	£1,988,562 £1,988,562 £11,445,300	-	-	- 56 -	38	- 19 -	- 1 -	-		-	-	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial) Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses Non-charitable community uses (new build) Non-charitable community uses (change of use)	11,974 11,757 8,200	£1,988,562 £1,988,562 £11,445,300 £1,705,020	- 92 -	74	- 56 -	38	- 19 -	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	11,974 11,757 8,200	£1,988,562 £1,988,562 £11,445,300 £1,705,020	- 92 -	74	- 56 -	38	- 19 -	-	-	-	-	- - - -	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm **Manual Community** **Manual Com	11,974 11,757 8,200	£1,988,562 £1,988,562 £11,445,300 £1,705,020	- 92 -	74	- 56 -	38	- 19 -	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	11,974 11,757 8,200 8,742 570	£1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660	- 92 -	- 74 -	- 56 - -	- 38	- 19 -	-	-	-	-	- - - - -	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industrials of light industry) 42 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (low amounts of light industry) 43 Mixed use light industrial and residential (low amounts of light industry) 44 Mixed use light industrial and residential (low amounts of light industry) 45 Mixed use light industrial and residential (low amounts of light industry) 46 Mixed use light industrial and residential (low amounts of light industry) 47 Mixed use light industrial and residential (low amounts of light industry) 48 Mixed use light industrial and residential (low amounts of light industry) 49 Mixed use light industrial and residential (low amounts of light industry) 40 Mixed use light industrial and residential (low amounts of light industry) 41 Mixed use light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and residential (low amounts of light industrial and light industrial (low amounts of light industrial and light industrial and light industrial (low amounts of light industrial and light industrial and light industrial and light industrial and light industrial (low amounts o	11,974 11,757 8,200 8,742 570	£1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660	- 92 -	- 74 -	- 56 - -	- 38	- 19 -	-	-	-		- - - - -	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	11,974 11,757 8,200 8,742 570	£1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660	- 92 -	- 74 -	- 56 - -	- 38	- 19 -	-	-	-		- - - -	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	11,974 11,757 8,200 8,742 570 9,601 4,437	£1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072	- 92 - - - -	- 74 - - -	- 56 - - - -	- 38 - -	- 19 - - -	- - -		- - -			
Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial) 42 Mixed use light industrial and residential (moderate amounts of light industry) 43 Mixed use light industrial (moderate amounts of light industry) 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 46 Hotel and residential 57 Hotel development (from long term vacant building) 58 Student housing/co-living - tower scheme (600 units)	11,974 11,757 8,200 8,742 570 9,601 4,437	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072	- 92 - - - - - - 2,702	- 74 - - - - - 2,547	- 56 - - - - -	- 38 - - - - - - 2,236	- 19 - - - - -	- - - - 1,926	- - - - 1,771	- - - - - 1,616	- - - - - 1,460	- - - - - 1,305	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	11,974 11,757 8,200 8,742 570 9,601 4,437	£1,988,562 £1,988,562 £11,445,300 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512	- 92 - - - - - - 2,702 2,702	- 74 - - - - - 2,547 2,547	- 56 - - - - - 2,392 2,392 2,392	- 38 - - - - - - - 2,236 2,237	- 19 - - - - - 2,081 2,081	1	- - - - 1,771 1,771	- - - - - 1,616 1,616	- - - - 1,460 1,461	1,305	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000	£1,988,562 £1,988,562 £11,445,300 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	- 92 - - - - - - 2,702 2,702 2,702	- 74 - - - - - 2,547 2,547 2,547	- 56 - - - - - 2,392 2,392 2,392 2,392	- 38 - - - - - - - 2,236 2,237 2,236	- 19 - - - - - - 2,081 2,081 2,081	1	- - - - 1,771 1,771 1,771	- - - - - - 1,616 1,616 1,616	- - - - - 1,460 1,461 1,461	1,305 1,305	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial) Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses Non-charitable community uses (new build) Non-charitable community uses (change of use) els Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses Hon-charitable community uses (new build) Hotel and residential Hotel development (from long term vacant building) dent housing Tudent housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units) Student housing/co-living - mid rise scheme (250 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748	- 92 - - - - - 2,702 2,702 2,702 2,660	- 74 - - - - - 2,547 2,547 2,547 2,505	- 56 - - - - - 2,392 2,392 2,392 2,350	- 38 - - - - - - - 2,236 2,237 2,236 2,195	- 19 - - - - - 2,081 2,081 2,081 2,039	1	- - - - 1,771 1,771 1,771 1,729	- - - - - 1,616 1,616 1,574	- - - - - 1,460 1,461 1,461 1,419	1,305 1,305 1,263	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential Non-charitable community uses (new build) Mon-charitable community uses (new build) Mon-charitable community uses (change of use) els 12 Hotel and residential Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (250 units) 60 Student housing/co-living - mid rise scheme (150 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	- 92 - - - - - - 2,702 2,702 2,702 2,660 2,626	- 74 - - - - - 2,547 2,547 2,547 2,505 2,471	- 56 - - - - - 2,392 2,392 2,392 2,350 2,315	- 38 - - - - - - - 2,236 2,237 2,236 2,195 2,160	- 19 - - - - - - 2,081 2,081 2,081 2,039 2,005	1,926 1,926 1,926 1,926 1,884 1,850	- - - - 1,771 1,771 1,771 1,729 1,695	- - - - - - - - 1,616 1,616 1,574 1,539	1,460 1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial) Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses Non-charitable community uses (new build) Non-charitable community uses (change of use) els Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses Hon-charitable community uses (new build) Hotel and residential Hotel development (from long term vacant building) dent housing Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (250 units) Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (100 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- 92 - - - - - - 2,702 2,702 2,702 2,660 2,626 2,583	- - - - - - - 2,547 2,547 2,547 2,505 2,471 2,428	- 56 - - - - - - 2,392 2,392 2,392 2,350 2,315 2,272	- 38 - - - - - - - - 2,236 2,237 2,236 2,195 2,160 2,117	- 19 - - - - - - 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,926 1,926 1,884 1,850 1,807	- - - - 1,771 1,771 1,771 1,729 1,695 1,652	- - - - - - - - - - - - - - - - - - -	1,460 1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	- 92 - - - - - - 2,702 2,702 2,702 2,660 2,626	- 74 - - - - - 2,547 2,547 2,547 2,505 2,471	- 56 - - - - - 2,392 2,392 2,392 2,350 2,315	- 38 - - - - - - - 2,236 2,237 2,236 2,195 2,160	- 19 - - - - - - 2,081 2,081 2,081 2,039 2,005	1,926 1,926 1,926 1,926 1,884 1,850	- - - - 1,771 1,771 1,771 1,729 1,695	- - - - - - - - 1,616 1,616 1,574 1,539	1,460 1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial) Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses Non-charitable community uses (new build) Non-charitable community uses (change of use) Mels Hotel and residential Hotel development (from long term vacant building) dent housing Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (200 units) Student housing/co-living - mid rise scheme (250 units) Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - mid rise scheme (200 units) Student housing/co-living - mid rise scheme (200 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- 92 - - - - - - 2,702 2,702 2,702 2,660 2,626 2,583	- - - - - - - 2,547 2,547 2,547 2,505 2,471 2,428	- 56 - - - - - - 2,392 2,392 2,392 2,350 2,315 2,272	- 38 - - - - - - - - 2,236 2,237 2,236 2,195 2,160 2,117	- 19 - - - - - - 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,926 1,926 1,884 1,850 1,807	- - - - 1,771 1,771 1,771 1,729 1,695 1,652	- - - - - - - - - - - - - - - - - - -	1,460 1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial) Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses Non-charitable community uses (new build) Non-charitable community uses (change of use) Place Hotel and residential Hotel development (from long term vacant building) dent housing Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (200 units) Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - mid rise scheme (200 units) Student housing/co-living - mid rise scheme (200 units) Student housing/co-living - mid rise scheme (200 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- 92 - - - - - - 2,702 2,702 2,702 2,660 2,626 2,583	- - - - - - - 2,547 2,547 2,547 2,505 2,471 2,428	- 56 - - - - - - 2,392 2,392 2,392 2,350 2,315 2,272	- 38 - - - - - - - - 2,236 2,237 2,236 2,195 2,160 2,117	- 19 - - - - - - 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,926 1,926 1,884 1,850 1,807	- - - - 1,771 1,771 1,771 1,729 1,695 1,652	- - - - - - - - - - - - - - - - - - -	1,460 1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	
Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential Non-charitable community uses (new build) Mon-charitable community uses (change of use) els 52 Hotel and residential Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (250 units) 60 Student housing/co-living - mid rise scheme (150 units) 51 Student housing/co-living - mid rise scheme (150 units)	11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£1,988,562 £1,988,562 £11,445,300 £11,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- 92 - - - - - - 2,702 2,702 2,702 2,660 2,626 2,583	- - - - - - - 2,547 2,547 2,547 2,505 2,471 2,428	- 56 - - - - - - 2,392 2,392 2,392 2,350 2,315 2,272	- 38 - - - - - - - - 2,236 2,237 2,236 2,195 2,160 2,117	- 19 - - - - - - 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,926 1,926 1,884 1,850 1,807	- - - - 1,771 1,771 1,771 1,729 1,695 1,652	- - - - - - - - - - - - - - - - - - -	1,460 1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	

CROYDON LOCAL PLAN Sales value £5,317 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1				88,865	83,244	77,596		66,223	60,496			43
2 Single residential dwelling (brownfield)	1				89,419	83,799	78,153		66,782	61,056			43
3 4 houses (greenfield) 4 5 houses (greenfield)	5	,			357,675 447,093	335,196 418,995	312,611 390,764		267,126 333,908	244,225 305,282			174 218
5 Block of 5 flats (brownfield)	5	,			69.849	46.457	22,959		- 24,731	- 48,912		,	
6 Block of 5 flats (brownfield)	5	,	,	,	69,849	46,457	22,959		- 24,731	- 48,912			- 122
7 Block of 5 flats (greenfield)	5				69,849	46,457	22,959			· · · · · · · · · · · · · · · · · · ·		· ·	- 122
8 11 houses (greenfield)	11			1,024,469	964,093	903,433	842,487	781,256	719,741	657,940	595,855	533,484	470
9 16 flats (brownfield)	16				201,159	127,735	53,975		- 95,992		<u> </u>	·	
0 11 flats (brownfield)	11				138,297	87,818	37,108		- 65,995	- 118,180			- 276
11 12 flats (greenfield) 12 Development of c.30 flats (brownfield)	12				150,869	95,801 107,653	40,481 - 8,953		- 71,994 - 247,058	- 128,925 - 366,916		- 243,549 - 608,242	- 301 - 729
Development of c.30 flats (brownfield)	32				223,594	- 1,153,079	- 1,296,121	,	- 1,584,112	- 1,729,062	· · ·	- 2,020,870	- 2,167
4 Development of c.30 flats and houses (brownfield)	31				782,159	641,745	500,685	1 1	216,631	73,636		, , ,	- 364
15 Development of c.100 flats and houses (greenfield)	100				2,480,403	2,046,656	1,610,396	·	724,384	278,358		- 629,190	- 1,088
6 Development of c.100 flats (brownfield)	100	£2,891,321	- 565,994	927,169	- 1,289,987	- 1,654,447	- 2,020,550	- 2,388,296	- 2,757,685	- 3,128,716	3,501,391	- 3,875,707	- 4,251
Residential and health (change of use of long term va	c 91	£2,214,550	- 10,935,155	5 - 11,271,909	- 11,610,157	- 11,949,901	- 12,291,140	- 12,633,873	- 12,978,102	- 13,323,825	5 - 13,671,044	- 14,019,757	- 14,369
8 Tall building residential and health (new build)	91			-,,	- 6,051,689	- 6,367,796	- 6,685,278	<u> </u>	- 7,324,365	- 7,645,970	, ,	- 8,293,307	- 8,619
19 11 flats (change of use)	11				- 290,113	- 343,372	- 396,869	_	- 504,580	- 558,794			- 722
Residential and retail (Lidl scale)	42				915,539	729,052	541,714		164,486	- 25,792			- 609
Residential and retail (Tesco scale)	17				1,617,836	1,617,836	1,617,836		1,617,836	1,617,836			1,617
24 9 flats (change of use) 25 Residential and retail (local scale - locally tall building)	53	£1,526,040 £1,894,362			- 50,388 - 1,718,761	- 86,746 - 1,950,015	- 123,104 - 2,182,302	· ·	- 195,820 - 2,649,971	- 232,178 - 2.885,354			- 347
26 Residential and retail (local scale - locally tall building)				,,	- 608,456	- 712.824	- 2,182,302	, , , , , , , , , , , , , , , , , , , ,	- 1,028,727	- 2,885,35 ² - 1,134,961		- 1,348,829	- 3,597
7 Residential and primary school	293			,	- 17.202.505	- 18,324,501	- 19,451,474		- 21,720,347	- 22.862.247	, , , , , , , , , , , , , , , , , , , ,	- 25,160,975	- 26,31
8 Residential and secondary school (greenfield)	150			-,,	- 13,486,407	- 14,114,494	- 14,745,440		- 16,015,914	- 16,655,440	, ,	- 17,943,075	- 18,59
Residential conversion of large listed building	52			, , -	- 1,194,447	- 1,391,513	- 1,589,462	, ,	- 1,988,009	- 2,188,606	,,	- 2,592,451	- 2,79
Residential conversion of medium listed building	8	£1,187,400		2 - 17,785	- 17,639	- 17,493	- 17,346	- 17,200	- 17,054	- 16,907	7 - 16,760	- 16,614	- 1
Large Private Rental Scheme development (new build					- 30,398,477	- 31,738,484	- 33,084,274	- 34,435,846	- 35,793,202	- 37,156,341	,,	- 39,899,968	- 41,28
Large Private Rental Scheme development (change of				,,	- 25,332,274	- 26,448,946	- 27,570,437	- 28,696,748	- 29,827,878	- 30,963,827	,,	- 33,250,183	- 34,40
Tall tower with ground floor retail (new build)	395			-,,	- 30,135,851	- 31,396,096	- 32,661,779	- 33,932,901	- 35,209,461	- 36,491,461		- 39,071,777	- 40,37
Tall tower with ground floor retail (change of use)	288				- 20,221,685	- 21,181,386	- 22,145,244	- 23,113,257	- 24,085,427	- 25,061,75 ² - 15,074,741	- / - / -	- 27,026,876	- 28,01
 Mixed use large residential and community use (browns) Small residential and community use 	n 118 23			, ,	- 12,886,356	- 13,320,218 - 1,366,933	- 13,755,987 - 1,469,592	- 14,193,665 - 1,572,715	- 14,633,249 - 1,676,302	- 15,074,741	- , - , - ,	- 15,963,448 - 1,989,840	- 16,41 - 2,09
O Medium residential and community use	43	·		,,	, - ,	- 3,306,111		, , ,		- 4.080.139	, , , , , , , , , , , , , , , , , , , ,	' '	- 4,66
Wedarn residential and community use	40	21,000,072	2,704,004	2,324,130	0,114,720	3,300,111	0,400,044	0,001,420	3,000,000	4,000,100	4,270,707	7,772,270	4,00
64 C2 care scheme (70 units)	-	£962,622	10.804.888	10,106,500	9,408,111	8,709,722	8,011,333	7.312.945	6,614,556	5,916,166	5,217,778	4,519,389	3,82
55 C2 care scheme (50 units)	-	£705,923		7,000,000	7,123,836	6,608,643	6,093,450	5.570.050	5,063,062	4,547,869	1,000,075		3,00
			-, -, -, -	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2,222,23	2,000,000		2,000,000	.,,	.,	2,000	
29 Office (large)		£1,101,500	35.432.861	- 35,432,861	- 35,432,861	- 35.432.861	- 35.432.861	- 35.432.861	- 35,432,861	- 35.432.861	- 35.432,861	- 35,432,861	- 35,43
30 Office (medium)		£34,288,800			- 14,419,760	- 14,419,760	- 14,419,760	, - ,	- 14,419,760	, - ,			
B1 Large mixed use office and residential (New build)	178			2 - 11,453,511	- 12,023,694	- 12,596,330	- 13,171,420	- 13,748,965	- 14,328,963	- 14,911,416	6 - 15,496,322	- 16,083,682	- 16,673
Large mixed use office and residential (Change of Us	e 288				- 20,185,824	- 21,145,524	- 22,109,382	23,077,396	- 24,049,566	- 25,025,893	3 - 26,006,375	- 26,991,015	
Conversion of long term vacant unit to small office	-	£141,300	123,734	123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	123,734	- 123,734	- 12:
22 Supermarket (Lidl)	-	£1,168,080		· · · · · · · · · · · · · · · · · · ·	365,275	365,275	365,275		365,275	365,275			36
Superstore (Tesco)	-	£13,282,200	2,631,983	3 - 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	2,631,983	- 2,631,983	- 2,63
Large retail shopping centre	500			, ,	- 32,131,662	- 33,606,635	- 35,087,876	, ,	- 38,069,169	,,	, ,	, , -	,
Large mixed use leisure and retail	-	£2,477,460			1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382		1,472,382	1,47
Conversion of long term vacant unit to shop Retail and S3 uses and 56 residential units	56	£114,924 £11,445,300			17,034 - 365,040	17,034 - 609,320	17,034 - 854,712		17,034 - 1.348,837	17,03 ² - 1,597,568			- 2,35
Netali and 55 uses and 50 residential units	56	£11,445,30C	116,374	121,874	305;040	009,320	004,712	1,101,218	1,340,837	1,597,568	1,047,413	2,090,371	2,30
9 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1.10
O Large warehouse		£357,960 £7,837,440			5,098,756	5,098,756	5,098,756		5,098,756	5,098,756			1,19 5,09
Mixed use light industrial and residential (low amounts)	97	£1,988,562			1,408,455	1,006,835	603,396		- 212,128	- 627,263			- 1,88
2 Mixed use light industrial and residential (now amounts)					3,463,941	3,206,420	2,947,732		2,426,855	2,164,667			1,37
6 Demo existing retail WH, develop 3 B2/B8 units 8,200		£11,445,300			5,332,965	5,332,965	5,332,965		5,332,965	5,332,965			
		, ,,,,,,,,,											
4 Non-charitable community uses (new build)		£1,705,020	- 16,006,367	7 - 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	7 - 16,006,367	- 16,006,367	- 16,00
Non-charitable community uses (change of use)	-	£687,660		-,,-	, ,		- 1,045,234	, ,	- 1,045,234	, ,	, ,	-,,-	,
Hotel and residential	46	£17,259,324			- 9,274,585	- 9,479,323	- 9,684,968	- 9,891,521	- 10,098,982	- 10,307,352	2 - 10,516,630	- 10,726,816	- 10,93
Hotel development (from long term vacant building)	-	£4,725,072		5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5 - 5,946,156	- 5,946,156	- 5,94
7 Student housing/co-living - tower scheme (600 units)	-	£1,103,806			44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	21,90
8 Student housing/co-living - tower scheme (400 units)	-	£728,512			29,429,993	27,567,622	25,705,252		21,980,512	20,118,142			14,53
9 Student housing/co-living - tower scheme (200 units)	-	£364,256			14,714,382	13,783,198	12,852,013		10,989,643	10,058,457			7,26
O Student housing/co-living- mid rise scheme (250 units		£641,748			15,327,533	14,357,549	13,387,564		11,447,595	10,477,611		8,537,642	7,56
1 Student housing/co-living - mid rise scheme (150 unit		£513,398		The second secon	9,196,029	8,614,038	8,032,048	7 7	6,868,066	6,286,075	The second secon		4,54
2 Student housing/co-living - mid rise scheme (100 unit		£449,223			6,130,277	5,742,283	5,354,290		4,578,302	4,190,308			3,02
3 Student housing/co-living - low rise scheme (200 units	-	£1,283,495	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,84
o ottaon neading, so inving for not contine (200 and													
Jeruden nedemy ee ming lew nee conome (200 dink													
B Gypsy and Traveller site		£1,396,500) - 18,357,381	- 18,357,381	- 18.357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381		- 18,357,381	

CROYDON CIL Sales value £5,317 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

						. =		al land val				4=0.1.1.1	
Description (7.1)													0% AH
1 Single residential dwelling (greenfield)	92	£17,500	900	840	779	717	656	594	532	469	406	343	
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	92 367	£348,000		- 002	842	701	719	- CE7	-	532	470	407	
	458	£49,000 £23,905	1,045	903 984	923	781 862	800	657 739	595 676	614	551	488	
4 5 houses (greenfield) 5 Block of 5 flats (brownfield)	458	£23,905 £648,000	1,045	904	923	- 002	-	739	-	- 014	- 551	400	
6 Block of 5 flats (brownfield)	458	£301,200				-		_	-	-		-	
7 Block of 5 flats (greenfield)	458	£68,320		54	3	-	-	_	-	-		-	
8 11 houses (greenfield)	1,008	£56,000		961	901	840	780	719	658	597	535	474	
						040	700	719				4/4	
9 16 flats (brownfield) 10 11 flats (brownfield)	1,467	£767,730		-	-	-	-	-	-	-	-	-	
11 12 flats (greenfield)	1,008	£235,500 £54,894	3 187	137	87	37	-	-	-	-	-	-	
,	1,100						-	-	-	-	-	-	
12 Development of c.30 flats (brownfield)	2,475	£852,510	-	-	-	-	-	-	-	-	-	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	108	59	10	-	- 404	- 70	- 04	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	310	263	216	169	121	73	24	-	-	-	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550		-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	 	-	-	-	-	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-		-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-	-	-	-	-	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	-	-	-	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
					•								
are schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	-	-	-	-		-	- -	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300		-	-	-	-	-	-	-	-	-	
		,						<u> </u>					
etail (supermarket)													
22 Supermarket (Lidl)	1,323	£1,168,080	-		-	-	-	-	-	-	-	_	
23 Superstore (Tesco)	5,422	£13,282,200				_		-	-			-	
20 Outperstore (16360)	0,422	210,202,200											
etail (comparison)													
	204.000	C115 000 000				I							
46 Large retail shopping centre	201,066	£115,000,000		-	-	-	-	-	-	-	-	-	
47 Large mixed use leisure and retail	20,758	£2,477,460	-		-	-	-	-	-	-	-	-	
53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	100 11,398	£114,924 £11,445,300		-	-	-	-	-	-	-	-	-	
100 Incidii dilu 00 uses dilu 00 lesidential units	11,398	211,445,300	-	-	-	-	-	-	-	•		-	
dustrial													
	4 000	£3E7 060	440	440	440	440	440	440	440	110	440	440	
39 Small scale light industrial park	1,888	£357,960		442	442	442	442	442	442	442	442	442	
40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry)	7,954	£7,837,440		-	-	-	-	-	-	-	-	-	
 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 	11,974	£1,988,562	18	147	- 125	104	- 02	- 50	- 27	- 15	-	-	
		£1,988,562	169	147	125	104	82	59	37	15	-	-	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-		-	
ommunity uses													
44 Non-charitable community uses (new build)	8,742	£1,705,020		-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	
otels				-	-	-	-	-	-	-	-	-	
otels 52 Hotel and residential	9,601	£17,259,324	-			1	_	-	-	-		-	
	9,601 4,437	£17,259,324 £4,725,072		-	-	-	· ·				\		
52 Hotel and residential				-	-	-							
52 Hotel and residential 54 Hotel development (from long term vacant building)				-	-	-		I.					
52 Hotel and residential 54 Hotel development (from long term vacant building) udent housing	4,437	£4,725,072	-		2 302	2 236	2 081	1 926	1 771	1 616	1 460	1 305	1
52 Hotel and residential 54 Hotel development (from long term vacant building) tudent housing 57 Student housing/co-living - tower scheme (600 units)	18,090	£4,725,072 £1,103,806	2,702	2,547	2,392	2,236	2,081	1,926 1,926	1,771 1,771	1,616	1,460 1,461	1,305	
52 Hotel and residential 54 Hotel development (from long term vacant building) **udent housing* 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	18,090 12,000	£4,725,072 £1,103,806 £728,512	2,702 2,702	2,547 2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1
52 Hotel and residential 54 Hotel development (from long term vacant building) **udent housing* 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	18,090 12,000 6,000	£1,103,806 £1,28,512 £364,256	2,702 2,702 2,702 2,702	2,547 2,547 2,547	2,392 2,392	2,237 2,236	2,081 2,081	1,926 1,926	1,771 1,771	1,616 1,616	1,461 1,461	1,305 1,305	1
52 Hotel and residential 54 Hotel development (from long term vacant building) Eudent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	18,090 12,000 6,000 6,250	£1,103,806 £1,28,512 £364,256 £641,748	2,702 2,702 2,702 2,702 2,660	2,547 2,547 2,547 2,505	2,392 2,392 2,350	2,237 2,236 2,195	2,081 2,081 2,039	1,926 1,926 1,884	1,771 1,771 1,729	1,616 1,616 1,574	1,461 1,461 1,419	1,305 1,305 1,263	1
52 Hotel and residential 54 Hotel development (from long term vacant building) Eudent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	18,090 12,000 6,000 6,250 3,750	£1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626	2,547 2,547 2,547 2,505 2,471	2,392 2,392 2,350 2,315	2,237 2,236 2,195 2,160	2,081 2,081 2,039 2,005	1,926 1,926 1,884 1,850	1,771 1,771 1,729 1,695	1,616 1,616 1,574 1,539	1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	1 1 1
52 Hotel and residential 54 Hotel development (from long term vacant building) Eudent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	18,090 12,000 6,000 6,250 3,750 2,500	£1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,350 2,315 2,272	2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,729 1,695 1,652	1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	1 1 1
52 Hotel and residential 54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	18,090 12,000 6,000 6,250 3,750	£1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,505 2,471	2,392 2,392 2,350 2,315	2,237 2,236 2,195 2,160	2,081 2,081 2,039 2,005	1,926 1,926 1,884 1,850	1,771 1,771 1,729 1,695	1,616 1,616 1,574 1,539	1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	1 1 1
52 Hotel and residential 54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	18,090 12,000 6,000 6,250 3,750 2,500	£1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,350 2,315 2,272	2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,729 1,695 1,652	1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	1 1 1
52 Hotel and residential 54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	18,090 12,000 6,000 6,250 3,750 2,500 4,000	£4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223 £1,283,495	2,702 2,702 2,702 2,660 2,626 2,583 2,442	2,547 2,547 2,547 2,505 2,471 2,428 2,287	2,392 2,392 2,350 2,315 2,272 2,131	2,237 2,236 2,195 2,160 2,117 1,976	2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807 1,666	1,771 1,771 1,729 1,695 1,652 1,511	1,616 1,616 1,574 1,539 1,496 1,355	1,461 1,461 1,419 1,384 1,341 1,200	1,305 1,305 1,263 1,229 1,186	1 1 1
tudent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	18,090 12,000 6,000 6,250 3,750 2,500	£1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,660 2,626 2,583 2,442	2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,350 2,315 2,272	2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,729 1,695 1,652	1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	1 1 1 1 1

CROYDON LOCAL PLAN Sales value £5,634 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		esidual land valu 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500			,	99,650	93,072	86,464	79,826			59,723	
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	1 4	£348,000 £49,000			106,750 427,001	100,205 400,820	93,629 374,515	87,022 348,087	80,384 321,535	,	67,016 268,065	60,286 241,145	
4 5 houses (greenfield)	5					501,025	468,144	435,109	401,919		335,081	301,431	
5 Block of 5 flats (brownfield)	5				,	116,183	88,731	61,154	33,451	_	·	- 51,178	
6 Block of 5 flats (brownfield) 7 Block of 5 flats (greenfield)	5			170,711 170,711		116,183 116,183	88,731 88,731	61,154 61,154	33,451 33,451			- 51,178 - 51,178	
8 11 houses (greenfield)	11	£56,000				1,082,665	1,011,557	940,117	868,343			651,029	
9 16 flats (brownfield)	16					349,331	263,008	176,290	89,178		,		
10 11 flats (brownfield) 11 12 flats (greenfield)	11	£235,500 £54,894				240,165 261,998	180,817 197,256	121,199 132,217	61,310 66,883		· · · · · · · · · · · · · · · · · · ·	- 121,816 - 132,890	
12 Development of c.30 flats (brownfield)	27	£852,510				469,733	332,732	195,108	56,859			- 367,157	
13 Development of c.30 flats (brownfield)	32	£433,320	- 218,677			717,399	- 885,143	, , , , , , , , , , , , , , , , , , , ,	- 1,222,887		- 1,563,637	- 1,735,140	
14 Development of c.30 flats and houses (brownfield)	31	£753,600				1,077,504	911,737	745,210	577,923		241,064	71,493	
15 Development of c.100 flats and houses (greenfield) 16 Development of c.100 flats (brownfield)	100	£500,500 £2,891,321	4,948,804 851,129	4,442,171 427,994	-77	3,421,827 - 430.563	2,908,117 - 866.058	2,392,046 - 1.303.521	1,873,617 - 1,742,952	1 1	825,703 - 2,627,718	294,738 - 3,073,054	
17 Residential and health (change of use of long term vac		£2,214,550	- 9,633,754	- 10,032,768	_,	- 10,836,166	- 11,240,552	- 11,646,729	- 12,054,696	, , , , , , , , , , , , , , , , , , , ,	- 12,876,002	- 13,289,342	
18 Tall building residential and health (new build)	91	£2,214,550	- 4,203,537	- 4,575,263	, ,	- 5,323,670	- 5,700,352	- 6,078,686	- 6,458,671	-,,-	, -, -, -	- 7,608,542	
19 11 flats (change of use) 20 Residential and retail (Lidl scale)	11 42	£235,500 £3,923,430	- 2,334 1,954,798	- 63,821 1,738,015	- 125,588 - 1,520,230	- 187,635 1,301,441	- 249,962 1,081,649	- 312,570 860,855	- 375,457 639,057	· ·	- 502,072 192,454	- 565,799 - 32,846	
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836			1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836	
24 9 flats (change of use)	9	£1,526,040		110,136	-	25,465	- 17,127	- 60,109	- 103,091	<u> </u>	- 189,054	- 232,036	
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	·	,		- 1,233,347	- 1,506,268	- 1,780,411	- 2,055,776	, ,	- 2,610,173	- 2,889,205	- ,
26 Residential and retail (local scale - medium scale buildi 27 Residential and primary school	r 23 293	£395,640 £4,851,300	- 32,692 - 10,581,739	- 153,752 - 11,903,884	, , , , , ,	- 397,524 - 14,566,098	- 520,235 - 15,906,165	- 643,497 - 17,252,207	- 767,309 - 18,604,224	,	- 1,016,584 - 21,326,180	- 1,142,047 - 22,696,119	- 1,268 - 24,072
28 Residential and secondary school (greenfield)	150	£1,134,000	- 9,884,899	, ,	,	- 12,100,020	- 12,845,184	- 13,593,743	- 14,345,697	, ,	- 15,859,792	- 16,621,932	, .
33 Residential conversion of large listed building	52	£1	·		·	766,824	- 1,000,193	- 1,234,609	- 1,470,074	, , , , ,		- 2,182,765	
34 Residential conversion of medium listed building 35 Large Private Rental Scheme development (new build)	420	£1,187,400 £13,008,000	101,194	101,609	, , , , , , , , , , , , , , , , , , , ,	102,437	102,852	103,267	103,680	- /	104,510	104,924	- 38,478
36 Large Private Rental Scheme development (change of		£3,668,400	- 22,256,359 - 18,547,175	- 19,872,658	,,	- 22,541,195	- 23,884,249	- 25,233,162	- 26,587,931		- 29,315,041	- 30,687,381	- 32,065
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 22,478,382	- 23,974,284	- 25,476,797	- 26,985,920	- 28,501,653	- 30,023,996	- 31,552,950	33,088,515	- 34,630,688	- 36,179,473	- 37,734
38 Tall tower with ground floor retail (change of use)	288	£3,668,400		- 15,639,458	, ,	17,921,738	- 19,070,412	- 20,224,109	- 21,382,828	, ,	- 23,715,332	- 24,889,117	
43 Mixed use large residential and community use (brownt 49 Small residential and community use	fi 118 23	£1,620,000 £395,640	- 10,363,808 - 703,615	- 10,873,296 - 822,017	,,	- 11,899,127 - 1,060,457	- 12,415,470 - 1,180,494	- 12,934,098 - 1.301.075	- 13,455,012 - 1.422,200	2 - 13,978,210	- 14,503,693 - 1.666,086	- 15,031,461 - 1,788,846	- 15,561 - 1,912
50 Medium residential and community use	43			, , ,	,	- 2,737,050	- 2,961,548	- 3,187,047	-,,	/ - / -	, ,	- 4,099,041	,
64 C2 care scheme (70 units)		5062 622	10 004 000	10 106 500	0.409.111	9 700 722	0.011.222	7 212 045	6 614 556	5 D16 166	5 217 779	4 510 200	2 021
65 C2 care scheme (50 units)	-	£962,622 £705,923		10,106,500 7,639,030	-,,	8,709,722 6,608,643	8,011,333 6,093,450	7,312,945 5,578,256	6,614,556 5,063,062	-11	5,217,778 4,032,675	4,519,389 3,517,482	
oo oo oo oo oo oo oo oo oo oo oo oo oo		2.00,020	5,151,221	,,000,000	1,120,000	0,000,010	5,000,100	5,515,255	0,000,000	1,0 11 ,000	1,002,010	0,011,102	0,000
29 Office (large)	-	£1,101,500		- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	, - ,	- 35,432,861	- 35,432,861	
30 Office (medium) 31 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000	- 14,419,760 - 8,658,385	- 14,419,760 - 9,332,673	, -, -,	- 14,419,760 - 10,690,130	- 14,419,760 - 11,373,299	- 14,419,760 - 12,059,429	- 14,419,760 - 12,748,518	, ,	, ,	- 14,419,760 - 14,833,549	, , ,
32 Large mixed use office and residential (New Build)		£3,668,400		-,,	-,,-	- 17,885,877	- 19,034,551	- 20,188,248	- 21,346,966	-, -,	- 23,679,470	- 24,853,255	-
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123
22 Supermarket (Lidl)		£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365
23 Superstore (Tesco)	-	£13,282,200			· · ·	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983				
								,					
		0.115.000.000									07.070.400	00 171 000	
46 Large retail shopping centre 47 Large mixed use leisure and retail	500	£115,000,000 £2,477,460	- 23,112,241 1,472,382	- 24,865,941 1,472,382	- 26,627,294 - 1,472,382	- 28,396,300 1,472,382	- 30,172,959 1,472,382	- 31,957,273 1,472,382	- 33,749,240 1,472,382	,,	- 37,356,133 1,472,382	- 39,171,060 1,472,382	1
53 Conversion of long term vacant unit to shop	-	£114,924				17,034	17,034	17,034	17,034		17,034	17,034	
55 Retail and S3 uses and 56 residential units	56	£11,445,300		715,500		150,819	- 135,501	- 425,438	- 716,691			- 1,598,344	
20 Small coals light industrial and		0057.000	4.404.704	1.404.704	4 404 704	4 404 704	4 404 704	4 404 704	4 404 704	1.404.704	4.404.704	4 404 704	4.404
39 Small scale light industrial park 40 Large warehouse	-	£357,960 £7,837,440	1,191,764 5,098,756	1,191,764 5,098,756	1 1	1,191,764 5,098,756	1,191,764 5,098,756	1,191,764 5,098,756	1,191,764 5,098,756		1,191,764 5,098,756	1,191,764 5,098,756	-
41 Mixed use light industrial and residential (low amounts)	97	£1,988,562			1 1	2,231,125	1,758,270	1,283,272	806,129			- 647,903	
42 Mixed use light industrial and residential (moderate am	c 61	£1,988,562	4,881,318	4,582,796	4,282,902	3,981,634	3,678,993	3,374,978	3,069,591	2,762,831	2,454,698	2,145,191	1,834
Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	' - 16,006,367	- 16,006,367	- 16,006,367	- 16,006
45 Non-charitable community uses (change of use)	-	£687,660		-,,	-,,	- 1,045,234	- 1,045,234	, ,	, ,	, ,	, ,	-,,	-,
		047 050		0.00	-0.021	0.070	0.410 ===	0.0=1			10.000		
52 Hotel and residential 54 Hotel development (from long term vacant building)	46	£17,259,324 £4,725,072		- 8,393,448 - 5,946,156	2,00.,.00	- 8,870,561 - 5,946,156	9,110,7215,946,156	- 9,351,953 - 5,946,156	- 9,594,253 - 5,946,156	-,,-	- 10,082,064 - 5,946,156	- 10,327,574 - 5,946,156	
Thatel development (norm long term vacant building)	•	۲ ۱ ,123,012	0,340,130	5,540,150	5,340,130	5,340,130	0,340,130	3,340,130	J, 340, 100	5,940,130	0,340,130	5,340,130	5,540
Student housing/co-living - tower scheme (600 units)	-	£1,103,806			1 1	41,558,814	38,751,291	35,943,768	33,136,245		27,521,199	24,713,675	
58 Student housing/co-living - tower scheme (400 units)	-	£728,512		31,292,363		27,567,622	25,705,252	23,842,883	21,980,512			16,393,401	14,53
59 Student housing/co-living - tower scheme (200 units) 50 Student housing/co-living- mid rise scheme (250 units)	-	£364,256 £641,748		15,645,568 16,297,518	1 1	13,783,198 14,357,549	12,852,013 13,387,564	11,920,827 12,417,579	10,989,643 11,447,595		9,127,272 9,507,627	8,196,087 8,537,642	7,26 ² 7,567
61 Student housing/co-living - mid rise scheme (250 units)		£513,398		9,778,020		8,614,038	8,032,048	7,450,057	6,868,066		5,704,085	5,122,094	
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18.357.381	- 18,357,381	- 18,357,381	- 18.357.381	- 18,357
71-7		,,555,550		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	-,,	2, 2. 3. ,001	1,301,001	1,55.,551	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	1,50.,001	,501

CROYDON CIL Sales value £5,634 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		al land value % AH 30°		35% AH 4	10% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	92	£17,500	1,109	1,039	968	896		824	752	680	607	534	461	30 70 ATT
2 Single residential dwelling (brownfield)	92	£348,000		-	-	-		-	-	-	-	-	-	
3 4 houses (greenfield)	367	£49,000		1,102	1,031	960		888	816	743	671	597	524	
4 5 houses (greenfield)	458	£23,905		1,184	1,112	1,041		969	897	825	752	679	606	
5 Block of 5 flats (brownfield)	458	£648,000	-	-	-	-		-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200	-	-	-	-		-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	282	223	164	104		45	-	-	-	-	-	
8 11 houses (greenfield)	1,008	£56,000	1,228	1,158	1,088	1,018		948	877	806	734	662	590	
9 16 flats (brownfield)	1,467	£767,730	-	-	-	-		-	-	-	-	-	-	
10 11 flats (brownfield)	1,008	£235,500	180	122	63	5		-	-	-	-	-	-	
11 12 flats (greenfield)	1,100	£54,894	363	305	247	188		129	70	11	-	-	-	
12 Development of c.30 flats (brownfield)	2,475	£852,510	10	-	-	-		-	-	-	-	-	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-		-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	287	230	172	114		56	-	-	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	485	430	374	319		263	206	150	93	35	-	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-		-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-		-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-		-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	-	-	-	-		-	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-		-	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-		-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	-	-	-	-		-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-		-	-	-	_	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-		-	-	-	_	-	-	
27 Residential and primary school	29,859	£4,851,300		-	-	-		-	-	-	_	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000		-	_	-		-	-	-	-	-	_	
33 Residential conversion of large listed building	4,766	£1,104,000	-	-	-	-		-	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-		-	-	-	_	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-		-	-	-	-		-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400		-	-	-		-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-		-	-	-	-	-	-	
38 Tall tower with ground floor retail (thange of use)	26,399	£3,668,400	-	-	_	-		-	-	-	_		_	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000		-	-	-		-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640		-	-	-		-	-	-	_	-	-	
50 Medium residential and community use	4,586	£1,663,572		-	-	-		-	-	-	-	-	-	
	1,000	21,000,012												
re schemes														
	F 000	0000 000	1.000	1 000	1.600	4 5 40	1	440	1.070	4 420	004	051	711	
64 C2 care scheme (70 units)	5,000	£962,622		1,829	1,689	1,549		,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1	,509	1,364	1,220	1,076	931	787	
30 Office (medium) 31 Large mixed use office and residential (New build)	10,173 53,316	£34,288,800 £13,008,000		-	-	-		-	-	-	-	-	-	
32 Large mixed use office and residential (New Build) 32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400		-	-			-			-		-	
51 Conversion of long term vacant unit to small office	85	£141,300		-	-			-			-		-	
or controller of long term vacant and to critain enloc	00	2111,000												
tail (supermarket)														
	4.000	04.400.000	1											
22 Supermarket (Lidl)	1,323	£1,168,080		-	-	-		-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-		-	-	-	-	-	-	
tail (comparison)														
46 Large retail shopping centre	201,066	£115,000,000		-	-	-		-	-	-	-	-	-	
47 Large mixed use leisure and retail	20,758	£2,477,460		-	-	-		-	-	-	-	-	-	
53 Conversion of long term vacant unit to shop	100	£114,924		-	-			-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-		-	-	-	-	-	-	
ustrial														
39 Small scale light industrial park	1,888	£357,960	442	442	442	442		442	442	442	442	442	442	
40 Large warehouse	7,954	£7,837,440		-	-	-		-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562		99	60	20		-	-	-	-	-	-	
42 Mixed use light industrial and residential (moderate amounts of light indu		£1,988,562			195	170		144	118	92	66	40	13	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300		-	-	-		-	-	-	-	-	-	
		<u> </u>	1				1							
mmunity uses														
44 Non-charitable community uses (new build)	8,742	£1,705,020	_	-	-	-		-	-	-	_		_	
45 Non-charitable community uses (change of use)	570	£687,660		_	-			-	-	_	_	-		
, , , , , , , , , , , , , , , , , , , ,	0.0	,000	l .				1							
rels														
	0.604	£17 0E0 204						_	_					
52 Hotel and residential 54 Hotel development (from long term vacant building)	9,601 4,437	£17,259,324 £4,725,072		-	-	-		-	-	-	-		-	
1- Indeer development (morn long term vacant building)	4,437	14,725,072	-	-	-	-		-	-	-	-		-	
death and a														
ident housing														
57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806		2,547	2,392	2,236		,081	1,926	1,771	1,616	1,460	1,305	1
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512		2,547	2,392	2,237		,081	1,926	1,771	1,616	1,461	1,305	1
59 Student housing/co-living - tower scheme (200 units)	6,000	£364,256		2,547	2,392	2,236		,081	1,926	1,771	1,616	1,461	1,305	1
60 Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748		2,505	2,350	2,195		,039	1,884	1,729	1,574	1,419	1,263	1
61 Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398		2,471	2,315	2,160		,005	1,850	1,695	1,539	1,384	1,229	1
62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223			2,272	2,117		,962	1,807	1,652	1,496	1,341	1,186	1
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495		2,287	2,131	1,976		,821	1,666	1,511	1,355	1,200	1,045	
		•	1				II.							
er														
1er 48 Gypsy and Traveller site	10,000	£1,396,500	_	-		<u>-</u>	T	-	-				_	

CROYDON LOCAL PLAN Sales value £5,951 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val		35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	No or units	£17,500	138,368		10% An 123,529	116,056	108,548		93,427	85,815	78,167	70,483	50% An 62,7
2 Single residential dwelling (brownfield)	1	£348,000	138,919		124,082	116,611			93,987	86,375	78,728		63,3
3 4 houses (greenfield)	4	£49,000	555,678		· · · · · · · · · · · · · · · · · · ·	466,444	,		375,946	345,498	314,911	284,183	253,3
4 5 houses (greenfield) 5 Block of 5 flats (brownfield)	5	£23,905 £648,000	694,598 279,261		620,411 217,170	583,055 185,909		2 2 7 2 2	469,931 91,261	431,873 59,424	393,638 27,444	355,228	316,6 - 37,5
6 Block of 5 flats (brownfield)	5	£301,200	279,261		217,170	185,909	154,503		91,261	59,424	27,444		- 37,5
7 Block of 5 flats (greenfield)	5	£68,320	279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424	27,444		- 37,5
8 11 houses (greenfield)	11	£56,000	1,503,427		1,342,787	1,261,897	1,180,627		1,016,946	934,536	851,746		685,0
9 16 flats (brownfield) 10 11 flats (brownfield)	16	£767,730 £235,500	864,874 594,601	767,344 527,549	669,362 460,187	570,927 392,513	472,039 324,527	7 - 7	272,905 187,622	172,658 118,702	71,958 49,471	<u> </u>	- 132,7 - 91,2
11 12 flats (greenfield)	12	£54,894	648,655		502,022	428,195			204,678	129,493	53,968		- 99,5
12 Development of c.30 flats (brownfield)	27	£852,510	1,300,076		988,622	831,813		516,034	357,062	197,370	36,957	- 126,073	- 290,3
13 Development of c.30 flats (brownfield)	32	£433,320							- 861,660	, /	- 1,252,626	- 1,449,409	- 1,647,0
14 Development of c.30 flats and houses (brownfield) 15 Development of c.100 flats and houses (greenfield)	31 100	£753,600 £500,500	2,079,421 6,555,693		1,702,859 5,385,954	1,513,262 4,796,998	1,322,789 4,205,317		939,214 3,013,782	746,111 2,413,928	552,131 1,811,349	357,275 1,206,045	161,5 594,5
16 Development of c.100 flats (brownfield)	100	£2,891,321	2,258,804		1,276,440	781,399	284,100		- 728,220	- 1,239,987	- 1,754,046	- 2,270,400	- 2,789,
17 Residential and health (change of use of long term vac		£2,214,550	- 8,332,354	<u> </u>	- 9,256,986	- 9,722,432	- 10,189,964		- 11,131,289	- 11,605,082	- 12,080,961	- 12,558,927	- 13,038,
18 Tall building residential and health (new build)	91	£2,214,550	- 2,983,474		- 3,845,590	- 4,279,544	-	-,, -	- 5,592,978	- 6,034,649	- 6,478,249	- 6,923,779	- 7,371,
19 11 flats (change of use)	11	£235,500			38,352	- 31,899	- 103,056		- 246,335	- 318,457	- 390,899	- 463,664	- 536,
20 Residential and retail (Lidl scale) 21 Residential and retail (Tesco scale)	42	£3,923,430 £13,282,200			2,124,920 1,617,836	1,873,830 1,617,836	1,621,585 1,617,836		1,113,630 1,617,836	857,920 1,617,836	601,055 1,617,836	343,036 1,617,836	83, 1,617,
24 9 flats (change of use)	9	£1,526,040	282,951		185,232	136,373	87,513	/ - /	- 10,362	- 59,967	- 109,572	- 159,177	- 208,
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	409,264	104,596	- 204,537	- 516,678	- 830,233	1,145,201	- 1,461,580	- 1,779,373	- 2,098,578	- 2,419,196	- 2,741,
Residential and retail (local scale - medium scale build		£395,640		<u> </u>	56,863	- 82,223	- 222,811	- 364,035	- 505,891	- 648,381	- 791,506	- 935,265	- 1,079,
27 Residential and primary school 28 Residential and secondary school (greenfield)	293 150	£4,851,300 £1,134,000	- 6,190,038 - 7,530,983	, , ,	- 9,261,502 - 9,230,095	- 10,807,693 - 10,085,546	- 12,360,857 - 10.944.927	' - 13,920,993 ' - 11.808.239	- 15,488,102 - 12.675.481	- 17,062,183 - 13.546.654	- 18,643,237 - 14,421,756	- 20,231,264 - 15,300,789	- 21,826, - 16,183,
33 Residential conversion of large listed building	52	£1,134,000 £1	647,062	- , , -	123,551	- 142,136	, ,	, ,	- 952,141	- 1,224,572	- 1,498,218	- 1,773,079	- 2,049,
34 Residential conversion of medium listed building	8	£1,187,400	220,051	220,735	221,420	222,105	222,789	223,474	224,158	224,843	225,528	226,212	226,
35 Large Private Rental Scheme development (new build		£13,008,000			- 20,490,615	- 22,359,882	- 24,237,423	, , ,	- 28,017,329	- 29,919,694	- 31,830,333	, , ,	- 35,676,
36 Large Private Rental Scheme development (change o 37 Tall tower with ground floor retail (new build)	f 350 395	£3,668,400 £15,150,000	- 13,980,963 - 17,325,086	- /- /-	- 17,075,722 - 20.817,743	- 18,633,444 - 22,575,744		, , ,	- 23,347,984 - 27.896.439	- 24,933,287 - 29.685.567	- 26,525,487 - 31,482,477	- 28,124,581 - 33,287,169	- 29,730,5 - 35,099,0
38 Tall tower with ground floor retail (change of use)	288	£15,150,000 £3,668,400	- 17,325,086 - 10,696,947	- 19,067,523	- 13,334,488	- 14,662,091	- 15,995,581	- 26,115,092	- 27,896,439 - 18,680,228	- 29,685,567	- 31,482,477	- 22,751,359	- 35,099,0 - 24,120,1
43 Mixed use large residential and community use (brown		£1,620,000	- 8,703,261	- 9,292,191	- 9,883,782	- 10,478,036	- 11,074,953	, ,	- 12,276,774	- 12,881,678	- 13,489,245	- 14,099,474	- 14,712,
49 Small residential and community use	23	£395,640		·	- 617,193	- 753,981	- 891,394	· · ·	- 1,168,098	- 1,307,390	· · ·	- 1,587,851	- 1,729,
50 Medium residential and community use	43	£1,663,572	- 1,404,607	1,657,917	- 1,912,377	- 2,167,990	- 2,424,753	2,682,667	- 2,941,732	- 3,201,949	- 3,463,318	- 3,725,837	- 3,989,
64 C2 care scheme (70 units)	-	£962,622	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6.614.556	5,916,166	5,217,778	4,519,389	3,821,0
65 C2 care scheme (50 units)	-	£705,923	- / /	-,,	7,123,836	6,608,643	6,093,450		5,063,062	4,547,869	4,032,675	3,517,482	3,002,
29 Office (large)	-	£1,101,500	- 35,432,861		- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,8
30 Office (medium) 31 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000	- 14,419,760 - 6,430,988		- 14,419,760 - 7,996,149	- 14,419,760 - 8,783,930	- 14,419,760 - 9,575,178		- 14,419,760 - 11.168.072	- 14,419,760 - 11,969,720	- 14,419,760 - 12,774,835	- 14,419,760 - 13,583,415	- 14,419,7 - 14,395,4
32 Large mixed use office and residential (Change of Use		£3,668,400			- 13,298,627	- 14,626,229			- 18,644,366	- 19,995,522	, , , , , , , , ,	<u> </u>	- 24,084,3
51 Conversion of long term vacant unit to small office	-	£141,300			- 123,734	- 123,734			- 123,734	- 123,734	- 123,734		
							•	•					
22 Supermarket (Lidl)	-	£1,168,080	365,275	·	365,275	365,275	365,275	· ·	365,275	365,275	365,275	365,275	365,2
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,
46 Large retail shopping centre	500	£115,000,000	- 17,023,959	- 19,068,923	- 21,122,926	- 23,185,966	- 25,258,043	27,339,157	- 29,429,310	- 31,528,500	- 33,636,727	- 35,753,993	- 37.880.2
47 Large mixed use leisure and retail	-	£2,477,460			1,472,382	1,472,382	1,472,382	, , , , , , , , , , , , , , , , , , ,	1,472,382	1,472,382	1,472,382	1,472,382	1,472,3
53 Conversion of long term vacant unit to shop	-	£114,924			17,034	17,034	17,034		17,034	17,034	17,034		17,0
55 Retail and S3 uses and 56 residential units	56	£11,445,300	1,873,421	1,551,043	1,227,169	901,801	574,938	246,579	- 84,546	- 420,951	- 758,874	- 1,098,316	- 1,439,
39 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,
40 Large warehouse	-	£7,837,440	5,098,756		5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,
41 Mixed use light industrial and residential (low amounts		£1,988,562	5,067,407	4,532,545	3,995,215	3,455,414	2,913,145	2,368,406	1,821,197	1,271,519	719,371	164,754	- 398,
42 Mixed use light industrial and residential (moderate am		£1,988,562	5,787,156		5,101,862	4,756,847	4,410,252		3,712,327	3,360,995	3,008,085	2,653,595	2,297,
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16.006.367	- 16.006.367	- 16.006.367	- 16.006.367	' - 16,006,367	- 16.006.367	- 16.006.367	- 16.006.367	- 16.006.367	- 16.006.
45 Non-charitable community uses (riew build)	-	£1,705,020 £687,660		-,,	, ,		-,,	- / /	, ,	, ,	-,,	-,,-	
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Hotel and residential	46	£17,259,324	- 7,445,157	- 7,716,139	- 7,988,353	- 8,261,798	- 8,536,475	, , , , , , , , , , , , , , , , , , ,	- 9,089,523	- 9,367,895	- 9,647,498		- 10,210,
Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5 - 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,
57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33.136.245	30,328,722	27,521,199	24,713,675	21,906,
58 Student housing/co-living - tower scheme (600 units)	-	£1,103,806 £728,512	33,154,734		29,429,993	27,567,622	25,705,252		21,980,512	20,118,142	18,255,772	16,393,401	14,531,
59 Student housing/co-living - tower scheme (400 units)	-	£364,256	16,576,753		14,714,382	13,783,198	12,852,013		10,989,643	10,058,457	9,127,272	8,196,087	7,264,
60 Student housing/co-living- mid rise scheme (250 units)		£641,748	17,267,502		15,327,533	14,357,549	13,387,564		11,447,595	10,477,611	9,507,627	8,537,642	7,567,
61 Student housing/co-living - mid rise scheme (150 units		£513,398	10,360,010	-,,	9,196,029	8,614,038	8,032,048	,,	6,868,066	6,286,075	5,704,085	5,122,094	4,540,
62 Student housing/co-living - mid rise scheme (100 units		£449,223	6,906,264		6,130,277	5,742,283	5,354,290		4,578,302	4,190,308	3,802,314	3,414,321	3,026,
63 Student housing/co-living - low rise scheme (200 units	-	£1,283,495	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,
48 Gypsy and Traveller site	-	£1,396,500	- 18.357 381	- 18,357,381	- 18.357.381	- 18.357 381	- 18,357,381	- 18.357 381	- 18,357,381	- 18.357.381	- 18.357.381	- 18,357,381	- 18.357
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CROYDON CIL Sales value £5,951 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description 1 Single residential dwelling (greenfield)	Floor areas E	3LV (0% AH	5% AH	10% AH	15% AH 20°		dual land value		35% AH	40% AH	45% AH	50% A
	92	£17,500	1,319	1,238	1,157	1,075	% AH 993	25% AH 30 911	% AH 828	35% AH 745	40% AH 4	578	JU% P
2 Single residential dwelling (greenfield)	92	£348,000	-	-	-	-	-	-	-	-		-	
3 4 houses (greenfield)	367	£49,000	1,382	1,301	1,220	1,139	1,057	974	892	809	725	641	
4 5 houses (greenfield)	458	£23,905	1,463	1,383	1,302	1,220	1,138	1,056	973	890	807	723	
5 Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	460	393	325	257	188	119	50	-	-	-	
8 11 houses (greenfield)	1,008	£56,000	1,436	1,356	1,276	1,196	1,115	1,034	953	871	789	707	
9 16 flats (brownfield)	1,467	£767,730	66	-	-	-	-	-	-	-	-	-	
10 11 flats (brownfield)	1,008	£235,500	356	290	223	156	88	21	-	-	-	-	
11 12 flats (greenfield)	1,100	£54,894	540	473	406	339	272	204	136	68	-	-	
12 Development of c.30 flats (brownfield)	2,475	£852,510	181	118	55	-	-	-	-	-	-	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	467	400	334	267	200	133	65	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	661	597	533	469	404	339	274	209	143	77	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)25 Residential and retail (local scale - locally tall building)	788 5,003	£1,526,040 £1,894,362	-	-	-	-	-	-	-	-	-	-	
26 Residential and retail (local scale - locally tail building) 26 Residential and retail (local scale - medium scale building)	2,764	£1,894,362 £395,640	-	-	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£395,640 £4,851,300		_	-	-	-	-	-			•	
28 Residential and secondary school (greenfield)	21,669	£1,134,000		-	-	-	-		-			_	
33 Residential conversion of large listed building	4,766	£1,134,000	136	81	26	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	•	-	-	-	-	-	-	-	
e schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	-	-	-	-	-	-		-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300		_	-	-	-	-	-		-	_	
<u> </u>		, ,											
ail (supermarket)													
22 Supermarket (Lidl)	1,323	£1,168,080		_									
23 Superstore (Tesco)	5,422	21,100,000			_	_	_	_	_	_	_	_	
		£13.282.200	-	-	-	-	-	-	-	-	-	-	
	0,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
ail (comparison)	0,122	£13,282,200	-	-	-	-	-	-	-	-	•	-	
	-		-	-	-	-					-		
46 Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	
	-				-	-	-	-	-	-	-		
46 Large retail shopping centre 47 Large mixed use leisure and retail	201,066 20,758	£115,000,000 £2,477,460			-						-	- - - -	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	201,066 20,758 100	£115,000,000 £2,477,460 £114,924	-	-	- - -				- - -	-		- - - -	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	201,066 20,758 100	£115,000,000 £2,477,460 £114,924	-	-	- - -				- - -	-		- - - - -	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	201,066 20,758 100	£115,000,000 £2,477,460 £114,924	-	-	- - -				- - -	-	- - - - - - -	- - - - - - -	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	201,066 20,758 100 11,398	£115,000,000 £2,477,460 £114,924 £11,445,300	-	-				- - - -		•	-		
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units USTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry)	201,066 20,758 100 11,398 1,888 7,954 11,974	£115,000,000 £2,477,460 £114,924 £11,445,300	- - 442 - 257	-	- - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - -	- - 442	-		
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units USTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562	- - 442 -	442	- - - - - - 442	- - - - - - - 442	- - - - - - - 442	- - - - - - 442	- - - - - - 442	- - 442	-		
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units USTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry)	201,066 20,758 100 11,398 1,888 7,954 11,974	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562	- - 442 - 257	442	- - - - - - - 168	- - - - - - - - 123	- - - - - - - 442	- - - - - - - - 32	- - - - - - - 442	442	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units USTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562	- - 442 - 257	442	- - - - - - - 168	- - - - - - - - 123	- - - - - - - 442	- - - - - - - - 32	- - - - - - - 442	442	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562	- - 442 - 257	442	- - - - - - - 168	- - - - - - - - 123	- - - - - - - 442	- - - - - - - - 32	- - - - - - - 442	442	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562	- - 442 - 257	442	- - - - - - - 168	- - - - - - - - 123	- - - - - - - 442	- - - - - - - - 32	- - - - - - - 442	442	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300	- - 442 - 257	442	- - - - - - 168 265	- - - - - - - - 123	- - - - - - - 77 206	- - - - - - - - 32	- - - - - - 147 -	442	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300	- - 442 - 257 323 -	- - 442 - 212 294 -	- - - - - - 168 265 -			- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300	- - 442 - 257 323 -	- - 442 - 212 294 -	- - - - - - 168 265 -			- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units USTrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm MIXED USES 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660	- - 442 - 257 323 -	- - 442 - 212 294 -	- - - - - - 168 265 -			- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial because in the property of the property	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £1,705,020 £687,660	- - 442 - 257 323 -	- - - 442 - 212 294 -	- - - - - - 168 265 -		- - - - - - 77 206 - -	- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indi 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660	- - 442 - 257 323 -	- - - 442 - 212 294 -	- - - - - - 168 265 -		- - - - - - 77 206 - -	- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indi 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660	- - 442 - 257 323 -	- - - 442 - 212 294 -	- - - - - - 168 265 -		- - - - - - 77 206 - -	- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	442	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indistrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660	- - 442 - 257 323 -	- - - 442 - 212 294 -	- - - - - - 168 265 -		- - - - - - 77 206 - -	- - - - - - 32 176 -	- - - - - - 147 -	- - 442 - - 117 -	- 442 87 	442	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indi 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072	- 442 - 257 323 - -	- - - 212 294 - -	- - - - - - 168 265 - -					- - - - 117 - - -	- 442 87 	442 - - 57 - - -	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Jestrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indistrial park indistrial and residential (moderate amounts of light indistrial park indistrial park indistrial	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	- - - 257 323 - - - - - - - 2,702 2,702 2,702	- - 212 294 - - - - - - 2,547 2,547 2,547	- - - - - - 168 265 - - - - - - - - -	- 442 123 235 		- 442 32 176	- 442 147 	- - - - - - - - - - - - - - - - - - -	- 442 87 87 1,460 1,461 1,461	442 - - 57 - - - - 1,305 1,305 1,305	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indistrial park indistrial and residential (moderate amounts of light indistrial park indistrial park indistrial in	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748	- - - 257 323 - - - - - - - 2,702 2,702 2,702 2,660	- 442 - 212 294 	- - - - - - 168 265 - - - - - - - - - -	- 442 123 235 	- 442 - 77 206 	- 442 32 176	- 442 147 	- - - - 117 - - - - - - 1,616 1,616 1,574	- 442 87 87 1,460 1,461 1,461 1,419	442 - - 57 - - - - 1,305 1,305 1,305 1,263	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indistry) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (250 units) 60 Student housing/co-living- mid rise scheme (150 units)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	- - - 257 323 - - - - - - - - - 2,702 2,702 2,702 2,660 2,626	- 442 - 212 294 	- - - - - - 168 265 - - - - - - - - - - - - - -	- 442 123 235 	- 442 - 77 206 	- 442 32 176	- 442 147 	- - - - - - - - - - - - - - - - - - -	- 442 87 87 	442 - - 57 - - - - - 1,305 1,305 1,305 1,263 1,229	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light indistrial) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (250 units) 60 Student housing/co-living - mid rise scheme (150 units) 61 Student housing/co-living - mid rise scheme (150 units)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- - - 257 323 - - - - - - - - - 2,702 2,702 2,702 2,702 2,660 2,626 2,583	- 442 - 212 294 		- 442	- 442 - 77 206 	- 442 32 176	- 442 147 - 147 	- 442 117 	- 442 87 87 1,460 1,461 1,461 1,419 1,384 1,341	442 - - 57 - - - - - 1,305 1,305 1,305 1,305 1,263 1,229 1,186	
Large mixed use leisure and retail Conversion of long term vacant unit to shop Retail and S3 uses and 56 residential units ustrial Small scale light industrial park Large warehouse Mixed use light industrial and residential (low amounts of light industry) Mixed use light industrial and residential (moderate amounts of light indistrial park indistrial and residential (moderate amounts of light indistrial park indistrial and residential (moderate amounts of light indistrial park indistrial park indistrial indist	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £11,988,562 £11,445,300 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	- - - 257 323 - - - - - - - - - 2,702 2,702 2,702 2,660 2,626	- 442 - 212 294 	- - - - - - 168 265 - - - - - - - - - - - - - -	- 442 123 235 	- 442 - 77 206 	- 442 32 176	- 442 147 	- - - - - - - - - - - - - - - - - - -	- 442 87 87 	442 - - 57 - - - - - 1,305 1,305 1,305 1,263 1,229	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units 18trial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 43 Momential (moderate amounts of light industry) 44 Non-charitable community uses (new build) 45 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 19 Sels 10 Hotel and residential 11 Hotel development (from long term vacant building) 12 Hotel development (from long term vacant building) 13 Student housing/co-living - tower scheme (600 units) 14 Student housing/co-living - tower scheme (200 units) 15 Student housing/co-living - mid rise scheme (250 units) 16 Student housing/co-living - mid rise scheme (150 units) 16 Student housing/co-living - mid rise scheme (200 units) 16 Student housing/co-living - mid rise scheme (200 units) 17 Student housing/co-living - mid rise scheme (200 units) 18 Student housing/co-living - mid rise scheme (200 units) 19 Student housing/co-living - mid rise scheme (200 units)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- - - 257 323 - - - - - - - - - 2,702 2,702 2,702 2,702 2,660 2,626 2,583	- 442 - 212 294 		- 442	- 442 - 77 206 	- 442 32 176	- 442 147 - 147 	- 442 117 	- 442 87 87 1,460 1,461 1,461 1,419 1,384 1,341	442 - - 57 - - - - - 1,305 1,305 1,305 1,305 1,263 1,229 1,186	
46 Large retail shopping centre 47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units Ustrial 39 Small scale light industrial park 40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industry) 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm munity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (200 units) 59 Student housing/co-living - mid rise scheme (250 units) 60 Student housing/co-living - mid rise scheme (150 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (150 units)	201,066 20,758 100 11,398 1,888 7,954 11,974 11,757 8,200 8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£115,000,000 £2,477,460 £114,924 £11,445,300 £357,960 £7,837,440 £1,988,562 £1,988,562 £11,445,300 £17,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	- - - 257 323 - - - - - - - - - 2,702 2,702 2,702 2,702 2,660 2,626 2,583	- 442 - 212 294 		- 442	- 442 - 77 206 	- 442 32 176	- 442 147 - 147 	- 442 117 	- 442 87 87 1,460 1,461 1,461 1,419 1,384 1,341	442 - - 57 - - - - - - 1,305 1,305 1,305 1,263 1,229 1,186	

CROYDON LOCAL PLAN Sales value £6,268 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1			149,220	140,861	132,462	124,024		107,030	98,474	89,878	81,242	72
2 Single residential dwelling (brownfield)	1	,			141,414	133,017	124,580		107,588		<u>'</u>	,	73
3 4 houses (greenfield) 4 5 houses (greenfield)	5	, , , , , , , , , , , , , , , , , , , ,			565,656 707,070	532,068 665,085	498,321 622,901		430,355 537,943	· ·			292 369
5 Block of 5 flats (brownfield)	5	, , , , , , , , , , , , , , , , , , , ,			290.830	255.634	220,275		149.072	113,226			30
6 Block of 5 flats (brownfield)	5	,			290,830	255,634	<u> </u>	<u>'</u>	149,072	113,226			
7 Block of 5 flats (greenfield)	5				290,830	255,634	·		149,072	·			
8 11 houses (greenfield)	11	£56,000	1,711,184	1,621,146	1,530,681	1,439,790	1,348,471	1,256,725	1,164,551	1,071,950	978,922	885,467	79
9 16 flats (brownfield)	16				903,464	792,523	681,072		456,632				
0 11 flats (brownfield)	11	,			621,131	544,860	468,237		313,934				
11 12 flats (greenfield) 12 Development of c.30 flats (brownfield)	12 27				677,599 1,371,135	594,393 1,193,894	510,804 1,015,834		342,474 657,266	257,733 476,755			- 7
13 Development of c.30 flats (brownfield)	32				364,565	1,193,894			·	·	· ·	· · · · · · · · · · · · · · · · · · ·	- <i>1</i> .38
4 Development of c.30 flats and houses (brownfield)	31				2,163,208	1,949,022	1,733,842		1,300,504	1,082,347			42
5 Development of c.100 flats and houses (greenfield)	100				6,838,730	6,172,169	5,502,519		4,153,947	3,475,027		2,107,916	1,41
6 Development of c.100 flats (brownfield)	100	£2,891,321	3,648,010	3,096,212	2,541,863	1,984,963	1,421,240	853,013	282,206	- 295,622	2 - 880,375	- 1,467,745	- 2,05
7 Residential and health (change of use of long term vac		, , , , , , , , , , , , , , , , , , , ,			- 8,080,400	- 8,608,697	- 9,139,377		- 10,207,883	, , ,	,,	, , -	- 12,37
8 Tall building residential and health (new build)	91				- 2,742,541	- 3,235,417	- 3,730,500		- 4,727,285	- 5,228,988		- 6,239,014	- 6,74
9 11 flats (change of use)	11				200,404	121,976	43,192		- 117,213	·		- 361,528	- 44
10 Residential and retail (Lidl scale) 11 Residential and retail (Tesco scale)	42	, ,			2,729,611 1,617,836	2,446,219 1,617,836	2,161,521 1,617,836	1,875,515 1,617,836	1,588,203 1,617,836	1,299,583 1,617,836		718,423 1,617,836	42 1,61
4 9 flats (change of use)	9	£13,282,200			302,664	247,280	1,617,836		81,130	25,746			- 14
5 Residential and retail (local scale - locally tall building)	53			·	544,271	196,985	· ·		- 867,384	·	· ·		- 2,31
6 Residential and retail (local scale - medium scale build					384,951	229,574	73,490	-	- 244,473	, , , , , , , , , , , , , , , , , , , ,		<u> </u>	- 89
7 Residential and primary school	293				- 5,291,001	- 7,049,289	- 8,815,548		- 12,371,979			- 17,766,408	- 19,58
8 Residential and secondary school (greenfield)	150	£1,134,000		6,137,270	- 7,101,938	- 8,071,072	- 9,044,670	, ,	- 11,005,265	, ,	, ,	- 13,979,647	- 14,98
3 Residential conversion of large listed building	52		, , ,		773,574	475,300	175,667		- 434,206				- 1,67
4 Residential conversion of medium listed building	8	£1,187,400			340,817	341,772	342,726	,	344,636	345,591		347,501	34
5 Large Private Rental Scheme development (new build				- / / / /	- 15,536,684	- 17,670,581	- 19,813,998	, , , , , , , , , , , , , , , , , , , ,	- 24,129,392	, , , , , , , , , , , , , , , , , , , ,	, ,		- 32,87
6 Large Private Rental Scheme development (change of 7 Tall tower with ground floor retail (new build)	350 395			, ,	- 12,947,446 - 16.158.689	- 14,725,693 - 18,165,568	- 16,511,875 - 20,181,400	, ,	- 20,108,037 - 24,239,927	- 21,918,018 - 26,282,620	, , ,	- 25,561,780 - 30,394,866	- 27,39 - 32.40
8 Tall tower with ground floor retail (new build)	288		, , , , , , , , , , , , , , , , , , , ,	, , , ,	- 9,890,890	- 18,165,568 - 11,402,443	- 12.920.751	- 14.445.813	,,	, , , , ,	, , , ,	- 20,613,600	- 32,4 - 22,1
3 Mixed use large residential and community use (brown				- / /	- 8,382,496	- 9,056,946	- 9,734,435	, ,	- 11,098,537	- 11,785,147	, , , , ,	- 13,167,487	- 13,80
9 Small residential and community use	23		7 - 7	, , ,	- 293,422	- 447,504	- 602,294	, , , , , , , , , , , , , , , , , , , ,	- 913,997	- 1,070,909	, ,	, , ,	- 1,5
0 Medium residential and community use	43	£1,663,572	739,659	9 - 1,024,780	- 1,311,203	- 1,598,929	- 1,887,956	5 - 2,178,287	- 2,469,920	- 2,762,855	3,057,092	- 3,352,633	- 3,6
4 C2 care scheme (70 units)	-	£962,622	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,8
5 C2 care scheme (50 units)	-	£705,923	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,0
		_											
9 Office (large)	-	£1,101,500		,,	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	, - ,	- 35,432,861	- 35,43
O Office (medium)	-	£34,288,800		, , , , , , , , , , , , , , , , , , , ,	- 14,419,760	- 14,419,760	,	, -,	- 14,419,760	, ,	, ,	1 - 1	- 14,41
11 Large mixed use office and residential (New build) 12 Large mixed use office and residential (Change of Use	178 288				- 5,982,378 - 9,855,029	- 6,877,730 - 11,366,582	- 7,777,056 - 12.884.890	-,,,,,,,,,	- 9,587,628 - 15,941,767	, ,	2 - 11,414,090 7 - 19.025,661	- 12,333,282 - 20,577,739	- 13,25 - 22,13
Conversion of long term vacant unit to small office	-	£141,300			, , , , , , , , , , , , , , , , , , ,		, ,	, , , , , , ,	, ,	,,	, ,		
To strend on one great vacant and to ontain one of		2111,000	120,10	. .25,757	120,701	120,701	1.20,70	120,701	120,701	120,70	120,101	120,701	
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	36
3 Superstore (Tesco)	-	£13,282,200					,						
		2.0,202,200	2,001,000	2,00.,000	_,,,,,,,,	_,,				,,	2,000,000	2,001,000	
6 Large retail shopping centre	500	£115,000,000	10,935,676	6 - 13.271.906	- 15,618,559	- 17,975,631	- 20.343.127	' - 22.721.043	- 25.109.381	- 27,508,140	29,917,322	- 32,336,925	- 34.76
7 Large mixed use leisure and retail	-	£2,477,460		· · ·	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382		1,472,382	1,47
3 Conversion of long term vacant unit to shop	-	£114,924			17,034	17,034	17,034		17,034				.,.
Retail and S3 uses and 56 residential units	56	£11,445,300	2,750,943	2,386,585	2,020,531	1,652,783	1,283,340	912,202	539,370			- 598,288	- 9
9 Small scale light industrial park	-	£357,960		1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764		1,191,764	1,1
0 Large warehouse	-	£7,837,440			5,098,756	5,098,756	5,098,756		5,098,756				5,0
1 Mixed use light industrial and residential (low amounts	97	£1,988,562			5,288,595	4,679,704	4,068,020		2,836,265				3
2 Mixed use light industrial and residential (moderate am					5,920,823	5,532,060	5,141,512		4,355,062				2,7
Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,3
Non-charitable community uses (new build)	-	£1,705,020		7 - 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	16,006,367	- 16,006,367	- 16,006,367	16,006,367	- 16,006,367	- 16,0
Non-charitable community uses (change of use)	-	£687,660	1,045,234	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	1,045,234	- 1,045,234	- 1,0
Hataland naida-ti-t		047.050.00	0.700	7.000	7.015.00	7.050	7.000.00	0.070.51	0.504.55	-0.005 15	0.046.00	0.500.50	
Hotel development (from long term vecent building)	46			, ,	- 7,345,236	- 7,653,035 5,046,156	- 7,962,228	5 - 8,272,814	- 8,584,794	-,,	-, ,	- 9,529,091	- 9,8
Hotel development (from long term vacant building)	-	£4,725,072	5,946,156	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5 - 5,946,156	- 5,946,156	- 5,946,156	5,946,156	- 5,946,156	- 5,9
Ctudent housing/as living to the living to t		04.400.00	40.004	47 470 000	44.000	44.550.51	20.751.00	05.040.70	00.400.71	00.000	07.504	04.740.6	0.1.5
7 Student housing/co-living - tower scheme (600 units)	-	£1,103,806			44,366,337	41,558,814	38,751,291		33,136,245			24,713,675	21,9
Student housing/co-living - tower scheme (400 units)	-	£728,512			29,429,993	27,567,622	25,705,252		21,980,512	1			14,5
Student housing/co-living - tower scheme (200 units)	-	£364,256			14,714,382	13,783,198	12,852,013 13,387,564		10,989,643 11,447,595	10,058,457 10,477,611			7,2
Student housing/co-living- mid rise scheme (250 units) Student housing/co-living - mid rise scheme (150 units)		£641,748 £513,398		1 1	15,327,533 9,196,029	14,357,549 8.614.038	8.032.048		11,447,595 6,868,066	6,286,075		8,537,642 5,122,094	7,5 4,5
Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (100 units)		£513,398 £449,223			6,130,277	5,742,283	5,354,290	,,	4,578,302		The second secon		4,5 3,0
Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - low rise scheme (200 units)		£1,283,495			9,809,180	9,188,389			7,326,020				3,0 4,8
5.555 It headingroo living low hot solicine (200 units)		21,200,490	11,000,138	10,420,309	3,303,100	0,100,309	0,007,008	1,040,009	1,020,020	5,103,223	0,004,439	0,100,043	7,0
Gypsy and Traveller site		£1,396,500	18,357,381	1 - 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18.357.381	- 18,357,381	- 18,357,381	- 18,3
/ Oppoy and maronor one	<u> </u>	۵۱,000,000	10,001,001	10,001,001	10,337,301	10,001,001	10,007,001	10,001,001	10,001,001	10,007,301	10,001,301	10,337,301	10,0

CROYDON CIL Sales value £6,268 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH		dual land value		35% AH	40% AH 4	15% AH 5	0% AH
1 Single residential dwelling (greenfield)	92	£17,500	1,528	1,437	1,346	1,254	1,162	1,070	977	883	790	695	(
2 Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	- 0.47	-	-	
3 4 houses (greenfield)	367 458	£49,000 £23,905	1,591 1,673	1,500 1,582	1,409 1,491	1,318 1,399	1,225 1,307	1,133 1,214	1,040 1,122	947 1,028	853 934	759 840	-
4 5 houses (greenfield) 5 Block of 5 flats (brownfield)	458	£648,000	1,073	1,562	1,491	1,399	1,307	1,214	- 1,122	1,020	934	- 040	· · · · · · · · ·
6 Block of 5 flats (brownfield)	458	£301,200	130	54	-	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	638	562	485	409	332	254	176	98	19	-	
8 11 houses (greenfield)	1,008	£56,000	1,642	1,552	1,463	1,372	1,282	1,191	1,099	1,008	915	823	
9 16 flats (brownfield)	1,467	£767,730	243	168	93	17	-	-	-	-	-	-	
10 11 flats (brownfield)	1,008	£235,500	533	458	382	307	231	154	78	1	-	-	
11 12 flats (greenfield)12 Development of c.30 flats (brownfield)	1,100 2,475	£54,894 £852,510	716 352	641 281	566 210	490 138	414 66	338	261	184	107	29	
13 Development of c.30 flats (brownfield)	2,473	£433,320	121	49	-	-	-	-		-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	646	571	496	421	345	269	192	116	39	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	836	764	691	619	546	472	399	325	250	175	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	83	22	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	120	43	-	-	-	-	-	-	-	-	
20 Residential and retail (Lidl scale) 21 Residential and retail (Tesco scale)	5,353 5,200	£3,923,430 £13,282,200	-	-	-	-	-	-	<u> </u>	-	-	-	
24 9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-		-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	_	-	-	-		_	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	108	52	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300		-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1		225	162	100	37	-	-	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400		-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use) 37 Tall tower with ground floor retail (new build)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (new build) 38 Tall tower with ground floor retail (change of use)	38,287 26,399	£15,150,000 £3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-		-	-		
49 Small residential and community use	2,764	£395,640		-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572		-	-	-	-	-	-	-	-	-	
								l					
eschemes													
64 C2 care scheme (70 units)	5,000	£962,622	,	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
ces													
	25.000	64 404 500											
29 Office (large) 30 Office (medium)	25,000 10,173	£1,101,500 £34,288,800		-	-	-	-	-	-	-	-	•	
31 Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-		-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
nil (supermarket)		_	T			I							
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
sil (comparison)													
ail (comparison)	201.066	C115 000 000											
46 Large retail shopping centre 47 Large mixed use leisure and retail	201,066 20,758	£115,000,000 £2,477,460	-	-	-	-	-	-	-	-	-		
53 Conversion of long term vacant unit to shop	100	£2,477,460 £114,924		-	-	-	-	-		-	-		
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300		-	-	-	-	-	-	-	-	-	
	,000	, , , , , , , , , , , , , , , , , , , ,	1	l	I	<u>I</u>	1						
strial													
39 Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	
40 Large warehouse	7,954	£7,837,440		-	-	-	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562		326	276	225	174	122	71	19	-	-	
42 Mixed use light industrial and residential (moderate amounts of light indu	11,757	£1,988,562		367	334	301	268	235	201	168	134	100	
EC Deman existing note!! MILL develop 0. DO/DO	8,200	£11,445,300	-	-	-	-	-	-	-	•	-	-	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	<u> </u>												
	<u> </u>												
nmunity uses			I			I		ı					
nmunity uses 44 Non-charitable community uses (new build)	8,742	£1,705,020		-	-	-	-	-	-	-	-	-	
nmunity uses		£1,705,020			-		-	-		-	-	-	
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	8,742	£1,705,020				-				-	-	-	
nmunity uses 44 Non-charitable community uses (new build)	8,742	£1,705,020				-				-	-	-	
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	8,742 570	£1,705,020 £687,660	-	-					-	-	-	-	
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) PIS 52 Hotel and residential 54 Hotel development (from long term vacant building)	8,742 570 9,601	£1,705,020 £687,660 £17,259,324	-	-					-	-		-	
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) PIS 52 Hotel and residential 54 Hotel development (from long term vacant building)	8,742 570 9,601 4,437	£1,705,020 £687,660 £17,259,324 £4,725,072	-	-	-	-				-	-	-	
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 2	8,742 570 9,601 4,437	£1,705,020 £687,660 £17,259,324 £4,725,072	2,702			2,236	2,081	1,926		1,616	1,460	1,305	
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	8,742 570 9,601 4,437 18,090 12,000	£1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512	- - - 2,702 2,702	- - - 2,547 2,547	- - - 2,392 2,392	2,236 2,237	2,081 2,081	- - 1,926 1,926	- - - 1,771 1,771	1,616	1,460 1,461	1,305	1
mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 81s 52 Hotel and residential 54 Hotel development (from long term vacant building) 81ent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	8,742 570 9,601 4,437 18,090 12,000 6,000	£1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	2,702 2,702 2,702 2,702	- - - 2,547 2,547 2,547	2,392 2,392 2,392 2,392	2,236 2,237 2,236	2,081 2,081 2,081 2,081	1,926 1,926 1,926	- - - 1,771 1,771 1,771	1,616 1,616	1,460 1,461 1,461	1,305 1,305	1
nmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Pls 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	8,742 570 9,601 4,437 18,090 12,000 6,000 6,250	£1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748	- - - 2,702 2,702 2,702 2,660	2,547 2,547 2,547 2,547 2,505	- - - - 2,392 2,392 2,392 2,350	2,236 2,237 2,236 2,195	2,081 2,081 2,081 2,081 2,039	1,926 1,926 1,926 1,884	- - - 1,771 1,771 1,771 1,729	1,616 1,616 1,574	1,460 1,461 1,461 1,419	1,305 1,305 1,263	1 1 1
hmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Els 52 Hotel and residential 54 Hotel development (from long term vacant building) Gent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626	2,547 2,547 2,547 2,547 2,505 2,471	2,392 2,392 2,392 2,350 2,315	2,236 2,237 2,236 2,195 2,160	2,081 2,081 2,081 2,081 2,039 2,005	1,926 1,926 1,926 1,884 1,850	- - - 1,771 1,771 1,771 1,729 1,695	1,616 1,616 1,574 1,539	1,460 1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	1 1 1 1
mmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Els 52 Hotel and residential 54 Hotel development (from long term vacant building) Gent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (150 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,392 2,350 2,315 2,272	2,236 2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,926 1,884 1,850 1,807	- - - 1,771 1,771 1,771 1,729 1,695 1,652	1,616 1,616 1,574 1,539 1,496	1,460 1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	1 1 1
hmunity uses 44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) Els 52 Hotel and residential 54 Hotel development (from long term vacant building) Gent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	8,742 570 9,601 4,437 18,090 12,000 6,000 6,250 3,750	£1,705,020 £687,660 £17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,505 2,471	2,392 2,392 2,392 2,350 2,315	2,236 2,237 2,236 2,195 2,160	2,081 2,081 2,081 2,081 2,039 2,005	1,926 1,926 1,926 1,884 1,850	- - - 1,771 1,771 1,771 1,729 1,695	1,616 1,616 1,574 1,539	1,460 1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	1 1 1

CROYDON LOCAL PLAN Sales value £6,585 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1				158,192		139,500		120,632	111,133		92,002	82,
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	1 4	,			158,746 634,984					111,693 446,771			82, 331,
4 5 houses (greenfield)	5				793,729	747,114			605,955				414,
5 Block of 5 flats (brownfield)	5	,			364,490		286,048		206,882	167,027	2 27 22	86,775	46,
6 Block of 5 flats (brownfield)	5	£301,200	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,
7 Block of 5 flats (greenfield)	5	,	, , , , ,		364,490		286,048					86,775	46,
8 11 houses (greenfield)	11				1,718,283		1,515,982		1,311,784	1,208,974		1,001,929	897,
9 16 flats (brownfield) 10 11 flats (brownfield)	16				1,137,566	1,014,120				·			134,
11 12 flats (greenfield)	11	,			782,077 853,174	697,208 760,590	611,947 667,578		440,247 480,269	353,809 385,973			92, 100,
12 Development of c.30 flats (brownfield)	27				1,753,649		1,357,386		957,470	756,142			146.
13 Development of c.30 flats (brownfield)	32				817,914		342,564						- 1,126
14 Development of c.30 flats and houses (brownfield)	31		3,097,790	2,861,229	2,623,559	2,384,780	2,144,894	1,903,899	1,661,796	1,418,585	1,174,265	928,838	682
15 Development of c.100 flats and houses (greenfield)	100				8,291,505		6,799,719		5,294,112			-,,	2,241
16 Development of c.100 flats (brownfield)	100				3,797,833	3,173,842	2,546,985	, , , , , , , , , , , , , , , , , , , ,	1,281,688	, , , , , , , , , , , , , , , , , , , ,			- 1,326
17 Residential and health (change of use of long term vac		, , , , , , , , , , , , , , , , , , , ,			- 6,903,814		- 8,088,789		-, - ,	- 9,886,338		, ,	- 11,707
18 Tall building residential and health (new build) 19 11 flats (change of use)	91				- 1,639,492 362,458	- 2,191,290 275,372			- 3,861,591 11,731	- 4,423,327 - 78,120	, ,	- 5,554,250 - 259,392	- 6,123 - 350
20 Residential and retail (Lidl scale)	42				3,334,301	3,018,608	2,701,456	_	2,062,774	1,741,245	·	1,093,809	767
21 Residential and retail (Tesco scale)	17				1,617,836		1,617,836		1,617,836	1,617,836			1,617
24 9 flats (change of use)	9	£1,526,040		1 482,003	420,095				172,465	110,558		- 13,460	- 76
25 Residential and retail (local scale - locally tall building)	53		2,058,949	1,675,360	1,290,005	902,882	513,993	123,338	- 273,190	- 673,392	2 - 1,075,388	- 1,479,177	- 1,884
Residential and retail (local scale - medium scale build					713,039	540,136	366,444		16,691	- 161,802	, , , , , , , , , , , , , , , , , , , ,	- 521,701	- 702
Residential and primary school	293				- 1,323,543		- 5,270,240	,,	-,,	- 11,262,119	-, ,	- 15,301,553	- 17,334
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	150			-,,	- 4,973,782 1,423,597	- 6,056,597 1,090,600	7,144,414	-, -, -	- 9,335,048 82,470	, ,	, ,	, ,	- 13,776
Residential conversion of large listed building Residential conversion of medium listed building	52 8	£1,187,400	, ,	1000	1,423,597 460,214	7 7	756,080 462,664		465,115	- 260,536 466,339			- 1,302 470
35 Large Private Rental Scheme development (new build				/	- 10,582,753	· ·	- 15,390,573	/	/	- 22,683,047	- ,		- 30,072
B6 Large Private Rental Scheme development (change of				-, -, -, -	- 8,819,170	, ,	- 12,825,687	- 14,842,403	-, , -	- 18,902,749	, , ,	, ,	- 25,060
Tall tower with ground floor retail (new build)	395	£15,150,000		9,254,001	- 11,499,634	- 13,755,392	- 16,021,275	- 18,297,282	- 20,583,415	- 22,879,673	3 - 25,186,055	- 27,502,562	- 29,829
Tall tower with ground floor retail (change of use)	288			, , , , ,	, ,	- 8,142,795	- 9,845,920	, ,	- 13,275,029	, , , , , , , , , , , , , , , , , , , ,	, , ,	- 18,475,841	- 20,224
Mixed use large residential and community use (brown					- 6,881,209	, ,	- 8,393,918	., ,	-,,	, , , , , , , , , , , , , , , , , , , ,	, , ,	, ,	- 13,014
49 Small residential and community use	23	· ·			29,894		- 313,195		,	,	, ,	,,	- 1,36
Medium residential and community use	43	£1,663,572	74,711	391,643	- 710,028	- 1,029,868	- 1,351,160	- 1,673,907	- 1,998,107	- 2,323,760	2,650,868	- 2,979,429	- 3,30
(72 - 12)	1	0000 000	10.004.000	10 100 500	0.400.444	0.700.700	0.044.000	7.040.045	0.014.550	5.040.400	5 047 770	4.540.000	0.00
4 C2 care scheme (70 units)	-	£962,622		7,000,000	9,408,111	8,709,722	8,011,333	5.570.050	6,614,556	5,916,166	4.000.075		3,82
65 C2 care scheme (50 units)	-	£705,923	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,00
29 Office (large)	-	£1,101,500	35.432.861	35.432.861	- 35.432.861	- 35,432,861	- 35.432.861	- 35,432,861	- 35,432,861	- 35.432.861	- 35.432.861	- 35.432.861	- 35,432
30 Office (medium)		£34,288,800			- 14.419.760	, - ,	, - ,	, - ,	, - ,	, - ,	, - ,	, - ,	- 14,419
31 Large mixed use office and residential (New build)	178		, , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	- 3,968,605	, -, -,	- 5,978,935	, -, -, -, -	/ /	, , , , , , , , , , , , , , , , , , , ,	, -,	, -, -,	- 12,117
32 Large mixed use office and residential (Change of Use	288	£3,668,400	- 3,043,281	- 4,723,546	- 6,411,429	- 8,106,934	- 9,810,059	- 11,520,802	- 13,239,167	- 14,965,152	2 - 16,698,756	- 18,439,980	- 20,188
Conversion of long term vacant unit to small office	-	£141,300	123,734	123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	36:
23 Superstore (Tesco)	-	£13,282,200			<u> </u>		· · · · · · · · · · · · · · · · · · ·						
				<u> </u>	•		<u> </u>					<u> </u>	
	500	0445.000.000	4.000.000	7 470 740	10.111.100	40.705.007	15 100 010	10.100.000	00.700.454	00.407.704	00.407.040	00.040.057	04.05
Large retail shopping centre	500				-, ,	,, -	- 15,428,210	-, -, -, -	-, -, -	-, -, -	-, - ,		- 31,65
Large mixed use leisure and retail	-	£2,477,460			1,472,382 17,034	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382 17,034		1,472,382	1,472
53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	56	£114,924 £11,445,300			2,813,894	2,403,765	1,991,743	,	1,162,015				- 52
	30	211,770,000	0,020,407	0,222,127	2,010,004	2,400,700	1,001,740	1,577,020	1,102,010	7 7 7,000	02-1,1-10	1 00,201	
Small scale light industrial park	-	£357,960		1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764		1,191,764	1,19
0 Large warehouse	-	£7,837,440			5,098,756		5,098,756		5,098,756	5,098,756			5,09
11 Mixed use light industrial and residential (low amounts	97	£1,988,562			6,581,974				3,851,333				1,07
Mixed use light industrial and residential (moderate am					6,739,783	6,307,273	5,872,772		4,997,797	4,557,323		3,670,404	3,22
66 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,33
4 Non-charitable community uses (new build)	-	£1,705,020		7 - 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	7 - 16,006,367	- 16,006,367	- 16,00
5 Non-charitable community uses (change of use)	-	£687,660	1,045,234	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,04
Hotel and residential	46	£17,259,324	- 6,022,477	7 - 6,361,521	- 6,702,119	- 7,044,273	- 7,387,982	7,733,245	- 8,080,063	- 8,428,437	7 - 8,778,365	- 9,129,850	- 9,48
4 Hotel development (from long term vacant building)	-	£4,725,072		5 - 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5,946,156	- 5,946,156	- 5,946,156	5 - 5,946,156	- 5,946,156	- 5,94
7 Student housing/co-living - tower scheme (600 units)		£1,103,806	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,90
8 Student housing/co-living - tower scheme (400 units)		£1,103,800 £728,512			29,429,993	27,567,622	25,705,252		21,980,512				14,53
9 Student housing/co-living - tower scheme (200 units)	-	£364,256			14,714,382	13,783,198	12,852,013		10,989,643	10,058,457			7,26
50 Student housing/co-living- nid rise scheme (250 units)		£641,748			15,327,533	14,357,549	13,387,564		11,447,595	10,477,611		8,537,642	7,56
Student housing/co-living - mid rise scheme (250 units)		£513,398			9,196,029	8,614,038	8,032,048	1 1	6,868,066	6,286,075			4,540
Student housing/co-living - mid rise scheme (100 units	-	£449,223	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290		4,578,302	4,190,308	3,802,314	3,414,321	3,02
Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,84
8 Gypsy and Traveller site	-	£1,396,500	18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18.357 381	- 18,357,381	- 18.35
- 77-7		2.,000,000	. 0,001,001	,001,001	.0,301,001	,551	. 0,001,001	.0,001,001	. 5, 501, 501	. 0,007,001	. 5,551,551	.5,301,001	. 0,00

CROYDON CIL Sales value £6,585 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description	Flacin	DI Y	00/ 411	E0/ A!	400/ 41/	450/ 411		idual land va		250/ 411	400/ 411	AFC/ ALL	E00/ 4::
Description 1 Single residential dwelling (greenfield)	Floor areas	BLV £17,500		5% AH 1,636	10% AH 1,535	15% AH 1,433	20% AH 1,331	25% AH 1,228	30% AH 1,125	35% AH 1,021	40% AH 917	45% AH 813	50% AH
2 Single residential dwelling (brownfield)	92	£348,000		1,030	1,535	1,433	-	1,220	1,125	1,021	917	- 013	-
3 4 houses (greenfield)	367	£49,000		1,699	1,598	1,497	1,394	1,292	1,189	1,085	981	876	77
4 5 houses (greenfield)	458	£23,90		1,781	1,680	1,578	1,476	1,373	1,270	1,166	1,062	958	85
5 Block of 5 flats (brownfield)	458	£648,000	_	-	-	-	-	-	-	-	-	-	-
6 Block of 5 flats (brownfield)	458	£301,200	_	223	138	53	-	-	-	-	-	-	-
7 Block of 5 flats (greenfield)	458 1,008	£68,320 £56,000	_	731 1,748	646 1,649	561 1,549	475 1,448	389 1,347	302 1,245	215 1,143	128 1,041	40 938	83
8 11 houses (greenfield) 9 16 flats (brownfield)	1,467	£767,730	_	336	252	1,549	83	1,347	1,245	- 1,143	1,041	- 936	-
10 11 flats (brownfield)	1,008	£235,500		626	542	458	373	288	203	117	31	-	_
11 12 flats (greenfield)	1,100	£54,894		810	726	642	557	472	387	301	215	128	
12 Development of c.30 flats (brownfield)	2,475	£852,510		444	364	284	204	123	42	-	-	-	-
13 Development of c.30 flats (brownfield)	2,933	£433,320		212	131	50	-	-	-	-	-	-	-
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600		742	658	574	490	405	320	234	148	62	-
15 Development of c.100 flats and houses (greenfield) 16 Development of c.100 flats (brownfield)	9,166 9,166	£500,500 £2,891,32		931 167	850 99	769 31	687	605	523	440	357	274	1
17 Residential and health (change of use of long term vacant building)	12,152	£2,091,52 £2,214,550		-		-		-	-	-		-	_
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	-	-	-	-	-	-	-
19 11 flats (change of use)	1,008	£235,500		212	126	40	-	-	-	-	-	-	-
20 Residential and retail (Lidl scale)	5,353	£3,923,430	7	-	-	-	-	-	-	-	-	-	-
21 Residential and retail (Tesco scale)	5,200	£13,282,200		-	-	-	-	-	-	-	-	-	-
24 9 flats (change of use)	788	£1,526,040		-	-	-	-	-	-	-	-	-	-
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362		- 477	-	-	-	-	-	-	-	-	-
Residential and retail (local scale - medium scale building) Residential and primary school	2,764 29,859	£395,640 £4,851,300		177	115	52	-	-	-	-	-	-	-
27 Residential and primary school 28 Residential and secondary school (greenfield)	29,859	£4,851,300 £1,134,000	_	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1,134,000		368	299	229	159	88	17	-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400		-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000		-	-	-	-	-	-	-	-	-	-
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400		-	-		-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000		-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use) 43 Mixed use large residential and community use (brownfield)	26,399	£3,668,400 £1,620,000		-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield) 49 Small residential and community use	15,016 2,764	£1,620,000 £395,640		-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572		-	-	-	-	-	-	-	-	-	
,, ,, ,, ,	1,000	,,											
are schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	5
65 C2 care scheme (50 units)	3,571	£705,923	3 2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	6
ffices 29 Office (large) 30 Office (medium)	25,000 10,173	£1,101,500 £34,288,800		-	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000		-	-	-	-	-	-	-	-	-	-
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400		-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
etail (supermarket)				T					1				T
22 Supermarket (Lidl)	1,323	£1,168,080		-	-	-	-	-	-	-	-	-	-
23 Superstore (Tesco)	5,422	£13,282,200) -	-	-	-	-	-	-	-	-	-	
etail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000) -	_	_	-	_	_	-	-	_	_	_
47 Large mixed use leisure and retail	20,758	£2,477,460		_	-	-	_	_	_	-	_	-	_
53 Conversion of long term vacant unit to shop	100	£114,924		-	-	-	-	-	-	-	-	-	-
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300) -	-	-	-	-	-	-	-	-	-	
dustrial													
39 Small scale light industrial park	1,888	£357,960		442	442	442	442	442	442	442	442	442	4
40 Large warehouse	7,954	£7,837,440		-	-	-	-	-	-	-	-	-	-
41 Mixed use light industrial and residential (low amounts of light industry)		£1,988,562		440	384	327	270	213	156	98	40	- 142	1
42 Mixed use light industrial and residential (moderate amounts of light inc 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,757 8,200	£1,988,562 £11,445,300		441	404	367	330	293	256	218	181	143	1
20 20110 October 9 10tdill 1111, dottolop o D2/D0 dillio 0,200 aqiil	3,200	~11,770,000			_								
ommunity uses													
44 Non-charitable community uses (new build)	8,742	£1,705,020) -	-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570			-	-	-	-	-	-	-	-	-	
		•											
otels													
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
udout housing													
udent housing	40.000	04 400 000	0.700	0.5.17	0.000	0.000	0.007	4.000	4 774	4.040	1 100	4.005	
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	18,090 12,000	£1,103,800 £728,512		2,547 2,547	2,392 2,392	2,236 2,237	2,081 2,081	1,926 1,926	1,771 1,771	1,616 1,616	1,460 1,461	1,305 1,305	1,1 1,1
58 Student nousing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	6,000	£728,512 £364,256		2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,1
60 Student housing/co-living - tower scriente (200 units)	6,250	£641,748		2,547	2,350	2,236	2,039	1,884	1,771	1,574	1,419	1,303	1,1
	3,750	,		2,471		2,160		1,850	1,695	1,539		1,229	
		,						1,807	1,652	1,496	1,341	1,186	1,0
61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223		2,428	2,272	2,117	1,962	1,007	1,002	1,450	1,341		
61 Student housing/co-living - mid rise scheme (150 units)		£449,223		2,428	2,272	1,976	1,821	1,666	1,511	1,355	1,200	1,045	
61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	2,500	£449,223											
61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223 £1,283,499	5 2,442										

CROYDON LOCAL PLAN Sales value £6,902 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Separation of the property o	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH	es 30% AH	35% AH	40% AH	45% AH	50% AH
Security Company Com	1 Single residential dwelling (greenfield)													92
1					_								,	92
Figure of Figure (1997) Control	,		· · · · · · · · · · · · · · · · · · ·				The state of the s						The second secon	370
Description Control														463
Part 1 15 15 15 15 15 15 15			,											88
1			,		- ,				·	, , , , , , , , , , , , , , , , , , , ,		,	, , , , , , , , , , , , , , , , , , , ,	88
Congression Congression														88
Table production	,													
1 See Separate 17	,												/	183
Construct of Line (Low Childs 17 200-157	, ,		, , , , , , , , , , , , , , , , , , , ,	, , , , , , ,										19
Contemporal Contemporal 12 Column	(0 4 4 4 7			<u> </u>					,		,			36
Constraint of College Constraint of College Colleg	· · · · · · · · · · · · · · · · · · ·												· ·	- 86
Section of the Column of the	` '											,		94
Development of 19 has promited; 10 22,972 5,864.50 147.70 5,000.00 192.70 192	,													3,06
Fernand and Line Stage of the plan one 1	, ,			<u> </u>				-,,-	, , , , , , , , , , , , , , , , , , , ,					- 59
Tributing guident exchant plane to the pla	` '			- 4,428,152	2 - 5,076,203	3 - 5,727,228	- 6,381,227	- 7,038,201	- 7,698,149	- 8,361,071	- 9,026,966	s - 9,695,837	- 10,367,682	- 11,04
11 E. C. 200. 1. 1. C. 200. 1. C.			· · · ·					- 1,760,647	- 2,376,892			5 - 4,242,195		- 5,49
Resident are replicated present from the first present and the f	9 11 flats (change of use)	11	£235,500	714,675	619,812		428,768	332,589	235,970				- 157,256	- 25
Residency of residency and residency of the state of th	, , ,						-				, , , ,			1,10
1													, , , , , , , , , , , , , , , , , , , ,	1,61
Federalist and real flow crain - Craight ethicity St. C. 184, 107 246, 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 247 246, 246, 247 246,			, , , , , , , , , , , , , , , , , , , ,		, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	, - ,	, - ,	/ - /				, , , , , , , , , , , , , , , , , , , ,	- 1
Processor and protection of the policy of the control of the policy of the control of the policy o		53					·		<u> </u>					- 1,45
Personnel and prompts grows 201 C. (4.6) 300 C. (1.5) 4.00 C. (1.5)	3,						, ,	, -, -, -	-,					- 51
Footbask provided 150 11.5 271	7 Residential and primary school					7 - 7			2 7 2				, , , , , , , , , , , , , , , , , , , ,	- 15,08
Security conversion of upper late busing C2	' '							, , , ,	-,,		<u> </u>	-,,	, ,	- 12,57
Resident discoversion of rection in look pluning 6 C1.67.466 57.670 57.610				,	, ,	, ,	-,,	0,= : :, : 0 :	-, - , -	, ,	-,,	, ,	, ,	- 92
1						1000	,	, ,		<u> </u>				59
Page Price		420		- 446,036	·			- 10,967,148	- 13,654,328			3 - 21,787,937	- 24,523,163	- 27,27
The form any ground flow rest (now badd) 316 515 (5000) 527 (31 5000)				- 371,903	3 - 2,535,535	4,709,013	1 1		- 11,378,816				- 20,436,179	- 22,72
Miller was with ground floor part (large floor) 256 13.666.00 13.666.0				- 1,943,047	4,384,860	6,840,580	- 9,345,216	- 11,861,148	- 14,388,378	- 16,926,903	19,476,725	5 - 22,037,844	- 24,610,259	- 27,19
Section 18 17 200,000 18 17 200,000 19 17 200,000 19 19 19 19 19 19 19	8 Tall tower with ground floor retail (change of use)			689,008	1,135,659	3,003,692	- 4,883,148	- 6,771,089	- 8,667,516	- 10,572,429	12,485,828	3 - 14,407,713	- 16,338,083	- 18,27
Start interfered and community use 22 536,540 117,033 533,70 533,70 543,7	, , ,	118	£1,620,000	- 3,721,622	2 - 4,548,874	- 5,379,922	- 6,214,763	- 7,053,401	- 7,895,833	- 8,742,061	- 9,592,083	3 - 10,445,901	- 11,303,513	- 12,16
Commission of the product of the p	9 Small residential and community use	23	£395,640	717,903	533,780	348,799	162,962	- 24,095	- 214,509	- 405,793	597,947	790,972	- 984,867	- 1,17
Come semente (60 units)	Medium residential and community use	43	£1,663,572	581,367	237,864	- 108,855	- 460,808	- 814,365	- 1,169,528	- 1,526,294	- 1,884,666	6 - 2,244,643	- 2,606,224	- 2,96
Corne scheme (50 units) F705 223								'			'		'	
5 Class scheme (50 units) - 1705 22 1154 224 7.895,000 7,123,516 8,508,044 6,015,455 5,015,02 4,547,869 4,022,471 3,517,452 30 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0														
Control (args)	4 C2 care scheme (70 units)	-	£962,622	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3.82
Conversion of long term vacarium to small office -	,	-	£705,923	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3.00
Commission -	, ,													
Office (medium)														
Commission -	O Office (large)	_	£1 101 500	_ 35 /32 961	- 35 /32 961	- 35 /32 861	_ 35 /32 961	- 35 /32 961	_ 35 /32 861	- 35 /32 961	_ 35 /32 961	- 35 /32 961	- 35 432 961	- 35.43
Lage metal use office and residential (New Duslid) 178					,,	, - , - , - ,		, - ,	,,	,,		,,	,,	, -
2 Large made use office and recording (Change of Use 286 25.866,400 -1.03.37 -1.23.734 -					, -, -, -,	, -, -, -			, -, -, -		, -, -,	, -,		
Conversion of long term vacant unit to small office E141,000 123,734						, ,		,,	-,,	-, -, -,	,,	-,,		
Supermarker (Lidi)						7 - 7 - 7	, - ,	-,, -	- / /		, , , , , ,	7 - 7	, ,	
Superstance (Tesco) -	Conversion or long term vacant and to officer		2141,000	120,10-1	120,104	120,104	120,704	120,704	120,704	120,10-1	120,704	120,704	120,704	,,,
Superstance (Tesco) -														
Superstance (Tesco) -	0 0		04 400 000	005.075	005.075	005.075	005.075	005.075	005.075	005.075	005.075	005.075	005.075	
Eurge metal shopping carrie 500 E115,000,000 1,280,0569 1,74,288 4(55,699 7,566,085 10,513,293 13,486,413 16,465,522 19,467,421 22,475,570 25,502,791 22,577,480 1472,382 147	, ,	-							'					36
7/ Targe mixed use leisure and retail - £2,477,460 1,472,382 1,472	Superstore (Tesco)	-	£13,282,200	- 2,631,983	3 - 2,631,983	3 - 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	3 - 2,631,983	3 - 2,631,983	- 2,631,983	- 2,63
Fragment Fragment														
7 (Turge mixed use lessure and retail - E2.477.460 1.472.382			_											
3 Conversion of long term vacant unit to shop	6 Large retail shopping centre	500	£115,000,000	1,080,659	1,774,288	4,658,699	- 7,556,085	- 10,513,293	- 13,484,813	- 16,469,522	2 - 19,467,421	- 22,478,510	- 25,502,789	- 28,54
Setal and S3 uses and 56 residential units 56 £11,445,300 4,595,990 4,697,699 3,607,255 3,154,746 2,700,145 2,243,440 1,784,660 1,323,776 860,799 396,728	7 Large mixed use leisure and retail	-						The second second						1,47
Small scale light industrial park - £357,960 1,191,764 1,1			,											1
Large warehouse	Retail and S3 uses and 56 residential units	56	£11,445,300	4,505,990	4,057,669	3,607,255	3,154,746	2,700,145	2,243,449	1,784,660	1,323,776	860,799	395,728	-
Large warehouse														
Large warehouse														
Large warehouse	9 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,19
Mixed use light industrial and residential (moderate am 61 £1,988,562 8,048,669 8,032,805 7,558,744 7,082,486 6,377,768 5,623,807 4,868,602 4,105,550 3,341,254 2,573,513 1,8 2 [Mixed use light industrial and residential (moderate am 61 £1,988,562 8,504,669 8,032,805 7,558,744 7,082,486 6,604,032 6,123,381 5,640,533 5,155,488 4,668,246 4,178,808 3,6 6 [Demo existing retail WH, develop 3 B2/B9 units 8,200 - £11,445,300 5,332,965 5,3	,	-				1 1	1000	1000	1000		1 1	1 1	1 1	5,09
2 Mixed use light industrial and residential (moderate am		97					1 1							1,80
Non-charitable community uses (new build)			1 1				The second second							3,68
Non-charitable community uses (new build)						1 1								1
Flotel and residential 46 £17,259,324 - 5,311,137 - 5,684,211 - 6,059,003 - 6,435,510 - 6,813,735 - 7,193,676 - 7,575,333 - 7,958,709 - 8,343,800 - 8,730,608 - 9,14 Hotel development (from long term vacant building) - £4,725,072 - 5,946,156 - 5	, , , , , , , , , , , , , , , , , , , ,		. ,											
Flotel and residential 46 £17,259,324 - 5,311,137 - 5,684,211 - 6,059,003 - 6,435,510 - 6,813,735 - 7,193,676 - 7,575,333 - 7,958,709 - 8,343,800 - 8,730,608 - 9,14 Hotel development (from long term vacant building) - £4,725,072 - 5,946,156 - 5														
Endicated the community uses (change of use) - £687,660 - 1,045,234 - 1,045,2	1 Non-charitable community uses (new build)		£1 705 020	- 16,006,367	16,006,367	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	16,006,367	16,006,367	- 16,006,367	- 16.00
Hotel and residential 46 £17,259,324					, ,	, ,	-,,	, ,	- 1.045.224	- 1.045.224	1,005,367	, ,	-,,	- / -
Hotel development (from long term vacant building) - £4,725,072 - 5,946,156 -	Then chantable community uses (change of use)		2007,000	1,040,234	1,040,234	1,043,234	1,043,234	1,040,234	1,040,204	1,040,234	1,040,234	1,043,234	1,040,204	1,02
Hotel development (from long term vacant building)														
Hotel development (from long term vacant building)			6.7											
Student housing/co-living - tower scheme (600 units) - £1,103,806		46				-,,		-,,	.,,			-,,		- 9,11
Student housing/co-living - tower scheme (400 units) - £728,512 33,154,734 31,292,363 29,429,993 27,567,622 25,705,252 23,842,883 21,980,512 20,118,142 18,255,772 16,393,401 14,55 12,000 14,0	Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	5,946,156	5,946,156	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5,946,156	5,946,156	- 5,946,156	- 5,94
Student housing/co-living - tower scheme (400 units) - £728,512 33,154,734 31,292,363 29,429,993 27,567,622 25,705,252 23,842,883 21,980,512 20,118,142 18,255,772 16,393,401 14,50 15,000 15,0														
Student housing/co-living - tower scheme (400 units) - £728,512 33,154,734 31,292,363 29,429,993 27,567,622 25,705,252 23,842,883 21,980,512 20,118,142 18,255,772 16,393,401 14,50 15,000 15,0														
Student housing/co-living - tower scheme (400 units) - £728,512 33,154,734 31,292,363 29,429,993 27,567,622 25,705,252 23,842,883 21,980,512 20,118,142 18,255,772 16,393,401 14,50 15,000 15,0	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,90
9 Student housing/co-living - tower scheme (200 units) - £364,256 - 16,576,753 - 15,645,568 - 14,714,382 - 13,783,198 - 12,852,013 - 11,920,827 - 10,989,643 - 10,058,457 - 9,127,272 - 8,196,087 - 7,2 - 7,5 - 7,		-							23,842,883					14,53
Student housing/co-living - mid rise scheme (250 units) - £641,748		-							1 1			-,,	- / / -	7,26
Student housing/co-living - mid rise scheme (150 units) - £513,398		-							1 1					7,56
2 Student housing/co-living - mid rise scheme (100 units) - £449,223 6,906,264 6,518,271 6,130,277 5,742,283 5,354,290 4,966,295 4,578,302 4,190,308 3,802,314 3,414,321 3,00 3,00 5,00 5,00 5,00 5,00 5,00 5,00			,						1 1					4,54
3 Student housing/co-living - low rise scheme (200 units) - £1,283,495 11,050,759 10,429,969 9,809,180 9,188,389 8,567,599 7,946,809 7,326,020 6,705,229 6,084,439 5,463,649 4,800 10,00				, ,	3,1.0,020		1 1	- / /	,,	-,	-, -,			
														4,84
Gynsy and Traveller site - \$1.396.500		,	,,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			. , ,		- 11. 00 JEEO	2,001,100	2,100,010	1,,5
Gynsy and Traveller site 51 306 500 18 357 381 18 357 381 10 357 391 10 357 3														
Havney and Fraveller effe #1 Ruk Kill 18 Rk / RR 18 Rk / RR 10 0 K / 201 Company and Trans-House's		04 000 =00	40.053.55	40.05	40.057.00	40.057.00	40.057.00	40.057.55	40.057.55	40.05	40.055	40.053.55		

CROYDON CIL Sales value £6,902 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description	Floor areas	3LV (0% AH	5% AH	10% AH	15% AH 20		dual land value		35% AH	40% AH	45% AH	50% A
1 Single residential dwelling (greenfield)	92	£17,500	1,946	1,835	1,724	1,612	1,500	1,387	1,274	1,160	1,045	930	50% A
2 Single residential dwelling (greenfield)	92	£17,500 £348,000	1,946	1,635	1,724	1,012	1,500	1,367	1,274	1,160	1,045	930	
3 4 houses (greenfield)	367	£346,000 £49,000	2,009	1,899	1,787	1,675	1,563	1,450	1,337	1,223	1,109	994	
4 5 houses (greenfield)	458	£49,000 £23,905	2,009	1,899	1,767	1,757	1,645	1,532	1,418	1,304	1,109	1,075	
, ,				1,960	-	1,757	1,045	1,532		,	1,190	1,075	
5 Block of 5 flats (brownfield)	458	£648,000	- 405	-	-	- 005	- 440	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200	485	392	299	205	110	16	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	994	900	807	713	619	524	428	333	237	140	
8 11 houses (greenfield)	1,008	£56,000	2,053	1,944	1,835	1,725	1,614	1,503	1,391	1,279	1,167	1,054	
9 16 flats (brownfield)	1,467	£767,730	596	504	412		226	132	38	-	-	-	
10 11 flats (brownfield)	1,008	£235,500	886	794	702	609	516	422	328	234	139	44	
11 12 flats (greenfield)	1,100	£54,894	1,069	978	885	793	700	606	512	418	323	227	
12 Development of c.30 flats (brownfield)	2,475	£852,510	694	606	519		342	253	164	74	-	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320	463	374	286	197	107	17	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,004	912	820	727	634	541	447	352	258	162	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,187	1,098	1,008	919	829	738	647	556	464	372	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	386	311	236	161	85	9	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	475	381	287	192	96	0	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	132	68	3		-	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200		-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	-	-	-	_	-	-	-	-	_	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,326,040 £1,894,362	198	113	28	-	-	-	-	-	-		
26 Residential and retail (local scale - locally tall building) 26 Residential and retail (local scale - medium scale building)	2,764	£1,894,362 £395,640	370	302	234	165	95	26	-	-	-	-	
26 Residential and retail (local scale - medium scale building) 27 Residential and primary school	2,764	£395,640 £4,851,300	64					-		-	-		
' '				-	-	-	-		-	-	-	-	
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	21,669	£1,134,000	- 588	- E40	- 435	358	- 280	- 203	124	- 40	-		
Residential conversion of large listed building Residential conversion of medium listed building	4,766	£1 187 400	588	512	435	358	280	203	124	46	-	-	
· ·	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	117	50	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
e schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	
65 C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	
30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	-	-	-	-		-	-	-	-	-	
51 Conversion of long term vacant unit to small office	26,899	£3,000,400 £141,300		-	-	-	-		-	-	-	-	
or conversion or long term vacant and to email office	00	2111,000											
ail (aunormarkot)													
ail (supermarket)					T								
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
ail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	
47 Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	
53 Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	
								1					
ıstrial													
39 Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	
40 Large warehouse	7,954	£7,837,440	-		-	-	-	-	-	-			
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	616	554	492	429	367	304	240	177	113	49	
42 Mixed use light industrial and residential (now amounts of light industry)	11,757	£1,988,562	554	514	474	433	393	352	311	269	228	186	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£1,966,362 £11,445,300				-	-		-	209	-	-	
2 31110 October 9 1010 United 0,200 Squit	5,200	~.1,-70,000		<u> </u>			-	_					
itu u													
▼			-	-	-	-	-	-	-	-	-	-	
44 Non-charitable community uses (new build)	8,742	£1,705,020			i.	-	-	-	-			-	
▼	8,742 570	£1,705,020 £687,660	-	-	-	_			_	-	-		
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)			-	-	-				_	-	-		
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els		£687,660	<u>-</u>	-	<u>-</u>					<u>-</u>	<u>-</u>		
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)			-	-	-	-	-	-	-	-	-	-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els	570	£687,660	-				1			- -	-	-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential	9,601	£687,660 £17,259,324					1			-	-	-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	9,601	£687,660 £17,259,324					1			-	•		
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing	9,601 4,437	£687,660 £17,259,324 £4,725,072	- - -	-	-			1 926	-	-	- 1460	1 305	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units)	9,601 4,437	£17,259,324 £4,725,072 £1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616		1,305	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	9,601 4,437 18,090 12,000	£17,259,324 £4,725,072 £1,103,806 £728,512	2,702 2,702	2,547 2,547	2,392 2,392 2,392	2,236 2,237	2,081 2,081	1,926	- - 1,771 1,771	- - - 1,616 1,616	1,461	1,305	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	9,601 4,437 18,090 12,000 6,000	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	2,702 2,702 2,702 2,702	2,547 2,547 2,547 2,547	2,392 2,392 2,392 2,392	2,236 2,237 2,236	2,081 2,081 2,081	1,926 1,926	1,771 1,771 1,771	- - - 1,616 1,616 1,616	1,461 1,461	1,305 1,305	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	9,601 4,437 18,090 12,000 6,000 6,250	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748	2,702 2,702 2,702 2,702 2,660	2,547 2,547 2,547 2,547 2,505	2,392 2,392 2,392 2,350	2,236 2,237 2,236 2,195	2,081 2,081 2,081 2,039	1,926 1,926 1,884	1,771 1,771 1,771 1,729	- - 1,616 1,616 1,616 1,574	1,461 1,461 1,419	1,305 1,305 1,263	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626	2,547 2,547 2,547 2,547 2,505 2,471	2,392 2,392 2,392 2,350 2,315	2,236 2,237 2,236 2,195 2,160	2,081 2,081 2,081 2,081 2,039 2,005	1,926 1,926 1,884 1,850	1,771 1,771 1,771 1,771 1,729 1,695	- - 1,616 1,616 1,574 1,539	1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	
els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 59 Student housing/co-living - mid rise scheme (250 units) 60 Student housing/co-living - mid rise scheme (150 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,392 2,350 2,315 2,272	2,236 2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,771 1,772 1,695 1,652	- - 1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	2,702 2,702 2,702 2,702 2,660 2,626	2,547 2,547 2,547 2,547 2,505 2,471	2,392 2,392 2,392 2,350 2,315	2,236 2,237 2,236 2,195 2,160	2,081 2,081 2,081 2,081 2,039 2,005	1,926 1,926 1,884 1,850	1,771 1,771 1,771 1,771 1,729 1,695	- - 1,616 1,616 1,574 1,539	1,461 1,461 1,419 1,384	1,305 1,305 1,263 1,229	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 61 S 52 Hotel and residential 54 Hotel development (from long term vacant building) 62 Student housing 65 Student housing/co-living - tower scheme (600 units) 65 Student housing/co-living - tower scheme (400 units) 65 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,392 2,350 2,315 2,272	2,236 2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,771 1,772 1,695 1,652	- - 1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,392 2,350 2,315 2,272	2,236 2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,771 1,772 1,695 1,652	- - 1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	2,702 2,702 2,702 2,660 2,626 2,583	2,547 2,547 2,547 2,547 2,505 2,471 2,428	2,392 2,392 2,392 2,350 2,315 2,272	2,236 2,237 2,236 2,195 2,160 2,117	2,081 2,081 2,081 2,081 2,039 2,005 1,962	1,926 1,926 1,884 1,850 1,807	1,771 1,771 1,771 1,772 1,695 1,652	- - 1,616 1,616 1,574 1,539 1,496	1,461 1,461 1,419 1,384 1,341	1,305 1,305 1,263 1,229 1,186	

CROYDON LOCAL PLAN Sales value £7,219 psm AH tenure Rented 70% SO 30% Frst Hms 0%

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Re 20% AH	sidual land valu 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
	Single residential dwelling (greenfield)	1	£17,500	208,976			176,482	165,548	154,563	143,527	132,440	121,302		
	Single residential dwelling (brownfield)	1	,				177,037	, , , , , , , , , , , , , , , , , , , ,	155,120	144,085		121,863	-	
	4 houses (greenfield)	4	,	838,109			708,147		620,483	576,343		487,451	· ·	-
	5 houses (greenfield) Block of 5 flats (brownfield)	5	£23,905 £648,000	1,047,636 574,788			885,184 438,819		775,603 347,119	720,429 300,952	7	609,314 207,985	553,372 161,185	
	Block of 5 flats (brownfield)	5	,		, , , , , , , , , , , , , , , , , , , ,	,	438,819		347,119	300,952		207,985	,	
	Block of 5 flats (greenfield)	5					438,819		347,119	300,952		207,985		
	11 houses (greenfield)	11		2,267,946			1,916,265		1,679,042	1,559,600		1,319,055		
9	16 flats (brownfield)	16	£767,730	1,803,526	1,661,091	1,517,990	1,374,223		1,084,690	938,923	792,491	645,391	497,627	349,19
	11 flats (brownfield)	11	£235,500	1,239,924			944,779		745,724	645,510		443,707	342,118	
	12 flats (greenfield)	12		1,352,644			1,030,667	922,343	813,518	704,192		484,044		
	Development of c.30 flats (brownfield)	27	£852,510	2,828,922			2,140,195		1,675,702	1,441,851	1,206,933	970,947	733,892	
	Development of c.30 flats (brownfield) Development of c.30 flats and houses (brownfield)	32 31	£433,320 £753,600	2,098,017 3,928,414			1,273,190 3,095,626		716,975 2,533,949	436,966 2,251,164	155,692 1,967,082	- 128,784 1,681,704	- 416,921 1,395,028	,
	Development of c.100 flats and houses (greenfield)	100	£500,500	12,387,886			9,788,172		8,034,777	7,152,004	6,265,180	5,374,306		
	Development of c.100 flats (brownfield)	100	£2,891,321	7,221,427			5,043,083		3,574,038	2,834,472		1,345,249		
	Residential and health (change of use of long term vac		£2,214,550				- 6,320,751	7	- 7,710,047	- 8,409,411	, , -	- 9,817,568		- 11,238,2
18	Tall building residential and health (new build)	91	£2,214,550	1,319,297	691,967	61,767	- 580,017	- 1,225,656	- 1,874,207	- 2,525,672	- 3,180,047	- 3,837,336	- 4,497,537	- 5,160,6
19	11 flats (change of use)	11	£235,500	827,104	726,862	626,156	524,985	423,350	321,250	218,686	115,658	12,165	- 93,193	- 199,2
_	Residential and retail (Lidl scale)	42		5,044,372			3,945,489	3,575,784	3,204,374	2,831,258		2,079,913		1,321,7
$\overline{}$	Residential and retail (Tesco scale)	17	£13,282,200				1,617,836	1,617,836	1,617,836	1,617,836	/ / /	1,617,836	1,617,836	
$\overline{}$	9 flats (change of use)	9	£1,526,040				534,727	462,434	390,142	317,850		173,265	100,973	
$\overline{}$	Residential and retail (local scale - locally tall building)	53	£1,894,362	3,585,630			2,240,001	1,786,625	1,331,181	873,669	,	- 48,289	·	
_	Residential and retail (local scale - medium scale build Residential and primary school	i 23 293	£395,640 £4,851,300	2,521,290 8,837,318			1,920,396 2,148,163	1,718,253	1,515,187 - 2,407,748	1,311,197 - 4,747,506	1,106,286 - 7,097,823	900,451	693,693	
	Residential and primary school (greenfield)	150	£4,851,300 £1,134,000		- / - / -	, ,	- 4.033,361	, , , , , , , , , , , , , , , , , , , ,	- 2,407,748	- 4,747,506 - 7,865,704	, ,	- 9,458,698 - 10,449,907	, ,	, ,
$\overline{}$	Residential conversion of large listed building	52		/	7 7 7	, , , , , , , , , , , , , , , , , , , ,	2,051,687	1,662,675	1,271,885	879,314	-, - ,	88,838	- 313,784	- , , -
	Residential conversion of medium listed building	8	£1,187,400	-,,		1000	651,849	7	655,160	656,815	· ·	660,124	·	
	Large Private Rental Scheme development (new build) 420	£13,008,000			3,057,557	- 5,816,061		- 11,441,639	- 14,283,701		- 20,005,849		
36	Large Private Rental Scheme development (change o	1	£3,668,400		259,808	- 2,548,171	- 4,846,924	.,,	- 9,534,908	- 11,903,293	- 14,282,241	- 16,671,750	- 19,071,822	- 21,482,4
	Tall tower with ground floor retail (new build)	395	£15,150,000			,,	- 4,883,485	- 7,504,289	- 10,165,261	- 12,838,152	- 15,522,964	- 18,219,696	- 20,928,348	- 23,648,9
	Tall tower with ground floor retail (change of use)	288	£3,668,400				- 3,130,115	1	- 7,113,737	- 9,118,976	,,	- 13,156,307	- 15,188,400	, -,
$\overline{}$	Mixed use large residential and community use (brown		£1,620,000			, ,	- 5,446,275		- 7,219,693	- 8,112,419	-,,	- 9,909,902	- / - /	, ,
	Small residential and community use	23	£395,640	829,029			243,368	· ·	- 153,914	- 355,791		- 762,303	·	, ,
50	Medium residential and community use	43	£1,663,572	875,292	512,939	148,917	- 220,084	- 593,052	- 967,716	- 1,344,076	- 1,722,132	- 2,101,883	- 2,483,330	- 2,866,4
0.4	(70		0000 000	40.005.040	0.000.004	0.000.404	7.070.040	7 074 057	0.570.000	5 07 4 070	5 470 400	1 4 470 400	0.770.740	0.004.0
	C2 care scheme (70 units)	-	£962,622	10,065,212	7 404 704	0.500.500	7,970,046	7,271,657	6,573,268	5,874,879	1.010.500	4,478,102		- / - / -
05	C2 care scheme (50 units)	-	£705,923	7,616,917	7,101,724	6,586,530	6,071,336	5,556,143	5,040,949	4,525,756	4,010,562	3,495,369	2,980,175	2,464,9
20	Office (large)		C4 404 500	6.445.000	6.445.000	6.445.060	6.445.060	C 445 000	6.445.060	C 44E 000	6.445.000	C 445 000	6.445.060	6.445.0
	Office (large)	-	£1,101,500 £34,288,800	6,445,969 2,621,596			6,445,969 2,621,596	6,445,969 2,621,596	6,445,969 2,621,596	6,445,969 2,621,596		6,445,969 2,621,596	6,445,969 2,621,596	6,445,9 2,621,5
	Office (medium) Large mixed use office and residential (New build)	178	£13,008,000	47,866,374		7 - 7	44,459,590	, - ,	42,162,692	41,006,530	7 - 7	38,678,782	, - ,	, - , -
	Large mixed use office and residential (Change of Use		£3,668,400				- 2,439,250	- 4.426.585	- 6,422,871	- 8,428,111		- 12,465,442	7 7 7 7 7	
	Conversion of long term vacant unit to small office	-	£141,300			, , ,	23,269	23,269	23,269	23,269	23,269	23,269	1	
	-													
22	Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,2
	Superstore (Tesco)	-	£13,282,200		· ·		1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,2
					'			_		'				
46	Large retail shopping centre	500	£115,000,000	188,738,269	185,761,122	182,770,434	179,766,205	176,748,434	173,717,123	170,672,270	167,613,875	164,541,940	161,456,464	158,357,4
47	Large mixed use leisure and retail		£2,477,460	28,387,920			28,387,920		28,387,920	28,387,920		28,387,920	28,387,920	
	Conversion of long term vacant unit to shop	•	£114,924	155,334			155,334		155,334	155,334		155,334		1
55	Retail and S3 uses and 56 residential units	56	£11,445,300	13,698,724	13,225,831	12,750,728	12,273,414	11,793,888	11,312,152	10,828,204	10,342,046	9,853,676	9,363,096	8,870,
			-											
	Small scale light industrial park	-	£357,960	902,880			902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,8
	Large warehouse	-	£7,837,440		, , , , , , , , , , , , , , , , , , ,		3,881,708		3,881,708	3,881,708	1 1	3,881,708		
	Mixed use light industrial and residential (low amounts	97	£1,988,562	9,747,740			7,394,010		5,806,663	5,007,532		3,398,351	2,588,303	
	Mixed use light industrial and residential (moderate an Demo existing retail WH, develop 3 B2/B8 units 8,200		£1,988,562	8,118,620 4,078,276			6,618,337	6,113,603	5,606,549	5,097,175	The state of the s	4,071,468	3,555,134	
00	Define existing retail vvin, develop 3 b2/B8 units 8,200	-	£11,445,300	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,2
1.4	Non charitable community and from 1910		04 705 000	47.000.00	47,000,00	47,000,005	47.000.00	47.000.005	47.000.000	47.000.00	47.000.00	47.000.00	47,000,00	47.000
	Non-charitable community uses (new build) Non-charitable community uses (change of use)	-	£1,705,020 £687,660		<u> </u>	- 17,362,005 - 1,133,625	- 17,362,005 - 1,133,625	- 17,362,005 - 1,133,625	- 17,362,005 - 1,133,625	- 17,362,005 - 1.133.625	- 17,362,005 - 1,133,625	- 17,362,005 - 1,133,625	,	,,
, J	Their orialitable confiniting uses (change of use)	•	2007,000	1,100,020	1,155,025	1,100,020	1,133,025	1,100,020	1,100,020	1,100,025	1,100,020	1,100,025	1,100,025	1,133,
52	Hotel and residential	46	£17,259,324	3,740,309	3.252.676	2,963,257	2,572,050	2,179,057	1,784,278	1.387.711	989,357	589,218	197 201	- 219,
	Hotel development (from long term vacant building)	46	£17,259,324 £4,725,072		, , , , , , , , , , , , , , , , , , ,		2,572,050 1,194,999	, , , , , , , , , , , , , , , , , , ,	1,784,278	1,387,711	· · · · · · · · · · · · · · · · · · ·		,	
J-T	Tioto, development (nom long term vacant building)		27,123,012	1,104,000	1,104,000	1,104,000	1,134,339	1,104,000	1,104,000	1,104,000	1,104,000	1,104,559	1,134,339	1,104,8
57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	47,305,234	44,497,711	41.690.188	38,882,664	36,075,141	33,267,619	30,460,096	27,652,572	24,845,049	22,037,526	19,230,0
	Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units)		£7,103,806	31,379,510		, ,	25,792,399		22,067,658	20,205,288	18,342,918	16,480,548		
	Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units)	-	£726,512 £364,256	15,689,142			12,895,586	11,964,401	11,033,215	10,102,031	9,170,846	8,239,660	7,308,476	
	Student housing/co-living - tower scrieme (250 units) Student housing/co-living- mid rise scheme (250 units)		£641,748	16,342,907			13,432,953	12,462,969	11,492,984	10,522,999		8,583,030	7,613,046	
	Student housing/co-living - mid rise scheme (150 units)		£513,398	9,805,253			8,059,281	7,477,291	6,895,299	6,313,309	1 1	5,149,327	4,567,337	
	Student housing/co-living - mid rise scheme (100 units	1	£449,223				5,372,445		4,596,457	4,208,464		3,432,476		
	Student housing/co-living - low rise scheme (200 units		£1,283,495				8,596,648		7,355,068	6,734,278				
	-													
18	Gypsy and Traveller site	-	£1,396,500	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,5
		1	. /											

CROYDON CIL Sales value £7,219 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

In	E	DI V	00/ 111	10/ 411	400/ 117	450' 4		ial land val		050/ 4::	400/ 4:-	450/ 411	001 1
Description (1.1)													0% AH
1 Single residential dwelling (greenfield)	92	£17,500	2,089	1,971	1,853	1,734	1,615	1,495	1,375	1,254	1,132	1,010	8
2 Single residential dwelling (brownfield)	92	£348,000	- 0.450	- 0.005	- 4.040	- 4 700	4.070	4.550	- 4 400	4 247	- 4.400	4.074	9
3 4 houses (greenfield)	367 458	£49,000 £23,905	2,152 2,234	2,035 2,116	1,916 1,998	1,798 1,879	1,678 1,760	1,559 1,640	1,438 1,520	1,317 1,399	1,196 1,277	1,074 1,155	1,0
4 5 houses (greenfield) 5 Block of 5 flats (brownfield)	458	£648,000	2,234	2,110	1,996	1,079	1,760	1,040	1,520	1,399	1,277	1,155	1,
6 Block of 5 flats (brownfield)	458	£301,200	597	499	400	300	200	100	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	1,105	1,007	908	808	709	608	508	406	305	203	
8 11 houses (greenfield)	1,008	£56,000	2,194	2,078	1,962	1,845	1,728	1,610	1,491	1,372	1,253	1,133	1,
9 16 flats (brownfield)	1,467	£767,730	706	609	512	414	315	216	117	1,372	-	-	- ',
10 11 flats (brownfield)	1,008	£235,500	996	899	801	703	605	506	407	307	206	106	
11 12 flats (greenfield)	1,100	£54,894	1,180	1,083	985	887	789	690	590	490	390	289	
12 Development of c.30 flats (brownfield)	2,475	£852,510	799	706	613	520	427	333	238	143	48	-	
13 Development of c.30 flats (brownfield)	2,933	£433,320	568	474	380	286	192	97	1	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,117	1,020	922	824	726	627	527	427	327	226	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,297	1,203	1,108	1,013	918	822	726	629	532	434	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	472	394	314	235	155	74	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	_	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	_	_		-	_	_	_	_	-	-	
19 11 flats (change of use)	1,008	£235,500	587	487	387	287	186	85	_	_	-	_	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	209	141	73	4	-	-	-	_		-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	- 141		- 4		-	-	-	-	-	
21 Residential and retail (Tesco scale) 24 9 flats (change of use)	788	£13,282,200 £1,526,040	-	-	-	-	-	-	-	-			
24 9 flats (change of use) 25 Residential and retail (local scale - locally tall building)					159			-		•	-	-	
	5,003	£1,894,362	338 769	249 697	159 624	69 552	478	405	- 221	- 057	102	108	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	133			552	4/8	405	331	257	183	108	
27 Residential and primary school	29,859	£4,851,300		59	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	21,669	£1,134,000 £1	673	593	512	430	349	267	- 184	102	- 19	-	
33 Residential conversion of large listed building 34 Residential conversion of medium listed building	4,766 733	£1,187,400		593		430	349	207	184	102		-	
35 Large Private Rental Scheme development (new build)	38,498	£1,187,400 £13,008,000	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of use)	38,498	£13,008,000 £3,668,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (change of use) 37 Tall tower with ground floor retail (new build)			-	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build) 38 Tall tower with ground floor retail (change of use)	38,287	£15,150,000 £3,668,400	-	-	-	-	-	-	-	-	-	-	
	26,399		-	-	-	-	-	-	-	-	•	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	•	-	
49 Small residential and community use	2,764	£395,640	157	86	16	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
tava aabawaa													
care schemes													
64 C2 care scheme (70 units)	5,000	£962,622	1,821	1,681	1,541	1,401	1,262	1,122	982	843	703	563	
65 C2 care scheme (50 units)	3,571	£705,923	1,935	1,791	1,647	1,502	1,358	1,214	1,070	925	781	637	
ffices													
	25,000	04 404 500	04.4	04.4	04.4	04.4	04.4	04.4	04.4	04.4	04.4	04.4	
29 Office (large)	25,000	£1,101,500	214	214	214	214	214	214	214	214	214	214	
30 Office (medium)	10,173	£34,288,800	-	-	- 044	-	-		-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000	654	633	611	590	568	547	525	503	481	460	
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office	26,899 85	£3,668,400 £141,300	-	-	-	-	-	-	-	-	-	-	
31 Conversion or long term vacant unit to small office	0.5	2141,300	-	-		_	-		-	-	-	-	
Retail (supermarket)													
· · ·	4.000	04 400 000											
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
etail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	367	352	337	322	307	292	277	262	246	231	
47 Large mixed use leisure and retail	20,758	£2,477,460	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1
53 Conversion of long term vacant unit to shop	100	£114,924	404	404	404	404	404	404	404	404	404	404	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	198	156	115	73	31	-	-	-	-	-	
dustrial													
39 Small scale light industrial park	1,888	£357,960	289	289	289	289	289	289	289	289	289	289	
40 Large warehouse	7,954	£7,837,440	-	-		-	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	648	583	517	451	385	319	252	185	118	50	
42 Mixed use light industrial and residential (moderate amounts of light indu	11,757	£1,988,562	521	479	437	394	351	308	264	221	177	133	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	
ommunity uses													
44 Non-charitable community uses (new build)	8,742	£1,705,020	-	_	_	_	_		-	_	_	_	
45 Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	_	
(onango or aco)	3,0				<u> </u>	<u> </u>							
otels													
52 Hotel and residential	0.604	£17 250 224						T					
	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-		-	
undent herreinen													
tudent housing													
57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,554	2,399	2,244	2,088	1,933	1,778	1,623	1,468	1,312	1,157	1
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	1
59 Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	1
60 Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,512	2,357	2,202	2,047	1,891	1,736	1,581	1,426	1,271	1,115	
61 Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,478	2,323	2,167	2,012	1,857	1,702	1,547	1,391	1,236	1,081	
62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,435	2,280	2,124	1,969	1,814	1,659	1,504	1,348	1,193	1,038	
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,294	2,139	1,983	1,828	1,673	1,518	1,363	1,207	1,052	897	
, , ,			-	•		<u> </u>			:				
ther													
48 Gypsy and Traveller site	10,000	£1,396,500			_				-				
TO Oypoy and maveller site	10,000	۵۱,390,500	-	-	-	-	-	-	-	-	-	-	

CROYDON LOCAL PLAN Sales value £7,535 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH		15% AH	20% AH	esidual land val 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield) Single residential dwelling (brownfield)	1	£17,500 £348,000	228,087 228,637	216,392 216,943	The second secon	192,836 193,391	180,975 181,531	169,058 169,616	157,087 157,645	-	132,976 133,537	120,838 121,399	108,643 109,207
3 4 houses (greenfield)	4		914,548	· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,	773,564		, , , , , , , , , , , , , , , , , , , ,	630,581	· ·	534,149		,
4 5 houses (greenfield)	5					966,955		848,080	788,226		667,686	606,999	· ·
5 Block of 5 flats (brownfield)	5	-		607,008		508,325		408,724	358,580	308,205	257,601	206,768	155,706
6 Block of 5 flats (brownfield)	5	£301,200	656,005	607,008	557,782	508,325		408,724	358,580		257,601	206,768	155,706
7 Block of 5 flats (greenfield)	5	,				508,325		408,724	358,580		257,601	206,768	
8 11 houses (greenfield)	11	,	2,474,794			2,093,285		1,835,942	1,706,369		1,445,421	1,314,045	
9 16 flats (brownfield) 10 11 flats (brownfield)	16		2,061,645 1,417,381			1,595,121 1,096,645	1,438,163 988,736	1,280,479 880,329	1,122,071 771,424		803,079 552,117	642,496 441,716	- /
11 12 flats (greenfield)	12		1,546,234			1,196,340		960,360	841,553		602,310	481,872	
12 Development of c.30 flats (brownfield)	27		3,250,679			2,501,134		1,995,615	1,741,108		1,228,603	970,604	
13 Development of c.30 flats (brownfield)	32	£433,320	2,597,877	2,300,288	2,001,318	1,700,969	1,399,240	1,096,131	791,642	485,772	178,523	- 132,091	- 446,832
14 Development of c.30 flats and houses (brownfield)	31	£753,600	4,435,993	4,135,411	3,833,417	3,530,010		2,918,959	2,611,315		1,991,789	1,679,909	1,366,614
15 Development of c.100 flats and houses (greenfield)	100		13,989,706			11,159,005		9,249,798	8,288,572		6,352,877	5,378,408	
16 Development of c.100 flats (brownfield)	100		8,606,251			6,228,211	5,428,176	4,624,463	3,817,071	- 7 7 7	2,191,254	1,372,829	543,708
17 Residential and health (change of use of long term va18 Tall building residential and health (new build)	91 91		- 2,963,087 2,515,068			- 5,210,530 453,891		- 6,726,017 - 951,678	- 7,488,917 - 1,662,708	, , , ,	- 9,025,034 - 3,094,336	- 9,798,250 - 3,814,932	- 10,574,904 - 4,538,717
19 11 flats (change of use)	11	, , , , , , , , , , , , , , , , , , , ,	1,005,783			677,897	- /	456,782	345,467		121,322	8.491	- 106,443
20 Residential and retail (Lidl scale)	42		5,711,099			4,516,072	· ·	3,710,104	3,304,334		2,487,225	2,075,884	1,662,687
21 Residential and retail (Tesco scale)	17			- / - / - /		1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836	1,617,830
24 9 flats (change of use)	9	£1,526,040		802,875	724,080	645,284		487,693	408,897		251,306	172,510	93,71
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	4,397,783	3,915,641	3,431,264	2,943,672	2,450,399	1,954,871	1,457,088	957,048	454,754	- 50,556	- 565,095
26 Residential and retail (local scale - medium scale build			2,883,037			2,229,979	The second secon	1,789,581	1,567,875		1,121,447	896,725	
27 Residential and primary school	293		13,083,562			5,782,087	3,325,836	858,374	- 1,645,024	, ,	- 6,784,220	-,,	, , , ,
28 Residential and secondary school (greenfield)	150		2,061,266	- , -	,	- 2,025,242	-, -,	- 4,802,523 1,815,528	- 6,200,756	1 - 1 - 1 - 1	- 9,016,408	-,,-	- 11,857,64
33 Residential conversion of large listed building 34 Residential conversion of medium listed building	52	£1,187,400	3,924,761 765,366	3,506,798 767,290		2,665,047 771,140	2,241,258 773.063	1,815,528 774,988	1,387,855 776,912		526,685 780,761	93,188 782,685	- 347,473 784,610
35 Large Private Rental Scheme development (new build	420	£13,008,000				- 1,216,217	- 4,247,993	- 7.298,446	- 10,408,029	, , , , , , , , , , , , , , , , , , , ,	- 16.668.944	- 19.820.275	, ,
36 Large Private Rental Scheme development (change of	1			, - ,	, , ,	- 1,013,721	- 3,540,200	- 6,082,248	- 8,673,568	-,,	- 13,890,996	- 16,517,105	- 19,154,813
37 Tall tower with ground floor retail (new build)	395	£15,150,000		-,- ,	, , , , , , , , , , , , , , , , , , ,	- 557,441	-,,	- 6,272,941	- 9,193,175	, ,	- 15,081,416	, ,	- 21,022,009
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	6,358,199	4,279,383	2,191,043	93,180	- 2,052,319	- 4,233,703	- 6,424,901	- 8,625,914	- 10,836,742	- 13,057,385	- 15,287,843
43 Mixed use large residential and community use (brown	n 118		- 1,160,922	2,112,782	2 - 3,069,031	- 4,029,667	- 4,994,691	- 5,964,100	- 6,937,897	7,916,083	- 8,898,654	- 9,885,613	- 10,876,959
49 Small residential and community use	23	,	1,180,652	· ·	The second secon	544,286	· ·	115,114	,	. , , , , , , , , , , , , , , , , , , ,	- 544,215	·	
Medium residential and community use	43	£1,663,572	1,528,180	1,134,594	739,188	341,964	- 57,950	- 464,927	- 873,752	2 - 1,284,423	- 1,696,939	- 2,111,302	- 2,527,512
64 C2 care scheme (70 units)	-	£962,622	10,065,212	9,366,824	8,668,434	7,970,046	7,271,657	6,573,268	5,874,879	5,176,490	4,478,102	3,779,713	3,081,323
65 C2 care scheme (50 units)	-	£705,923	7,616,917	7,101,724	6,586,530	6,071,336	5,556,143	5,040,949	4,525,756	4,010,562	3,495,369	2,980,175	2,464,982
20 Office (lorge)	_	C1 101 500	6.445.060	6,445,969	6,445,969	6 445 060	6 445 060	6 445 060	6,445,969	6,445,969	6,445,969	6.445.060	6,445,969
29 Office (large) 30 Office (medium)		£1,101,500 £34,288,800	6,445,969 2,621,596			6,445,969 2,621,596	6,445,969 2,621,596	6,445,969 2,621,596	2.621.596		2,621,596	6,445,969 2,621,596	2,621,596
31 Large mixed use office and residential (New build)	178	£13,008,000	49,993,404	, - ,	, - ,	46,279,896	, - ,	43,776,098	42,515,761	7 - 7	39,978,210	38,700,997	37,418,159
32 Large mixed use office and residential (Change of Us		,,	7,028,454	1 1		763,435	The second second	- 3,542,838	- 5,734,036	1000	- 10,145,878	- 12,366,520	- 14,596,977
51 Conversion of long term vacant unit to small office	-	£141,300	23,269	23,269	23,269	23,269	23,269	23,269	23,269	23,269	23,269	23,269	23,269
22 Supermarket (Lidl)		£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	265.07
23 Superstore (Tesco)	-	£13,282,200			·	1,413,204	· ·	· · · · · · · · · · · · · · · · · · ·	1,413,204		1,413,204		365,279 1,413,20
20 0000101010 (10000)		2.10,202,200	1,110,201	1,110,201	1,110,201	1,110,201	1,110,201	1,110,201	1,110,20	1,110,201	1,110,201	1,110,201	1,110,20
46 Large retail shopping centre	500	£115,000,000	194,339,989	191,094,854	187,834,904	184,560,141	181,270,562	177,966,168	174,646,960	171,312,937	167,964,099	164,600,446	161,221,980
47 Large mixed use leisure and retail	-	£2,477,460	28,387,920			28,387,920		28,387,920	28,387,920		28,387,920	28,387,920	28,387,920
53 Conversion of long term vacant unit to shop	-	£114,924	155,334			155,334		155,334	155,334		155,334	155,334	155,334
55 Retail and S3 uses and 56 residential units	56	£11,445,300	14,565,416	14,051,060	13,534,297	13,015,127	12,493,547	11,969,560	11,443,164	10,914,360	10,383,149	9,849,530	9,313,502
39 Small scale light industrial park	-	£357,960	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880
40 Large warehouse	-	£7,837,440		· ·		3,881,708	1	3,881,708	3,881,708	· ·	3,881,708	3,881,708	3,881,70
41 Mixed use light industrial and residential (low amounts		£1,988,562	11,173,810	· · · · · · · ·		8,614,438		6,888,374	6,019,397	, , , , , , , , , , , , , , , , , , ,	4,269,555	3,388,690	2,503,86
42 Mixed use light industrial and residential (moderate ar		£1,988,562	9,021,601			7,391,105		6,291,483	5,737,883		4,623,110	4,061,935	3,498,23
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£11,445,300				4,078,276		4,078,276	4,078,276		4,078,276		
44 Non-charitable community uses (new build)	-	£1,705,020		· · · · · ·	, ,	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,005	11,00=,000	- 17,362,005	- 17,362,005	- 17,362,005
Non-charitable community uses (change of use)	-	£687,660	- 1,133,625	1,133,625	5 - 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	5 - 1,133,625	- 1,133,625	- 1,133,625	- 1,133,62
52 Hotel and residential	46	£17,259,324	4,438,748	4,017,701	3,594,709	3,169,772	2,742,889	2,314,061	1,883,287	1,450,568	1,015,902	579,292	140,73
54 Hotel development (from long term vacant building)	-	£4,725,072		, , , , , , , , , , , , , , , , , , , ,		1,194,999		1,194,999	1,194,999	, , , , , , , , , , , , , , , , , , ,	1,194,999		
		, 2,21	, , , , , ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1 , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,			
57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	47,305,234			38,882,664	36,075,141	33,267,619	30,460,096		24,845,049	22,037,526	19,230,00
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	31,379,510			25,792,399		22,067,658	20,205,288	1 1	16,480,548	14,618,178	
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	15,689,142			12,895,586	11,964,401	11,033,215	10,102,031		8,239,660	7,308,476	6,377,29
60 Student housing/co-living- mid rise scheme (250 units	,	£641,748	16,342,907			13,432,953	12,462,969	11,492,984	10,522,999		8,583,030	7,613,046	6,643,06
61 Student housing/co-living - mid rise scheme (150 units	1	£513,398	9,805,253		-1- 1	8,059,281	7,477,291	6,895,299	6,313,309	- / - /	5,149,327	4,567,337	3,985,34
62 Student housing/co-living - mid rise scheme (100 units 63 Student housing/co-living - low rise scheme (200 units 63 Student housing/co-living - low rise scheme (200 units 64 Student housing/co-living - low rise scheme (200 units 65 Student housi		£449,223 £1,283,495				5,372,445 8,596,648			4,208,464 6,734,278		3,432,476 5,492,698		
or organization and a series of the control of the	-	£1,203,495	10,409,019	9,030,220	3,217,430	0,590,040	1,910,000	7,333,008	0,734,270	0,113,400	3,432,030	4,071,800	7,231,110
48 Gypsy and Traveller site	-	£1,396,500	- 19,961,549	- 19,961,549	19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	9 - 19,961,549	- 19,961,549	- 19,961,549	- 19,961,54
		-											

CROYDON CIL Sales value £7,535 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Residential

Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH 2		dual land value		35% AH	40% AH	45% AH	50% A
1 Single residential dwelling (greenfield)	92	£17,500	2,297	2,170	2,042		1,783	1,653	1,523	1,392	40% AH 1,260	45% AH 1,127	50% A
2 Single residential dwelling (greenleid)	92	£348,000	2,297	2,170	2,042	1,913	1,763	-	1,523	1,392	1,200	1,127	
,	367		2,361	2 222	2,105		1,847	1,717		1,455	1 222	1 101	1
3 4 houses (greenfield)		£49,000		2,233	, , , , , , , , , , , , , , , , , , , ,	1,976			1,586	,	1,323	1,191	
4 5 houses (greenfield)	458	£23,905	2,442	2,315	2,186	2,058	1,928	1,798	1,668	1,536	1,405	1,272	
5 Block of 5 flats (brownfield)	458	£648,000	17	-	-	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200	774	667	560	452	344	235	125	15	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	1,282	1,175	1,068		852	743	633	523	413	302	
8 11 houses (greenfield)	1,008	£56,000	2,399	2,273	2,147	2,021	1,893	1,765	1,637	1,508	1,378	1,248	
9 16 flats (brownfield)	1,467	£767,730	882	777	671	564	457	350	242	133	24	-	
10 11 flats (brownfield)	1,008	£235,500	1,172	1,067	961	854	747	640	532	423	314	205	
11 12 flats (greenfield)	1,100	£54,894	1,356	1,250	1,144	1,038	931	823	715	607	498	388	
12 Development of c.30 flats (brownfield)	2,475	£852,510	969	869	768		564	462	359	256	152	48	
13 Development of c.30 flats (brownfield)	2,933	£433,320	738	636	535		329	226	122	18			
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,296	1,190	1,084	977	870	762	654	545	436	326	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,472	1,369	1,266		1,059	955	850	744	638	532	
,											030	532	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	623	537	451	364	277	189	101	13	-		
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	<u> </u>	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550	36	-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500	764	656	548	439	329	219	109	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	334	260	185	111	36	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362	500	404	307	210	111	12	-	-	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640	900	821	743		584	504	424	344	263	181	
27 Residential and primary school	29,859	£4,851,300	276	195	113		-	-	-	-	200	101	
· · · · · · · · · · · · · · · · · · ·				195	- 113	31		-					
28 Residential and secondary school (greenfield)	21,669	£1,134,000	43				470	- 201	- 201	201	110	-	
33 Residential conversion of large listed building	4,766	£1	823	736	648		470	381	291	201	110	20	
34 Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	•	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	•	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400	85	9	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	102	23	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	284	208	131	54	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	_	-	
	1,000												
re schemes													
	5.000	0000 000		1 001		1 101	1.000	1 100	200	2.12	700	500	1
64 C2 care scheme (70 units)	5,000	£962,622	1,821	1,681	1,541	1,401	1,262	1,122	982	843		563	
65 C2 care scheme (50 units)	3,571	£705,923	1,935	1,791	1,647	1,502	1,358	1,214	1,070	925	781	637	
30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	10,173 53,316 26,899	£34,288,800 £13,008,000 £3,668,400	- 694 125	- 671 48	647	624	- 601	- 577	- 553 -	530	506	- 482 -	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	_	_	-	-	-	-	_	
g a maria a maria a maria a maria a maria a maria a maria a maria a maria a maria a maria a maria a maria a mari		2,											
ail (cuparmarkat)													
ail (supermarket)				I									
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
ail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	395	378	362	346	330	313	297	280	263	247	
47 Large mixed use leisure and retail	20,758	£2,477,460	1,248	1,248	1,248		1,248	1,248	1,248	1,248	1,248	1,248	
53 Conversion of long term vacant unit to shop	100	£114,924	404	404	404		404	404	404	404	404	404	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	274	229	183		92	46	-	-	404		
Notali and Go doco and Go residential units	11,390	211,740,300	214	229	103	130	92	40	-		-		
untrial													
ustrial				-									
39 Small scale light industrial park	1,888	£357,960	289	289	289	289	289	289	289	289	289	289	
40 Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	767	696	625	553	481	409	337	264	190	117	
42 Mixed use light industrial and residential (moderate amounts of light ind		£1,988,562	598	552	506	460	413	366	319	272	224	176	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	
nmunity uses													
· · · · · · · · · · · · · · · · · · ·	0.740	£4 70E 000				1	1		-				
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	8,742 570	£1,705,020		-	-	-	-	-	-	•	-		
40 Non-chantable confiniting uses (change of use)	5/0	£687,660	-	-	_	-	-	-	-	•	-		
-1-													
els													
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
		II.						1					
dent housing													
•	10 000	£1 102 00c	2 554	2 200	2 244	2 000	1 022	1 770	1 600	1.400	1 212	1 157	
57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,554	2,399	2,244		1,933	1,778	1,623	1,468	1,312	1,157	
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	
59 Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	
60 Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,512	2,357	2,202		1,891	1,736	1,581	1,426	1,271	1,115	
61 Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,478	2,323	2,167	,	1,857	1,702	1,547	1,391	1,236	1,081	
62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,435	2,280	2,124	1,969	1,814	1,659	1,504	1,348		1,038	
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,294	2,139	1,983		1,673	1,518	1,363	1,207	1,052	897	
								I					
er													
0er 48 Gynsy and Traveller site	10.000	£1 306 E00	_	_									
er 48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	



Appendix 5 - Appraisal results (growth)

CROYDON LOCAL PLAN Sales value £5,000 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description No of units	BL)% AH				20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield) Single residential dwelling (brownfield)	1	£17,500 £348,000	114,271 114,821	108,667 109,219	103,037 103,591	97,380 97,936	91,697 92,253	85,986 86,544	80,250 80,808	74,486 75,046		62,879 63,441	5 ⁻
4 houses (greenfield) 5 houses (greenfield)	5	£49,000 £23,905	459,287 574,108	436,878 546,098	414,363 517,953	391,741 489,676	369,011 461,265	346,176 432,720	323,233 404,042	300,184 375,230	277,028 346,285	253,764 317,205	230
Block of 5 flats (brownfield)	5	£648,000	146,541	123,186	99,723	76,153	52,473	28,687	4,792	- 19,504	- 43,982	- 68,570	- 9:
Block of 5 flats (brownfield) Block of 5 flats (greenfield)	5	£301,200 £68,320	146,541 146,541	123,186 123,186	99,723 99,723	76,153 76,153	52,473 52,473	28,687 28,687	4,792 4,792	- 19,504 - 19,504		- 68,570 - 68,570	
11 houses (greenfield)	11	£56,000	1,238,889	1,178,532	1,117,886	1,056,953	995,733	934,225	872,428	810,345		685,314	62
16 flats (brownfield)	16	£767,730	440,933		294,256	220,410	146,225	71,702 -	3,206	- 79,552	- 156,241		
11 flats (brownfield) 12 flats (greenfield)	11	£235,500 £54,894	303,141 330,700		202,301 220,691	151,531 165,307	100,529 109,668	49,295 - 53,777 -	2,204 2,405	- 54,692 - 59,664	- 107,416 - 117,181		- 213
Development of c.30 flats (brownfield)	27	£852,510	598,151	483,164	367,646	251,598	135,020	17,911 -	101,251	- 221,223		- 462,786	- 58
Development of c.30 flats (brownfield)	32	£433,320	686,952		- 970,707	- 1,113,541	- 1,257,015	- 1,401,127 -	1,545,877	- 1,691,265	- 1,837,292	- 1,983,957	- 2,13
Development of c.30 flats and houses (brownfield) Development of c.100 flats and houses (greenfield)	100	£753,600 £500,500	1,283,413 4,044,801	1,144,229 3,616,428	1,004,398 3,186,062	863,918 2,753,699	722,791 2,319,343	581,016 1,882,991	438,594 1,444,589	295,523 1,000,274		7,439 105,605	- 13
Development of c.100 flats (brownfield)	100	£2,891,321	266,299		- 984,237	- 1,345,654	- 1,708,704	- 2,073,385 -	2,439,699	- 2,807,645		- 3,548,433	- 3,92
Residential and health (change of use of long term vaca	91	£2,214,550	11,224,235	- 11,559,082	- 11,895,413	- 12,233,230	- 12,572,532	- 12,913,319 -	13,255,592	- 13,599,351	- 13,944,593	- 14,291,323	- 14,63
Tall building residential and health (new build) 11 flats (change of use)	91	£2,214,550 - £235,500 -	5,665,627 163,253	- 5,977,539 - 216,535	- 6,290,816 - 270,059	6,605,459323,823	- 6,921,467 - 377,829	- 7,238,842 - - 432,076 -	7,557,582 486,565	- 7,877,688 - 541,293	- 8,199,159 - 596,264	- 8,521,996 - 651,475	- 8,84 - 70
Residential and retail (Lidl scale)	42	£3,923,430	1,951,916	<u> </u>	1,580,249	1,393,130	1,205,157	1,016,326	826,641	636,098	444,700	252,446	5
Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,14
9 flats (change of use) Residential and retail (local scale - locally tall building)	9	£1,526,040 £1,894,362	55,967	19,945	- 16,321 - 1,623,325	- 52,893 - 1,854,802	- 89,464 - 2,087,313	- 126,034 - - 2,320,856 -	162,605 2,555,434	- 199,176 - 2,791,045	- 235,748 - 3,027,690	- 272,318 - 3,265,367	- 30
Residential and retail (local scale - locally tall building) Residential and retail (local scale - medium scale building)	53 23	£1,694,362 -	1,163,472 207,267	- 1,392,881 - 311,219	- 415.640	- 520,530	- 625,890	- 731,720 -	838,018	- 2,791,045 - 944,786	- 1,052,023	- 1,159,729	- 3,50 - 1,26
Residential and primary school	293	£4,851,300 -	15,066,339	- 16,165,714	- 17,270,008	- 18,379,222	- 19,493,354	- 20,612,406 -	21,736,376	- 22,865,265	- 23,999,074	- 25,137,801	- 26,28
Residential and secondary school (greenfield)	150	£1,134,000 - £1 -	11,841,837	- 12,462,055	- 13,085,131	- 13,711,065	- 14,339,856 - 1,488,393	- 14,971,507 - - 1,687,747 -	15,606,016	- 16,243,383 - 2,089,112	- 16,883,607	- 17,526,691 - 2,494,025	- 18,17
Residential conversion of large listed building Residential conversion of medium listed building	52 8	£1,187,400	699,843 9,327	- 895,650 9,532	- 1,092,345 9,738	- 1,289,925 9,944	- 1,488,393 10,149	1,687,747 -	1,887,987	- 2,089,112 10,766	- 2,291,125	11,177	- 2,69
Large Private Rental Scheme development (new build)	420	£13,008,000 -	29,137,957	- 30,447,227	- 31,762,178	- 33,082,811	- 34,409,126	- 35,741,123 -	37,078,801	- 38,422,160	- 39,771,202	- 41,125,924	- 42,48
Large Private Rental Scheme development (change of u	350	£3,668,400 -	24,281,840	- 25,372,898	- 26,468,691	- 27,569,219	- 28,674,481	- 29,784,478 -	30,899,210	- 32,018,676	- 33,142,877	- 34,271,813	- 35,40
Tall tower with ground floor retail (new build) Tall tower with ground floor retail (change of use)	395 288	£15,150,000 - £3,668,400 -	28,723,962 19,199,694	- 29,955,300 - 20,142,224	- 31,191,980 - 21,088,861	- 32,434,004 - 22,039,604	- 33,681,372 - 22,994,455	- 34,934,083 - - 23,953,413 -	36,192,137 24,916,478	- 37,455,535 - 25,883,651	- 38,724,277 - 26,854,930	- 39,998,361 - 27,830,317	- 41,27 - 28,80
Mixed use large residential and community use (brownfile	118	£1,620,000 -	12,249,138		- 13,106,334	- 13,537,775	- 13,971,112	- 14,406,342 -	14,843,469	- 15,282,491	- 15,723,409	- 16,166,220	- 16,61
Small residential and community use	23	£395,640	992,058	- 1,094,184	- 1,196,778	- 1,299,841	- 1,403,371	- 1,507,370 -	1,611,837	- 1,716,772		- 1,928,047	- 2,03
Medium residential and community use	43	£1,663,572 <mark>-</mark>	2,768,124	- 2,959,440	- 3,151,611	- 3,344,640	- 3,538,523	- 3,733,264 -	3,928,861	- 4,125,314	- 4,322,623	- 4,520,789	- 4,71
C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,71
C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,42
Office (large) Office (medium)	-	£1,101,500 - £34,288,800 -	35,081,429 14,276,754	- 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - - 14,276,754 -	35,081,429 14,276,754	- 35,081,429 - 14,276,754	- 14,276,754	- 35,081,429 - 14,276,754	- 35,08 - 14,27
Large mixed use office and residential (New build) Large mixed use office and residential (Change of Use)	178 288	£13,008,000 -	3,101,756 19,048,316	- 3,667,618 - 19,990,846	- 4,235,917 - 20,937,482	4,806,65321,888,227	- 5,379,827 - 22,843,078	- 5,955,439 - 23,802,036 -	6,533,488	- 7,113,974 - 25,732,273	- 7,696,898 - 26,703,553	- 8,282,259 - 27,678,939	- 8,87 - 28,65
Conversion of long term vacant unit to small office	-	£3,668,400 - £141,300 -	122,209	The second secon	- 122,209	- 122,209	- 122,209	- 122,209 -	122,209	- 122,209	-, -, -, -	- 122,209	
Supermarket (Lidl) Superstore (Tesco)	-	£1,168,080 £13,282,200	736,025 1,744,405	· ·	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405 -	736,025 1,744,405	736,025 - 1,744,405		736,025 - 1,744,405	
												,	
Large retail shopping centre Large mixed use leisure and retail	500	£115,000,000 £2,477,460	3,924,555 6,219,187	2,526,558 6,219,187	1,122,599 6,219,187	- 291,707 6,219,187	- 1,729,195 6,219,187	- 3,172,736 - 6,219,187	4,622,331 6,219,187	- 6,077,979 6,219,187	- 7,564,130 6,219,187	- 9,056,527 6,219,187	- 10,55 6,21
Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191		42,191	4
Retail and S3 uses and 56 residential units	56	£11,445,300	1,648,107	1,409,465	1,169,722	928,878	686,934	443,890	199,745	- 46,194	- 296,298	- 547,518	- 79
Coroll cools light industrial coult		C257 000	4 640 006	1.040.000	4 640 200	4.040.000	4 640 206	4 640 006	4 640 200	4 640 006	4 640 206	4.640.006	1.0
Small scale light industrial park Large warehouse	-	£357,960 £7,837,440	1,618,386 6,896,082	1 1	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082		1,618,386 6,896,082	1,61 6,89
Mixed use light industrial and residential (low amounts o	97	£1,988,562	3,254,948	2,854,378	2,451,973	2,047,734	1,641,660	1,233,751	824,008	412,430	- 998	- 422,582	- 84
Mixed use light industrial and residential (moderate amo	61	£1,988,562	5,561,577 7 185 878	5,304,240 7,185,878	5,045,724 7,185,878	4,786,029 7,185,878	4,525,154 7 185 878	4,263,099 7 185 878	3,999,865 7,185,878	3,735,452 7,185,878	3,469,860 7,185,878	3,203,087 7 185 878	2,90 7 19
Demo existing retail WH, develop 3 B2/B8 units 8,200 s	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,1
Non-charitable community uses (new build)	-	£1,705,020	16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683 -	16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,4
Non-charitable community uses (change of use)	-	£687,660	1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770 -	1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,0
Hotel and residential	46	£17,259,324	8,438,154	- 8,642,816	- 8,848,396	- 9,054,891	- 9,262,302	- 9.470.629 -	9,679,872	- 9.890.031	- 10,101,106	- 10,313,097	- 10,5
Hotel development (from long term vacant building)	-	£4,725,072	5,587,195	1 1			- 5,587,195	- 5,587,195 -	5,587,195				1
		-											
Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125 37,547,266	53,301,978	50,000,831	46,699,683	43,398,536 28,788,002	40,097,388 26,598,186	36,796,241	33,495,094	30,1
Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units)	-	£728,512 £364,256	41,926,897 20,962,835	39,737,081 19,867,927	37,547,266 18,773,019	35,357,450 17,678,111	33,167,634 16,583,204	30,977,818 15,488,296	14,393,388	13,298,480	24,408,370 12,203,572	22,218,555 11,108,664	20,02
Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,43
Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090		6,942,454	6,25
Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - low rise scheme (200 units)	-	£449,223 £1,283,495	8,733,799 13,974,814		7,821,376 12,514,937	7,365,164 11,784,998	6,908,952 11,055,060	6,452,740 10,325,121	5,996,529 9,595,182	5,540,317 8,865,244		4,627,894 7,405,366	4,17 6,67
Stadent flouding to living - low floe scrience (200 dfills)	•	۵۱,۷۵۵,49۵	10,014,014	13,244,070	12,314,937	11,704,990	11,000,000	10,020,121	9,090,102	0,000,244	0,133,303	7,405,300	0,0
Dunou and Travellor atte		04 000 500	40.754.755	40.754.755	40.754.75	40.754.755	40.754.755	40.754.755	40.754.555	40.754.75	40.754.75	40.754.755	
Sypsy and Traveller site	-	£1,396,500 -	18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755 -	18,754,755	- 18,754,755	- T8,754,755	- 18,754,755	- 18,7

CROYDON CIL
Residential
Sales value £5,000 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

Description 1 Single residential dwelling (greenfield)	Floor areas	£17,500	1,056	5% AH 995	10% AH 933	15% AH 20° 871		idual land va 25% AH 747		35% AH 622	40% AH 559	45% AH 495	50% AH
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	92 367			- 1,058	- 996	935	- 873	- 811	- 748	- 685	622	- 558	- 4
4 5 houses (greenfield)	458	£23,905	1,200	1,139	1,078	1,016	954	892	829	767	703	640	5
5 Block of 5 flats (brownfield) 6 Block of 5 flats (brownfield)	458 458			-	-	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	171	120	69	17	-	-	-	-	-	-	
8 11 houses (greenfield) 9 16 flats (brownfield)	1,008 1,467			1,113	1,053	993	932	871	810	748	686	624	
10 11 flats (brownfield)	1,008	£235,500	67	17	-	-	-	-	-	-	-	-	
11 12 flats (greenfield)	1,100			201	151	100	50	-	-	-	-	-	
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	2,475 2,933			-	-	-	-	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600	186	137	88	39	-	-	-	-	-	-	
15 Development of c.100 flats and houses (greenfield) 16 Development of c.100 flats (brownfield)	9,166 9,166			340	293	246	198	151	103	55	6	-	
17 Residential and health (change of use of long term vacant building)	12,152			-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	-	-	-	-	-	-	
19 11 flats (change of use) 20 Residential and retail (Lidl scale)	1,008 5,353			-	-	-		-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788			-	-	-	-	-	-	-	-	-	
Residential and retail (local scale - locally tall building) Residential and retail (local scale - medium scale building)	5,003 2,764			-	-	-	-	-	-	-	-	-	
27 Residential and primary school	29,859	£4,851,300		-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	21,669 4,766			-	-	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building	733			-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use) 37 Tall tower with ground floor retail (new build)	32,082 38,287	£3,668,400 £15,150,000		-	-	-	-	-	-	-	-	-	-
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016			-	-	-	-	-	-	-	-	-	
49 Small residential and community use 50 Medium residential and community use	2,764 4,586	,		-	-	-	-	-	-	-	-	-	
	·	, ,	1										
e schemes 64 C2 care scheme (70 units)	5,000	£962,622		2,429	2,265	2,101	1,937	1,772	1,608	1,444	1,280	1,116	
65 C2 care scheme (50 units)	3,571	£705,923	2,736	2,567	2,397	2,228	2,058	1,888	1,719	1,549	1,379	1,210	1
Ces 29 Office (large)	25,000	£1,101,500	_	_	-	-		-	_		_	_	
30 Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	53,316 26,899			-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85			-	-	-	-	-	-	-	-	-	
ail (supermarkets)													
22 Supermarket (Lidl)	1,323	£1,168,080		-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
ail (comparison) 46 Large retail shopping centre	201,066	£115,000,000	_		-	-		_	_		_	_	
47 Large mixed use leisure and retail	20,758			180	180	180	180	180	180	180	180	180	
53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	100 11,398	,		-	-	-	-	-	-	-	-	-	
	11,000	211,110,000											
Strial 39 Small scale light industrial park	1,888			668	668	668	668	668	668	668	668	668	
40 Large warehouse	7,954			- 72	-	- 5	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial and residential (moderate amounts of light industrial)		£1,988,562	304	72 282	39 260	5 238	216	193	171	149	126	103	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	
munity uses 44 Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570			-	-	-	-	-	-	-	-	-	
els		C. =		,				Γ	T	I	T	Т	
52 Hotel and residential 54 Hotel development (from long term vacant building)	9,601 4,437	£17,259,324 £4,725,072		-		-	-	-	-	-	-	-	
	,,,,	2.,,.			<u> </u>					1		1	
lent housing 57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	3,433	3,250	3,068	2,885	2,703	2,521	2,338	2,156	1,973	1,791	1
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512	3,433	3,251	3,068	2,886	2,703	2,521	2,338	2,156	1,973	1,791	1
59 Student housing/co-living - tower scheme (200 units)	6,000	£364,256	3,433	3,251	3,068	2,886	2,703	2,521	2,338	2,156	1,973	1,791	1
60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	6,250 3,750			3,209 3,174	3,026 2,992	2,844 2,809	2,661 2,627	2,479 2,444	2,296 2,262	2,114 2,079	1,931 1,897	1,749 1,714	1
62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	3,314	3,131	2,949	2,766	2,584	2,401	2,219	2,036	1,854	1,671	1
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	3,173	2,990	2,808	2,625	2,443	2,260	2,078	1,895	1,713	1,530	1
er _													
48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	

CROYDON LOCAL PLAN Sales value £5,317 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description No of uni	ite	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land value		35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	113	1 £17,500	136,812	5% AH 130,130		15% AH 116,671	20% AH 109,894	25% AH 3	96,244	35% AH 89,371	40% AH 82,466	45% AH 75,530	50% AH 68,5
2 Single residential dwelling (brownfield)		1 £348,000	137,363	130,682	123,970	/	110,449		96,802	89,931	,	76,092	69,1
3 4 houses (greenfield) 4 5 houses (greenfield)		4 £49,000 5 £23,905	549,450 686,813	522,729 653,411		468,902 586,128	441,799 552,248	, , , , , , , , , , , , , , , , , , , ,	387,209 484,011	359,723 449,654	332,110 415,137	304,370 380,462	276,5 345,6
5 Block of 5 flats (brownfield)		5 £648,000	242,341	214,403	186,335	158,137	129,810		72,766	44,050		- 13,983	- 43,5
6 Block of 5 flats (brownfield)		5 £301,200		214,403	186,335	158,137	129,810	101,353	72,766	44,050		- 13,983	- 43,5
7 Block of 5 flats (greenfield)		5 £68,320	242,341	214,403		158,137	129,810		72,766	44,050	7	- 13,983	- 43,5
8 11 houses (greenfield) 9 16 flats (brownfield)		11 £56,000 16 £767,730	1,485,145 745,396	1,413,007 657,660	1,340,524 569,517	1,267,699 480,967	1,194,530 392,009	1,121,016 302,645	1,047,159 212,873	972,959 122,693	898,413 32,106	823,525 - 59,786	748,2 - 152,5
10 11 flats (brownfield)		11 £235,500	512,459	452,141	391,543	330,665	269,506	208,068	146,350	84,352		- 41,103	- 104,9
11 12 flats (greenfield)		12 £54,894	559,046	493,245		360,725	294,007	226,984	159,654	92,020	·	- 44,839	- 114,4
12 Development of c.30 flats (brownfield)		£852,510	1,095,631	956,844		677,340	536,623 - 773,778	395,262	253,257	110,609		- 179,313	- 326,0
13 Development of c.30 flats (brownfield) 14 Development of c.30 flats and houses (brownfield)		32 £433,320 31 £753,600	- 88,350 - 1,882,124	- 258,545 1,714,297	1,545,688	1,376,293	1,206,115	1,035,154	863,408	- 1,295,981 690,879	- 1,471,598 517,565	- 1,647,989 343,467	- 1,825,1 168,5
15 Development of c.100 flats and houses (greenfield)		00 £500,500	5,934,216	5,415,454	4,894,268	4,370,656	3,844,620	3,316,160	2,785,275	2,251,966	1,716,233	1,178,075	634,9
16 Development of c.100 flats (brownfield)		00 £2,891,321	1,393,987	961,979	527,987	92,012	- 351,227	- 797,883 -	1,246,555	- 1,697,241	- 2,149,941	- 2,604,656	- 3,061,3
17 Residential and health (change of use of long term vaca 18 Tall building residential and health (new build)		91 £2,214,550 91 £2,214,550	- 9,694,020 - 4,231,050 -	- 10,102,072 - 4,611,592	- 10,511,957 - 4,993,827	- 10,923,676 - 5,377,752	- 11,337,227 - 5,763,370	- 11,752,612 - - 6,150,679 -	12,169,830	12,588,8826,930,374	- 13,009,767 - 7,322,759	- 13,432,485 - 7,716,836	- 13,857,0 - 8,112,0
19 11 flats (change of use)		11 £235,500	49,959	- 4,611,392 - 12,798		- 140,705	- 205,093	- 269,771 -	334,739	- 399,997	- 465,544	- 7,716,836 - 531,382	- 0,112, - 597,
20 Residential and retail (Lidl scale)		42 £3,923,430	2,738,349	2,515,321	2,291,257	2,066,158	1,840,024	1,612,857	1,384,653	1,155,415	925,142	693,834	461,
21 Residential and retail (Tesco scale)		17 £13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,
9 flats (change of use)		9 £1,526,040	209,387	165,695	122,003	78,309	34,617	- 9,213 -	53,572	- 97,931	- 142,290	- 186,649	- 231,
25 Residential and retail (local scale - locally tall building) 26 Residential and retail (local scale - medium scale buildin		£1,894,362 £395,640		- 455,322 99,742	- 733,096 - 23,981	- 1,012,128 - 149,794	- 1,292,417 - 276,174	- 1,573,963 - - 403,122 -	1,856,766	- 2,140,826 - 658,720	- 2,426,145 - 787,371	- 2,712,720 - 916,590	- 3,000, - 1,046,
27 Residential and retail (local scale - medium scale building		93 £4,851,300		- 11,248,897	- 12,601,406	- 13,960,008	- 15,324,703	- 16,695,490 -	18,072,371	- 19,455,344	- 20,844,410	- 22,239,569	- 23,640,
28 Residential and secondary school (greenfield)	1:	£1,134,000	- 9,074,052	- 9,826,681	- 10,582,798	- 11,342,402	- 12,105,494	- 12,872,072 -	13,642,139	- 14,415,692	- 15,192,733	- 15,973,262	- 16,757,
Residential conversion of large listed building		52 £1		- 78,420 140,604	- 316,371	- 555,403	- 795,516	- 1,036,711 -	1,278,988	- 1,522,346	- 1,766,786	- 2,012,306	- 2,258,
34 Residential conversion of medium listed building 35 Large Private Rental Scheme development (new build)	A'	8 £1,187,400 20 £13,008,000	· ·	149,604 - 24,312,592	150,128	150,650 - 27,569,028	151,174 - 29,207,966	151,697 - 30,854,049 -	152,221	152,744 - 34,167,656	153,267 - 35,835,178	153,790 - 37,509,848	154, - 39,191,
36 Large Private Rental Scheme development (change of u		£13,668,400	- 18,912,787	- 20,260,703	- 21,614,573	- 22,974,399	- 24,340,181	- 25,711,917 -	27,089,609	- 28,473,256	- 29,862,858	- 31,258,416	- 39,191,
37 Tall tower with ground floor retail (new build)	3:	95 £15,150,000	- 22,664,603	- 24,185,822	- 25,713,763	- 27,248,423	- 28,789,804	- 30,337,907 -	31,892,731	- 33,454,275	- 35,022,540	- 36,597,527	- 38,179,
38 Tall tower with ground floor retail (change of use)	2		- 14,721,102	- 15,877,889	- 17,039,802	- 18,206,839	- 19,379,001	- 20,556,290 -	21,738,702	- 22,926,241	- 24,118,905	- 25,316,693	- 26,519,
43 Mixed use large residential and community use (brownfiled) 49 Small residential and community use		18 £1,620,000 23 £395,640	- 10,296,631 - 570,975 -	- 10,817,690 - 693,246	- 11,341,089 - 816,081	- 11,866,825 - 939,479	- 12,394,902 - 1,063,442	- 12,925,317 - - 1,187,968 -	13,458,072	- 13,993,165 - 1,438,713	- 14,530,598 - 1,564,930	- 15,070,369 - 1,691,712	- 15,612, - 1,819,
50 Medium residential and community use		43 £1,663,572	·	- 2,214,984		· ·	- 2,907,347	- 3,140,203 -	3,374,094				- 1,819 <u>,</u> - 4,319,
		21,000,012	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		_, ,	2,0.0,020	2,000,000	5,7.15,255	0,011,001	0,000,011	5,5 . 1,5 . 5	.,,	.,,
64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,
29 Office (large)	-	21,101,000	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429 -	35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,
30 Office (medium)	-	201,200,000	- 14,276,754	- 14,276,754	- 14,276,754	,=,	- 14,276,754	, -, -, -	14,276,754		, -, -	- 14,276,754	- 14,276,
31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	1	78 £13,008,000 88 £3,668,400	- 482,734 · - 14,569,725 ·	- 1,173,890 - 15,726,512	- 1,868,079 - 16,888,424	- 2,565,302 - 18,055,462	- 3,265,556 - 19,227,624	- 3,968,845 - - 20,404,912 -	4,675,166	- 5,384,519 - 22,774,864		- 6,812,324 - 25,165,316	- 7,530, ⁻ - 26,368,2
51 Conversion of long term vacant unit to small office	-			122,209	- 122,209	-,,	- 122,209	7 7 7	122,209	- 122,209	- / / -	- 122,209	- 122,
				,		,		,					
22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,
23 Superstore (Tesco)	-		- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405 -	1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,
46 Large retail shopping centre	50	00 £115,000,000	10,842,099	9,128,428	7,395,662	5,650,645	3,898,088	2,137,990	370,353	- 1,426,258	, ,	- 5,053,748	- 6,894,
47 Large mixed use leisure and retail	-	22,111,100	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,
53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	-	£114,924 56 £11,445,300	42,191 2,679,918	42,191 2,391,913	42,191 2,102,573	42,191 1,811,898	42,191 1,519,889	42,191 1,226,545	42,191 931,865	42,191 635,850	42,191 338,501	42,191 39,818	42, - 264,
. Columnia de accounta de recidental antico		211,440,000	2,515,516	2,001,010	2,102,010	1,011,030	1,010,000	1,220,040	001,000	300,030	300,00.1	00,010	204
39 Small scale light industrial park		£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,
40 Large warehouse	-			6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,
41 Mixed use light industrial and residential (low amounts o		97 £1,988,562	4,937,059	4,456,017	3,972,757	3,487,280	2,999,587	2,509,676	2,017,547	1,523,202	1,026,640	527,861	26,
42 Mixed use light industrial and residential (moderate amo		£1,988,562		6,318,389	6,008,676	5,697,542	5,384,985	5,071,007	4,755,608	4,438,787	4,120,544	3,800,881	3,479
Demo existing retail WH, develop 3 B2/B8 units 8,200 s	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185
Ad Non aboritable as well in the second of t		04 70 70 70 70 70 70 70 70 70 70 70 70 70	40.400.530	40.400.00	40.400.00	40.100.50	40.400.55	40.400.500	40.400.500	40.400.00	40.400.000	40.400.000	46.45
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	-	2.1,1.00,020	- 16,428,683 - 1,072,770 -	- 16,428,683 - 1,072,770	- 16,428,683 - 1,072,770	- 16,428,683 - 1,072,770	- 16,428,683 - 1,072,770	- 16,428,683 - - 1,072,770 -	16,428,683		-, -,	- 16,428,683 - 1,072,770	- 16,428, - 1,072,
Non-chantable community uses (change of use)	-	2007,000	1,072,770	1,012,110	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072
62 Hotel and residential		46 £17,259,324	- 7,601,744	- 7,846,421	- 8.092.205	- 8.339.094	- 8,587,090	- 8.836.191 -	9.086.400	- 9,337,714	- 9,590,134	- 9,843,660	- 10,098
4 Hotel development (from long term vacant building)	-	0.4.000.000			-,,	-,,	- 5,587,090	- / / -	5,587,195		' '		
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57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193
58 Student housing/co-living - tower scheme (400 units)	-	0=00=10	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013
Student housing/co-living- mid rise scheme (250 units)	-	2011,110		20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634		11,571,576	10,431
61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-			12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407 5,996,529	8,311,090 5,540,317	' '	6,942,454	6,258
Student housing/co-living - mid rise scheme (100 units) 33 Student housing/co-living - low rise scheme (200 units)	-	21.222.122	8,733,799 13,974,814	8,277,587 13,244,876	7,821,376 12,514,937	7,365,164 11,784,998	6,908,952 11,055,060		5,996,529 9,595,182	5,540,317 8,865,244		4,627,894 7,405,366	4,171 6,675
Stadent reducing 50 living low rise serionic (200 units)		21,200,430	10,014,014	70,277,070	12,014,007	11,704,330	11,000,000	10,020,121	0,000,102	0,000,244	0,100,000	7,100,000	5,013
8 Gypsy and Traveller site	-	£1,396,500	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755 -	18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754
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CROYDON CIL
Residential
Sales value £5,317 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

esidential							Resid	dual land valu	ies				
Description 1 Single residential dwelling (greenfield)	Floor areas	£17,500	0% AH 1,302	5% AH 10 %	% AH 1,155	15% AH 2 1,082	0% AH 2 1,008	2 5% AH 3	0% AH 3859	35% AH 784	40% AH 709	45% AH 633	0% AH
2 Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	
3 4 houses (greenfield)	367	£49,000	1,365	1,292	1,219	1,145	1,071	997	922	847	772	696	
4 5 houses (greenfield) 5 Block of 5 flats (brownfield)	458 458	£23,905 £648,000	1,446	1,374	1,300	1,227	1,153	1,079	1,004	929	854	778	
6 Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320	380	319	257	196	134	72	10	-	-	-	
8 11 houses (greenfield) 9 16 flats (brownfield)	1,008 1,467	£56,000 £767,730	1,417	1,346	1,274	1,202	1,129	1,056	983	909	835	761	
10 11 flats (brownfield)	1,467	£767,730 £235,500	275	215	155	94	34	-	-	-	-	-	-
11 12 flats (greenfield)	1,100	£54,894	458	399	338	278	217	156	95	34	-	-	
12 Development of c.30 flats (brownfield)	2,475	£852,510	98	42	-	-	-	-	-	-	-	-	
13 Development of c.30 flats (brownfield) 14 Development of c.30 flats and houses (brownfield)	2,933 2,842	£433,320 £753,600	397	338	279	219	159	99	39	-	-	-	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500	593	536	479	422	365	307	249	191	133	74	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build) 19 11 flats (change of use)	8,341 1,008	£2,214,550 £235,500	-	-		-	-	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-		-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003 2,764	£1,894,362 £395,640	-	-	-	-	-	-	-	-	-	-	
Residential and retail (local scale - medium scale building) Residential and primary school	2,764	£4,851,300	-	-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	33	-	-	-	-	-	-	-	-	-	
34 Residential conversion of medium listed building 35 Large Private Rental Scheme development (new build)	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of use)	38,498 32,082	£13,008,000 £3,668,400	-	-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
49 Small residential and community use 50 Medium residential and community use	2,764 4,586	£395,640 £1,663,572	-	-	-	-	-	-	-	-	-	-	
, , , , , , , , , , , , , , , , , , , ,	1,000	,,											
e schemes													
64 C2 care scheme (70 units) 65 C2 care scheme (50 units)	5,000 3,571	£962,622 £705,923	2,594 2,736	2,429 2,567	2,265 2,397	2,101 2,228	1,937 2,058	1,772 1,888	1,608 1,719	1,444 1,549	1,280 1,379	1,116 1,210	
OZ Sale Scholle (SS allies)	3,371	2700,020	2,700	2,307	2,007	2,220	2,000	1,000	1,713	1,040	1,070	1,210	
ices													
29 Office (large) 30 Office (medium)	25,000 10,173	£1,101,500 £34,288,800	-	-	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
tail (supermarkets)													
22 Supermarket (Lidl) 23 Superstore (Tesco)	1,323 5,422	£1,168,080 £13,282,200	-	-	-	-	-	-	-	-	-	-	
20 Superstore (Tesco)	5,422	213,202,200	_	_	-	_		-	-	-		-	
ail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	20,758	£2,477,460 £114,924	180	180	180	180	180	180	180	180	180	180	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	
ustrial 39 Small scale light industrial park	1,888	£357,960	668	668	668	668	668	668	668	668	668	668	
40 Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	246	206	166	125	84	44	2	-	-	-	
42 Mixed use light industrial and residential (moderate amounts of light indus56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,757 8,200	£1,988,562 £11,445,300	394	368	342	315	289	262	235	208	181 -	154	
mmunity uses 44 Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	
els													
52 Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
dent housing													
57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	3,433	3,250	3,068	2,885	2,703	2,521	2,338	2,156	1,973	1,791	
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512	3,433	3,251	3,068	2,886	2,703	2,521	2,338	2,156	1,973	1,791	
59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	6,000 6,250	£364,256 £641,748	3,433 3,391	3,251 3,209	3,068 3,026	2,886 2,844	2,703 2,661	2,521 2,479	2,338 2,296	2,156 2,114	1,973 1,931	1,791 1,749	
61 Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	3,357	3,174	2,992	2,809	2,627	2,444	2,262	2,079	1,897	1,714	
62 Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	3,314	3,131	2,949	2,766	2,584	2,401	2,219	2,036	1,854	1,671	
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	3,173	2,990	2,808	2,625	2,443	2,260	2,078	1,895	1,713	1,530	
ner													
48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	
						<u> </u>		1					

CROYDON LOCAL PLANSales value £5,634 psmAH tenureRented 70%SO 30%Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu	es 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1			151,593 152,145	143,795 144,349	135,961 136,517	128,090 128,647	120,182 120,740	112,238 112,796	104,255 104,816	96,237 96,798	88,181 88,743	80,089 80,653
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	4	£348,000 £49,000		608,579	577,396	546,064	, , ,	482,959	451,185	7	387,192	354,975	322,608
4 5 houses (greenfield)	5			760,725	721,744	682,581		603,699	563,981	524,078	483,990	443,718	403,261
5 Block of 5 flats (brownfield) 6 Block of 5 flats (brownfield)	5	· · · · · · · · · · · · · · · · · · ·	338,140 338,140	305,619 305,619	272,946 272,946	240,122 240,122		174,019 174,019	140,740 140,740	107,310 107,310	73,729 73,729	39,995 39,995	6,110 6,110
7 Block of 5 flats (greenfield)	5	£68,320	338,140	305,619	272,946	240,122	207,146	174,019	140,740	107,310	73,729	39,995	6,110
8 11 houses (greenfield) 9 16 flats (brownfield)	11	£56,000 £767,730		1,646,832 947,557	1,562,449 844,779	1,477,666 741,524		1,306,901 533,587	1,220,918 428,903	1,134,535 323,743	1,047,753 218,106	960,570 111,993	872,987 5,403
10 11 flats (brownfield)	11	£235,500		651,445	580,785	509,798			294,871	222,573	149,948	76,995	3,715
11 12 flats (greenfield)	12	£54,894	787,393	710,668	633,584	556,144		400,191	321,677	242,807	163,580	83,995	4,052
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	27 32	£852,510 £433,320		1,430,525 306,740	1,267,183 109,998	1,103,083 - 88,977		772,613 - 493,016	606,244	- 439,117 - 900,698	271,234 - 1,105,905	102,594	- 67,822 - 1,519,049
14 Development of c.30 flats and houses (brownfield)	31	£753,600		2,284,366	2,086,976	1,888,668		1,489,290	1,288,222	1,086,233	883,324	679,496	474,747
15 Development of c.100 flats and houses (greenfield)16 Development of c.100 flats (brownfield)	100	£500,500 £2,891,321		7,214,479 2,535,150	6,602,473 2,025,421	5,987,613 1,509,454		4,749,329 470,440	4,125,907 - 53,410	3,499,630 - 586,836	2,870,499 - 1,122,658	2,238,516 - 1,660,877	1,603,678 - 2,201,493
17 Residential and health (change of use of long term vaca		£2,214,550		- 8,645,062	- 9,128,502	- 9,614,122		- 10,591,906	- 11,084,069	- 11,578,414	- 12,074,940	- 12,573,646	- 13,074,533
18 Tall building residential and health (new build) 19 11 flats (change of use)	91	£2,214,550 £235,500		- 3,245,646 188,070	- 3,696,837 115,090	- 4,150,046 41,776		- 5,062,517 - 107,467	- 5,521,779 - 182,914	- 5,983,060 - 258,701	- 6,446,359 - 334,825	- 6,911,675 - 411,288	- 7,379,009 - 488,089
20 Residential and retail (Lidl scale)	42	£3,923,430		3,264,131	3,002,265	2,739,185		2,209,386	1,942,665	1,674,731	1,405,584	1,135,223	863,648
21 Residential and retail (Tesco scale)	17	£13,282,200		3,143,542	3,143,542	3,143,542		3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542
24 9 flats (change of use) 25 Residential and retail (local scale - locally tall building)	9 53	£1,526,040 £1,894,362		311,444 474,990	260,080 154,772	208,718 - 169,453		105,991	54,627 - 1,158,098	3,264 - 1,490,608	- 48,833 - 1,824,600	- 100,980 - 2,160,073	153,1282,497,027
26 Residential and retail (local scale - medium scale building	23	£395,640	649,241	506,025	362,152	217,623	72,438	- 74,523	- 223,256	- 372,655	- 522,720	- 673,451	- 824,849
Residential and primary school Residential and secondary school (greenfield)	293 150	£4,851,300 £1,134,000		- 6,332,081 - 7,191,307	- 7,932,804 - 8,080,464	- 9,540,795 - 8,973,739		- 12,778,575 - 10,772,637	- 14,408,366 - 11,678,261	- 16,045,423 - 12,588,002	- 17,689,748 - 13,501,860	- 19,341,338 - 14,419,833	21,000,19715,341,924
33 Residential conversion of large listed building	52	£1	1,001,458	7,191,307	452,696	176,428	- 102,640	- 385,677	- 669,990	- 955,580	- 1,242,445	- 1,530,588	- 1,820,008
34 Residential conversion of medium listed building 35 Large Private Rental Scheme development (new build)	8 420	£1,187,400 £13,008,000		289,676 - 18,177,958	290,516 - 20,112,296	291,358 - 22,055,245	,	293,039 - 25,966,976	293,881 - 27,935,759	294,722 - 29,913,151	295,563 - 31,899,156	296,404 - 33,893,771	297,245 - 35,896,997
36 Large Private Rental Scheme development (change of		£3,668,400		- 15,148,508	- 16,760,456	- 18,379,581	- 20,005,880	- 21,639,356	- 23,280,008	- 24,927,836	- 26,582,839	- 28,245,019	- 29,914,373
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 16,605,245	- 18,416,345	- 20,235,544	- 22,062,841	- 23,898,237	- 25,741,731	- 27,593,324	- 29,453,015	- 31,320,805	- 33,196,693	- 35,080,679
38 Tall tower with ground floor retail (change of use) 43 Mixed use large residential and community use (brownf	288 i 118	£3,668,400 £1,620,000		- 11,613,555 - 8,958,592	12,990,7439,575,842	- 14,374,074 - 10,195,876	, , , , , , , , , , , , , , , , , , , ,	- 17,159,166 - 11,444,292	- 18,560,926 - 12,072,674	- 19,968,831 - 12,703,839	- 21,382,879 - 13,337,788	- 22,803,070 - 13,974,519	24,229,40414,614,033
49 Small residential and community use	23	£395,640	- 149,893	- 292,308	- 435,383	- 579,118	- 723,513	- 868,566	- 1,014,280	- 1,160,653	- 1,307,686	- 1,455,379	- 1,603,731
50 Medium residential and community use	43	£1,663,572	- 1,204,403	- 1,470,527	- 1,737,864	- 2,006,411	- 2,276,171	- 2,547,143	- 2,819,325	- 3,092,721	- 3,367,327	- 3,643,145	- 3,920,176
64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958
OO Office (laws)		04 404 500	05 004 400	05.004.400	05 004 400	25 204 422	05 004 400	05 004 400	05 004 400	05 004 400	05.004.400	05 004 400	05 004 400
29 Office (large) 30 Office (medium)	-	£1,101,500 £34,288,800		- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	,,	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754	- 35,081,429 - 14,276,754
31 Large mixed use office and residential (New build)	178	£13,008,000	2,104,183	1,300,002	492,247	- 323,950	- 1,151,286	- 1,982,250	- 2,816,843	- 3,655,064	- 4,496,913	- 5,342,390	- 6,191,495
32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office	288	£3,668,400 £141,300		- 11,462,178 - 122,209	- 12,839,365 - 122,209	- 14,222,697 - 122,209	- 15,612,171 - 122,209	- 17,007,788 - 122,209	- 18,409,549 - 122,209	- 19,817,453 - 122,209	, - ,	- 22,651,692 - 122,209	24,078,026122,209
o i o o o o o o o o o o o o o o o o o o		2,555	,	,,	,	,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	,	, , , , , ,	,_	,	
22 Supermarket (Lidl)	-	£1,168,080		736,025	736,025	736,025			736,025	736,025	736,025		736,025
23 Superstore (Tesco)	-	£13,282,200	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405
46 Large retail shopping centre	500	£115,000,000	17,684,827	15,643,798	13,593,741	11,534,657	9,466,544	7,389,404	5,293,570	3,176,989	1,051,289	- 1,100,060	- 3,276,706
47 Large mixed use leisure and retail 53 Conversion of long term vacant unit to shop	-	£2,477,460 £114,924		6,219,187 42,191	6,219,187 42,191	6,219,187 42,191	6,219,187 42,191	6,219,187	6,219,187 42,191	6,219,187 42,191	6,219,187	6,219,187	6,219,187
55 Retail and S3 uses and 56 residential units	56	£11,445,300		3,374,362	3,035,425	2,694,920		42,191 2,009,199	1,663,984	1,317,201	42,191 968,848	42,191 618,924	42,191 267,432
		•					<u>'</u>						
39 Small scale light industrial park 40 Large warehouse	-	£357,960 £7,837,440		1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	The second second	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082
41 Mixed use light industrial and residential (low amounts of	97	£1,988,562	6,619,171	6,057,656	5,493,542	4,926,827	4,357,513	3,785,599	3,211,087	2,633,975	2,054,262	1,471,951	887,040
42 Mixed use light industrial and residential (moderate amo 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 s		£1,988,562 £11,445,300		7,332,538 7,185,878	6,971,627 7,185,878	6,609,054 7,185,878	6,244,817 7,185,878	5,878,915 7,185,878	5,511,350 7,185,878	5,142,122 7.185.878	4,771,230 7,185,878	4,398,674 7,185,878	4,024,453 7,185,878
Define existing retail with, develop 3 bz/88 units 8,200 s	-	£11,445,300	7,100,678	7,100,678	7,100,678	7,100,878	7,100,878	7,100,078	7,100,878	7,100,078	7,100,878	7,100,678	7,100,078
44 Non-charitable community uses (new build)	-	£1,705,020		- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683
45 Non-charitable community uses (change of use)	-	£687,660	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770
52 Hotel and residential	46	£17,259,324	- 6,765,336	- 7,050,026	- 7,336,014	- 7,623,298	- 7,911,879	- 8,201,755	- 8,492,927	- 8,785,396	- 9,079,161	- 9,374,223	- 9,670,580
54 Hotel development (from long term vacant building)	-	£4,725,072				, , , , , , , , , , , , , , , , , , ,		1 1	- 5,587,195	-, -,	- / / -		- 5,587,195
57.01		0	00.05	F0 52	E0.00			10.00	10.00		00.7	00 15	00.15
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	-	£1,103,806 £728,512		59,904,273 39,737,081	56,603,125 37,547,266	53,301,978 35,357,450		46,699,683 30,977,818	43,398,536 28,788,002	40,097,388 26,598,186	36,796,241 24,408,370	33,495,094 22,218,555	30,193,946 20,028,739
59 Student housing/co-living - tower scheme (400 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013,756
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)		£513,398 £449,223		12,416,994 8,277,587	11,732,677 7,821,376	11,048,360 7,365,164		9,679,724 6,452,740	8,995,407 5,996,529	8,311,090 5,540,317	7,626,772 5,084,106	6,942,454 4,627,894	6,258,137 4,171,682
63 Student housing/co-living - low rise scheme (200 units)		£1,283,495		13,244,876	12,514,937	11,784,998			9,595,182				6,675,428
40 Compared Transfer after		04.000.500	40.754.75	40.754.755	40.754.75	40.754.75	40.754.75	40.754.755	40.754.75	40.754.75	40.754.75	40.754.755	10 351 35
48 Gypsy and Traveller site	-	£1,396,500	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- T8,754,755

CROYDON CIL
Residential
Sales value £5,634 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

sidential							Resid	lual land val	lues				
	Floor areas			5% AH	10% AH			25% AH	30% AH	35% AH	40% AH	45% AH 5	60% AH
1 Single residential dwelling (greenfield)	92			1,463	1,378	1,292	1,206	1,120	1,034	946	859	771	
2 Single residential dwelling (brownfield)	92			-	-	-	-	-		-	-	-	
3 4 houses (greenfield) 4 5 houses (greenfield)	367 458			1,526 1,608	1,441 1,523	1,356 1,437	1,270 1,351	1,184 1,265	1,097 1,178	1,010 1,091	922 1,004	835 916	
5 Block of 5 flats (brownfield)	458			1,008	1,523	1,437	1,351	1,200	1,178	1,091	1,004	916	
6 Block of 5 flats (brownfield)	458			10		-	-	-		-	-	-	
7 Block of 5 flats (greenfield)	458			518	446	375	303	231	158	85	12	-	
8 11 houses (greenfield)	1,008			1,578	1,494	1,410	1,325	1,241	1,155	1,070	984	897	
9 16 flats (brownfield)	1,467			1,576	53	-	1,325	-	1,155	1,070	904	-	
10 11 flats (brownfield)	1,008			413	342	272	201	130	59	-	_		
11 12 flats (greenfield)	1,100	· · · · · · · · · · · · · · · · · · ·		596	526	456	385	314	243	171	99	26	
12 Development of c.30 flats (brownfield)	2,475			234	168	101	35	-		-	-	-	
13 Development of c.30 flats (brownfield)	2,933			-	-	-	-	-		-	_	-	
14 Development of c.30 flats and houses (brownfield)	2,842			539	469	399	329	259	188	117	46	-	
15 Development of c.100 flats and houses (greenfield)	9,166			732	666	599	531	464	396	327	259	190	
16 Development of c.100 flats (brownfield)	9,166		16		-	-	-	-	- 390	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152			_	-	-	_	-		-	_	_	
18 Tall building residential and health (new build)	8,341	£2,214,550		_	-	-	_	-		_	_	_	
19 11 flats (change of use)	1,008	, , , , , , , , , , , , , , , , , , , ,		_	-	-	-	-	_	_	_	_	
20 Residential and retail (Lidl scale)	5,353			_	-	-	-	_	_	_	-	-	
21 Residential and retail (Lidi scale)	5,200			_	-	-		-		<u> </u>	_	-	
24 9 flats (change of use)	788			_	-	-		-		-	_	-	
25 Residential and retail (local scale - locally tall building)	5,003												
26 Residential and retail (local scale - locally tall building) 26 Residential and retail (local scale - medium scale building)	2,764			40	-	-	-	-	-	-	-	-	
27 Residential and retail (local scale - medium scale building)	2,764			- 40	-	-	-	-		-			
28 Residential and primary school (greenfield)	29,859			-	-	-	-	-		-	-	-	
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	21,669 4,766			153	95	37	-	-		-	-	-	
34 Residential conversion of harge listed building	733			-	- 95	-	-	-		-	-		
35 Large Private Rental Scheme development (new build)	38,498			-		-	-	-		-	-		
36 Large Private Rental Scheme development (change of use)	32,082			-			-	-	-		-		
37 Tall tower with ground floor retail (new build)	32,082	£3,668,400 £15,150,000					-	-	-		-		
38 Tall tower with ground floor retail (new build) 38 Tall tower with ground floor retail (change of use)	26,399	· · ·		-	-	-	-		-	-			
, , ,	,			-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield) 49 Small residential and community use	15,016			-	-	-	-	-	-	-	-	-	
•	2,764			-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
schemes													
64 C2 care scheme (70 units) 65 C2 care scheme (50 units)	5,000			2,429	2,265	2,101	1,937	1,772	1,608	1,444	1,280	1,116	
65 C2 care scheme (50 units)	3,571	£705,923	2,736	2,567	2,397	2,228	2,058	1,888	1,719	1,549	1,379	1,210	
ces													
29 Office (large)	25,000	£1,101,500	-	-	-	-	-	-		_	-	-	
30 Office (medium)	10,173			_	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316			-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899			-	-	-	-	-		-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
ail (supermarkets)													
22 Supermarket (Lidl)	1,323	£1,168,080	-	_	-	-	-	-	-	_	_	-	
23 Superstore (Tesco)	5,422			-	-	-	-	-	-	-	-	-	
	- ,	, , , , , ,											
il (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	-	_	- 1	-	-	-		-	_		
47 Large mixed use leisure and retail	201,066			180	180	180	180	180	180	180	180	180	
47 Large mixed use lesure and retail 53 Conversion of long term vacant unit to shop	20,758								180		180	180	
55 Retail and S3 uses and 56 residential units	11,398			-	-	-	-	-		-	-	-	
Totali and 30 uses and 30 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	<u> </u>	-	-	
ntriol													
strial 39 Small scale light industrial park	1,888	£357,960	668	668	668	668	668	668	668	668	668	668	
40 Large warehouse	7,954			-	-	-	-	-	- 500		-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974			340	293	245	198	150	102	54	5		
41 Mixed use light industrial and residential (low amounts of light industry) 42 Mixed use light industrial and residential (moderate amounts of light industrial)		£1,988,562 £1,988,562		455	424	393	362	331	300	268	237	205	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200			455	424	-	-	-	-	208	-	-	
2.2.0 Shidang Colon Tiri, dorolog o Berbo diliko 0,200 oqili	0,200	211,440,000			_					1			
munity uses													
44 Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570			-	-	-	-	-	-	-	-	-	
					l.	L				,		1	
Is													
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
ent housing			-			2.5 1					'		
57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806		3,250	3,068	2,885	2,703	2,521	2,338	2,156	1,973	1,791	
58 Student housing/co-living - tower scheme (400 units)	12,000			3,251	3,068	2,886	2,703	2,521	2,338	2,156	1,973	1,791	
59 Student housing/co-living - tower scheme (200 units)	6,000			3,251	3,068	2,886	2,703	2,521	2,338	2,156	1,973	1,791	
60 Student housing/co-living- mid rise scheme (250 units)	6,250			3,209	3,026	2,844	2,661	2,479	2,296	2,114	1,931	1,749	
61 Student housing/co-living - mid rise scheme (150 units)	3,750			3,174	2,992	2,809	2,627	2,444	2,262	2,079	1,897	1,714	
62 Student housing/co-living - mid rise scheme (100 units)	2,500			3,131	2,949	2,766	2,584	2,401	2,219	2,036	1,854	1,671	
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	3,173	2,990	2,808	2,625	2,443	2,260	2,078	1,895	1,713	1,530	
r													
48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	

CROYDON LOCAL PLANSales value £5,951 psmAH tenureRented 70%SO 30%Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu	es 30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	181,894	173,056	164,175	155,252	146,288	137,281	128,231	119,140	110,008	100,832	91,616
2 Single residential dwelling (brownfield)	1 4	£348,000		- /	164,728	155,807	146,843	137,838 551,351	128,790		110,569	101,395 405,579	92,179
3 4 houses (greenfield) 4 5 houses (greenfield)	5	£49,000 £23,905	729,778 912,224		658,913 823,641	623,227 779,034		689,189	515,160 643,950		442,274 552,843	506,974	368,715 460,895
5 Block of 5 flats (brownfield)	5	£648,000			359,557	322,107	284,483	246,685	208,715		132,254	93,763	55,099
6 Block of 5 flats (brownfield)	5	£301,200	433,939		359,557	322,107	284,483	246,685	208,715		132,254	93,763	55,099
7 Block of 5 flats (greenfield) 8 11 houses (greenfield)	5 11	£68,320 £56,000	433,939 1,974,801		359,557 1,783,035	322,107 1,686,469	284,483 1,589,447	246,685 1,491,970	208,715 1,394,038		132,254 1,196,806	93,763	55,099 997,754
9 16 flats (brownfield)	16	£767,730	1,354,320		1,120,040	1,002,083		764,529	644,934		404,106	282,873	161,094
10 11 flats (brownfield)	11	£235,500	931,095		770,028	688,932		525,614	443,392		277,823	194,475	110,752
11 12 flats (greenfield)	12	£54,894	1,015,740		840,030	751,562		573,397	483,701		303,079	212,155	120,821
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	27 32	£852,510 £433,320	2,090,592 1,092,191		1,716,951 643,057	1,528,825 416,943	1,339,830 189,800	1,149,965 - 38,961	959,230 - 271,664		575,151 - 740,211	381,807 - 976,054	187,592 - 1,212,944
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,079,545		2,628,266	2,401,043	2,172,763	1,943,428	1,713,036		1,249,084	1,015,524	780,908
15 Development of c.100 flats and houses (greenfield)	100	£500,500	9,713,047		8,310,679	7,604,568	6,895,175	6,182,498	5,466,538		4,024,766	3,298,956	2,569,861
16 Development of c.100 flats (brownfield)17 Residential and health (change of use of long term vac	100 ea 91	£2,891,321 £2,214,550	4,674,643 - 6,633,589	7	3,503,579 - 7,745,047	2,913,985 - 8,304,568		1,726,672 - 9,431,199	1,122,605 - 9,998,308		- 95,376 - 11,140,112	- 717,099 - 11,714,808	- 1,341,602 - 12,292,032
18 Tall building residential and health (new build)	91	£2,214,550			· · · · · ·	- 2,922,339		- 3,974,355	- 4,503,878		- 5,569,958	- 6,106,514	- 6,645,414
19 11 flats (change of use)	11	£235,500	471,475		305,634	222,142		54,014	- 31,090		- 204,105	- 291,194	- 378,670
20 Residential and retail (Lidl scale) 21 Residential and retail (Tesco scale)	42	£3,923,430 £13,282,200	4,311,217 3,143,542		3,713,273 3,143,542	3,412,213 3,143,542	3,109,761 3,143,542	2,805,916 3,143,542	2,500,678 3,143,542		1,886,026 3,143,542	1,576,611 3,143,542	1,265,803 3,143,542
24 9 flats (change of use)	9	£1,526,040			398,159	339,125	280,090	221,056	162,022		43,953	- 15,312	- 75,247
25 Residential and retail (local scale - locally tall building)	53	£1,894,362		_	1,031,622	663,104	<u> </u>	- 80,174	- 459,429		- 1,223,055	- 1,607,426	- 1,993,501
26 Residential and retail (local scale - medium scale build		£395,640	1,075,937		747,924	582,789		250,257	82,861	<u> </u>	- 258,068	- 430,313	- 603,321
27 Residential and primary school 28 Residential and secondary school (greenfield)	293 150	£4,851,300 £1,134,000			- 3,264,201 - 5,578,132	- 5,121,580 - 6,605,076		- 8,861,659 - 8,673,202	- 10,744,361 - 9,714,384		- 14,535,084 - 11,810,985	- 16,443,107 - 12,866,405	- 18,359,571 - 13,926,570
33 Residential conversion of large listed building	52	£1,134,000 £1	1,846,849		1,217,007	899,911	581,366	261,370	- 60,991	- 388,813	- 718,105	- 1,048,870	- 1,381,107
34 Residential conversion of medium listed building	8	£1,187,400	·		430,906	432,065	433,224	434,383	435,541		437,859	439,018	440,176
35 Large Private Rental Scheme development (new build 36 Large Private Rental Scheme development (change of		£13,008,000 £3,668,400			- 14,287,355 - 11,906,338	- 16,541,462 - 13,784,761	-,,-	- 21,079,903 - 17,566,795	23,364,23719,470,407	- 25,658,647 - 21,382,416	- 27,963,132 - 23,302,820	- 30,277,694 - 25,231,621	- 32,602,330 - 27,168,819
37 Tall tower with ground floor retail (new build)	395	£3,666,400 £15,150,000	-, ,	-,,-	- 14,757,325	- 16,877,260	-,-,-	- 21,145,555	- 19,470,407 - 23,293,917	, ,	- 27,619,069	- 29,795,858	- 31,982,124
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 5,763,920	- 7,349,221	- 8,941,683	- 10,541,309	- 12,148,094	- 13,762,042	- 15,383,150	- 17,011,421	- 18,646,853	- 20,289,446	- 21,939,201
43 Mixed use large residential and community use (brown		£1,620,000				- 8,524,926		- 9,963,266	- 10,687,277		- 12,144,978	- 12,878,668	- 13,615,586
49 Small residential and community use 50 Medium residential and community use	23	£395,640 £1,663,572			- 54,685 - 1.030,990	- 218,756 - 1,337,298		- 549,164 - 1,954,082	715,5022,264,558		- 1,050,441 - 2,889,679	- 1,219,045 - 3,204,324	- 1,388,403 - 3,520,358
oo medanii eedanii aha eeniinanii dee	40	21,000,072	122,010	720,072	1,000,000	1,007,200	1,011,000	1,001,002	2,204,000	2,070,121	2,000,070	0,201,021	0,020,000
64 C2 care scheme (70 units)	-	£962,622	13,930,932	- / / -	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	-, -, -, -	7,361,484	6,540,303	5,719,122
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958
29 Office (large)	-	£1,101,500		,,	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	,,	- 35,081,429	- 35,081,429	- 35,081,429
30 Office (medium) 31 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000			- 14,276,754 2,824,499	- 14,276,754 1,888,585	- 14,276,754 948,512	- 14,276,754 4,279	- 14,276,754 - 958,520	,=,	- 14,276,754 - 2,896,920	- 14,276,754 - 3,872,455	- 14,276,754 - 4,852,214
32 Large mixed use office and residential (Change of Use		£3,668,400			- 8,790,306	- 10,389,930	- 11,996,717	- 13,610,664	- 15,231,773		- 18,495,476		- 21,787,823
51 Conversion of long term vacant unit to small office	-	£141,300	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209
22 Supermarket (Lidl)		£1,168,080			736,025	736,025	736,025	736,025	736,025		736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405
46 Large retail shopping centre	500	£115,000,000	24,527,555	22,159,168	19,780,197	17,390,643	14,990,505	12,579,785	10,158,481	7,726,594	5,284,124	2,810,741	320,670
47 Large mixed use leisure and retail	-	£2,477,460	6,219,187		6,219,187	6,219,187	6,219,187	6,219,187	6,219,187		6,219,187	6,219,187	6,219,187
53 Conversion of long term vacant unit to shop		£114,924			42,191	42,191	42,191	42,191	42,191		42,191	42,191	42,191
55 Retail and S3 uses and 56 residential units	56	£11,445,300	4,743,540	4,356,811	3,968,278	3,577,941	3,185,799	2,791,854	2,396,104	1,998,551	1,599,194	1,198,032	795,066
20 Small scale light industrial park		£357.000	1.040.000	1.040.000	1 640 000	1.640.000	1.640.000	1 640 000	1 640 000	1.040.000	1 010 000	1 640 000	1 640 200
39 Small scale light industrial park 40 Large warehouse	-	£357,960 £7,837,440	1,618,386 6,896,082		1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082	1000	1,618,386 6,896,082	1,618,386 6,896,082	1,618,386 6,896,082
41 Mixed use light industrial and residential (low amounts	o 97	£1,988,562	8,301,284	7,659,295	7,014,326	6,366,374	5,715,440	5,061,524	4,404,626	3,744,747	3,081,885	2,416,041	1,747,216
42 Mixed use light industrial and residential (moderate am		£1,988,562	8,756,888		7,934,580	7,520,567	7,104,648	6,686,823	6,267,093	1 1	5,421,915	4,996,466	4,569,112
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	- ·	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878
44 Non-charitable community uses (new build)		£1 70E 000	_ 16 /00 600	16 400 000	- 16,428,683	- 16 420 600	- 16 429 692	_ 16.420.602	. 16 420 505	16 400 600	. 16 420 602	- 16 420 C02	16.429.692
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)		£1,705,020 £687,660		, , ,	, , , , , , , , , , , , , , , , , , ,	1 1	1	, ,	- 16,428,683 - 1,072,770	-, -,	, ,	, , ,	- 16,428,683 - 1,072,770
, 1111 (1111)			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , ,	, , , , , , ,	, , , , , , , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , ,	, , , , , , , , ,	, , , , , , , ,
52 Hotel and residential	46	£17,259,324			- 6,579,824	- 6,907,501		- 7,567,317	- 7,899,455		- 8,568,189		- 9,242,869
54 Hotel development (from long term vacant building)	-	£4,725,072		- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195
57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	£728,512 £364,256	41,926,897 20,962,835	39,737,081 19,867,927	37,547,266 18,773,019	35,357,450 17,678,111	33,167,634 16,583,204	30,977,818 15,488,296	28,788,002 14,393,388		24,408,370 12,203,572	22,218,555 11,108,664	20,028,739
60 Student housing/co-living- nid rise scheme (250 units)		£641,748	21,836,338		19,555,279	18,414,751	17,274,221	16,133,692	14,993,366		12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,258,137
62 Student housing/co-living - mid rise scheme (100 units		£449,223	8,733,799		7,821,376	7,365,164		6,452,740	5,996,529		5,084,106	4,627,894	4,171,682
63 Student housing/co-living - low rise scheme (200 units	-	£1,283,495	13,974,814	13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,428
48 Gypsy and Traveller site	-	£1,396,500	- 18.754.755	- 18,754,755	- 18.754.755	- 18.754.755	- 18,754,755	- 18,754,755	- 18.754 755	- 18,754,755	- 18.754 755	- 18.754.755	- 18,754,755
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		,555,550	,. 5 1,1 50		,,,,,,,,,,						,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

CROYDON CIL
Residential
Sales value £5,951 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

Description 1 Single residential dwelling (greenfield) 2 Single residential dwelling (brownfield) 3 4 houses (greenfield) 4 5 houses (greenfield)	T.						Resi	dual land val	lues				
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	oor areas	BLV					20% AH	25% AH	30% AH				50% AH
3 4 houses (greenfield)	92	£17,500		1,697	1,600	1,503	1,405	1,307	1,208		1,009	909	8
	92 367	£348,000 £49,000		1,760	1,663	1,566	1,468	1,370	1,271	1,172	1,073	973	
410 Houses (dieenfield)	458	£49,000 £23,905		1,842	1,745	1,648	1,550	1,452	1,353		1,154	1,054	
5 Block of 5 flats (brownfield)	458	£648,000		-	-	-	-	-	-	-	-	-	,
6 Block of 5 flats (brownfield)	458	£301,200		209	127	46	-	-	-	-	-	-	
7 Block of 5 flats (greenfield)	458	£68,320		717	635	554	472	389	306		139	56	
8 11 houses (greenfield)	1,008	£56,000		1,808	1,713	1,617	1,521	1,424	1,327	1,229	1,131	1,033	(
9 16 flats (brownfield)	1,467	£767,730		320	240	160	79	-	-	-	-	-	
10 11 flats (brownfield)	1,008	£235,500		610	530	450	369	288	206		42		
11 12 flats (greenfield)	1,100	£54,894 £852,510		794 425	714	633	553	471	390 43		226	+	
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	2,475 2,933	£852,510 £433,320		148	349 72	273	197	120	- 43	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842	£453,520 £753,600		739	660	580	499	419	338		174	92	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500		929	852	775	698	620	542		384	305	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	195	131	67	2	-	-	-	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550		-		-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	•	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500		152	70	-	-	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353	£3,923,430		17	-	-	-	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200		-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040		-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362		- 407	- 407	-	-	-	-	-	-	-	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640		187	127	68	8	-	-	-	-	-	
27 Residential and primary school 28 Residential and secondary school (greenfield)	29,859 21,669	£4,851,300 £1,134,000		-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1,134,000 £1		322	255	189	122	- 55		-	-	-	
34 Residential conversion of medium listed building	733	£1,187,400		-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000		-	-	-	-	-	•	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400		-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000		-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400		-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
re schemes													
64 C2 care scheme (70 units)	5,000	£962,622	2,594	2,429	2,265	2,101	1,937	1,772	1,608	1,444	1,280	1,116	
65 C2 care scheme (50 units)	3,571	£705,923	2,736	2,567	2,397	2,228	2,058	1,888	1,719		1,379		1
										•			
fices													
29 Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	
30 Office (medium)	10,173	£34,288,800		-		-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000		-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
etail (supermarkets)													
22 Supermarket (Lidl)	1,323	£1,168,080		-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	_	
etail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000		-	•	-	-	-	-	-	-	-	
47 Large mixed use leisure and retail	20,758	£2,477,460		180	180	180	180	180	180	180	180	180	
53 Conversion of long term vacant unit to shop	100	£114,924		-		-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	
dustrial													
39 Small scale light industrial park	1,888	£357,960		668	668	668	668	668	668		668		
40 Large warehouse	7,954	£7,837,440		- 474	-	-	-	-	-	- 4.47	- 04	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562		474	420	366	311	257	202		91		
42 Mixed use light industrial and residential (moderate amounts of light indus 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,757	£1,988,562 £11,445,300		541	506	471	435	400	364		292	256	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-		
ommunity uses 44 Non-charitable community uses (new build)	0.740	£1,705,020								1			1
45 Non-charitable community uses (change of use)	8,742 570	£1,705,020 £687,660		-	-	-	-	-	-	-	-	-	
The state of the s	0.0	2301,000			1					Į.	İ		İ
otels													
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-		
	4,437	£4,725,072		-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)											-		
54 Hotel development (from long term vacant building)	40.000	£1,103,806	3,433	3,250	3,068	2,885	2,703	2,521	2,338	2,156	1,973	1,791	1
54 Hotel development (from long term vacant building) udent housing	1X HUN			3,251	3,068	2,886	2,703	2,521	2,338		1,973		1
54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units)	18,090 12,000	£728 512	0.700			2,886	2,703						1
54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512 £364.256		3.251	3.068	/ OOD 1	7.70.5	2.521	2.338	/ / Inn	1.973	1.791	
54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	12,000 6,000	£364,256	3,433	3,251 3,209	3,068			2,521 2,479	2,338 2,296		1,973 1,931		
54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	12,000 6,000 6,250	£364,256 £641,748	3,433 3,391	3,209	3,026	2,844	2,661	2,479	2,296	2,114	1,931	1,749	1
Udent housing Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units) Student housing/co-living - tower scheme (200 units) Student housing/co-living - mid rise scheme (250 units) Student housing/co-living - mid rise scheme (150 units)	12,000 6,000 6,250 3,750	£364,256 £641,748 £513,398	3,433 3,391 3,357	3,209 3,174	3,026 2,992	2,844 2,809	2,661 2,627	2,479 2,444	2,296 2,262	2,114 2,079	1,931 1,897	1,749 1,714	1
54 Hotel development (from long term vacant building) udent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	12,000 6,000 6,250	£364,256 £641,748	3,433 3,391 3,357 3,314	3,209	3,026	2,844	2,661	2,479	2,296	2,114 2,079 2,036	1,931 1,897 1,854	1,749 1,714 1,671	1 1 1
54 Hotel development (from long term vacant building) Eudent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	12,000 6,000 6,250 3,750 2,500	£364,256 £641,748 £513,398 £449,223	3,433 3,391 3,357 3,314	3,209 3,174 3,131	3,026 2,992 2,949	2,844 2,809 2,766	2,661 2,627 2,584	2,479 2,444 2,401	2,296 2,262 2,219	2,114 2,079 2,036	1,931 1,897 1,854	1,749 1,714 1,671	1 1
Udent housing Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units) Student housing/co-living - mid rise scheme (250 units) Student housing/co-living - mid rise scheme (150 units) Student housing/co-living - mid rise scheme (100 units) Student housing/co-living - low rise scheme (200 units)	12,000 6,000 6,250 3,750 2,500	£364,256 £641,748 £513,398 £449,223	3,433 3,391 3,357 3,314	3,209 3,174 3,131	3,026 2,992 2,949	2,844 2,809 2,766	2,661 2,627 2,584	2,479 2,444 2,401	2,296 2,262 2,219	2,114 2,079 2,036	1,931 1,897 1,854	1,749 1,714 1,671	1 1 1
tudent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	12,000 6,000 6,250 3,750 2,500	£364,256 £641,748 £513,398 £449,223	3,433 3,391 3,357 3,314 3,173	3,209 3,174 3,131	3,026 2,992 2,949	2,844 2,809 2,766	2,661 2,627 2,584	2,479 2,444 2,401	2,296 2,262 2,219	2,114 2,079 2,036	1,931 1,897 1,854	1,749 1,714 1,671	1, 1, 1, 1,

CROYDON LOCAL PLANSales value £6,268 psmAH tenureRented 70%SO 30%Frst Hms 0%

Description No of unit	ts	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land value		35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)		1 £17,500	204,435	194,518	184,554	174,542	164,484	154,378	144,225	134,025	123,778	113,484	103,1
2 Single residential dwelling (brownfield)		1 £348,000		195,070	,	-		, , , , , , , , , , , , , , , , , , , ,	144,784	,	,		
3 4 houses (greenfield) 4 5 houses (greenfield)		4 £49,000 5 £23,905		780,281 975,350		· · · · · · · · · · · · · · · · · · ·		619,743 774,678	579,136 723,920		, , , , , , , , , , , , , , , , , , , ,	456,184 570,230	414,8 518,5
5 Block of 5 flats (brownfield)		5 £648,000	529,739	488,051	446,169	404,092	361,819	,	276,689	233,831	190,779	147,531	104,0
6 Block of 5 flats (brownfield)		5 £301,200		488,051	446,169		361,819		276,689				104,0
7 Block of 5 flats (greenfield) 8 11 houses (greenfield)		5 £68,320 11 £56,000		488,051 2,111,460	446,169 2,003,621	404,092 1,895,271	361,819 1,786,411	319,352 1,677,040	276,689 1,567,158			147,531 1,234,446	1,122,5
9 16 flats (brownfield)		16 £767,730		1,527,349	1,395,303		1,129,363	995,471	860,964	725,843		453,754	
10 11 flats (brownfield)		11 £235,500		1,050,053	959,270		776,437	684,386	591,913			311,955	217,7
11 12 flats (greenfield) 12 Development of c.30 flats (brownfield)		12 £54,894 27 £852,510		1,145,512 2,377,887	1,046,477 2,166,718	946,980 1,954,567	847,022 1,741,433	746,604 1,527,316	645,723 1,312,216			340,315 661,019	237,5
13 Development of c.30 flats (brownfield)		32 £433,320		1,429,539	1,176,115		665,774	408,855	150,772			- 640,086	- 906,8
14 Development of c.30 flats and houses (brownfield)		31 £753,600		3,424,502	3,169,556		2,656,087	2,397,564	2,137,850			1,351,552	1,087,
15 Development of c.100 flats and houses (greenfield) 16 Development of c.100 flats (brownfield)		100 £500,500 100 £2,891,321		10,812,530 5,645,778	10,018,883 4,980,376		8,420,452 3,640,332	7,615,667 2,965,692	6,807,169 2,287,971	5,994,958		4,359,396 223,272	3,536,
17 Residential and health (change of use of long term vaca		91 £2,214,550		- 5,731,044	7 7	7.5		7 7	8,912,546		· ·	- 10,855,970	- 11,509,
18 Tall building residential and health (new build)		91 £2,214,550	71,588	- 513,754	- 1,102,858	- 1,694,632	- 2,289,077	- 2,886,191 -	3,485,976			- 5,301,354	- 5,911,
19 11 flats (change of use)		11 £235,500		589,421	496,180		308,409	213,879	118,921	23,534		- 171,100	
20 Residential and retail (Lidl scale) 21 Residential and retail (Tesco scale)		42 £3,923,430 17 £13,282,200		4,761,751 3,143,542	4,424,281 3,143,542	4,085,240 3,143,542	3,744,629 3,143,542	3,402,445 3,143,542	3,058,691 3,143,542	2,713,364 3,143,542		2,017,999 3,143,542	1,667 3,143
24 9 flats (change of use)		9 £1,526,040		602,943	536,237		402,827	336,121	269,416			69,300	2,
25 Residential and retail (local scale - locally tall building)		53 £1,894,362		2,321,928	1,908,471		1,075,857	656,700	235,643		- , -	- 1,054,779	- 1,489
26 Residential and retail (local scale - medium scale buildin		23 £395,640		1,318,591	1,133,698		761,360	573,916	385,622			- 187,174	
27 Residential and primary school 28 Residential and secondary school (greenfield)		293 £4,851,300 150 £1,134,000		3,372,693 - 1,920,558	1,337,066 - 3,075,799	<u> </u>	, , , , , ,	 	7,080,356 7,750,506			- 13,544,876 - 11,312,977	- 15,718, - 12,511,
Residential conversion of large listed building		52 £1	2,692,241	2,337,600	1,981,318			902,621	539,772		193,766	- 567,152	- 942
Residential conversion of medium listed building		8 £1,187,400		569,820	571,296				577,202	· ·		581,631	583
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of u		420 £13,008,000 350 £3,668,400		- 5,937,027 - 4,947,729	- 8,462,414 - 7,052,221	- 11,027,678 - 9,189,942	- 13,604,484 - 11,337,280	- 16,192,830 - - 13,494,234 -	- 18,792,716 - 15,660,806	, - ,		- 26,661,617 - 22,218,223	- 29,307, - 24,423.
Tall tower with ground floor retail (new build)		395 £15,150,000		- 4,947,729 - 6,884,197	- 9,279,108	' '		- 16,549,380 -	18,994,510			- 26,395,024	- 28,883
Tall tower with ground floor retail (change of use)		288 £3,668,400	- 1,286,590	- 3,084,886	- 4,892,625	- 6,708,543	- 8,532,641	- 10,364,917 -	12,205,374	- 14,054,011	- 15,910,827	- 17,775,823	- 19,648
43 Mixed use large residential and community use (brownfi		118 £1,620,000						- 8,482,240 -	9,301,878			- 11,782,817	- 12,617
49 Small residential and community use 50 Medium residential and community use		23 £395,640 43 £1,663,572		501,910 18,109	321,112 - 324,116			,	416,7231,709,790			- 982,710 - 2,765,502	1
modali rootao ila ana cominality acc		21,000,012		10,100	021,110	000,100	1,010,010	1,001,021	7,7 00,7 00	2,000,121	2,112,001	2,100,002	0,.20
ALCO care ashama (70 units)		5062 623	12 020 022	12 100 751	10 200 570	11 467 200	10.646.209	0.925.029	0.002.846	9 192 666	7 261 494	6 540 303	F 710
4 C2 care scheme (70 units) 5 C2 care scheme (50 units)		- £962,622 - £705,923		13,109,751 9,872,941	12,288,570 9,267,165		10,646,208 8,055,613	9,825,028 7,449,838	9,003,846	8,182,666 6,238,285		6,540,303 5,026,734	5,719 4,420
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use) 51 Conversion of long term vacant unit to small office		- £1,101,500 - £34,288,800 178 £13,008,000 288 £3,668,400 - £141,300	- 14,276,754 7,218,032 - 1,137,487	- 35,081,429 - 14,276,754 6,178,664 - 2,933,509 - 122,209		- 14,276,754 4,085,847 - 6,557,165		1,961,017 - 10,213,540 -	35,081,429 - 14,276,754 - 886,279 - 12,053,997 - 122,209	- 14,276,754 - 196,153 - 13,902,634	14,276,754 3 - 1,296,927 4 - 15,759,450	- 2,402,521 - 17,624,445	- 14,276 - 3,512 - 19,497
22 Supermarket (Lidl) 23 Superstore (Tesco)		- £1,168,080 - £13,282,200		736,025 - 1,744,405	736,025 - 1,744,405		736,025 - 1,744,405	736,025 - 1,744,405 -	736,025 - 1,744,405	736,025 - 1,744,405		736,025 - 1,744,405	
16 Large retail shopping centre		500 £115,000,000	31,365,847	28,674,537	25,966,652	23,246,629	20,514,467	17,770,166	15,013,726	12,245,147	9,464,429	6,671,573	3,866
7 Large mixed use leisure and retail		£2,477,460		6,219,187	6,219,187		6,219,187	6,219,187	6,219,187	6,219,187	· · ·	6,219,187	6,219
Conversion of long term vacant unit to shop		- £114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42
5 Retail and S3 uses and 56 residential units		56 £11,445,300	5,775,351	5,339,260	4,901,130	4,460,961	4,018,754	3,574,508	3,128,224	2,679,901	2,229,540	1,777,139	1,322
9 Small scale light industrial park		- £357,960		1,618,386	1000		1,618,386	1,618,386	1,618,386	1,618,386	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,618,386	1,618
10 Large warehouse 11 Mixed use light industrial and residential (low amounts o		- £7,837,440 97 £1,988,562		6,896,082 9,260,935	6,896,082 8,535,110	, , ,	6,896,082 7,073,366	6,896,082 6,337,448	6,896,082 5,598,166	6,896,082 4,855,519		6,896,082 3,360,132	6,896 2,607
42 Mixed use light industrial and residential (moderate amo		61 £1,988,562		9,360,836	8,897,532		7,964,480	7,494,731	7,022,835	6,548,791		5,594,259	5,113
66 Demo existing retail WH, develop 3 B2/B8 units 8,200 s		- £11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185
Non-charitable community uses (new build) Non-charitable community uses (change of use)		- £1,705,020 - £687,660		- 16,428,683 - 1,072,770	- 16,428,683 - 1,072,770	-, -,	- 16,428,683 - 1,072,770	- 16,428,683 - - 1,072,770 -	16,428,683	-, -,	-, -,	-, -,	-,
Spring Columns of the		2001,000	1,012,110	1,012,110	1,072,770	1,012,110	1,012,110	1,012,110	1,012,110	1,012,110	1,012,770	1,972,770	1,012
2 Hotel and residential		46 £17,259,324	5,092,518	- 5,457,236	- 5.823.633	6.191.706	- 6,561,454	- 6.932.880 -	7,305,983	- 7,680,761	- 8,057,216	- 8,435,348	- 8,815
Hotel development (from long term vacant building)		- £4,725,072			-,,	-, -,			- 5,587,195				
7 Student housing/co-living - tower scheme (600 units)		- £1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193
8 Student housing/co-living - tower scheme (400 units)		- £728,512		39,737,081	37,547,266		33,167,634	30,977,818	28,788,002	26,598,186		22,218,555	20,028
9 Student housing/co-living - tower scheme (200 units)		- £364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013
0 Student housing/co-living- mid rise scheme (250 units)		- £641,748		20,695,808	19,555,279		17,274,221	16,133,692	14,993,163			11,571,576	10,431
1 Student housing/co-living - mid rise scheme (150 units) 2 Student housing/co-living - mid rise scheme (100 units)		- £513,398 - £449,223		12,416,994 8,277,587	11,732,677 7,821,376		10,364,041 6,908,952	9,679,724 6,452,740	8,995,407 5,996,529			6,942,454 4,627,894	6,258 4,171
3 Student housing/co-living - find rise scheme (200 units)		- £1,283,495		13,244,876					9,595,182				
8 Gypsy and Traveller site		£1 200 E00	10 754 755	10 754 755	19 754 755	19 754 755	19.751.755	10_754_755_	. 19.754.755	10 754 755	5 - 18,754,755	10 7E4 7EE	10.75
TO Oypsy and Traveller site		- £1,396,500	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755 -	18,754,755	- 18,754,755	10,754,755	- 18,754,755	- 18,754

CROYDON CIL
Residential
Sales value £6,268 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

Description 1 Single residential dwelling (greenfield)	Floor areas						0% AH		30% AH 1,383	35% AH 1,271	40% AH 1,159		50% AH
2 Single residential dwelling (brownfield)	92	£348,000	-	1,931	1,822	1,713	1,604	1,493	-	-	-	-	
3 4 houses (greenfield) 4 5 houses (greenfield)	367 458		,	1,994 2,076	1,886 1,967	1,777 1,858	1,667 1,748	1,557 1,638	1,446 1,527	1,335 1,416			1,0
5 Block of 5 flats (brownfield)	458	,	,	-	-	-	-	-	-	- 1,410	-	-	1,0
6 Block of 5 flats (brownfield)	458	£301,200		408	316	225	132	40	-	-	-	-	
7 Block of 5 flats (greenfield)	458			916	824	733	640	548	455	361			
8 11 houses (greenfield) 9 16 flats (brownfield)	1,008 1,467			2,039 518	1,932 428	1,824 337	1,716 247	1,608 155	1,499 64	1,389	1,279	1,169	1,
10 11 flats (brownfield)	1,008			808	718	627	536	445	353	261			
11 12 flats (greenfield)	1,100			992	901	811	720	629	537	445	_		
12 Development of c.30 flats (brownfield)	2,475			616	531	445	359	273	186	98			
13 Development of c.30 flats (brownfield)	2,933			340	253	166	79	-	-	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842			940	850	760	670	579	487	395			
15 Development of c.100 flats and houses (greenfield)16 Development of c.100 flats (brownfield)	9,166 9,166		1,211 373	1,125 300	1,038 228	951 155	864 82	776 8	688	599	510	421	
17 Residential and health (change of use of long term vacant building)	12,152			-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008			351	259	166	72	-	-	-	-	-	
20 Residential and retail (Lidl scale)	5,353			157	94	30	-	-	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200			-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)25 Residential and retail (local scale - locally tall building)	788 5,003			- 85	3		-	-	-	-	-	-	
26 Residential and retail (local scale - locally tall building) 26 Residential and retail (local scale - medium scale building)	2,764			334	267	200	132	64		-	-	-	
27 Residential and primary school	29,859			-	-	-	-	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-				-	-	-	
33 Residential conversion of large listed building	4,766	£1		490	416	341	265	189	113	37	-	-	
34 Residential conversion of medium listed building	733			-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of use)	38,498 32,082			-	-	-	<u>-</u>	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	32,082	£3,668,400 £15,150,000		-			-	-	-	-	-	-	
38 Tall tower with ground floor retail (thew build)	26,399			-	-	-	-	-	<u> </u>	-	+ -	-	
43 Mixed use large residential and community use (brownfield)	15,016			-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	104	38	-	-	-	-	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	
schemes													
64 C2 care scheme (70 units)	5,000	£962,622		2,429	2,265	2,101	1,937	1,772	1,608	1,444			
65 C2 care scheme (50 units)	3,571	£705,923	2,736	2,567	2,397	2,228	2,058	1,888	1,719	1,549	1,379	1,210	1
es													
29 Office (large) 30 Office (medium)	25,000 10,173			-	-	-		-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	, ,		-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899			•	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
il (supermarkets)			I					T	1	T		T	
22 Supermarket (Lidl) 23 Superstore (Tesco)	1,323 5,422	£1,168,080 £13,282,200		-	-		-	-	-	-	-	-	
25 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0,122	210,202,200											
il (comparison) 46 Large retail shopping centre	201,066	£115,000,000	-	-	-	-		_	_				
47 Large mixed use leisure and retail	20,758			180	180	180	180	180	180			180	
53 Conversion of long term vacant unit to shop	100			-	-	-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	
strial													
39 Small scale light industrial park 40 Large warehouse	1,888 7,954			668	668	668	668	668	668	668	668	668	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562	668	607	547	486	425	363	301	239			
42 Mixed use light industrial and residential (moderate amounts of light indus 56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,757 8,200	£1,988,562 £11,445,300		627 -	588 -	548	508 -	468	428	388	347	307	
	-,	, ,,,,,,,,	<u>'</u>		I	I		1	1	1		1	•
munity uses 44 Non-charitable community uses (new build)	8,742			-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	
ls _													
52 Hotel and residential 54 Hotel development (from long term vacant building)	9,601 4,437	£17,259,324 £4,725,072		-	-	-	-	-	-	-	-	-	
The condition of the state of t	4,437	۲,120,012			-	-	<u>-</u>						1
ent housing 57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	3,433	3,250	3,068	2,885	2,703	2,521	2,338	2,156	1,973	1,791	1
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512		3,251	3,068	2,886	2,703	2,521	2,338	2,156			
59 Student housing/co-living - tower scheme (200 units)	6,000	-		3,251	3,068	2,886	2,703	2,521	2,338	2,156			1
60 Student housing/co-living- mid rise scheme (250 units)	6,250		3,391	3,209	3,026	2,844	2,661	2,479	2,296	2,114		1,749	1
61 Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	3,357	3,174	2,992	2,809	2,627	2,444	2,262	2,079	1,897	1,714	1
62 Student housing/co-living - mid rise scheme (100 units)	2,500			3,131	2,949	2,766	2,584	2,401	2,219				1
63 Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	3,173	2,990	2,808	2,625	2,443	2,260	2,078	1,895	1,713	1,530	1
r			T			,		T	T				
48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	

CROYDON LOCAL PLANSales value £6,585 psmAH tenureRented 70%SO 30%Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	226,976	215,981	204,933	193,833	182,680	171,476	160,219	148,910	137,548	126,135	114,60
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	1 4				205,486 821,946	194,388 777,551	- ,	172,033 688,134	160,778 643,112	149,470 597,880	138,109 552,439		115,23 460,92
4 5 houses (greenfield)	5	,			1,027,432	971,939		860,168	803,890	747,350	690,549	633,486	
5 Block of 5 flats (brownfield)	5	,			532,781	486,076	439,156	392,018	344,663	297,092	249,303	201,298	
6 Block of 5 flats (brownfield) 7 Block of 5 flats (greenfield)	5	,			532,781 532,781	486,076 486,076		392,018 392,018	344,663 344,663	297,092 297,092	249,303 249,303	201,298 201,298	
8 11 houses (greenfield)	11	,			2,224,207	2,104,074		1,862,110	1,740,278	1,617,879	1,494,915	1,371,384	1,247,28
9 16 flats (brownfield)	16	,			1,670,564	1,523,198		1,226,413	1,076,995	926,892	776,105	624,634	472,4
10 11 flats (brownfield) 11 12 flats (greenfield)	11		1,349,730 1,472,433		1,148,513 1,252,923	1,047,199 1,142,399	945,414	843,159 919,810	740,434 807,746	637,238 695,169	533,572 582,079	429,436 468,475	
12 Development of c.30 flats (brownfield)	27				2,616,487	2,380,309		1,904,668	1,665,203	1,424,641	1,182,984	940,231	696,38
13 Development of c.30 flats (brownfield)	32				1,709,173	1,426,110		856,087	569,127	280,868	- 8,823		
14 Development of c.30 flats and houses (brownfield)15 Development of c.100 flats and houses (greenfield)	31	· ·	4,276,966		3,710,845 11,727,089	3,425,792 10,838,481	3,139,411 9,945,730	2,851,701 9,048,836	2,562,664 8,147,800	2,272,297 7,242,621	1,980,602 6,333,301	1,687,580 5,419,836	1,393,22 4,502,23
16 Development of c.100 flats (brownfield)	100		7,941,561		6,457,174	5,709,804		4,204,711	3,446,989	2,685,815	1,921,191	1,152,866	372,49
17 Residential and health (change of use of long term		· · ·				- 5,685,461		- 7,109,785	- 7,826,785	- 8,547,009	- 9,270,458	- 9,997,132	
18 Tall building residential and health (new build) 19 11 flats (change of use)	91	, , , , , , , , , , , , , , , , , , , ,	1,484,605 892,992		191,215 686,725	- 466,925 582,876	- 1,130,979 478,548	- 1,798,029 373,745	- 2,468,076 268,464	- 3,141,119 162,707	- 3,817,157 56,472	- 4,496,193 - 51,007	- 5,178,2 - 159,8
20 Residential and retail (Lidl scale)	42				5,135,290	4,758,268	4,379,496	3,998,974	3,616,702	3,232,681	2,846,910	2,459,388	2,070,1
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,5
9 flats (change of use)	-) 50	2.,020,0.0			674,316	599,940		451,187	376,810	302,434	228,058	153,681	79,3
25 Residential and retail (local scale - locally tall buildir 26 Residential and retail (local scale - medium scale bu			3,703,291 1,929,330		2,785,321 1,519,470	2,323,124 1,313,120	1,858,807 1,105,822	1,392,369 897,577	923,810 688,385	453,133 478,245	- 19,966 267,158	- 502,132 55,124	
27 Residential and primary school	293	£4,851,300				3,578,476	1,281,155	- 1,042,301	- 3,416,349	- 5,815,659	- 8,225,758	- 10,646,645	
Residential and secondary school (greenfield)	150							- 4,474,332 1,543,872	- 5,786,630 1 130,617		- 8,429,237	- 9,759,548	
33 Residential conversion of large listed building 34 Residential conversion of medium listed building	52	£1,187,400		1 1	2,745,630 711,685	2,346,879 713,480	1,946,292 715,274	1,543,872 717,069	1,139,617 718,863	733,529 720,657	325,606 722,451	- 85,434 724,245	- 503,3 726,0
Large Private Rental Scheme development (new bu	,	£13,008,000	2,860,185	98,124	- 2,717,376	- 5,547,168	- 8,403,324	- 11,305,756	- 14,221,195	- 17,149,638	- 20,091,087	- 23,045,540	- 26,012,9
Large Private Rental Scheme development (change					- 2,264,687	- 4,622,846 6,517,543		- 9,421,674	- 11,851,205	- 14,291,574	- 16,742,782 20,245,507	- 19,204,826	1.7
37 Tall tower with ground floor retail (new build) 38 Tall tower with ground floor retail (change of use)	395 288				- 3,856,192 - 854,228	- 6,517,543 - 2,875,777	- 9,223,534 - 4,917,186	- 11,953,204 - 6,967,794	- 14,695,104 - 9,027,598	- 17,449,235 - 11,096,601	- 20,215,597 - 13,174,801	- 22,994,190 - 15,262,199	
43 Mixed use large residential and community use (bro	wnfi 118	£1,620,000	- 2,486,603	3 - 3,381,296	- 4,280,104	- 5,183,026	- 6,090,064	- 7,001,215	- 7,916,481	- 8,835,861	- 9,759,357	- 10,686,967	- 11,618,6
5 Small residential and community use	23				696,088	494,422		88,292	- 117,945	- 326,475	- 535,952		
Medium residential and community use	43	£1,663,572	1,124,027	751,377	377,005	916	- 382,642	- 767,960	- 1,155,023	- 1,543,830	- 1,934,383	- 2,326,680	- 2,720,7
64 C2 care scheme (70 units)	-	£962,622	13,930,932	2 13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,1
5 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,9
29 Office (large) 30 Office (medium) 31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of L 51 Conversion of long term vacant unit to small office	- - 178 se) 288		- 14,276,75 ² 9,762,145 3,223,569	4 - 14,276,754 5 8,601,066 0 1,268,983	- 35,081,429 - 14,276,754 7,434,715 - 705,126 - 122,209	- 35,081,429 - 14,276,754 6,263,091 - 2,724,400 - 122,209	5,086,193 - 4,765,809	- 35,081,429 - 14,276,754 3,904,023 - 6,816,416 - 122,209	- 35,081,429 - 14,276,754 2,716,580 - 8,876,221 - 122,209	- 35,081,429 - 14,276,754 1,510,258 - 10,945,223 - 122,209	- 35,081,429 - 14,276,754 298,510 - 13,023,424 - 122,209	- 14,276,754 - 932,586 - 15,110,822	- 2,173,6 - 17,207,4
2 Supermarket (Lidl) 3 Superstore (Tesco)	-	£1,168,080 £13,282,200			736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405	
6 Large retail shopping centre	500	£115,000,000	38,129,355	35,125,288	32.107.606	29,076,311	26.031.404	22,960,547	19.868.971	16,763,700	13.644.735	10,512,076	7,365,7
17 Large mixed use leisure and retail	-	£2,477,460			6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,1
Conversion of long term vacant unit to shop	-	£114,924			42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,1
5 Retail and S3 uses and 56 residential units	56	£11,445,300	6,807,162	6,321,708	5,833,983	5,343,983	4,851,710	4,357,163	3,860,344	3,361,251	2,859,885	2,356,246	1,850,
9 Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,3
Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,0
1 Mixed use light industrial and residential (low amou		£1,988,562			10,055,894	9,245,467	8,431,293	7,613,373	6,791,706	5,966,291	5,137,131	4,304,223	
2 Mixed use light industrial and residential (moderate 6 Demo existing retail WH, develop 3 B2/B8 units 8,2		£1,988,562 £11,445,300		The second secon	9,860,484 7,185,878	9,343,593 7,185,878	8,824,311 7,185,878	8,302,640 7,185,878	7,778,578 7,185,878	7,252,126 7,185,878	6,723,284 7,185,878	6,192,052 7,185,878	5,658,4 7,185,8
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4 Non-charitable community uses (new build)	-	£1,705,020			- 16,428,683		, , , , , , , , , , , , , , , , , , ,	, , ,	- 16,428,683	- 16,428,683	, , ,		, ,
Non-charitable community uses (change of use)	-	£687,660	- 1,072,770	1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,
	46	£17,259,324	- 4,256,108	8 - 4,660,843	- 5,067,442	- 5,475,909	- 5,886,243	- 6,298,443	- 6,712,510	- 7,128,444	- 7,546,244	- 7,965,911	- 8,387,
Hotel and residential	40	£4,725,072		5 - 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,
	-												
Hotel development (from long term vacant building)	-												
Hotel development (from long term vacant building) 7 Student housing/co-living - tower scheme (600 units	-	£1,103,806	63,205,421		56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	
Hotel development (from long term vacant building) Student housing/co-living - tower scheme (600 units Student housing/co-living - tower scheme (400 units)	-) -) -	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,
Hotel development (from long term vacant building) Student housing/co-living - tower scheme (600 units Student housing/co-living - tower scheme (400 units Student housing/co-living - tower scheme (200 units)	-) -) -		41,926,897 20,962,835	39,737,081 19,867,927									20,028,7
Hotel development (from long term vacant building) Student housing/co-living - tower scheme (600 units Student housing/co-living - tower scheme (400 units Student housing/co-living - tower scheme (200 units Student housing/co-living - mid rise scheme (250 units Student housing/co-living - mid rise scheme (150 units)	-) -) -) - ts) - its) -	£728,512 £364,256 £641,748 £513,398	41,926,897 20,962,835 21,836,338 13,101,311	39,737,081 19,867,927 20,695,808 12,416,994	37,547,266 18,773,019 19,555,279 11,732,677	35,357,450 17,678,111 18,414,751 11,048,360	33,167,634 16,583,204 17,274,221 10,364,041	30,977,818 15,488,296 16,133,692 9,679,724	28,788,002 14,393,388 14,993,163 8,995,407	26,598,186 13,298,480 13,852,634 8,311,090	24,408,370 12,203,572 12,712,104 7,626,772	22,218,555 11,108,664 11,571,576 6,942,454	20,028, 10,013, 10,431,6 6,258,
2 Hotel and residential 4 Hotel development (from long term vacant building) 7 Student housing/co-living - tower scheme (600 units 8 Student housing/co-living - tower scheme (400 units 9 Student housing/co-living - tower scheme (200 units 0 Student housing/co-living - mid rise scheme (250 units 1 Student housing/co-living - mid rise scheme (150 units 2 Student housing/co-living - mid rise scheme (100 units 3 Student housing/co-living - mid rise scheme (100 units) 6 Student housing/co-living - mid rise scheme (100 units)	-) -) -) - ts) - its) - its) -	£728,512 £364,256 £641,748 £513,398 £449,223	41,926,897 20,962,835 21,836,338 13,101,311 8,733,799	7 39,737,081 5 19,867,927 8 20,695,808 1 12,416,994 9 8,277,587	37,547,266 18,773,019 19,555,279 11,732,677 7,821,376	35,357,450 17,678,111 18,414,751 11,048,360 7,365,164	33,167,634 16,583,204 17,274,221 10,364,041 6,908,952	30,977,818 15,488,296 16,133,692 9,679,724 6,452,740	28,788,002 14,393,388 14,993,163 8,995,407 5,996,529	26,598,186 13,298,480 13,852,634 8,311,090 5,540,317	24,408,370 12,203,572 12,712,104 7,626,772 5,084,106	22,218,555 11,108,664 11,571,576 6,942,454 4,627,894	4,171,6
Hotel development (from long term vacant building) Student housing/co-living - tower scheme (600 units Student housing/co-living - tower scheme (400 units Student housing/co-living - tower scheme (200 units Student housing/co-living - mid rise scheme (250 units Student housing/co-living - mid rise scheme (150 units)	-) -) -) - ts) - its) - its) -	£728,512 £364,256 £641,748 £513,398	41,926,897 20,962,835 21,836,338 13,101,311 8,733,799	7 39,737,081 5 19,867,927 8 20,695,808 1 12,416,994 9 8,277,587	37,547,266 18,773,019 19,555,279 11,732,677 7,821,376	35,357,450 17,678,111 18,414,751 11,048,360	33,167,634 16,583,204 17,274,221 10,364,041 6,908,952	30,977,818 15,488,296 16,133,692 9,679,724 6,452,740	28,788,002 14,393,388 14,993,163 8,995,407	26,598,186 13,298,480 13,852,634 8,311,090	24,408,370 12,203,572 12,712,104 7,626,772	22,218,555 11,108,664 11,571,576 6,942,454 4,627,894	20,028,1 10,013,1 10,431,0 6,258,1 4,171,6
Hotel development (from long term vacant building) Student housing/co-living - tower scheme (600 units Student housing/co-living - tower scheme (400 units Student housing/co-living - tower scheme (200 units Student housing/co-living - mid rise scheme (250 un Student housing/co-living - mid rise scheme (150 ur Student housing/co-living - mid rise scheme (100 ur Student housing/co-living - mid rise scheme (100 ur	-) -) -) - ts) - its) - its) -	£728,512 £364,256 £641,748 £513,398 £449,223	41,926,897 20,962,835 21,836,338 13,101,311 8,733,799	7 39,737,081 5 19,867,927 8 20,695,808 1 12,416,994 9 8,277,587	37,547,266 18,773,019 19,555,279 11,732,677 7,821,376	35,357,450 17,678,111 18,414,751 11,048,360 7,365,164	33,167,634 16,583,204 17,274,221 10,364,041 6,908,952	30,977,818 15,488,296 16,133,692 9,679,724 6,452,740	28,788,002 14,393,388 14,993,163 8,995,407 5,996,529	26,598,186 13,298,480 13,852,634 8,311,090 5,540,317	24,408,370 12,203,572 12,712,104 7,626,772 5,084,106	22,218,555 11,108,664 11,571,576 6,942,454 4,627,894	20,028,1 10,013,1 10,431,0 6,258,1 4,171,6

CROYDON CIL
Residential
Sales value £6,585 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

sidential							Resid	dual land val	ues				
	Floor areas						% AH 2	25% AH	30% AH	35% AH			50% AF
1 Single residential dwelling (greenfield)	92			2,165	2,045	1,924	1,802	1,680	1,557	1,434	1,310	1,185	1
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	92 367			2,229	2,108	1,987	1,865	1,743	1,620	1,497	1,373	1,249	1
4 5 houses (greenfield)	458	· · · · · · · · · · · · · · · · · · ·		2,310	2,190	2,069	1,947	1,825	1,702	1,578	1,455	1,330	1
5 Block of 5 flats (brownfield)	458			-	-	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458			607	505	403	301	198	95	-	-	-	
7 Block of 5 flats (greenfield)	458			1,115	1,013	912	809	706	603	499	395	290	
8 11 houses (greenfield)	1,008			2,269	2,150	2,031	1,912	1,791	1,670	1,549	1,427	1,305	1
9 16 flats (brownfield)	1,467	£767,730		716	616	515	414	313	211	109	6	-	
10 11 flats (brownfield)	1,008			1,006	906	805	704	603	501	398	296	192	
11 12 flats (greenfield) 12 Development of c.30 flats (brownfield)	1,100 2,475			1,189 808	1,089 713	989 617	888 521	786 425	684 328	582 231	479 134	376 35	
13 Development of c.30 flats (brownfield)	2,473			531	435	338	242	144	46	-	-	-	
14 Development of c.30 flats and houses (brownfield)	2,842			1,141	1,041	940	840	738	637	534	432	329	
15 Development of c.100 flats and houses (greenfield)	9,166			1,321	1,225	1,128	1,030	933	834	736	636	537	
16 Development of c.100 flats (brownfield)	9,166		551	470	389	307	226	143	61	-	-	-	
17 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		-	-	-	-	-	-	-	-	-	
19 11 flats (change of use)	1,008			550	448	345	241	137	33	-	-	-	
20 Residential and retail (Lidl scale)	5,353			297	226	156	85	14	-	-	-	-	
21 Residential and retail (Tesco scale)	5,200			-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788			- 070	- 470	-	-	-	-	-	-	-	
Residential and retail (local scale - locally tall building) Residential and retail (local scale - medium scale building)	5,003 2,764			270 481	178 407	332	257	182	106	30	-	-	
27 Residential and retail (local scale - medium scale building)	29,859			110	34	-	257	-	100	- 30	-	-	
28 Residential and secondary school (greenfield)	21,669			-	-	-	-	-	-	-	-	-	
33 Residential conversion of large listed building	4,766			659	576	492	408	324	239	154	68	-	
34 Residential conversion of medium listed building	733			-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400		-	-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000		-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400		-	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000		- 101	-	- 26	-	-	-	-	-	-	
49 Small residential and community use 50 Medium residential and community use	2,764 4,586	£395,640 £1,663,572		181	109	36	-	-	-	-	-	-	
The alumines and all community use	4,580	21,003,572	-	_	-	-	-	-	-		-	-	
aahamaa													
e schemes 64 C2 care scheme (70 units)	5,000	£962,622	2,594	2,429	2,265	2,101	1,937	1,772	1,608	1,444	1,280	1,116	
65 C2 care scheme (50 units)	3,571				2,397	2,228	2,058	1,888	1,719		·	1,210	
Ces	25.000	C4 404 500								1			
29 Office (large)	25,000	£1,101,500 £34,288,800		-	-	-	-	-	-	-	-	-	
30 Office (medium) 31 Large mixed use office and residential (New build)	10,173 53,316			-	-	-	-	-		-	-	-	
32 Large mixed use office and residential (New Build)	26,899			_	-	-	-	-	<u> </u>	-	_	-	
51 Conversion of long term vacant unit to small office	85			-	-	-	-	-	-	-	-	-	
ail (supermarkets)													
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422			-	-	-	-	-	-	-	-	-	
			,			,				•			
il (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	
47 Large mixed use leisure and retail	20,758			180	180	180	180	180	180	180	180	180	
53 Conversion of long term vacant unit to shop	100		-	-	-	-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-
strial													
39 Small scale light industrial park	1,888			668	668	668	668	668	668	668	668	668	
40 Large warehouse	7,954	£7,837,440		-	-	-	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974			741	674	606	538	470	401	332	263	193	
42 Mixed use light industrial and residential (moderate amounts of light indus		£1,988,562		713	670	626	581	537	492	448	403	358	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	
munity uses													
44 Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	
45 Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	
ls													
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-	-	
Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-		-	-	
ant housing													
ent housing 57 Student housing/co-living - tower scheme (600 units)	19 000	£1,103,806	3,433	3,250	3,068	2,885	2,703	2,521	2,338	2,156	1,973	1,791	
, ,	18,090												
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	12,000 6,000	£728,512 £364,256		3,251 3,251	3,068 3,068	2,886 2,886	2,703 2,703	2,521 2,521	2,338 2,338	2,156 2,156	1,973 1,973	1,791 1,791	
59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	6,000			3,251	3,068	2,886	2,703	2,521	2,338	2,156	1,973	1,791	
61 Student housing/co-living - mid rise scheme (250 units)	3,750			3,209	2,992	2,844	2,627	2,479	2,296	2,114	1,931	1,749	
62 Student housing/co-living - mid rise scheme (130 units)	2,500			3,174	2,949	2,766	2,584	2,444	2,202	2,079	1,854	1,671	
63 Student housing/co-living - low rise scheme (200 units)	4,000				2,808	2,625	2,443	2,260	2,078	1,895		1,530	
					l	I	I.						
er													
48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	
		•	•	•						•			

CROYDON LOCAL PLANSales value £6,902 psmAH tenureRented 70%SO 30%Frst Hms 0%

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu	es 30% AH	35% AH	40% AH	45% AH	50% AH
	Single residential dwelling (greenfield)	1	£17,500	249,51			213,123		188,574	176,213	163,795	151,320	138,786	126,196
-	Single residential dwelling (brownfield)	1				·	213,679		·	176,771		151,881	139,348	126,758
	4 houses (greenfield) 5 houses (greenfield)	5	,	1,000,27 1,250,339			854,713 1,068,392		756,526 945,658	707,087 883,859		607,521 759,402	557,394 696,742	507,036 633,794
	Block of 5 flats (brownfield)	5		721,33			568.060		464.684	412,637		307,828		202,065
	Block of 5 flats (brownfield)	5	· · · · · · · · · · · · · · · · · · ·	721,33		, , , , , , , , , , , , , , , , , , , ,	568,060		464,684	412,637		307,828	255,066	202,065
7	Block of 5 flats (greenfield)	5	£68,320	721,33			568,060		464,684	412,637		307,828	255,066	202,065
	11 houses (greenfield)	11	£56,000	2,706,760		, ,	2,312,877		2,047,179	1,913,398	, , , , , , , , , , , , , , , , , , , ,	1,643,969	1,508,322	1,372,053
	16 flats (brownfield) 11 flats (brownfield)	16	£767,730 £235,500	2,267,700 1,559,048			1,783,756 1,226,332		1,457,355 1,001,932	1,293,025 888,955		962,105 661,447	795,514 546,916	628,170 431,867
	12 flats (greenfield)	12		1,700,78	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	1,226,332		1,001,932	969,769		721,579		431,867
	Development of c.30 flats (brownfield)	27	£852,510	3,583,033			2,806,052	_	2,282,019	2,018,188		1,486,901	1,219,444	950,777
13	Development of c.30 flats (brownfield)	32	£433,320	2,861,010			1,930,694		1,303,318	987,481	_	351,507		- 294,627
	Development of c.30 flats and houses (brownfield)	31	£753,600	4,875,67			3,938,167		3,305,838	2,987,478		2,346,362		1,699,390
	Development of c.100 flats and houses (greenfield)	100	£500,500	15,381,29			12,455,437		10,482,005	9,488,431		7,487,567	6,480,277	5,468,415
	Development of c.100 flats (brownfield) Residential and health (change of use of long term vaca	100	£2,891,321 £2,214,550	9,575,020	The second secon		7,107,713 - 4,375,907		5,443,732 - 5,949,079	4,606,007 - 6,741,024		2,919,091 - 8,335,631	2,069,900 - 9,138,294	1,216,887 - 9,944,529
	Tall building residential and health (new build)	91	£2,214,550	2,892,48			749,348		- 709.866	- 1,450,174	, , , , , , , , , , , , , , , , , , , ,	- 2,940,757	- 3,691,032	- 4,444,630
	11 flats (change of use)	11	£235,500	1,103,75			763,242		533,611	418,008		185,227	68,048	- 50,412
20	Residential and retail (Lidl scale)	42	£3,923,430	6,669,77	5 6,259,372	5,846,298	5,431,295	5,014,364	4,595,504	4,174,715	3,751,997	3,327,351	2,900,775	2,472,272
	Residential and retail (Tesco scale)	17	£13,282,200				3,143,542		3,143,542	3,143,542		3,143,542	3,143,542	3,143,542
	9 flats (change of use)	9	£1,526,040				730,347		566,252	484,205	·	320,110	238,063	156,015
	Residential and retail (local scale - locally tall building)	53	£1,894,362	4,661,25			3,153,134		2,128,038	1,611,979	, ,	572,838		,
	Residential and retail (local scale - medium scale buildir Residential and primary school	23 293	£395,640 £4,851,300	2,356,020 15,416,24			1,678,285 7,864,845		1,221,237 2,772,533	991,146 208,963		527,832 - 5,071,095		60,341
	Residential and secondary school (greenfield)	150	£4,851,300 £1,134,000	4,693,26			493.385			<u>208,963</u> - 3,822,753		- 6,738,364		-, -, -
	Residential conversion of large listed building	52	£1			,	3,070,361		2,185,122	1,739,463		842,067	390,329	- 64,403
	Residential conversion of medium listed building	8	£1,187,400	· ·		, , , , , , , , , , , , , , , , , , , ,	854,187		858,411	860,523	,	864,747	866,859	868,971
	Large Private Rental Scheme development (new build)	420	£13,008,000			, ,	- 121,455		- 6,436,115	9,649,674	, ,	- 16,155,063		- 22,718,332
	Large Private Rental Scheme development (change of the Tall tower with ground floor retail (new build)	350 395	£3,668,400 £15,150,000	7,587,170			- 101,418 - 1.414.789	, , , , , , , , , , , , , , , , , , , ,	- 5,363,636 - 7,357,027	- 8,041,605 - 10,395,697	, , , , ,	- 13,462,762 - 16,513,861	- 16,191,428 - 19,593,356	- 18,932,153 - 22,686,459
	Tall tower with ground floor retail (new build) Tall tower with ground floor retail (change of use)	288	£15,150,000 £3,668,400	7,281,882 7,420,669			903,719	, , ,	- 7,357,027 - 3,570,670	- 10,395,697 - 5,849,822	, ,	- 16,513,861 - 10,438,776	, , , , , , , , , , , , , , , , , , , ,	- 22,686,459 - 15,068,592
	Mixed use large residential and community use (brownfi		£1,620,000				- 3,512,076	, ,	- 5,520,189	- 6,531,083	-,,	- 8,566,547	- 9,591,116	- 10,620,243
49	Small residential and community use	23	£395,640		, , , , , ,		849,368		402,894	178,116		- 278,708		- 742,419
	Medium residential and community use	43	£1,663,572	1,894,13	8 1,484,644	1,073,256	659,974	244,799	- 174,899	- 600,255	5 - 1,027,534	- 1,456,735	- 1,887,858	- 2,320,906
						,								
64	C2 care scheme (70 units)	-	£962,622	13,930,93	2 13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65	C2 care scheme (50 units)	-	£705,923	10,478,710	6 9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958
31 32	Office (medium) Large mixed use office and residential (New build) Large mixed use office and residential (Change of Use) Conversion of long term vacant unit to small office	- 178 288 -	£34,288,800 £13,008,000 £3,668,400 £141,300	12,306,256 7,567,53	8 11,023,468 1 5,405,128	9,734,828 3,232,812	- 14,276,754 8,440,336 1,050,581 - 122,209	7,139,991 1 - 1,158,983		- 14,276,754 4,521,750 - 5,698,445 - 122,209	3,203,852 5 - 7,987,813	- 14,276,754 1,874,457 - 10,287,398 - 122,209	529,273 - 12,597,198	- 14,276,754 - 834,371 - 14,917,215 - 122,209
	Supermarket (Lidl) Superstore (Tesco)	-	£1,168,080 £13,282,200				736,025 - 1,744,405		736,025 - 1,744,405	736,025 - 1,744,405		736,025 - 1,744,405	736,025 - 1,744,405	736,025 - 1,744,405
	Large retail shopping centre Large mixed use leisure and retail	500	£115,000,000 £2,477,460	44,892,86- 6,219,18		38,222,441 6,219,187	34,864,503 6,219,187		28,103,173 6,219,187	24,699,782 6,219,187	, - , -	17,825,041 6,219,187	14,352,578 6,219,187	10,864,866 6,219,187
	Conversion of long term vacant unit to shop	-	£114,924				42,191			42,191		42,191	42,191	42,191
	Retail and S3 uses and 56 residential units	56	£11,445,300				6,227,003			4,592,464		3,490,231	2,935,354	2,377,968
·														
	Small scale light industrial park	-	£357,960	1,618,38			1,618,386		1,618,386	1,618,386		1,618,386	1,618,386	1,618,386
	Large warehouse	- 07	£7,837,440			, ,	6,896,082		, ,	6,896,082		6,896,082		6,896,082
	Mixed use light industrial and residential (low amounts of Mixed use light industrial and residential (moderate amo		£1,988,562 £1,988,562	13,347,620 11,952,199			10,685,014 10,255,105			7,985,245 8,534,320		6,164,753 7,373,969		4,327,749 6,203,088
	Demo existing retail WH, develop 3 B2/B8 units 8,200 s		£1,988,562 £11,445,300				7,185,878		9,110,548 7,185,878	7,185,878	The second secon	7,373,969		7,185,878
	20110 0.10th g 10th 1111, 401010p 0 22 20 41110 0,200 0		211,110,000	,,,,,,,,,	7,100,010	7,100,010	1,100,010	7,100,010	1,100,010	7,100,010	7,100,010	1,100,010	7,100,010	1,100,010
44	Non-charitable community uses (new build)	-	£1,705,020	- 16,428,683	3 - 16,428,683	16,428,683	- 16,428,683	16,428,683	- 16,428,683	- 16,428,683	8 - 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683
	Non-charitable community uses (change of use)	-	£687,660	- 1,072,77	0 - 1,072,770	1,072,770	- 1,072,770	1,072,770	- 1,072,770	- 1,072,770	1,072,770	- 1,072,770	- 1,072,770	- 1,072,770
	Hotel and residential Hotel development (from long term vacant building)	46	£17,259,324 £4,725,072				- 4,760,113 - 5,587,195	, , , , , , , , , , , , , , , , , , ,	- 5,664,005 - 5,587,195	- 6,119,038 - 5,587,195	, , , , , , , , , , , , , , , , , , ,	- 7,035,272 - 5,587,195		
57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,42	1 59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	6 40,097,388	36,796,241	33,495,094	30,193,946
	Student housing/co-living - tower scheme (600 units) Student housing/co-living - tower scheme (400 units)	-	£1,103,806 £728,512	41,926,89			35,357,450		30,977,818	28,788,002		24,408,370	22,218,555	20,028,73
	Student housing/co-living - tower scheme (400 units) Student housing/co-living - tower scheme (200 units)	-	£364,256				17,678,111		15,488,296	14,393,388		12,203,572		10,013,756
	Student housing/co-living- mid rise scheme (250 units)	-	£641,748				18,414,751		16,133,692	14,993,163		12,712,104	· · · · · ·	10,431,04
	Student housing/co-living - mid rise scheme (150 units)	-	£513,398				11,048,360		9,679,724	8,995,407		7,626,772	1 1	6,258,137
62	Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,733,799			7,365,164		6,452,740	5,996,529	5,540,317	5,084,106	4,627,894	4,171,68
63	Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,974,814	4 13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,428
48	Gypsy and Traveller site	-	£1,396,500	- 18,754,75	5 - 18,754,755	5 - 18,754,755	- 18,754,755	5 - 18,754,755	- 18,754,755	- 18,754,755	5 - 18,754,755	- 18,754,755	- 18,754,755	- 18,754,755
														

CROYDON CIL
Residential
Sales value £6,902 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

Description	Floor areas				10% AH	15% AH 20				35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield) 2 Single residential dwelling (brownfield)	92 92			2,399	2,267	2,134	2,001	1,866	1,731	1,596	1,460	1,323	1,1
3 4 houses (greenfield)	367		2,594	2,463	2,330	2,197	2,064	1,930	1,795	1,659	1,523	1,387	1,2
4 5 houses (greenfield)	458	,	,	2,544	2,412	2,279	2,145	2,011	1,876	1,741		1,468	-
5 Block of 5 flats (brownfield) 6 Block of 5 flats (brownfield)	458 458			49 806	694	582	470	357	243	129	14	-	
7 Block of 5 flats (greenfield)	458			1,314	1,202	1,090	978	865	751	637		407	2
8 11 houses (greenfield)	1,008			2,499	2,369	2,238	2,107	1,975	1,842	1,709		1,440	
9 16 flats (brownfield)	1,467			913	803	693	582	470	358	246		19	
10 11 flats (brownfield)	1,008				1,093	983	872	760	648	536	_	309	_
11 12 flats (greenfield)12 Development of c.30 flats (brownfield)	1,100 2,475			1,387 999	1,277 894	1,166 789	1,055 684	944 578	832 471	719 364		493 148	
13 Development of c.30 flats (brownfield)	2,933				617	510	404	297	189			-	
14 Development of c.30 flats and houses (brownfield)	2,842			1,341	1,231	1,121	1,010	898	786	674		447	
15 Development of c.100 flats and houses (greenfield)	9,166			1,518	1,411	1,304	1,197	1,089	981	872		652	
16 Development of c.100 flats (brownfield)	9,166		729	640	550	460	369	278	187	95	3	-	
17 Residential and health (change of use of long term vacant building)	12,152			-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550 £235,500		749	-	-	- 440	- 200	- 101	-	-	-	
19 11 flats (change of use) 20 Residential and retail (Lidl scale)	1,008 5,353				636 359	523 282	410 204	296 126	181 47	66	-	-	
21 Residential and retail (Edul scale)	5,200			-	-	-	-	-	-	-	-		+
24 9 flats (change of use)	788			-	-	-	-	-	-	-	-	-	
25 Residential and retail (local scale - locally tall building)	5,003			453	353	252	149	47	-	-	-	-	1
26 Residential and retail (local scale - medium scale building)	2,764	£395,640			546	464	382	299	215	132	48	-	
27 Residential and primary school	29,859			270	186	101	16	-	-	-	-	-	
28 Residential and secondary school (greenfield)	21,669				35	- 644	-	-	-	- 071	- 477	-	
33 Residential conversion of large listed building 34 Residential conversion of medium listed building	4,766 733			828	736	644	552	458	365	271	177	82	
35 Large Private Rental Scheme development (new build)	38,498			-	-	-	-		-	-	-	-	
36 Large Private Rental Scheme development (change of use)	32,082				-	-	-	-	-	-	-	-	
37 Tall tower with ground floor retail (new build)	38,287	£15,150,000		-	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400	142	60	-	-	-	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016			-	-	-	-		-	-	-	-	
49 Small residential and community use	2,764	,			244	164	84	3	-	-	-	-	
50 Medium residential and community use	4,586	£1,663,572	50	-	-	-	-	-	-	-	-	-	
schemes													
64 C2 care scheme (70 units) 65 C2 care scheme (50 units)	5,000 3,571	£962,622 £705,923		2,429 2,567	2,265 2,397	2,101 2,228	1,937 2,058	1,772 1,888	1,608 1,719	1,444 1,549		1,116 1,210	
02 care scrience (30 drills)	3,371	2703,923	2,730	2,307	2,391	2,220	2,036	1,000	1,719	1,343	1,379	1,210	
ces													
29 Office (large) 30 Office (medium)	25,000 10,173			-	-	-	-	-	-	-	-	-	
31 Large mixed use office and residential (New build)	53,316	, ,		-	-	-	-	-	-	-	-	-	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	145	65	-	-	-	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
il (supermarkets)													
22 Supermarket (Lidl) 23 Superstore (Tesco)	1,323 5,422	£1,168,080 £13,282,200		-	-	-	-	-	-	-	-	-	
23 Superstore (resco)	5,422	213,202,200	-	-	-	-	-		-				
til (comparison) 46 Large retail shopping centre	201,066	£115,000,000	-	-	-	-	- 1		-	_		_	
47 Large mixed use leisure and retail	20,758			180	180	180	180	180	180			180	+
53 Conversion of long term vacant unit to shop	100			-	-	-	-	-	-	-	-	-	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	
strial													
39 Small scale light industrial park 40 Large warehouse	1,888 7,954	,		668	668	668	668	668	668	668		668	
40 Large warehouse 41 Mixed use light industrial and residential (low amounts of light industry)	7,954 11,974				801	726	- 651	576	501	425	349	272	+
42 Mixed use light industrial and residential (moderate amounts of light indus	11,757	£1,988,562	847	800	751	703	655	606	557	508		408	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	
munity uses 44 Non-charitable community uses (new build)	8,742	£1,705,020			Т	T	П			1			
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	8,742 570			-	-	-	-	-	-	-	-	-	
Is													
52 Hotel and residential	9,601	£17,259,324		-	-	-	-	-	-	-	-	-	
54 Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
ent housing													
57 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806		3,250	3,068	2,885	2,703	2,521	2,338	2,156			,
58 Student housing/co-living - tower scheme (400 units)	12,000	£728,512		3,251	3,068	2,886	2,703	2,521	2,338	2,156		1,791	
59 Student housing/co-living - tower scheme (200 units)	6,000			3,251	3,068	2,886	2,703	2,521	2,338	2,156		1,791	1
60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	6,250 3,750			3,209 3,174	3,026 2,992	2,844	2,661 2,627	2,479 2,444	2,296 2,262	2,114 2,079		1,749 1,714	
62 Student housing/co-living - mid rise scheme (100 units)	2,500				2,949	2,766	2,584	2,444	2,262				
63 Student housing/co-living - low rise scheme (200 units)	4,000				2,808	2,625	2,443	2,260					
er													
r 48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-		-	-	T
				ì		<u> </u>				1		1	

CROYDON LOCAL PLAN Sales value £7,219 psm AH tenure Rented 70% SO 30% Frst Hms 0%

							R	esidual land valu	ies				
Description 1 Single residential dwelling (greenfield)	No of units B	£17,500	0% AH 265,983		10% AH 240,200	15% AH	20% AH	25% AH 201,065	30% AH 187,898	35% AH	40% AH 161,380	45% AH 148,029	50% AH
Single residential dwelling (greenfield) Single residential dwelling (brownfield)	1	£348,000	266,534		240,753	227,216 227,771			188,456				134,61
3 4 houses (greenfield)	4	£49,000	1,066,139		963,012	911,083			753,824				
4 5 houses (greenfield)	5	£23,905	1,332,673		1,203,766	1,138,854	7 - 7 - 7	1,008,110	942,280			7	
5 Block of 5 flats (brownfield) 6 Block of 5 flats (brownfield)	5	£648,000 £301,200	786,765 786,765		678,545 678,545	624,055 624,055		514,313 514,313	459,062 459,062				
7 Block of 5 flats (greenfield)	5	£68,320	786,765		678,545	624,055		514,313	459,062				235,52
8 11 houses (greenfield)	11	£56,000	2,885,000		2,605,938	2,465,414		2,182,379	2,039,867				1,463,19
9 16 flats (brownfield) 10 11 flats (brownfield)	16	£767,730 £235,500	2,475,078 1,701,616		2,133,310 1,466,650	1,961,224 1,348,342		1,614,653 1,110,074	1,440,166 990,114				734,21 504,77
11 12 flats (greenfield)	12	£54,894	1,856,308		1,599,982	1,470,918			1,080,125				550,66
12 Development of c.30 flats (brownfield)	27	£852,510	3,916,994		3,368,186	3,091,854		2,535,336	2,255,149			The second second	1,121,55
13 Development of c.30 flats (brownfield) 14 Development of c.30 flats and houses (brownfield)	32	£433,320 £753,600	3,256,815 5,286,425		2,600,077 4,623,686	2,269,423 4,289,870		1,603,546 3,617,566	1,268,323 3,279,077			253,517 2,254,264	- 89,13 1,909,54
15 Development of c.100 flats and houses (greenfield)	100	£500,500	16,673,621		14,605,237	13,562,883		11,463,577	10,406,623				6,130,15
16 Development of c.100 flats (brownfield)	100	£2,891,321	10,614,278		8,873,556	7,997,107		6,232,034	5,343,410			2,653,187	1,748,3
17 Residential and health (change of use of long term vacation 18 Tall building residential and health (new build)	a 91 91	£2,214,550 £2,214,550	- 1,646,358 3,745,309		- 3,291,400 2,249,885	- 4,119,612 1,488,793	, , , ,	- 5,787,416 - 44,469	- 6,627,009 - 827,740	, , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	-,,	- 10,023,3° - 3,996,04
19 11 flats (change of use)	11	£235,500	1,247,694		1,007,408	886,428		642,796	520,143				23,9
20 Residential and retail (Lidl scale)	42	£3,923,430	7,198,173		6,325,429	5,885,991	5,443,690	4,998,903	4,552,068	1 1		3,199,261	2,744,22
21 Residential and retail (Tesco scale) 24 9 flats (change of use)	9	£13,282,200 £1,526,040	3,143,542 1,076,644		3,143,542 902,534	3,143,542 815,479			3,143,542 554,313				3,143,54
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	5,534,719		4,470,846	3,935,209		2,855,344	2,307,488				91,18
26 Residential and retail (local scale - medium scale buildi	n 23	£395,640	3,676,206	3,437,593	3,197,871	2,957,040	2,715,099	2,472,048	2,227,888	1,982,618	1,736,240	1,488,751	1,240,15
27 Residential and primary school	293	£4,851,300	18,247,708		12,911,337	10,224,623 850,881	7,525,554	4,814,132 - 2,191,635	2,090,358			<u> </u>	
28 Residential and secondary school (greenfield) 33 Residential conversion of large listed building	150 52	£1,134,000 £1	5,310,809 4,913,488	The second secon	2,345,248 3,989,530	3,524,331	3,056,985	2,191,635	- 3,729,965 2,115,853	-, -,-	7 - 6,827,784 7 1,166,133	-,,	- 9,953,8° 207,8°
34 Residential conversion of medium listed building	8	£1,187,400	939,013	941,332	943,652	945,971	948,289	950,609	952,928	955,247	957,567	959,885	962,20
35 Large Private Rental Scheme development (new build) 36 Large Private Rental Scheme development (change of		£13,008,000 £3,668,400	12,844,141 10,703,250		6,367,477 5,306,028	3,097,099 2,580,713		- 3,541,505 - 2,951,460	- 6,907,088 - 5,756,113			- 17,251,519 - 14,376,475	- 20,733,97 - 17,278,51
37 Tall tower with ground floor retail (new build)	395	£3,668,400 £15,150,000	10,703,250	The second secon	7,176,906	4,101,194		- 2,951,460	- 5,756,113 - 5,289,373	-,,		- 14,376,475	- 17,278,51 - 18,274,81
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	10,056,667	7,768,158	5,469,135	3,159,598	839,548	- 1,513,766	- 3,921,192	- 6,344,304	8,778,249	- 11,223,028	- 13,678,64
43 Mixed use large residential and community use (brownt		£1,620,000	744,125 1,684,523		- 1,344,338	- 2,401,508			- 5,602,060 271,372				
49 Small residential and community use 50 Medium residential and community use	23	£395,640 £1,663,572	1,684,523 2,303,218	The second secon	1,217,830 1,433,502	982,850 995,630		509,620 113,856	271,372 - 335,082				
,		, ,							·				
64 C2 care scheme (70 units) 65 C2 care scheme (50 units)	-	£962,622 £705,923	13,191,255 9,941,410	, , , , , , , , , , , , , , , , , , , ,	11,548,894 8,729,858	10,727,712 8,124,082	1 1	9,085,350 6,912,530	8,264,170 6,306,755	, , , , , , , , , , , ,	- / - /	-,,-	4,979,44 3,883,65
65 C2 care scriente (50 units)	-	£105,925	9,941,410	9,555,654	0,729,000	0,124,002	7,516,300	0,912,550	0,300,733	5,700,978	5,095,203	4,409,427	3,003,00
29 Office (large)	-	£1,101,500	14,729,456	6 14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,45
30 Office (medium)	-	£34,288,800	5,992,312		5,992,312	5,992,312	- 1 1 -	- / / -	5,992,312	- 1 1 -		5,992,312	5,992,31
31 Large mixed use office and residential (New build) 32 Large mixed use office and residential (Change of Use)	178	£13,008,000 £3,668,400	68,055,839 10,950,720		65,329,486 6,363,189	63,956,971 4,053,653	62,578,230 1,733,602		59,802,074 - 2,999,648				54,175,05 - 12,757,09
51 Conversion of long term vacant unit to small office	-	£141,300	52,610		52,610	52,610		·	52,610			' '	, ,
22 Supermarket (Lidl) 23 Superstore (Tesco)	-	£1,168,080 £13,282,200	736,025 3,056,412		736,025 3,056,412	736,025 3.056,412	· · · · · · · · · · · · · · · · · · ·		736,025 3,056,412			· · · · · · · · · · · · · · · · · · ·	· ·
Zo ouperstore (16360)		210,202,200	0,000,412	0,000,412	5,000,412	5,000,412	0,000,412	0,000,412	0,000,412	3,000,412	5,000,412	3,000,412	0,000,41
46 Large retail shopping centre	500	£115,000,000	262,836,508	3 259,254,661	255,656,419	252,041,781	248,410,748	244,763,319	241,099,495	237,419,275	233,722,660	230,009,648	226,280,24
47 Large mixed use leisure and retail	-	£2,477,460	37,867,068		37,867,068	37,867,068	37,867,068		37,867,068				37,867,06
53 Conversion of long term vacant unit to shop 55 Retail and S3 uses and 56 residential units	56	£114,924 £11,445,300	204,806 18,699,222	The second secon	204,806 17,563,760	204,806 16,992,040			204,806 15,260,934		· ·		204,80 12,915,57
Notali and do dood and do residential anile	00	211,110,000	10,000,222	10,102,021	17,000,100	10,002,010	10,111,001	10,010,020	10,200,001	1 1,07 0,002	11,000,010	10,000,000	12,010,0
39 Small scale light industrial park	•	£357,960	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,50
40 Large warehouse	- 07	£7,837,440	5,679,035		5,679,035	5,679,035	, ,		5,679,035			' '	
 41 Mixed use light industrial and residential (low amounts) 42 Mixed use light industrial and residential (moderate amounts) 		£1,988,562 £1,988,562	13,987,729 11,725,417		12,110,955 10,529,435	11,165,997 9,927,256	10,216,660 9,322,285	1 1	8,304,846 8,103,970	1 1	· · ·	5,404,274 6,255,560	4,428,6 5,633,8
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 s		£1,988,302 £11,445,300	5,931,191		5,931,191	5,931,191	5,931,191		5,931,191			5,931,191	5,931,1
44 Non-charitable community uses (new build)	-	£1,705,020	- 17,784,321	, , , , , , , , , , , , , , , , , , ,	- 17,784,321 - 1.161.162	- 17,784,321 - 1,161,162	- 17,784,321	- 17,784,321	- 17,784,321 - 1,161,162	, - ,-	- 17,784,321 2 - 1,161,162	- 17,784,321	- 17,784,32 - 1,161,16
45 Non-charitable community uses (change of use)	•	£687,660	- 1,161,162	2 - 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	1,161,162	2 - 1,161,162	- 1,161,162	- 1,161,10
52 Hotel and residential	46	£17,259,324	7,229,806	6 6,765,684	6,299,412	5,830,991	5,360,419	4,887,698	4,412,826	3,935,805	3,456,635	2,975,314	2,491,8
54 Hotel development (from long term vacant building)	-	£4,725,072	2,788,427		2,788,427	2,788,427	2,788,427		2,788,427				2,788,4
E=10.		6: :====											
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	-	£1,103,806	60,529,271		53,926,976 35,772,042	50,625,829 33,582,226	47,324,681	44,023,534	40,722,387	37,421,239 24,822,963		30,818,945	27,517,7
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	£728,512 £364,256	40,151,674 20,075,223	- / /	35,772,042 17,885,407	16,790,499	31,392,411 15,695,591	29,202,595 14,600,683	27,012,779 13,505,776		, , , ,		18,253,5° 9,126,14
60 Student housing/co-living- mid rise scheme (250 units)		£641,748	20,911,742		18,630,684	17,490,154			14,068,567				9,506,4
61 Student housing/co-living - mid rise scheme (150 units)		£513,398	12,546,554		11,177,920	10,493,601	9,809,284		8,440,650			6,387,697	5,703,38
62 Student housing/co-living - mid rise scheme (100 units)63 Student housing/co-living - low rise scheme (200 units)		£449,223 £1,283,495	8,363,960 13,383,073		7,451,537 11,923,196	6,995,325 11,193,258			5,626,691 9,003,442				
Stadon Hodoling to living - low lise scrience (200 dfills)	•	د ۱,۷۵۵, 4 ۷۵	10,000,073	12,000,104	11,323,190	11,190,200	10,400,519	3,733,360	5,005,44 2	0,273,303	7,040,004	0,013,020	0,000,0
48 Gypsy and Traveller site	-	£1,396,500	- 20,358,923	3 - 20,358,923	- 20,358,923	- 20,358,923	- 20,358,923	- 20,358,923	- 20,358,923	- 20,358,923	3 - 20,358,923	- 20,358,923	- 20,358,92

CROYDON CIL
Residential
Sales value £7,219 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

Description	Floor areas	BLV	0% AH	5% AH 10)% AH 15	5% AH 20%		lual land values AH		35% AH	40% AH 4	5% AH 5	0% AF
1 Single residential dwelling (greenfield)	92		2,711	2,571	2,430	2,288	2,146	2,003	1,859	1,715	1,570	1,424	0% AF
2 Single residential dwelling (brownfield)	92	,	-,	-	-	-	-	-	-	-	-	-	
3 4 houses (greenfield)	367		2,774	2,634	2,493	2,351	2,209	2,066	1,922	1,778	1,633	1,487	1
4 5 houses (greenfield)	458		2,856	2,715	2,574	2,433	2,290	2,147	2,004	1,860	1,715	1,569	1
5 Block of 5 flats (brownfield)	458		303	185	67	-	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458		1,059	942	823	704	585	465	344	223	102	-	
7 Block of 5 flats (greenfield)	458		1,568	1,450	1,331	1,213	1,093	973	853	731	610	488	
8 11 houses (greenfield) 9 16 flats (brownfield)	1,008 1,467	£56,000 £767,730	2,806	2,668 1,048	2,529 931	2,390 814	2,250 696	2,109 577	1,968 458	1,826	1,683 219	1,540	1
0 11 flats (brownfield)	1,467	£235,500	1,164 1,454	1,338	1,221	1,104	986	867	748	339 629	509	98 388	
1 12 flats (greenfield)	1,100		1,454	1,521	1,405	1,104	1,169	1,051	932	813	692	572	
2 Development of c.30 flats (brownfield)	2,475		1,238	1,128	1,016	905	793	680	567	453	339	224	
3 Development of c.30 flats (brownfield)	2,933		963	851	739	626	513	399	285	170	55	-	
4 Development of c.30 flats and houses (brownfield)	2,842		1,595	1,479	1,362	1,244	1,126	1,008	889	769	649	528	
5 Development of c.100 flats and houses (greenfield)	9,166		1,764	1,652	1,539	1,425	1,311	1,196	1,081	965	849	732	
6 Development of c.100 flats (brownfield)	9,166		843	748	653	557	461	364	268	170	72	-	
7 Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	
8 Tall building residential and health (new build)	8,341	£2,214,550	184	94	4	-	-	-	-	-	-	-	
9 11 flats (change of use)	1,008		1,004	885	766	646	525	404	282	160	37	-	
0 Residential and retail (Lidl scale)	5,353		612	530	449	367	284	201	117	34	-	-	
1 Residential and retail (Tesco scale)	5,200 788		-	-	-	-	-	-	-	-	-	-	
4 9 flats (change of use)			720	-	- 515	- 409	- 200	102	- 02	-	-	-	
5 Residential and retail (local scale - locally tall building) 6 Residential and retail (local scale - medium scale building)	5,003 2,764	£1,894,362 £395,640	728 1,187	622 1,100	515 1,014	408 927	300 839	192 751	83 663	- 574	485	395	
7 Residential and primary school	29,859	£4,851,300	449	360	270	180	90	-	- 003	- 574	465	395	
Residential and secondary school (greenfield)	21,669	£1,134,000	193	125	56	-	-	-	-	-	-	-	
Residential conversion of large listed building	4,766		1,031	934	837	739	641	543	444	345	245	144	
4 Residential conversion of medium listed building	733		-	-	-	-	-	-	-	-	-	-	
Large Private Rental Scheme development (new build)	38,498	, , , , , , , , , , , , , , , , , , , ,	-	-	-	-	-	-	-	-	-	-	
Large Private Rental Scheme development (change of use)	32,082	£3,668,400	219	136	51	-	-	-	-	-	-	-	
Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	
Rall tower with ground floor retail (change of use)	26,399	£3,668,400	242	155	68	-	-	-	-	-	-	-	
Mixed use large residential and community use (brownfield)	15,016		-	-	-	-	-	-	-	-	-	-	
Small residential and community use	2,764	£395,640	466	382	297	212	127	41	-	-	-	-	
Medium residential and community use	4,586	£1,663,572	139	45	-	-	-	-	-	-	-	-	
ahamaa													
chemes 4 C2 care scheme (70 units)	5,000	£962,622	2,446	2,281	2,117	1,953	1,789	1,625	1,460	1,296	1,132	968	
5 C2 care scheme (50 units)	3,571	,	<u> </u>	2,261	2,117	2,077	1,789	1,738	1,568	1,399	1,132	1,059	
(3.4 4.1.4.4)	5,571	_, 00,020	2,300	_, 0	-,- **	-,	.,001	.,. 50	,,000	.,500	.,	.,000	
98													
29 Office (large)	25,000	£1,101,500	545	545	545	545	545	545	545	545	545	545	
Office (medium)	10,173	, ,	-	-	-	-	-	-	-	-	-	-	
1 Large mixed use office and residential (New build)	53,316		1,032	1,007	981	956	930	904	878	851	825	799	
2 Large mixed use office and residential (Change of Use)	26,899	£3,668,400	271	186	100	14	-	-	-	-	-	-	
Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
(supermarkets)													
22 Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-		-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
(
I (comparison) 46 Large retail shopping centre	201,066	£115,000,000	735	717	700	682	664	645	627	609	590	572	
47 Large mixed use leisure and retail	201,060	£2,477,460	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	
Conversion of long term vacant unit to shop	100		899	899	899	899	899	899	899	899	899	899	
5 Retail and S3 uses and 56 residential units	11,398		636	587	537	487	436	386	335	284	232	181	
		, -			I					I.			
rial													
Small scale light industrial park	1,888		515	515	515	515	515	515	515	515	515	515	
Large warehouse	7,954		1 002	- 024	- 045	- 766	- 697	-	- 507	- 447	-	-	
1 Mixed use light industrial and residential (low amounts of light industry)	11,974		1,002	924	845	766	687	608	527	447	366	285	
2 Mixed use light industrial and residential (moderate amounts of light indus 5 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	11,757 8,200	£1,988,562 £11,445,300	828	777	726	675	624	572	520	468	416	363	
		, -,		1									
unity uses													
4 Non-charitable community uses (new build) 5 Non-charitable community uses (change of use)	8,742 570	£1,705,020 £687,660	-	-	-	-	-	-	-	-	-	-	
onton chantable community uses (change of use)	570	2007,000	-	-	-	-	-	-	-	-	-	-	
•													
2 Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	
Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	
nt housing													
7 Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	3,285	3,103	2,920	2,738	2,555	2,373	2,190	2,008	1,825	1,643	
8 Student housing/co-living - tower scheme (400 units)	12,000	£728,512	3,285	3,103	2,920	2,738	2,555	2,373	2,190	2,008	1,825	1,643	
9 Student housing/co-living - tower scheme (200 units)	6,000		3,285	3,103	2,920	2,738	2,555	2,373	2,190	2,008	1,825	1,643	
Student housing/co-living- mid rise scheme (250 units)	6,250				2,878	2,696	2,513	2,331	2,148	1,966	1,783	1,601	
Student housing/co-living - mid rise scheme (150 units)	3,750		3,209	3,026	2,844	2,661	2,479	2,296	2,114	1,931	1,749	1,566	
S2 Student housing/co-living - mid rise scheme (100 units)	2,500		3,166	2,983	2,801	2,618	2,436	2,253	2,071	1,889	1,706	1,524	
Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	3,025	2,842	2,660	2,477	2,295	2,112	1,930	1,748	1,565	1,383	
18 Gynsy and Traveller site	10.000	£1 206 E00		_						_		_	
48 Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	

CROYDON LOCAL PLANSales value £7,535 psmAH tenureRented 70%SO 30%Frst Hms 0%

Docarintian	No of units	DI V	00/ 411	50/ ALI	100/ 44	150/ ALI				250/ ALI	400/ 411	450/ ALL	500/ ALI
1 Single residential dwelling (greenfield)	NO OF UTILIS	1 £17,500											146,107
2 Single residential dwelling (brownfield)	Control Cont												
,			,								, , , , , , , , , , , , , , , , , , , ,		
5 Block of 5 flats (brownfield)													
6 Block of 5 flats (brownfield)	Second Company Seco												
,		·							,				
10 11 flats (brownfield)	Service (1988) (
11 12 flats (greenfield)													
14 Development of c.30 flats and houses (brownfield)													
15 Development of c.100 flats and houses (greenfield)													
Secure Process Proce													
19 11 flats (change of use)	Secretary of the property of t												
20 Residential and retail (Lidl scale)													
,													
26 Residential and retail (local scale - medium scale buildin													
27 Residential and primary school													
28 Residential and secondary school (greenfield)													
35 Large Private Rental Scheme development (new build)													
36 Large Private Rental Scheme development (change of u													
, ,													
49 Small residential and community use													
50 Medium residential and community use	4		3,070,89				1,175,477	696,161	214,661			1,261,909	- 1,759,625
CAICO core coheme (70 units)		5060,600	12 101 25	E 10.070.074	14 540 004	40 707 740	0.000 530	0.005.250	0.064.470	7 440 000	0.004.000	5 000 606	4.070.440
	<u> </u>	,						- / /	-, -, -				, ,
oc oz odro sorionie (oc drino)		2700,020	0,041,41	0,000,004	0,720,000	0,124,002	7,010,000	0,012,000	0,000,700	0,700,070	0,000,200	4,400,427	0,000,001
29 Office (large)	-	£1.101.500	14.729.45	6 14.729.456	14.729.456	14.729.456	14.729.456	14.729.456	14.729.456	14.729.456	6 14.729.456	14.729.456	14.729.456
30 Office (medium)													
31 Large mixed use office and residential (New build)													1000
										, , , , , ,	-, -,		-, ,
Conversion of long term vacant unit to small office	-	£141,300	52,61	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610
22 Supermarket (Lidl)		£1 168 080	736.02	736 025	736 025	736 025	736 025	736 025	736.025	736.024	736 025	736 025	736 025
23 Superstore (Tesco)													
					The state of the s			The state of the s					
39 Small scale light industrial park				1000	1 1		1 1	1 1		1 1			
				' '	' '	, ,	, , , , , , , , , , , , , , , , , , ,	' '				, , , , , , , , , , , , , , , , , , ,	
42 Mixed use light industrial and residential (now amounts of					The state of the s		1 1	The state of the s					The state of the s
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 se													
										_ _			_ _
Ad Non about the same in		0.1 = 0.1 = 0.1	4.5		4	/ To To To To To To To To To To To To To	477	47.70	4776	4777		4	47.70
				, , , , , , , , , , , , , , , , , , ,	, - ,-	, - ,-	, - ,-	, - ,-		, ,	7 - 7-	, - ,-	, - ,-
TO IT OF THE IT IS A STATE OF		2007,000	1,101,16	1,101,102	1,161,162	1,101,162	1,101,162	1,101,102	1,101,162	1,101,162	1,101,102	1,101,102	1,101,102
52 Hotel and residential	4	6 £17.259.324	8,043.85	7.542.200	7.038 220	6.531.912	6.023 275	5,510,629	4,995 536	4.478 106	3.958.340	3,436,237	2,911,798
54 Hotel development (from long term vacant building)													
57 Student housing/co-living - tower scheme (600 units)													
58 Student housing/co-living - tower scheme (400 units)													
, ,				1 1			1 1	, ,					
61 Student housing/co-living - mid rise scheme (250 units)													
62 Student housing/co-living - mid rise scheme (100 units)							6,539,114	6,082,902			9 4,714,268	4,258,055	
63 Student housing/co-living - low rise scheme (200 units)	Second Second												
48 Gypsy and Traveller site	-	£1,396,500	- 20,358,92	20,358,923	- 20,358,923	20,358,923	- 20,358,923	- 20,358,923	- 20,358,923	- 20,358,923	3 - 20,358,923	20,358,923	- 20,358,923

CROYDON CIL
Residential
Sales value £7,535 psm
AH tenure Rented 70% SO 30% Frst Hms 0%

Description 1 Single residential dwelling (greenfield)	Floor areas	DI V	00/ 11	50/ AU 40)% AH	150/ All		ual land valu 5% AH		250/ ALL	40% AH	15% AH 50	50% A
	Floor areas 92	BLV £17,500		5% AH 10 2,804	2,651	15% AH 2,498	20% AH 2,343	2,189	0% AH 2,033	35% AH 1,877	40% AH 1,719	1,562 5 6	50% A
2 Single residential dwelling (brownfield)	92	£17,500 £348,000		2,004	2,051	2,490	2,343	-	- 2,033	1,077	1,719	-	
3 4 houses (greenfield)	367	£49,000		2,867	2,715	2,561	2,407	2,252	2,096	1,940	1,783	1,625	
4 5 houses (greenfield)	458	£23,905		2,949	2,796	2,643	2,488	2,333	2,178	2,021	1,864	1,706	
5 Block of 5 flats (brownfield)	458	£648,000		383	255	126	-	-	-	-	-	-	
6 Block of 5 flats (brownfield)	458	£301,200		1,140	1,012	883	753	623	492	361	229	96	
	458	£301,200 £68,320			1,520	1,391				869	737	605	
7 Block of 5 flats (greenfield)				1,648			1,261	1,131	1,000				
8 11 houses (greenfield)	1,008	£56,000		2,897	2,747	2,596	2,444	2,292	2,139	1,985	1,830	1,675	
9 16 flats (brownfield)	1,467	£767,730	,	1,245	1,118	991	863	734	605	476	345	214	
10 11 flats (brownfield)	1,008	£235,500	1,661	1,535	1,408	1,281	1,153	1,024	895	766	635	504	
11 12 flats (greenfield)	1,100	£54,894	1,845	1,719	1,592	1,464	1,337	1,208	1,079	949	819	688	
12 Development of c.30 flats (brownfield)	2,475	£852,510	1,439	1,318	1,198	1,076	954	832	709	585	461	336	
13 Development of c.30 flats (brownfield)	2,933	£433,320	1,163	1,042	920	797	674	551	427	302	177	51	
14 Development of c.30 flats and houses (brownfield)	2,842	£753,600		1,677	1,551	1,423	1,296	1,167	1,038	908	777	646	
15 Development of c.100 flats and houses (greenfield)	9,166	£500,500		1,846	1,723	1,600	1,476	1,352	1,227	1,101	974	847	
16 Development of c.100 flats (brownfield)	9,166	£2,891,321	1,020	917	813	709	604	499	394	287	181	74	
17 Residential and health (change of use of long term vacant building)	-	£2,214,550											
, , ,	12,152			-	-	-	-	-	-	-	-	-	
18 Tall building residential and health (new build)	8,341	£2,214,550		253	155	57	-	-	-	-	-	-	
19 11 flats (change of use)	1,008	£235,500		1,083	954	824	693	562	430	298	165	31	
20 Residential and retail (Lidl scale)	5,353	£3,923,430	757	669	580	491	401	311	221	130	39	-	
21 Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	
24 9 flats (change of use)	788	£1,526,040		_	-	_	-	-	-	-	_	-	
		, , , , , , , , ,											
25 Residential and retail (local scale - locally tall building)	5,003	£1,894,362		803	688	571	454	337	219	100	- 570	- 492	
26 Residential and retail (local scale - medium scale building)	2,764	£395,640		1,247	1,153	1,058	963	868	772	676	579	482	
27 Residential and primary school	29,859	£4,851,300		519	421	323	225	126	26	-	-	-	
28 Residential and secondary school (greenfield)	21,669	£1,134,000		243	169	94	19	-	-	-	-	-	
33 Residential conversion of large listed building	4,766	£1	1,208	1,102	997	891	784	677	569	461	353	244	
34 Residential conversion of medium listed building	733	£1,187,400		-	-	-	-	-	-	-	-	-	
35 Large Private Rental Scheme development (new build)	38,498	£13,008,000		64	-	-	-	-	-	-	_	-	
36 Large Private Rental Scheme development (change of use)	32,082	£3,668,400		288	197	104	11	-	_	-		-	
									-		-		
Tall tower with ground floor retail (new build)	38,287	£15,150,000		15	-	-	-	-	-	-	-	-	
38 Tall tower with ground floor retail (change of use)	26,399	£3,668,400		311	217	121	25	-	-	-	-	-	
43 Mixed use large residential and community use (brownfield)	15,016	£1,620,000		-	-	-	-	-	-	-	-	-	
49 Small residential and community use	2,764	£395,640	616	524	433	340	248	155	61	-	-	-	
50 Medium residential and community use	4,586	£1,663,572		204	101	-	-	-	-	-	-	-	
,	,	. ,				1						I	
e schemes													
64 C2 care scheme (70 units)	5,000	£962,622	2,446	2,281	2,117	1,953	1,789	1,625	1,460	1,296	1,132	968	
65 C2 care scheme (50 units)	3,571			2,416	2,247	2,077		1,738	1,568	1,399		1,059	
oo oz care sonome (co anno)	5,57 1	2700,020	2,000	2,410	2,2-11	2,077	1,007	1,700	1,000	1,000	1,220	1,000	
ices													
29 Office (large)	25,000	£1,101,500	545	545	545	545	545	545	545	545	545	545	
, <u>,</u>				545		545					545	343	
30 Office (medium)	10,173	£34,288,800		4.050	1 004	-	-	-	- 011	-	-	-	
31 Large mixed use office and residential (New build)	53,316	£13,008,000		1,052	1,024	996	968	939	911	882	854	825	
32 Large mixed use office and residential (Change of Use)	26,899	£3,668,400		339	246	152	58	-	-	-	-	-	
51 Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	
ail (supermarkets)													
22 Supermarket (Lidl)	1,323	£1,168,080		-	-	-	-	-	-	-	-	-	
23 Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	
", "													
ail (comparison)													
46 Large retail shopping centre	201,066	£115,000,000	768	749	729	710	690	670	650	630	610	590	
47 Large mixed use leisure and retail	20,758	£2,477,460		1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	
53 Conversion of long term vacant unit to shop	100	£114,924		899	899	899	899	899	899	899	899	899	
55 Retail and S3 uses and 56 residential units	11,398	£11,445,300		672	618	563	508	453	398	343	287	231	
Actail and 00 uses and 00 residential utility	11,398	£11,445,300	120	0/2	010	503	806	453	398	343	201	231	
ustrial													
	4.000	COE7 000	E45	EAF	F4F	F4F	F4F	EAF	EAF	E4E	E45	E45	
39 Small scale light industrial park	1,888	£357,960		515	515	515		515	515	515	515	515	
40 Large warehouse	7,954	£7,837,440		-	-	-	-	-	-	-	-	-	
41 Mixed use light industrial and residential (low amounts of light industry)	11,974	£1,988,562		1,057	972	886	800	714	627	540	452	364	
42 Mixed use light industrial and residential (moderate amounts of light indus	11,757	£1,988,562	918	863	808	752	697	641	584	528	471	414	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	
		<u> </u>						I					
•													
mmunity uses		£1,705,020	-	-	-	-	-	-	-	-	-	-	
mmunity uses 44 Non-charitable community uses (new build)	8,742			-	-	-	-	-	-	-	-	-	
•	8,742 570	£687,660	-			1							
44 Non-charitable community uses (new build)		£687,660	-										
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)		£687,660	-										
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)		£687,660	-										
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	570			-	-	-	-	-	- 1	-	-	-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential	9,601	£17,259,324	-	-	-	-	- <u>- </u>	-	<u>-</u>	-	-	-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els	570		-	-	-	-		-	-	-			
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential	9,601	£17,259,324	-	- -	- -	-	-		-	-			
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building)	9,601	£17,259,324	-			-		-		-		-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing	9,601 4,437	£17,259,324 £4,725,072		-	-	-	-	-	-	-	-	-	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units)	9,601 4,437	£17,259,324 £4,725,072 £1,103,806	3,285	3,103	2,920	2,738	2,555	2,373	2,190	2,008	1,825	1,643	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	9,601 4,437 18,090 12,000	£17,259,324 £4,725,072 £1,103,806 £728,512	- - 3,285 3,285	3,103 3,103	2,920 2,920	2,738 2,738	2,555 2,555	2,373 2,373	2,190 2,190	2,008 2,008	1,825 1,825	1,643 1,643	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units)	9,601 4,437	£17,259,324 £4,725,072 £1,103,806	- - 3,285 3,285	3,103	2,920	2,738	2,555	2,373	2,190	2,008	1,825	1,643	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	9,601 4,437 18,090 12,000 6,000	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256	3,285 3,285 3,285	3,103 3,103 3,103	2,920 2,920 2,920	2,738 2,738 2,738	2,555 2,555 2,555	2,373 2,373 2,373	2,190 2,190 2,190	2,008 2,008 2,008	1,825 1,825 1,825	1,643 1,643 1,643	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 76 Student housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units)	9,601 4,437 18,090 12,000 6,000 6,250	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748	3,285 3,285 3,285 3,243	3,103 3,103 3,103 3,061	2,920 2,920 2,920 2,878	2,738 2,738 2,738 2,696	2,555 2,555 2,555 2,513	2,373 2,373 2,373 2,331	2,190 2,190 2,190 2,148	2,008 2,008 2,008 1,966	1,825 1,825 1,825 1,783	1,643 1,643 1,643 1,601	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 26 Sels 52 Hotel and residential 54 Hotel development (from long term vacant building) 37 Student housing 58 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	3,285 3,285 3,285 3,243 3,209	3,103 3,103 3,103 3,061 3,026	2,920 2,920 2,920 2,878 2,844	2,738 2,738 2,738 2,696 2,661	2,555 2,555 2,555 2,513 2,479	2,373 2,373 2,373 2,331 2,296	2,190 2,190 2,190 2,148 2,114	2,008 2,008 2,008 1,966 1,931	1,825 1,825 1,825 1,783 1,749	1,643 1,643 1,643 1,601 1,566	
tels 52 Hotel and residential 54 Hotel development (from long term vacant building) 1dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living - mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	3,285 3,285 3,285 3,285 3,243 3,209 3,166	3,103 3,103 3,103 3,061 3,026 2,983	2,920 2,920 2,920 2,878 2,844 2,801	2,738 2,738 2,738 2,696 2,661 2,618	2,555 2,555 2,555 2,513 2,479 2,436	2,373 2,373 2,373 2,373 2,331 2,296 2,253	2,190 2,190 2,190 2,148 2,114 2,071	2,008 2,008 2,008 1,966 1,931 1,889	1,825 1,825 1,825 1,783 1,749 1,706	1,643 1,643 1,643 1,601 1,566 1,524	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) 26 Sels 52 Hotel and residential 54 Hotel development (from long term vacant building) 37 Student housing 58 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398	3,285 3,285 3,285 3,285 3,243 3,209 3,166	3,103 3,103 3,103 3,061 3,026	2,920 2,920 2,920 2,878 2,844	2,738 2,738 2,738 2,696 2,661	2,555 2,555 2,555 2,513 2,479 2,436	2,373 2,373 2,373 2,331 2,296	2,190 2,190 2,190 2,148 2,114	2,008 2,008 2,008 1,966 1,931	1,825 1,825 1,825 1,783 1,749	1,643 1,643 1,643 1,601 1,566	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	3,285 3,285 3,285 3,285 3,243 3,209 3,166	3,103 3,103 3,103 3,061 3,026 2,983	2,920 2,920 2,920 2,878 2,844 2,801	2,738 2,738 2,738 2,696 2,661 2,618	2,555 2,555 2,555 2,513 2,479 2,436	2,373 2,373 2,373 2,373 2,331 2,296 2,253	2,190 2,190 2,190 2,148 2,114 2,071	2,008 2,008 2,008 1,966 1,931 1,889	1,825 1,825 1,825 1,783 1,749 1,706	1,643 1,643 1,643 1,601 1,566 1,524	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	3,285 3,285 3,285 3,285 3,243 3,209 3,166	3,103 3,103 3,103 3,061 3,026 2,983	2,920 2,920 2,920 2,878 2,844 2,801	2,738 2,738 2,738 2,696 2,661 2,618	2,555 2,555 2,555 2,513 2,479 2,436	2,373 2,373 2,373 2,373 2,331 2,296 2,253	2,190 2,190 2,190 2,148 2,114 2,071	2,008 2,008 2,008 1,966 1,931 1,889	1,825 1,825 1,825 1,783 1,749 1,706	1,643 1,643 1,643 1,601 1,566 1,524	
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use) els 52 Hotel and residential 54 Hotel development (from long term vacant building) dent housing 57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	9,601 4,437 18,090 12,000 6,000 6,250 3,750 2,500	£17,259,324 £4,725,072 £1,103,806 £728,512 £364,256 £641,748 £513,398 £449,223	3,285 3,285 3,285 3,243 3,209 3,166 3,025	3,103 3,103 3,103 3,061 3,026 2,983	2,920 2,920 2,920 2,878 2,844 2,801	2,738 2,738 2,738 2,696 2,661 2,618	2,555 2,555 2,555 2,513 2,479 2,436	2,373 2,373 2,373 2,373 2,331 2,296 2,253	2,190 2,190 2,190 2,148 2,114 2,071	2,008 2,008 2,008 1,966 1,931 1,889	1,825 1,825 1,825 1,783 1,749 1,706	1,643 1,643 1,643 1,601 1,566 1,524	