



Community Infrastructure Levy and District Plan Viability Study

Prepared for
Mid Sussex District Council

July 2016

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1 Summary

- 1.1 This report tests the ability of a range of developments identified in Mid Sussex District Council's Draft District Plan to be viably developed over the plan period. The study takes account of the cumulative impact of the Council's current planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'. As part of the exercise, we have tested the ability of developments to absorb the Community Infrastructure Levy ('CIL') contributions set out in the Council's emerging Charging Schedule.

Methodology

- 1.2 The study methodology compares the residual land values of 94 sites identified in the 2015 Strategic Housing Land Availability Assessment ('SHLAA') and the strategic allocations to the north and north-west of Burgess Hill and at Pease Pottage to a range of 'benchmark land values'. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. 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 RICS Guidance on '*Financial Viability in Planning*'¹.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, 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 the site.
- 1.4 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 recovered after a severe recession. Forecasts for future house price growth point to continuing growth in mainstream south-east housing markets. As the SHLAA sites are expected to come forward at varying times over the plan period, we have applied growth factors to values and costs to determine the potential viability outcomes of sites to be delivered in the medium and long term.
- 1.5 This 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.
- 1.6 The study also considers the impact of central government's requirement for Starter Homes. The government consulted on regulations governing Starter Homes earlier in 2016, but the regulations themselves are not expected to be published until the autumn of 2016. We have therefore based our assumptions on the information currently available in the government's consultation document².

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

² 'Starter Homes Regulations: Technical consultation, March 2016' DCLG

Key findings

1.7 The key findings of the study are as follows:

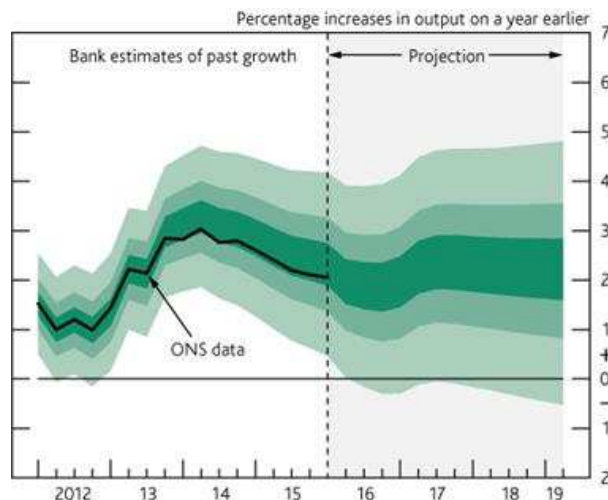
- The results of this study are reflective of current market conditions, which will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly. We have run our appraisals with growth in values and inflation on costs after the initial five year period of the plan to reflect potential changes to viability on schemes to be delivered between years 6 and 15 of the plan.
- Some schemes tested were unviable due to market factors, rather than the impact of the Council's policy requirements. These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes.
- In most cases, schemes can accommodate the Council's affordable housing requirement at the emerging target level of 40%, comprised of 20% 'traditional' affordable housing and 20% Starter Homes.
- The forthcoming requirement for major sites to provide 20% of units as Starter Homes do not appear to have any significant impact on the Council's requirement for 'traditional' affordable housing, although it is important to acknowledge that the emerging policy envisages a reduction from 30% to 20% 'traditional' affordable tenures. The strategic sites are able to meet both requirements but will be subject to more detailed site-specific testing when applications are submitted.
- The Council's PDCS (2015) signals its intention to charge CIL at the following rates per square metre:
 - Houses in the urban zone: £150;
 - Houses in the rural zone: £235;
 - Flats (across the District): £80;
 - Strategic site (north and north-west of Burgess Hill): £235
 - Retail A1-A5: £100
 - All other uses: Nil
- On average, the proposed CIL rates result in an average CIL liability of 3.18% of development costs, assuming that CIL is payable on all floorspace in each development. In practice, many sites will have existing floorspace which can result in a reduction in CIL liability. Of the 94 sites in the SHLAA, 56% are on previously developed sites which will benefit to varying degrees from offsetting of existing floorspace. Nevertheless, the average 3.18% liability is sufficiently modest to avoid putting development at risk. It is within the 5% of development costs that has been accepted by CIL examiners as a 'broad test of reasonableness' of proposed CIL rates.
- Our appraisals indicate that the rates above can be adopted without putting a significant quantum of housing supply at risk. However, the rate for the strategic site at Burgess Hill and the site at Pease Pottage (the latter being allocated since the PDCS was published) indicate that neither site can currently absorb a CIL at the proposed level of £235 per square metre. This is due to the significant scale of on-site community infrastructure and the cashflow impact of a longer development period in comparison to smaller schemes. We recommend that the Council should give careful consideration to the balance between securing the infrastructure requirements identified in policies DP7, DP8 and DP9 through Section 106 and CIL and should consider setting a nil rate for the Burgess Hill and Pease Pottage strategic sites.

2 Introduction

- 2.1 The Council has commissioned this study to contribute towards an evidence base to inform its emerging District Plan 2014 - 2031. The aims of the study are to (a) assess the viability the emerging plan policies on viability of a major strategic allocation at north and north west of Burgess Hill and at Pease Pottage; and at sites identified in the SHLAA; and (b) inform the level of CIL charges in the draft Charging Schedule. Alongside District Plan policies and CIL, the Council also wishes to understand the potential impact on viability of the forthcoming requirement for sites to contribute towards the provision of Starter Homes.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of the SHLAA sites, including the impact on viability of the Council's proposed planning policies alongside the proposed levels of CIL and alternative amounts 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.

Economic and housing market context

- 2.1 The housing and commercial property markets are inherently cyclical. The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.2 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, affordability of repayments helped to boost demand for housing. This, together with a return to economic growth early in 2010 (see May 2016 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2019) meant that consumer confidence started to improve.



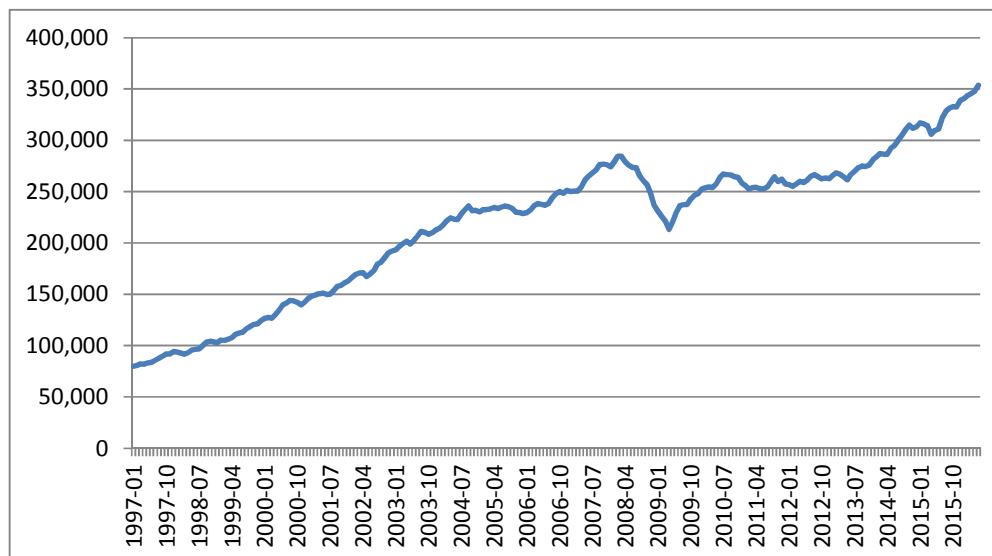
Source: Bank of England

- 2.3 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The recovery during this period is partially attributed with first time buyers seeking to purchase prior to the reintroduction of stamp duty from 1 April 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. In March 2016 BNP Paribas Real Estate considered that the buoyancy seen during 2015 would persist into 2016 to deliver average price growth of 4.7. However, we highlighted downside risks in the form of the changing tax regime for buy to let investments and challenging economic conditions in some parts of the country. The regional economic implications of falling global demand in the manufacturing and oil sectors were also identified as likely to take its toll on house price growth in those exposed regions.
- 2.4 Nationwide reported on the moderation of the annual pace of price growth in their June 2016 Housing Price Index. It identifies that, *“the rate of annual UK house price growth has remained fairly stable over the past twelve months, confined to a fairly narrow range of between 3% and 6%”*.
- 2.5 Robert Gardiner, Nationwide’s Chief Economist reports that *“it has become difficult to gauge the underlying pace of demand in recent months, due to the surge in house purchase activity in March ahead of the introduction of stamp duty on second homes on 1 April”*. This view is shared by Halifax who report *“The sharp rise in house sales in March followed by the subsequent decline are likely to reflect a rush to complete sales ahead of the introduction of new higher stamp duty rates for buy to let and second homes that came into effect in April”*.
- 2.6 In the referendum held on 23 June 2016, the United Kingdom voted to leave the European Union. All sources who have published opinions on the impact on and future of the market agree that it is at present challenging to evaluate. Nationwide reported *“it will be difficult to assess how much of the likely fall back in transactions in the quarters ahead is due to increased economic uncertainty following the referendum result. Gauging the likely impact on house prices will be even more difficult”*. Nationwide concluded that it was therefore difficult to gauge how the sentiment from overseas buyers will be impacted by this increase economic uncertainty.
- 2.7 Lucian Cook Savills, head of UK residential research identified in a press release that, *“there have been conflicting signals in the market in the period post referendum, which suggests the impact of a vote to leave the EU will only become clear over coming months as the market finds its level”*. He went on to identify that, *“falls in sterling have prompted some international buyers to re-enter the market, while there has also been a fair share of speculative bids from those hoping to secure a bargain. Against this context, sellers have generally taken a pragmatic approach around pricing without having to slash their expectations”*. He also stated that, *“prime regional markets are at a different stage in their cycle, having been slower to recover peak 2007 values, and therefore appear to have been less affected by pre referendum uncertainty”*.
- 2.8 In a report published on 4 July 2016, Reuters reported that, *“for British investors, the uncertainty may be prohibitive, even though property is widely considered more profitable than other safe assets, given supply shortages.”* The article also reported that Paul Firth, the Head of Real Estate at law firm Irwin Mitchell LLP, identified that *“a number of deals have gone down or certainly been delayed”* and further that *“everyone is taking a pause at the moment just to wait until a new normal is established.”*
- 2.9 The Bank of England Governor Mark Carney identified on Thursday 30 June that the economy would probably need more stimulus over the summer given that the outlook had deteriorated. He also said commercial real estate transactions had halved since last year’s peak and that activity in residential real estate had slowed sharply. Capital Economics reported that given Mark Carney’s comments that the Monetary Policy Committee was likely to vote to loosen policy over the summer they *“expect interest rates to be cut by 25 basis points in July, but wouldn’t rule out a further cut to zero, and a re-starting of the Banks’ quantitative easing programme”* Further, Capital Economics also published their UK housing market update shortly after the Referendum which stated *“transactions not house prices are likely to take the strain”*. Furthermore the EU referendum has weakened the short term economic and housing

market outlook and will prolong the uncertainty which has been present for the past few months. Capital Economics however state that *“the economy is poised for a short term slowdown not a recession”*.

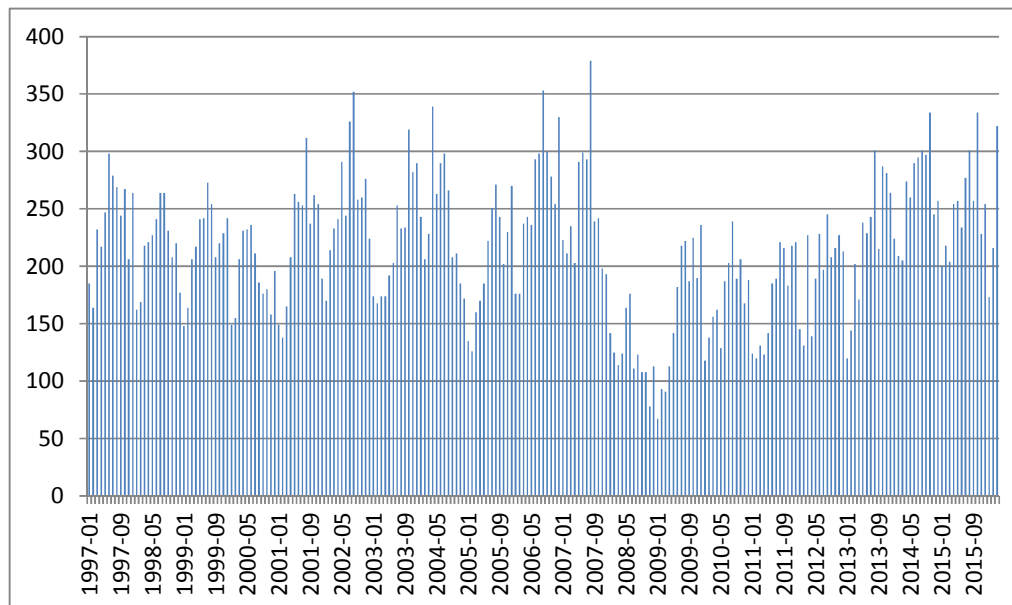
- 2.10 *Nonetheless, this economic slow-down will affect housing demand. Capital Economics report “job creation and income growth will probably be slower than we might otherwise have seen”. This is in conflict with Halifax who reported in early June that “low interest rates, increasing employment and rise in real earnings, continue to support housing demand” which they state is coupled with a “very low supply” of housing. Nationwide however took a more cautious approach to housing demand before the “Brexit” result, stating “It is too early to assess the impact of the vote on the EU Referendum vote on the economy; however it is encouraging that the labour market has remained robust in recent months”.*
- 2.11 To conclude, although it is only a matter of weeks since the “Brexit” result, Capital Economics state that *“the market response to the vote has so far been dramatic, but not catastrophic”, Prime Central London prices “have stagnated, not collapsed”*. The future of the housing market is currently difficult to predict, and Capital Economics further state that *“the economy could prove more fragile than we expect, and overseas buyers may decide to dump central London market property”*. Despite this however they consider both of these outcomes appear *“unduly pessimistic to form a sensible central scenario”*. Outside London, the housing market is less reliant on overseas investors and any fallout is likely to be more limited.
- 2.12 House prices in Mid Sussex have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.12.1. Sales volumes in the District fell below historic levels between 2009 and 2013, but have since recovered to levels achieved during the period leading up to 2007 (see Figure 2.12.2).

Figure 2.12.1: Average house prices in Mid Sussex



Source: Land Registry

Figure 2.12.2: Sales volumes in Mid Sussex (sales per month)



Source: Land Registry

- 2.13 The future trajectory of house prices is currently uncertain, although the March 2016 Knight Frank prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream South East markets will grow over the period between 2016 and 2020³. Knight Frank predict that values in mainstream South East markets will increase by 4% in 2016, 4% in 2017, 4% in 2018, 3% in 2019 and 4.5% in 2020. This equates to cumulative growth of 21.2% between 2016 and 2020 inclusive.
- 2.14 In common with other districts in the south east, there are variations in sales values between different parts of Mid Sussex, as shown in Figure 2.14.1, although the differences here are less marked in comparison to other areas. Highest sales values are achieved in and around East Grinstead and the rural areas at the south and east of the District.

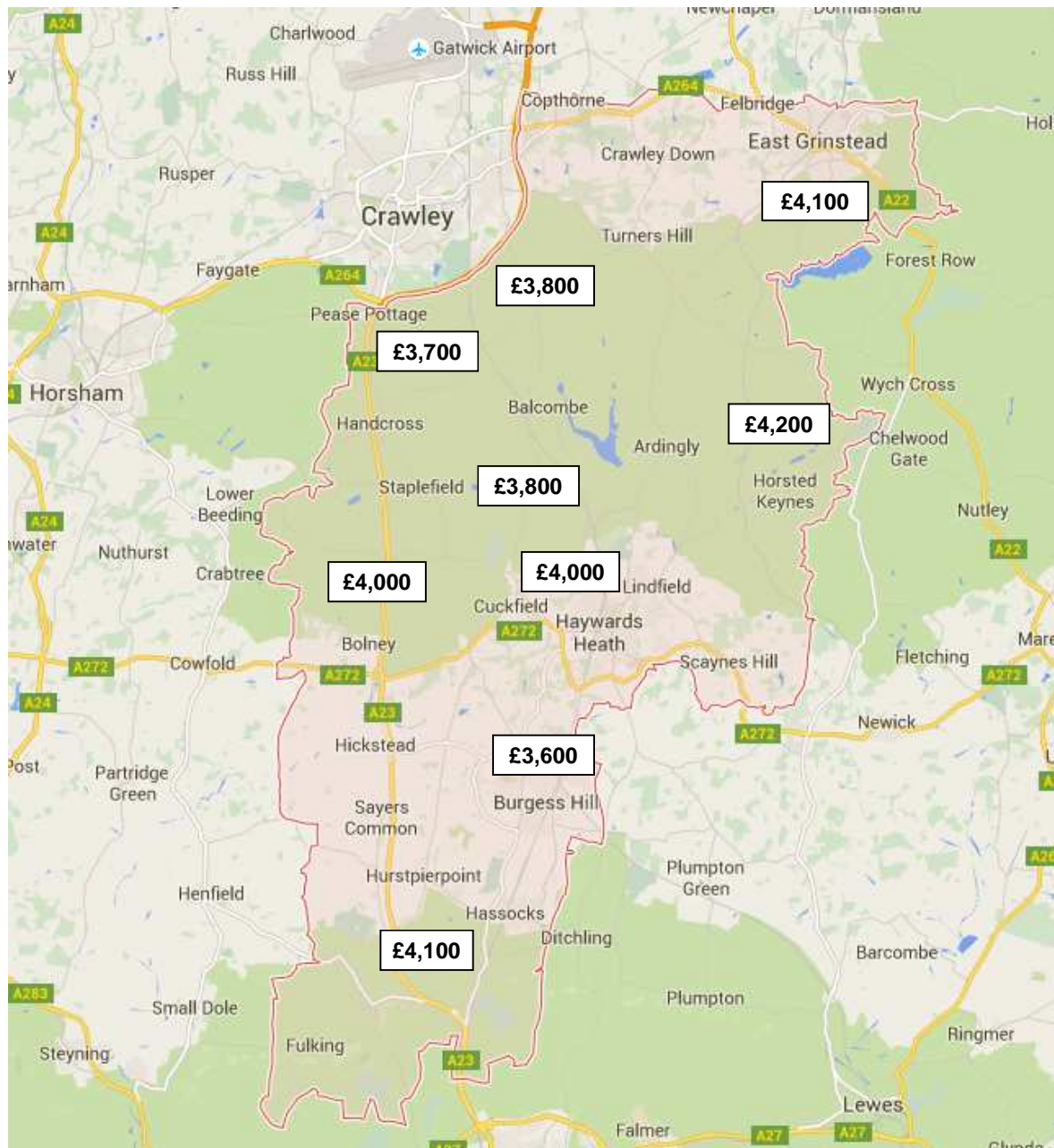
National Policy Context

The National Planning Policy Framework

- 2.15 In March 2012, the old suite of planning policy statements and planning policy guidance was been replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').
- 2.16 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention “*to viability and costs in plan-making and decision-taking*”. The NPPF requires that “*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened*”. After taking account of policy requirements, land values should be sufficient to “*provide competitive returns to a willing landowner and willing developer*”.

³ Knight Frank UK Residential Market Forecast, May 2015

Figure 2.14.1: Sales values in Mid Sussex (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry sold price data

- 2.17 The meaning of a “*competitive return*” has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ has 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 consider that a competitive return is determined by market value⁵, although there is no consensus around this view.

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

Starter Homes

- 2.18 The 2016 Housing and Planning Act introduced a requirement on local planning authorities to promote the supply of Starter Homes through their planning functions. Starter Homes are defined as newly built properties (including conversions) that must be sold to purchasers who are first time buyers under the age of forty. The sale price must be discounted by at least 20% below market value, with a cap in London of £250,000 (£450,000 in London). In its March 2016 consultation on Starter Homes, the government indicated the potential for other criteria to be introduced, including nationality. The government has also indicated that after a period of five years, Starter Homes can be sold without restriction or clawing back of the equity that the purchaser did not initially acquire.
- 2.19 The 2016 consultation also indicates that the requirement is likely to apply to all sites delivering more than ten units or larger than 0.5 hectares in size. The government has indicated that it will require 20% of units to be delivered as Starter Homes and that local planning authorities can seek to secure other forms of affordable housing, but only after the Starter Homes requirement has been satisfied.
- 2.20 It is our understanding that the Council is not intending to require that some Starter Homes are aimed at households on lower incomes than required to meet the £250,000 cap, although this is an option that central government has indicated will be available. Nevertheless, the level of reduction required in areas with high values to bring prices within the £250,000 cap is likely to exceed 20% discount in many cases. This would limit the extent of subsidy available for 'traditional' affordable tenures.
- 2.21 In higher value districts such as Mid Sussex, it is likely that Starter Homes will have to be provided in the form of smaller units to ensure that the £250,000 cap is not breached. For example, a two bedroom property extending to 75 square metres would have a market value in many parts of the district of circa £310,000, which after a 20% discount would fall just within the £250,000 cap. However, a three bedroom property extending to 85 square metres would attract a value of circa £360,000, which after a 20% discount would have a purchase price of £288,000, which would exceed the cap. This property would need to be sold at a higher discount of 30% to bring the price to the purchaser within the capped amount. This additional subsidy would reduce the amount of value available within schemes to provide 'traditional' affordable tenures.

Local Policy context

- 2.22 The Council consulted on its Pre-submission Draft District Plan June and July 2015, following which 'Focused amendments' were made to the plan in November 2015. The amendments included an increase from 650 to 800 new homes per annum; the allocation of an additional strategic site at Pease Pottage; the inclusion of a housing density policy to make optimum use of sites; the reversion to previous affordable housing contributions following the quashing of Government guidance on sites of 10 or fewer units; and updates to reflect government policy on self-build homes, energy efficiency, housing accessibility standards and Gypsy and traveller sites. Since the Focused Amendments were published, the Court of Appeal has ruled in the government's favour on the application of planning obligations to sites of 10 or fewer sites.
- 2.23 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, 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. Appendix 1 summarises identifies our analysis of the anticipated cost of new or amended policies.
- 2.24 We therefore consider it reasonable to assume that developments can absorb the pre-existing requirements in the adopted policies. Therefore only the elements of the policy framework which are proposed to change and which have cost implications for developments will need to be tested.
- 2.25 In addition to financing infrastructure through CIL and Section 106 (subject to pooling restrictions), the Council expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. Policy DP29 requires that schemes providing 11 or more units should provide 40% affordable housing, half of which should be provided as Starter Homes and the other half as 'traditional' affordable, with a tenure split of 75% affordable rented and 25% intermediate. A separate

policy approach applies to developments within the High Weald AONB, as noted at Appendix 1. Table 2.25.1 summarises how the Council intends to seek affordable housing.

Table 2.25.1: Policy DP29 – affordable housing

No of dwellings	Site area hectares	GIA sqm	Overall Aff Hsg requirement	% of which Starter Homes	% of which traditional Aff Hsg	Tenure mix for traditional Aff Hsg (% rented and % intermediate)
Any	> 0.5	Any	20%	100%	-	-
< 10	< 0.5	1,000	40%	-	40%	75% / 25%
10	Any	< 1,000	20%	100%	-	-
10	Any	>1,000	40%	50%	50%	75% / 25%
11	Any	Any	40%	50%	50%	75% / 25%

2.26 In Appendix 1, we summarise the 42 policies in the emerging District Plan and identify any which have cost implications for developments. These policies are as follows:

- DP7, DP8 and DP9 – site specific infrastructure required to support strategic allocation to the north and north west of Burgess Hill.
- DP9a - site specific infrastructure required to support strategic allocation at Pease Pottage.
- DP15 – SAMM contributions to be secured from developments.
- DP19 – contributions towards highways improvements.
- DP26 – housing accessibility standards.
- DP29 – affordable housing requirements.
- DP39 – energy efficiency requirements.
- DP41 – requirement for SuDs.
- DP42 – requires compliance with Water Framework directive.

CIL

2.27 The Council consulted on its Preliminary Draft Charging Schedule ('PDCS') for six weeks from 7 August to 18 September 2015. Table 2.27.1 below summarises the rates of CIL that were proposed in the PDCS.

Table 2.27.1: CIL rates in the adopted Charging Schedule

Area and intended use of development	CIL (£s per sqm GIA)
Residential – urban zone – houses	£150
Residential – district-wide – apartments	£80
Residential – rural zone – houses	£235
Residential – Strategic site, north and north west of Burgess Hill	£235
Retail – A1 to A5	£100
Standard charge (all other uses)	£0

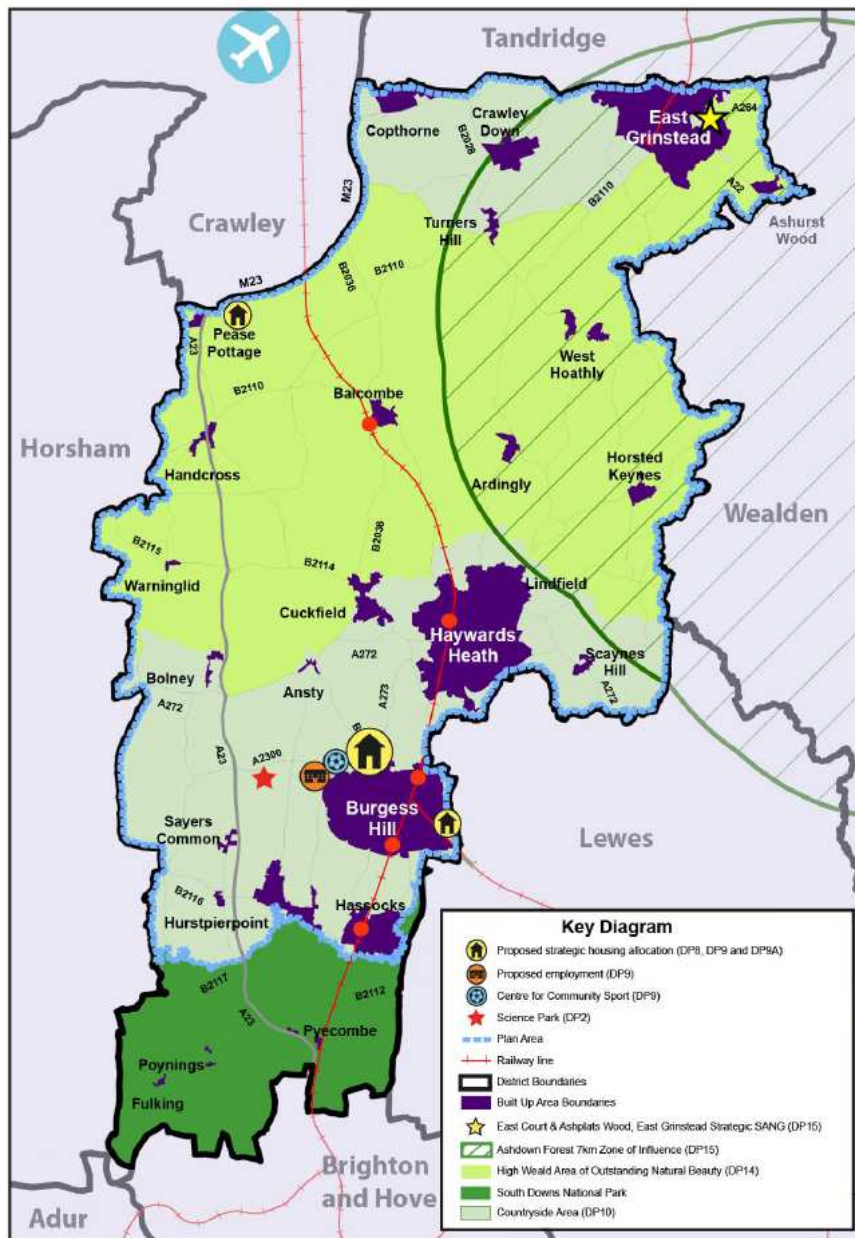
Development context

2.28 The District Plan notes that Mid Sussex is a largely rural district in the South East of England, benefitting from a high standard of living and an easily accessible natural setting. The District accommodates three main towns – Burgess Hill, East Grinstead and Haywards Heath which together with the smaller villages accommodate 139,860 residents. 62% of the District's population lives in the

three main towns (see Figure 2.30.1).

- 2.29 The District has significant constraints on development; 50% of the District lies within the High Weald Area of Outstanding Natural Beauty and 10% lies within the South Downs National Park. The District also borders the Ashdown Forest, which is a Special Protection Area and Special Area of Conservation and Habitats regulations apply. Additional constraints occur in the form of numerous listed buildings, scheduled ancient monuments and registered parks and gardens.
- 2.30 The Draft District Plan identifies two strategic site allocations offering potential for development of 4,100 new homes. The Council's SHLAA identifies numerous smaller sites which together with the strategic allocations will deliver the Council's target of 800 new homes per annum.

Figure 2.30.1: District Plan - key locations

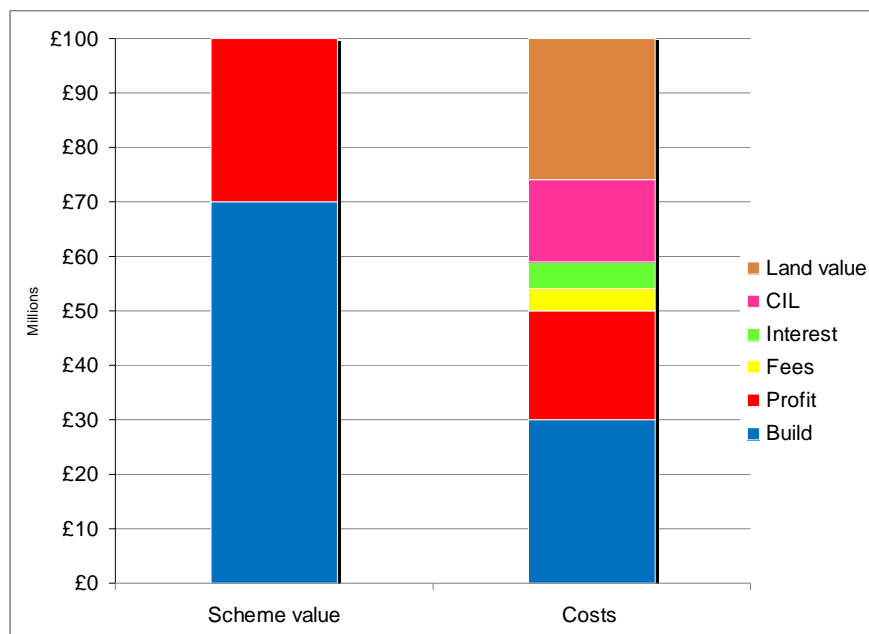


3 Methodology and appraisal inputs

- 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 Mid Sussex 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 blue portion) and the payment from a Registered Provider ('RP') (the red 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, 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.



- 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 may not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Problems with key appraisal variables can be summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In districts like Mid Sussex, some 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. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 20% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ 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' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of infrastructure to support new residents.

Viability benchmark

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (para 024; reference ID 10-024-20140306).
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "*is based on a premium over current use values*" with the "*precise figure that should be used as an appropriate premium above current use value [being] determined locally*". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*".
- 3.10 The examination on the Mayor of London's 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." (para 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" (para 9).

⁶ 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'.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

3.11 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. (para 32 – emphasis added).*

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

3.13 Respondents to consultations on planning policy documents in other authorities 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.

3.14 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 Mid Sussex, 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”.

3.15 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”.*

3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisal 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.
- 3.17 These issues are evident from a recent BNP Paribas Real Estate review of 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%.
- 3.18 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 respondents. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have undertaken viability testing of 94 sites identified in the SHLAA (full details are provided at Appendix 2), including the strategic allocations at north and north west of Burgess Hill and Pease Pottage. The characteristics of the SHLAA sites are summarised in Table 4.1.1.

Table 4.1.1: Summary of characteristics of SHLAA sites

No of units	Houses or flats	No of sites	No of units on sites	Density
6-10	Houses	14	94	30
11-20	Houses	11	163	30
21-50	Houses	15	561	30
51-100	Houses	4	345	30
101-200	Houses	6	863	30
600	Houses	1	600	30
6-10	Houses	6	47	40
11-20	Houses	3	35	40
21-50	Houses	4	209	40
357	Houses	1	357	40
3,500	Houses	1	3,500	40
6-10	Houses	3	25	50
11-50	Houses	2	75	50
325	Houses	1	325	50
6-10	Flats	7	59	50-100+
11-50	Flats	14	329	50-100+
51-100	Flats	2	160	50-100+
142	Flats	1	142	50-100+

- 4.2 For commercial appraisals (retail), we have appraised a hypothetical development scenario on a one hectare site. We appraised general retail development, across a hectare but with 60% site coverage and two storeys, resulting in a floor area of 12,000 square metres. We also tested a retail warehouse development assuming 4,000 square metres across a hectare site. Finally, we have tested a supermarket development with 3,000 square metres in a single storey building over a one hectare site.

Residential sales values

- 4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in the previous section. We have considered comparable evidence of transacted properties in the area recorded by the Land Registry to establish appropriate values for each scheme for testing purposes. We have drawn upon Land Registry sales data for the year to July 2016. The data is broken down by postcode sector and while some postcode sectors extend beyond the District boundary, only sales within the District are included. This exercise indicates that the developments in the District will attract average sales values ranging from circa £3,600 per square metre (£334 per square foot) to £4,200 per square metre (£390 per square foot).

Table 4.3.1: Land Registry sales data

Post code sector	NB Detach	NB Semi	NB Terr	NB Flat	SH Detach	SH Semi	SH Terr	SH Flat
BN5	-	-	-	-	5,507	2,895	-	-
BN6	5,441	4,819	-	3,462	3,728	4,406	4,525	3,324
BN45	-	-	-	-	9,926	4,658	3,594	-
RH10	3,176	3,830	-	-	3,305	3,777	3,846	3,030
RH11	4,177	3,697	-	-	3,400	3,289	3,771	2,225
RH13	-	-	-	-	4,500	-	-	-
RH15	3,054	3,652	3,125	2,934	3,108	3,297	3,245	2,894
RH16	3,853	4,268	4,621	4,342	3,674	3,998	3,996	3,211
RH17	2,916	4,305	4,493	3,999	3,674	4,121	3,799	3,141
RH19	9,572	4,316	4,982	3,273	3,472	3,891	3,934	3,096

Note: 'NB' – new build properties, 'SH' – second hand properties

- 4.4 As noted earlier in the report, Knight Frank predicts that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analyses assuming growth in sales values accompanied by cost inflation at varying levels depending on the timing of delivery of SHLAA sites (i.e. medium or long term)⁸. We have also inflated the benchmark land values for greenfield and previously developed land by 50% to £525,000 and £3,750,000 respectively. The results of these sensitivity analyses are included in Section 6 and provide the Council with an indication of the impact changes in values and costs on scheme viability.

Affordable housing tenure and values

- 4.5 Policy DP29 of the Council's draft District Plan seeks 40% affordable housing on sites of 11 or more units, half of which is to be provided as Starter Homes and the other half as 'traditional' affordable, normally to be provided as 75% rented and 25% intermediate housing.
- 4.6 Our appraisals assume that the rented housing is let at rents that do not exceed Local Housing Allowance rates, so that they are affordable to households subject to the Universal Credit, as shown in Table 4.6.1. The approach adopted is therefore consistent with the rent caps announced in the Autumn Statement in November 2015. It should be noted that the Local Housing Allowances are considerably lower than market rents. Prior to the Autumn Statement, rents for affordable rented units could have (in theory) been set as high as 80% of market rents (inclusive of service charges), but this is no longer an option.

Table 4.6.1: Weekly rents and Local Housing Allowance limits⁹

Unit type	Local Housing Allowance per week	Net rent assumed in appraisals per week
1 bed	£151.50	£151.50
2 beds	£185.81	£185.81
3 beds	£222.54	£222.54
4+ beds	£309.67	£309.67

⁸ We have applied the Knight Frank prediction of cumulative house price growth of 21.2% to 2020 and then 4% per annum (nominal) thereafter. The BCIS general cost index predicts cumulative build cost inflation of 14.7% to June 2021. We have then applied 3% inflation per annum thereafter.

⁹ Most of the District is within the Crawley & Reigate Broad Rental Market Area ('BRMA'), with the remainder in Brighton & Hove BRMA. LHAs in Crawley & Reigate BRMA are marginally lower than those in Brighton and we have applied the lower rates in all our calculations.

- 4.7 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. We have therefore adopted a cautious assumption and assumed that the restriction will remain in place in perpetuity (i.e. every new development will face reduced rents for the first four years, even if they are started after the initial four year period).
- 4.8 Based on the rents above, our modelling indicates that RPs would pay an average of £1,980 per square metre (£184 per square foot) to acquire completed affordable rented units.
- 4.9 The CLG/HCA 'Affordable Homes Programme 2015-2018: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule.
- 4.10 For shared ownership units, we have assumed that Registered Providers will sell initial equity stakes of between 30% to 50% and charge between 1.7% to 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%. The shared ownership units would generate revenue of £2,457 per square metre (£228 per square foot).

Starter Homes

- 4.11 The government's consultation on the regulations that will address the requirement for Starter Homes indicates that councils will be required to seek provision of 20% of units on sites of 10 or more units. Properties are to be offered for sale at a 20% discount to market value, subject to a cap of £250,000 outside London. As noted in Section 2, the Council is seeking 40% affordable housing, half of which will meet the requirement for Starter Homes and the other half will be provided as 'traditional' affordable housing tenures. In our appraisals, we have applied the 20% discount to the average 100 square metre unit. In practice, it is likely that the Council will only seek one and two bed units as Starter Homes, so our appraisals reflect a more onerous position than the likely outcome.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the strategic site at north and north west of Burgess Hill which will involve the provision of 30 hectares of employment space. We have assumed the same broad floor area as the consented business park scheme on Land at South of Burgess Hill (reference 13/01618/OUT) which provides 50,000 square metres over 15 hectares. Lettings of office space in the District since January 2014 show a range from £70 to £322 per square metre and we have adopted a rent of £275 per square metre for the Burgess Hill employment floorspace. Rents for other uses included in the PDCS are summarised in Table 4.12.1. Retail rents are also informed by lettings of similar floorspace in the area over the past year. Our appraisals assume a 6 month rent-free period for supermarket floorspace and a 12 month rent free period for other retail.

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

Intended use of development	Retail rent £s per sqm	Rental yield	Rent free period (months)
Office	275	6.00%	24
Retail (supermarket)	225	5.00%	6
Retail (other)	200	6.00%	12

Build costs

- 4.13 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 ('Estate Housing Generally'): £1,189 per square metre;
 - Flats ('Generally'): £1,463 per square metre;
 - Retail supermarket ('Generally'): £1,491 per square metre;
 - Retail warehouse ('Generally'): £821 per square metre;
 - Retail shopping centres: £1,281 per square metre; and
 - Offices/business parks: £1,793 per square metre.
- 4.14 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces) and an additional 6% for energy requirements in Policy DP39. This allowance exceeds the amounts that are reported to be required in research by Sweett Group and Zero Carbon Hub 'Cost analysis: meeting the zero carbon standard' (February 2014) which identifies the following typical costs:
- Detached house: £76 per square metre
 - Semi-detached house: £62 per square metre
 - Terraced house: £57 per square metre
 - Flats: £43 per square metre
- 4.15 In contrast, the allowances in our appraisals range from a minimum of £71 per square metre to a maximum of £88 per square metre.
- 4.16 On greenfield sites, we have incorporated an additional allowance of £15,000 per unit for utilities, site roads, ground works and other associated costs required on sites that have not been previously developed.
- 4.17 For commercial developments, we have added an allowance of 0.87% of base costs to reflect the additional costs of meeting BREEAM 'excellent' standard, which is based on research by Sweett Group¹⁰.
- 4.18 Our appraisals assume an average gross area of 100 square metres for houses and 90 square metres for flats, with a gross to net ratio of 85% for flats (average net area of 77 square metres). At these average levels, there is sufficient floorspace to accommodate the requirements set out in the 'Technical housing standards – nationally described space standard' (March 2015).

Professional fees

- 4.19 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 9% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.20 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.21 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

¹⁰ BREEAM and Sweett Group Research 'Delivering Sustainable Buildings: savings and payback' 2014

Mid Sussex CIL

- 4.22 As noted previously, the Council consulted on its ('PDCS') for six weeks from 7 August to 18 September 2015. Table 4.22.1 below summarises the rates of CIL that were proposed in the PDCS.

Table 4.22.1: Mid Sussex CIL rates

Area and intended use of development	CIL (£s per sqm GIA)
Residential – urban zone – houses	£150
Residential – district-wide – apartments	£80
Residential – rural zone – houses	£235
Residential – Strategic site, north and north west of Burgess Hill	£235
Retail – A1 to A5	£100
Standard charge (all other uses)	£0

- 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 will be the case for some development sites in Mid Sussex. However, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace.

Section 106 costs

- 4.24 To account for residual Section 106 requirements, we have included an allowance of £2,000 per unit and £10 per square metre for non-residential development. The actual amount will be negotiated on a site-by-site basis and may vary.
- 4.25 On the strategic sites, we have incorporated a higher Section 106 allowance of £15,000 per unit (all tenures) to reflect the requirement for on-site provision of schools, sports centres and other community facilities. This assumption is based on live strategic sites we have appraised for other local planning authorities and a breakdown is provided in Table 4.25.1. These developments range in size from 550 units to 2,500 units, with varying requirements. This information provides a guide as to the typical costs that are incurred on major strategic sites and is also reflective of the types of infrastructure sought in policies DP7, DP8 and DP9. At present, we understand that the Council is not in a position to be able to supply precise requirements for the two strategic sites and their costings. These costs will be established alongside a detailed scheme-specific appraisal, which will be informed by detailed design as the scheme is worked up. In light of this, we have tested the two strategic sites with a range of Section 106 costs (£5,000, £10,000 and £15,000).

Table 4.25.1: Breakdown of Section 106 allowance

Requirement	Unit cost (£)
Primary education	6,667
Secondary education	2,961
Special needs education	1,091
Library	220
Public Art	133
Community Hub	1,018
Sports facilities and Youth activity area/MUGA	678
Recycling	36
Fire service	533

Requirement	Unit cost (£)
Footpaths and cycleways	341
Public Transport	956
Travel plan	336
LPA monitoring fees	67
Totals	15,037

Strategic Access Management and Monitoring contribution

- 4.26 The Ashdown Forest Special Protection Area ('SPA') is located within the neighbouring Wealden District, but much of the eastern half of the District lies within the 7km 'zone of influence' within which developments must contribute towards mitigation measures in two forms; firstly, towards the provision of Suitable Alternative Natural Greenspace ('SANG') either on-site or through a financial contribution towards a strategic SANG; and secondly, a Strategic Access Management and Monitoring ('SAMM') contribution. After CIL has been adopted, it is likely that SANG contributions will be collected as part of the CIL contribution, while SAMM will continue to be collected as an additional charge.
- 4.27 The Council's SAMM – Interim Mitigation Strategy (August 2013) sets out the relevant current SAMM contributions for each unit type. These contributions are summarised in Table 4.26.1. The Council's interim strategy adopts a reduced tariff for affordable at a 33% discount to the tariff for market housing.

Table 4.26.1: SAMM contributions

Number of bedrooms	Local tariff per market dwelling	Local tariff per affordable dwelling
1	£1,404	£941
2	£2,146	£1,438
3	£2,628	£1,761
4+	£3,140	£2,104

- 4.28 The Interim Mitigation Strategy notes that the average tariff per dwelling is £2,525, which we have applied in our appraisals of SHLAA sites within the 7km 'zone of influence'.

Development and sales periods

- 4.29 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 4-5 units per month might be expected.

Developer's profit

- 4.30 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.31 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.32 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter

regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding but the outcome of the referendum on the UK's membership of the European Union as resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.

- 4.33 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

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

Benchmark land values

- 4.35 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's 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 or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study. Given the scale of the housing sites that the councils anticipate bringing forward, a majority will be brought forward on land that has not been previously developed. Open, greenfield or other forms of previously undeveloped or unused land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government, which suggests greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acres). This range has been widely adopted for the purposes of CIL viability testing and we have seen a similar range of values applied in viability assessments on schemes submitted for planning in the south east. For testing purposes, we have adopted the upper end of this range (£375,000 per gross hectare) and also a higher value of £500,000 to introduce further caution into the assessment.
- 4.36 Previously developed sites in urban areas could be in various uses. We have assumed that B2 / B8 / other Sui Generis commercial uses would be the most appropriate proxy for previously developed land across the district. To establish the value of B2/B8/SG uses, we have considered transactional data of these uses in the District over the past two years. The lower quartile of transactions indicate average capital values of £549 per square metre. Assuming 40% site coverage, this would equate to capital value of £2.20 million per hectare, or £2.08 million after purchaser's costs are deducted. After applying an indicative premium of 20%, resulting in a benchmark land value of £2.50 million per hectare.

Table 4.38.1: Benchmark Land Values

Use	Benchmark £ millions per gross hectare
Greenfield (lower)	£370,000
Greenfield (higher)	£500,000
Commercial/PDL	£2,500,000

5 Appraisal outputs

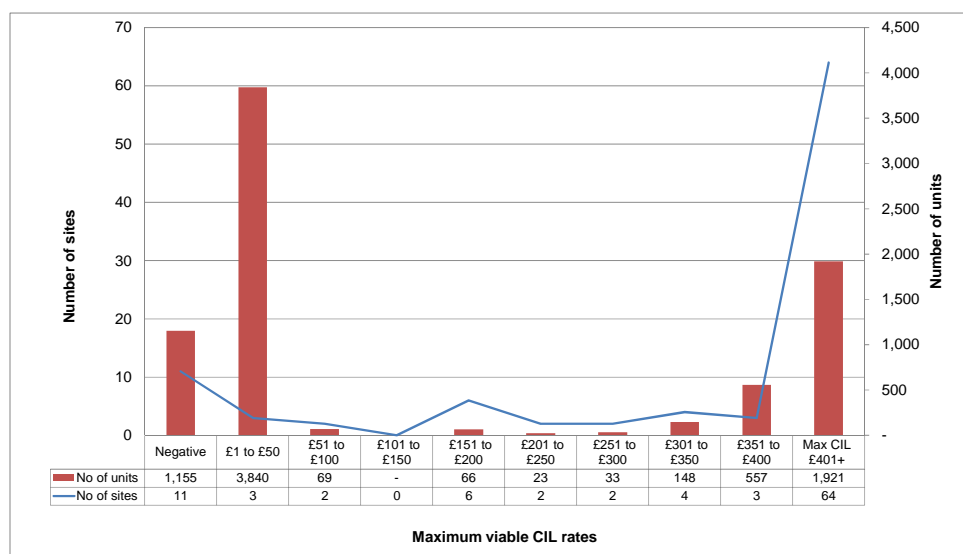
- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and Appendix 2 and a sample appraisal model is provided at Appendix 3. We have appraised 94 developments contained within the Council's SHLAA, with a range of different densities and types of development across the District. Each appraisal incorporates (where relevant) the Council's emerging 40% affordable housing requirement (half of which will be provided as Starter Homes and the other half as 'traditional' affordable, along with a number of reduced levels in recognition that the policy is flexible and capable of responding to viability. We have tested the Council's affordable housing requirement including the government's forthcoming requirement for Starter Homes.
- 5.2 For each site, where relevant, the results of the following analyses are provided with regards to the Council's affordable housing policies as well as the impact of the forthcoming requirement for Starter Homes. It should be noted that sites which do not meet the relevant thresholds in Policy DP29 do not incorporate affordable housing or Starter Homes in our testing.

Table 5.2.1: Scenarios tested

Overall affordable housing percentage	Starter Homes	'Traditional' affordable	Tenure mix of 'traditional' affordable (rent / intermediate)
40%	20%	20%	75% / 25%
40%	20%	20%	100% / 0%
30%	20%	10%	75% / 25%
30%	0%	30%	75% / 25%
20%	20%	0%	n/a
0%	0%	0%	n/a

- 5.3 The appraisal is set up to establish the maximum potential CIL rate that can be absorbed without reducing the residual land value below the benchmark land value. The results for each affordable housing percentage are summarised in a chart to show the numbers of sites (and units on those sites) that can viably absorb CIL at different levels. An example is provided in Figure 5.3.1, which indicates that 83 out of 94 sites can afford to make a CIL contribution at varying levels.

Figure 5.3.1: Example of appraisal results



6 Assessment of the results

Residential developments

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to benchmark land values for each site.
- 6.2 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 is 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. At current values, 8 sites are unviable which account for 438 housing units when no affordable housing or Starter Homes are provided (see Figure 6.5.11). At 40% affordable housing (20% Starter Homes and 20% 'traditional' affordable), 10 sites are unviable which account for 516 housing units out of the total 7,773 units in the SHLAA (see Figure 6.5.1).
- 6.3 The appraisals assume that CIL is applied to the entire development (with the exception of any affordable housing, which is eligible for social housing relief) and no existing floorspace is offset against the new floorspace. This represents a worst case scenario, with many developments benefiting from a reduction in liability.
- 6.4 At current values and assuming 30% affordable housing as per the existing affordable housing policy (see Figure 6.5.7), 4 schemes providing 4,440 units can viably absorb a CIL of between £1 and £50 per square metre. The bulk of these 4,440 units are accounted for by the strategic sites at Pease Pottage and North and North West of Burgess Hill. These sites incorporate a £15,000 per unit allowance for on-site section 106 requirements identified in Policy DP9. As a consequence of these on-site requirements, the sites' capacity to contribute towards CIL is limited (£5 per square metre on a present value basis at Burgess Hill and £25 per square metre at Pease Pottage). When growth is factored in, these maximum rates increase to £18 and £62 per square metre respectively). £18 per square metre is too marginal a level of CIL to support application of a rate to this strategic site, although the £62 per square metre at Pease Pottage is of a scale that could justify a CIL being levied. It is important to note, however, that this result is based on an assumption of growth and charging authorities are encouraged to set CIL rates on current day values only. The Council should therefore consider adopting a nil rate of CIL for both strategic sites.

Potential residential CIL rate with 40% affordable housing (20% Starter Homes and 20% 'traditional' affordable housing)

- 6.5 With the inclusion of 20% Starter Homes in addition to the 20% affordable housing requirement, reflecting emerging policy DP29 (Figure 6.5.1), there is no change to the number of unviable sites in comparison to the results reflecting the current policy requirement of 30% affordable. The strategic site at Burgess Hill can absorb a CIL of £1 per square metre and the Pease Pottage strategic site can absorb a CIL of £12 per square metre. 78 other sites remain viable with a CIL of a minimum of £150 per square metre and 72 sites can absorb a CIL of at least £300 per square metre.
- 6.6 We note that the PDCS includes a lower rate for flats of £80 per square metre. However, the results of our appraisals indicate no particular correlation between schemes built as flats and lower viability (although there are more 'unviable' flatted schemes than housing schemes). The higher rate of £150 per square metre could be applied to flats without putting development at risk.

Figure 6.5.1: Maximum CIL rates across SHLAA sites – 40% affordable housing, half of which provided as Starter Homes and half as ‘traditional’ affordable (75%/25% tenure split), current values

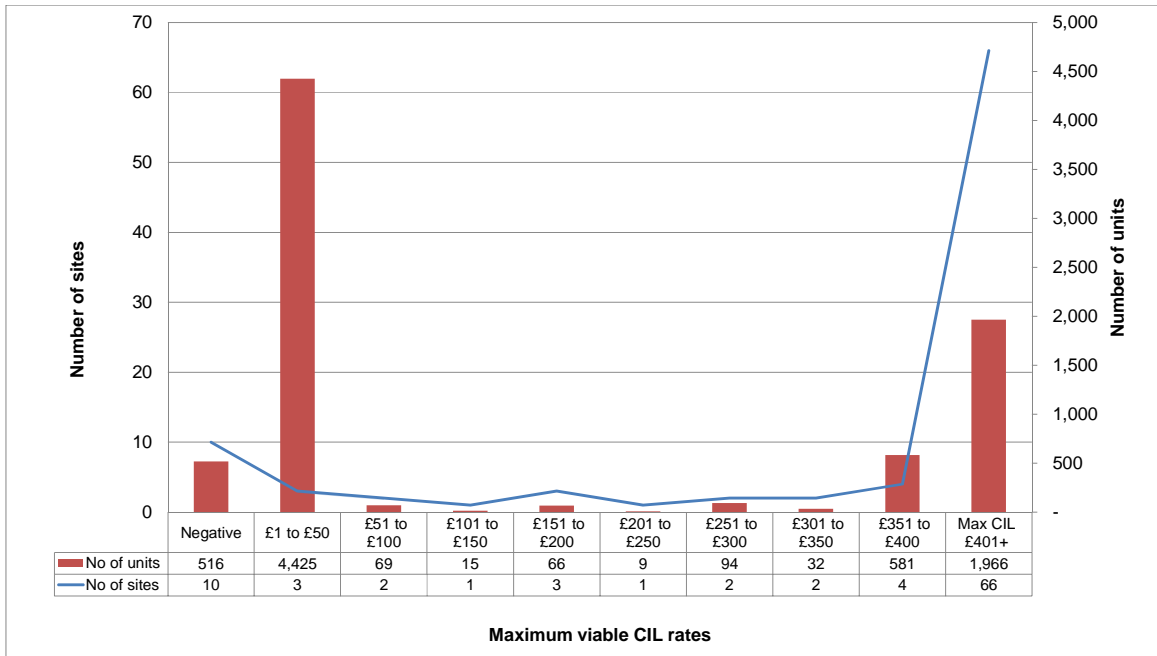


Figure 6.5.2: Maximum CIL rates across SHLAA sites – 40% affordable housing, half of which provided as Starter Homes and half as ‘traditional’ affordable (75%/25% tenure split), with growth from year 5 onwards

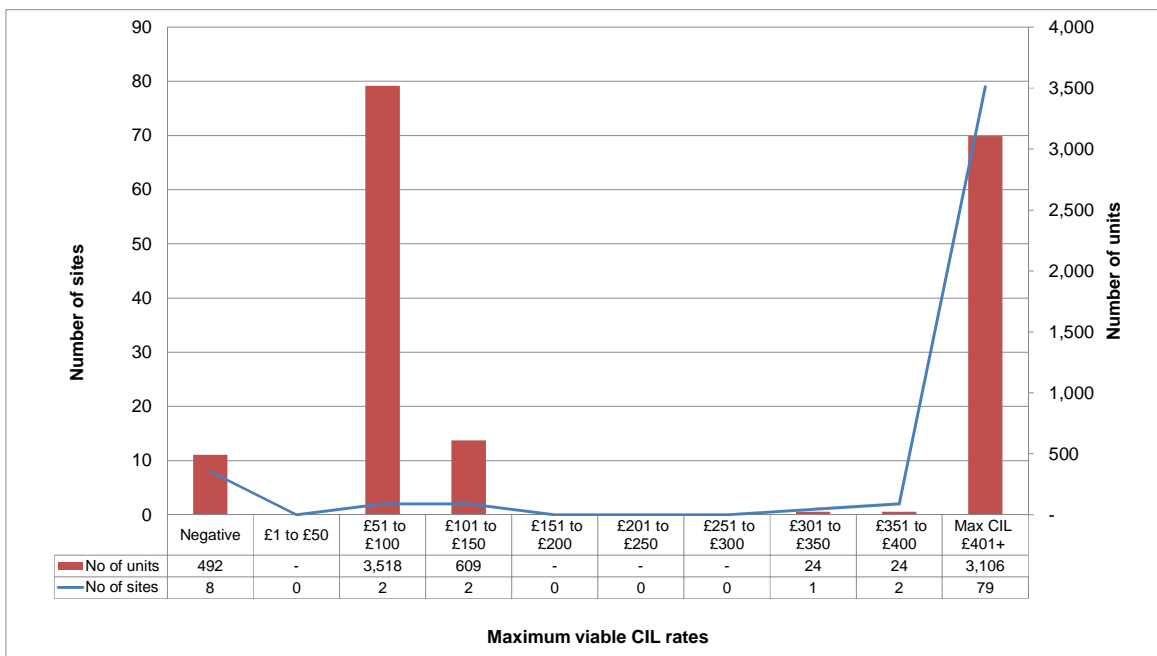


Figure 6.5.3: Maximum CIL rates across SHLAA sites – 40% affordable housing, half of which provided as Starter Homes and half as ‘traditional’ affordable (100%/0% tenure split), current values

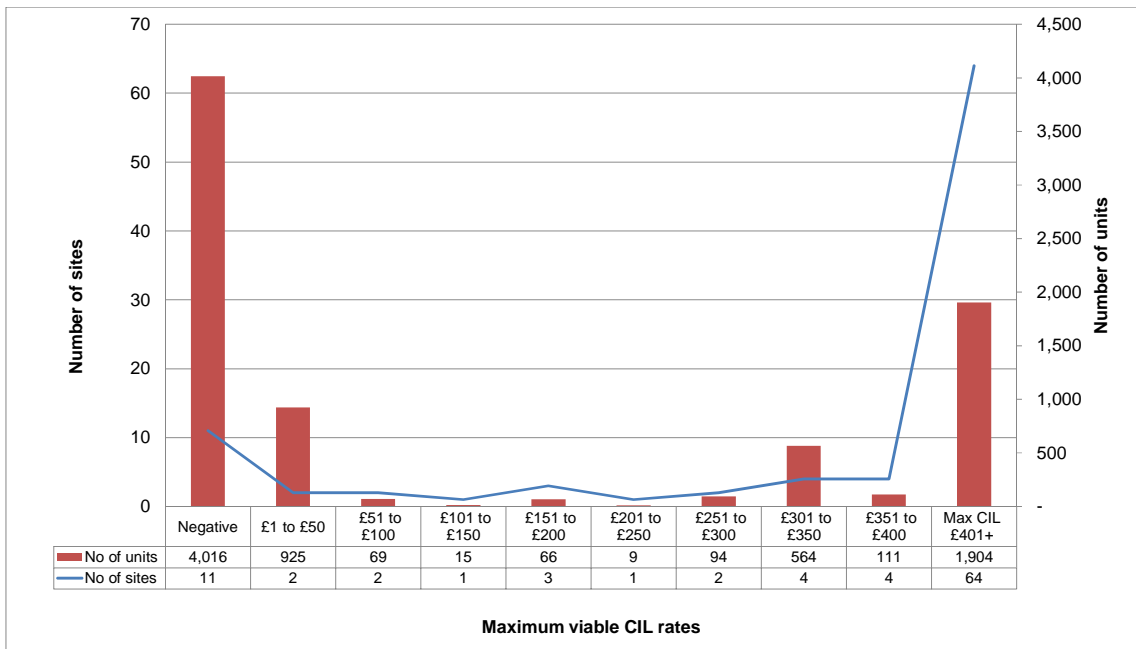


Figure 6.5.4: Maximum CIL rates across SHLAA sites – 40% affordable housing, half of which provided as Starter Homes and half as ‘traditional’ affordable (100%/0% tenure split), with growth from year 5 onwards

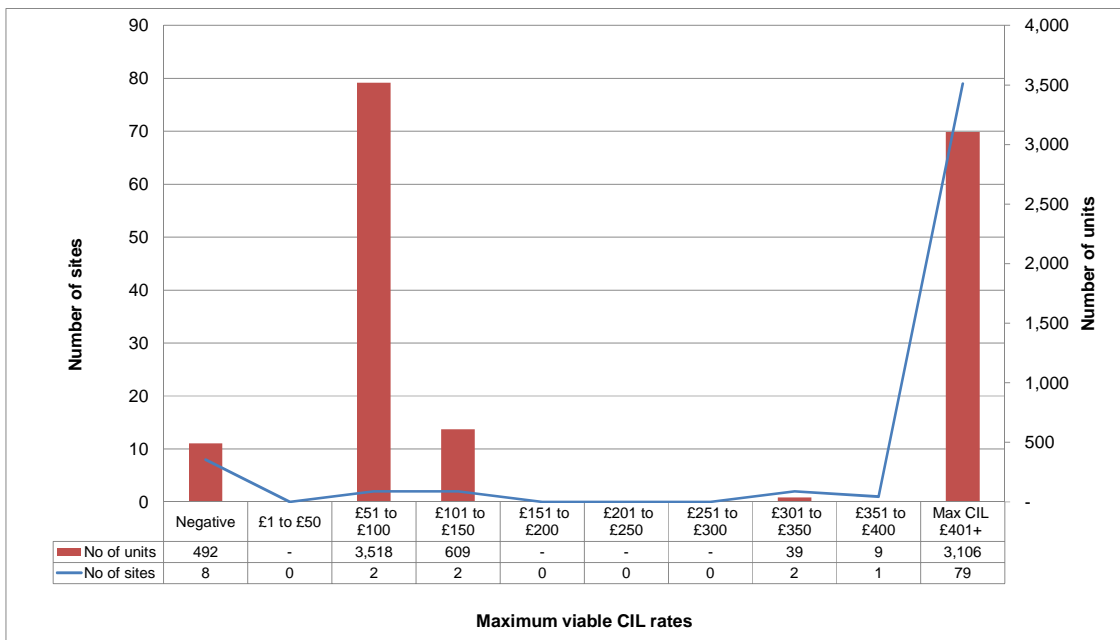


Figure 6.5.5: Maximum CIL rates across SHLAA sites – 30% affordable housing, 20% provided as Starter Homes and 10% as ‘traditional’ affordable (75%/25% tenure split), current values

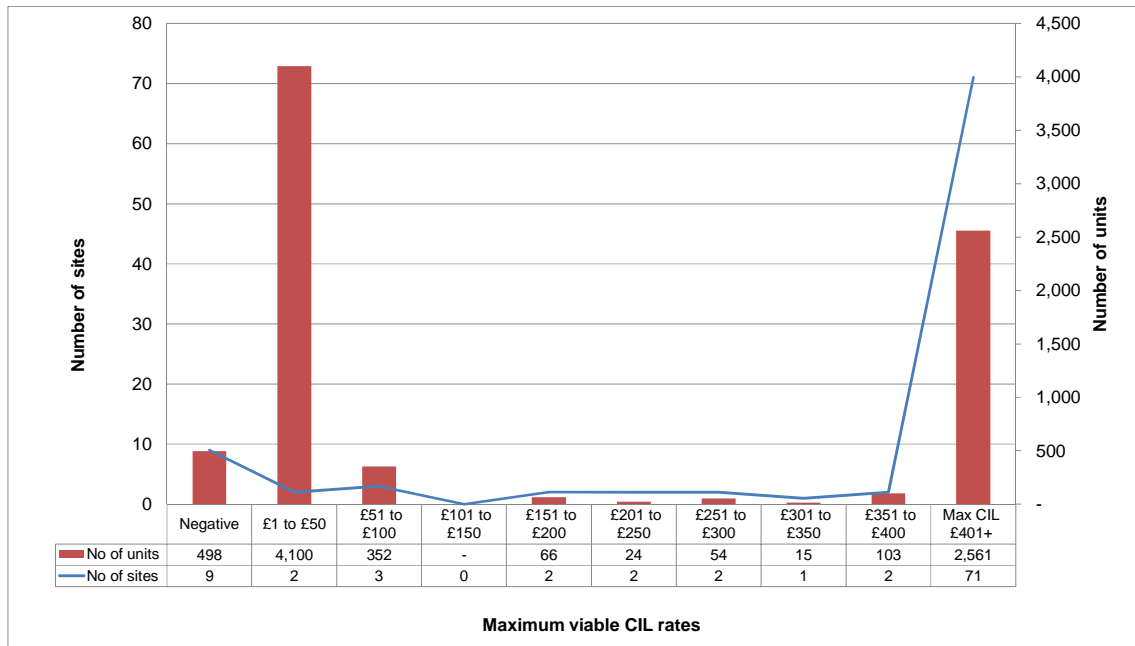


Figure 6.5.6: Maximum CIL rates across SHLAA sites – 30% affordable housing, 20% provided as Starter Homes and 10% as ‘traditional’ affordable (75%/25% tenure split), with growth from year 5 onwards

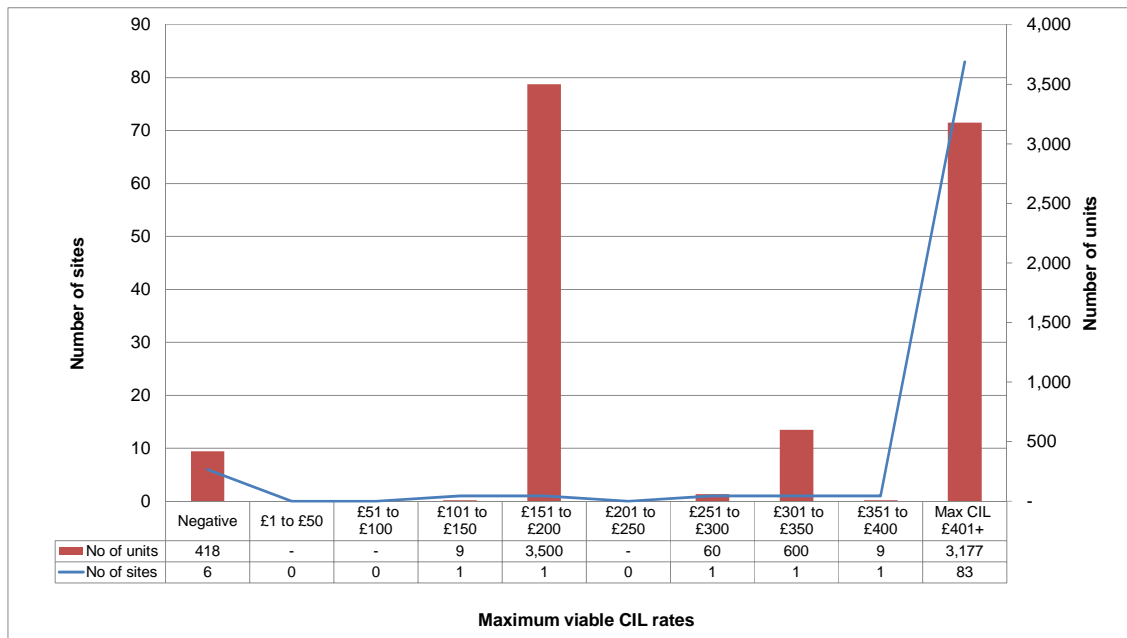


Figure 6.5.7: Maximum CIL rates across SHLAA sites – 30% affordable housing, all of which provided as ‘traditional’ affordable (75% rented, 25% intermediate), current values

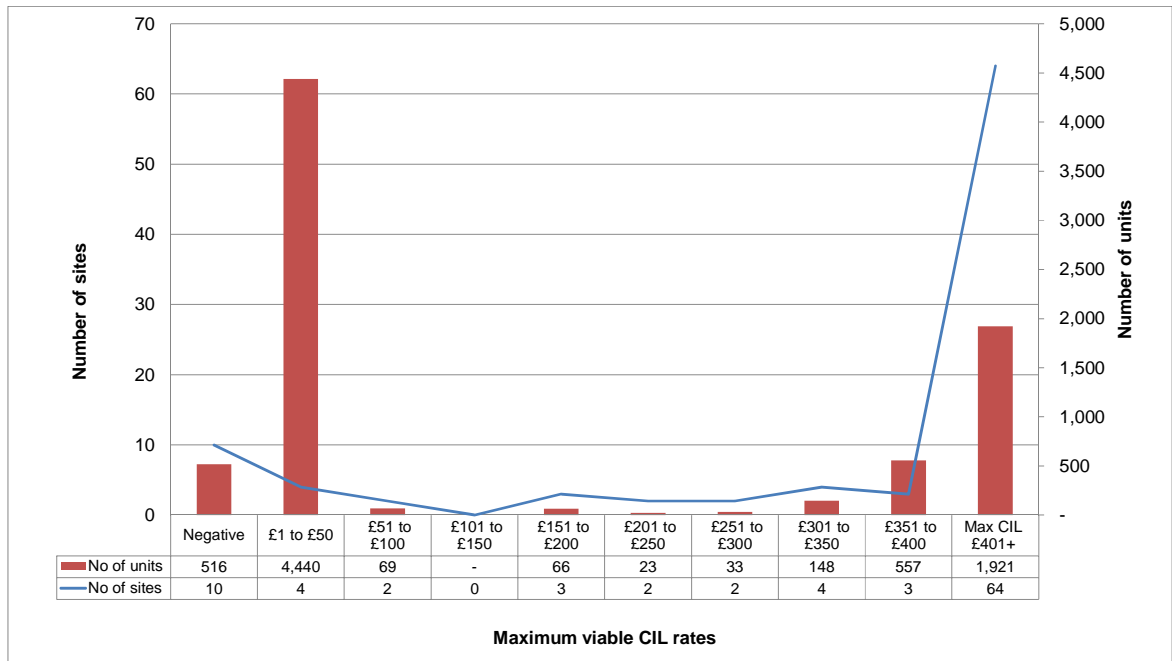


Figure 6.5.8: Maximum CIL rates across SHLAA sites – 30% affordable housing, all of which provided as ‘traditional’ affordable (75% rented, 25% intermediate), with growth from year 5 onwards

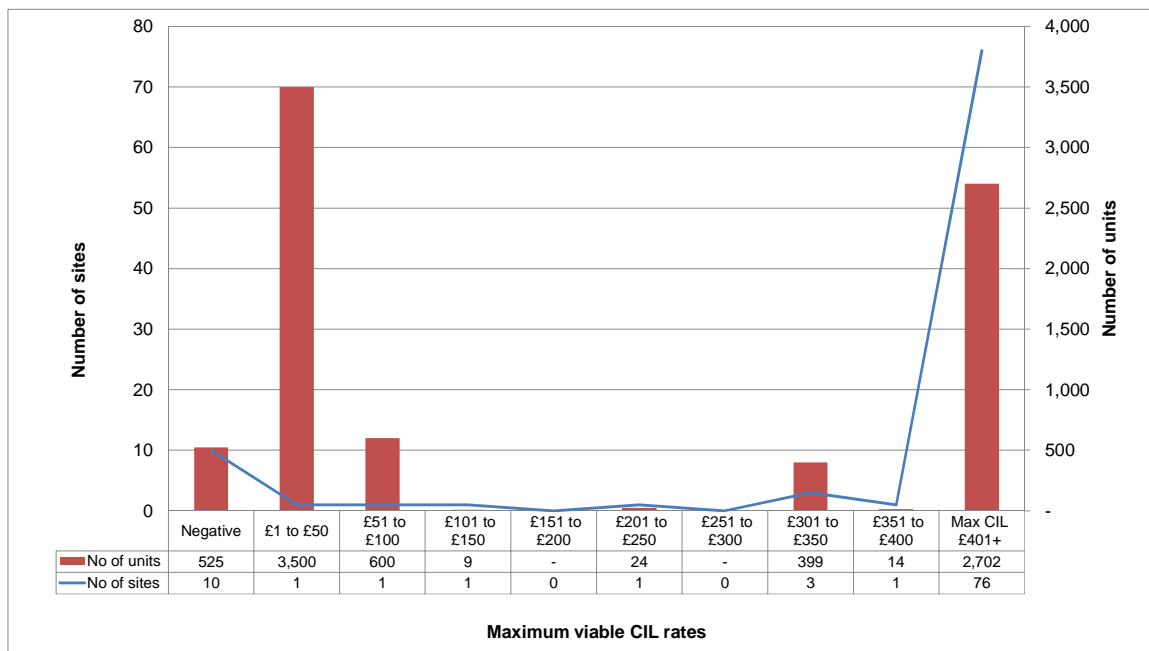


Figure 6.5.9: Maximum CIL rates across SHLAA sites – 20% affordable housing, all of which provided as Starter Homes, current values

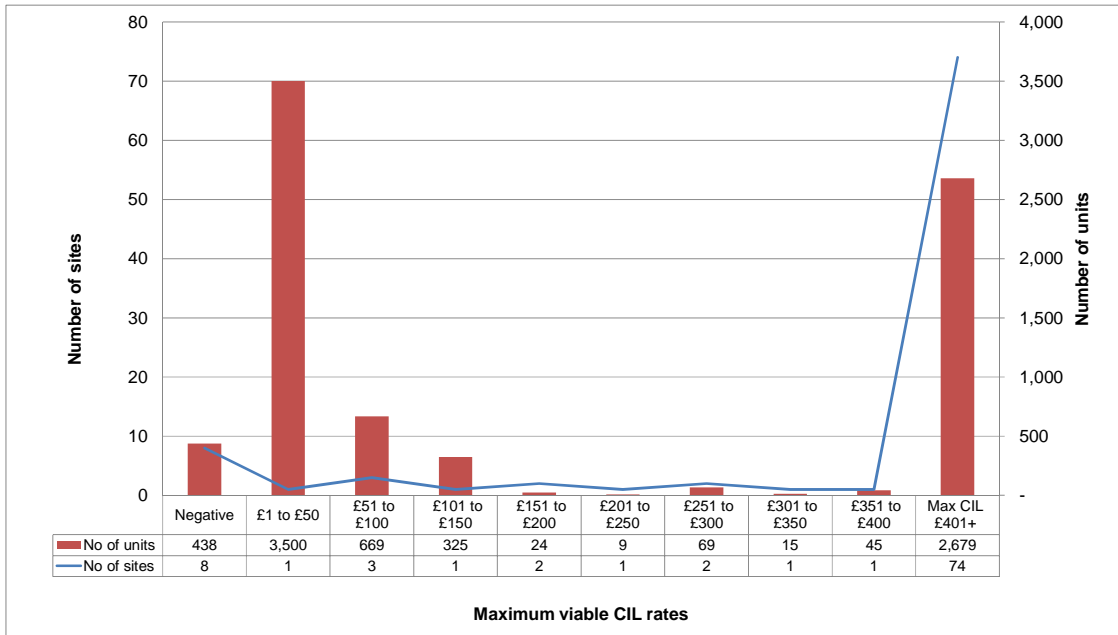


Figure 6.5.10: Maximum CIL rates across SHLAA sites – 20% affordable housing, all of which provided as Starter Homes, with growth from year 5 onwards

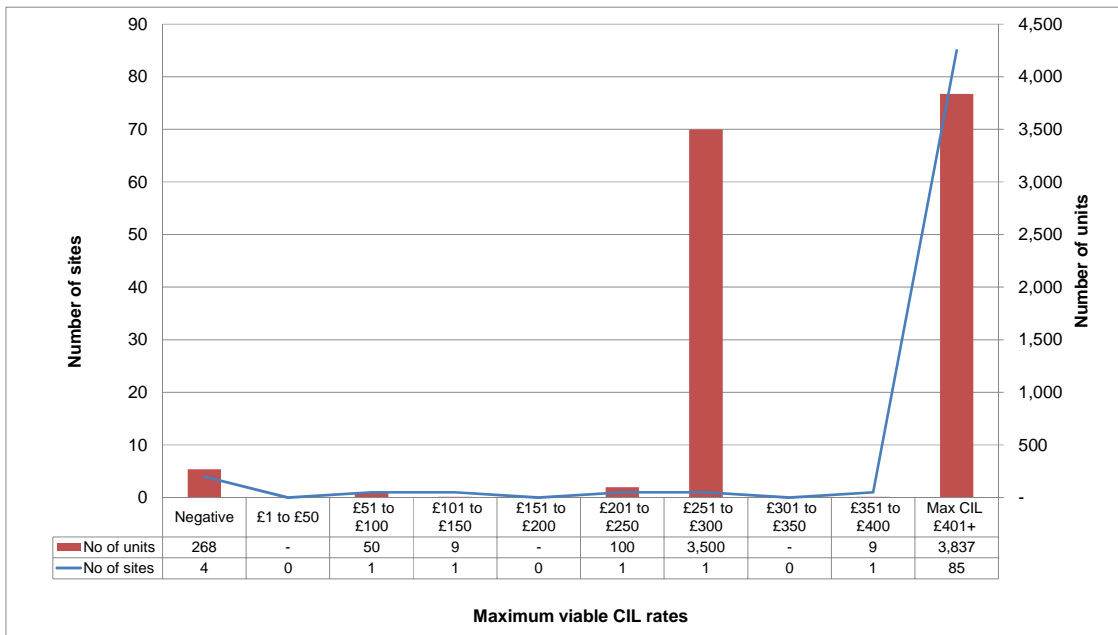


Figure 6.5.11: Maximum CIL rates across SHLAA sites – zero affordable housing, current values

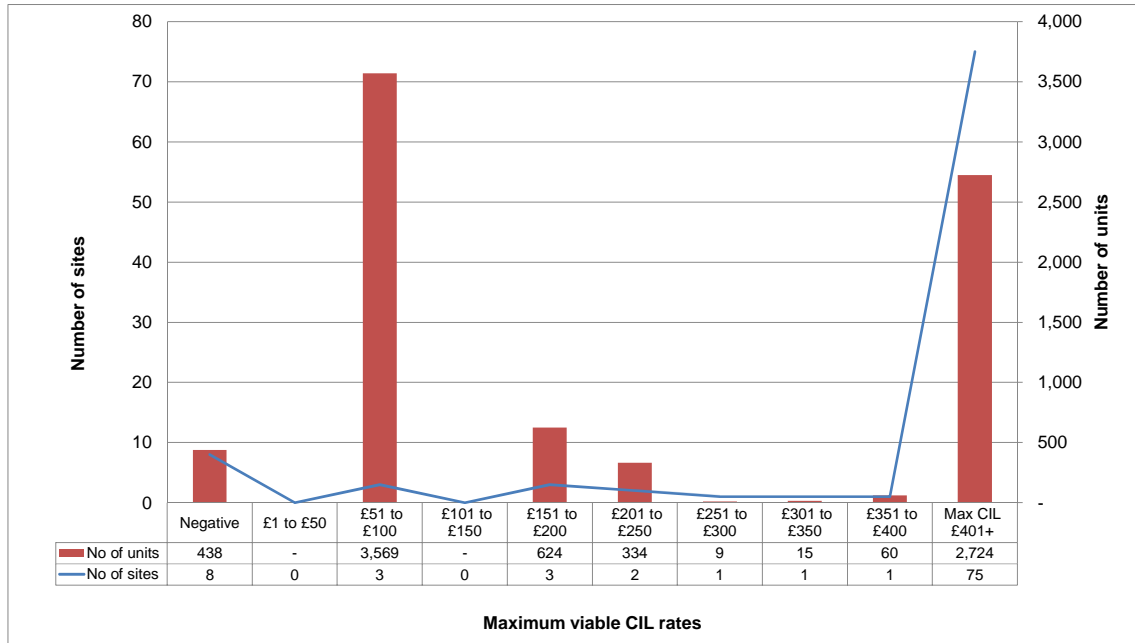
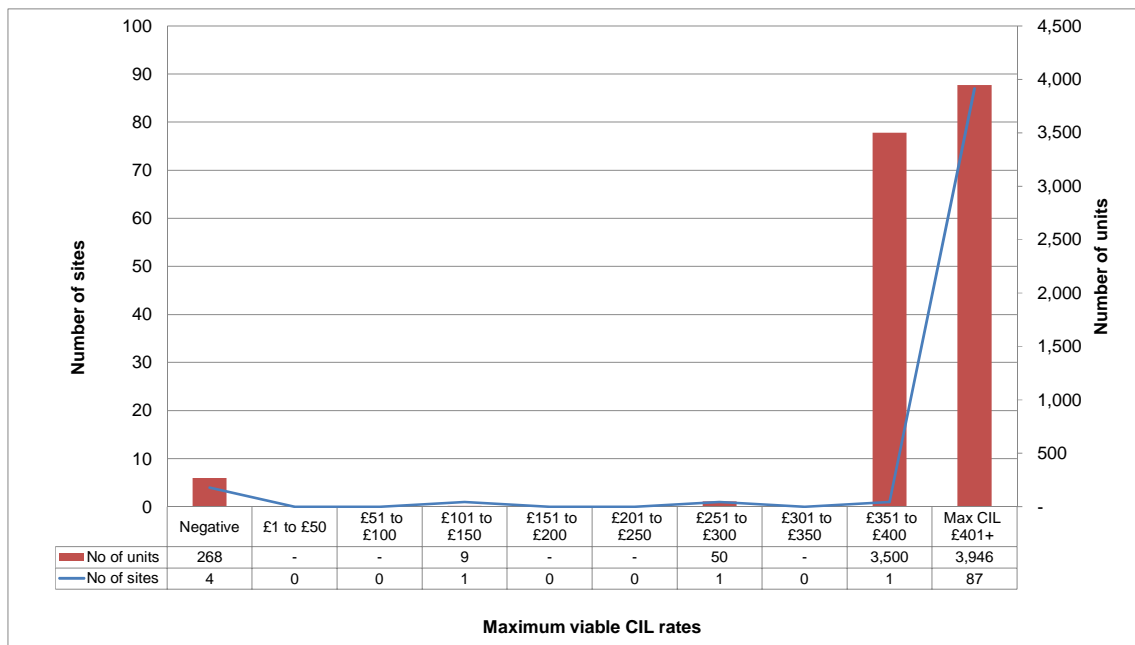


Figure 6.5.12: Maximum CIL rates across SHLAA sites – zero affordable housing, with growth from year 5 onwards



Differential rate for urban and rural areas

- 6.7 The PDCS contains differential rates of CIL for houses located in the urban zone (£150 per square metre) than those located in the rural zone (£235 per square metre). As noted in earlier sections, the existing use value on previously developed sites will typically be higher than for greenfield sites, which sets the 'bar' higher in terms of residual values that schemes will need to achieve to be considered viable.
- 6.8 The results of our appraisals point towards the rural/urban split being retained in the Draft Charging Schedule. Tables 6.9.1. and 6.9.2 show the distribution of sites and units at varying levels of CIL. When removing the two strategic sites (North and North West of Burgess Hill and Pease Pottage, which are shown as only being able to accommodate a marginal CIL rate), all sites would be able to absorb the proposed rate of £235 per square metre, with the exception of one site providing 15 units. One site would be able to absorb a CIL rate of between £301 to £350 per square metre and a further two sites between £351 to £400. The remaining 35 greenfield sites would be able to absorb a CIL of £401 per square metre or more.
- 6.9 Of the 52 PDL sites, 10 are unviable in present market conditions which account for 516 units. Of the remaining 42 viable sites, 38 can absorb CIL rates of £150 or more, while 4 sites (accounting for 409 units) could only absorb rates of between £1 and £150 per square metre. While the bulk of sites (31) could viably absorb a much higher CIL, applying a rate of £235 per square metre would put at risk the delivery of a far higher number of units than would be the case for rural sites. Retention of a lower rate for urban areas therefore appears to strike the optimum balance between maximising revenue and avoiding schemes not coming forward.

Table 6.9.1: Maximum CIL rates on greenfield sites (reflecting emerging affordable housing requirement)

Max CIL rate	No of sites	No of units
Negative	-	-
£1 to £50	2	4,100
£51 to £100	-	-
£101 to £150	-	-
£151 to £200	1	15
£201 to £250	-	-
£251 to £300	1	85
£301 to £350	1	18
£351 to £400	2	532
Max CIL £401+	35	1,465
Totals	42	6,215

Table 6.9.2: Maximum CIL rates on previously developed sites (reflecting emerging affordable housing requirement)

Max CIL rate	No of sites	No of units
Negative	10	516
£1 to £50	1	325
£51 to £100	2	69
£101 to £150	1	15
£151 to £200	2	51
£201 to £250	1	9
£251 to £300	1	9
£301 to £350	1	14
£351 to £400	2	49
Max CIL £401+	31	501
Totals	52	1,558

Differential rate for houses and flats

- 6.10 The PDCS also contains differential rates for houses and flats, with houses charged at £150 per square metre in the urban zone and £235 per square metre in the rural area, while flats are charged at £80 across the District. In practice, it is likely that flats will be developed predominantly in the urban areas.
- 6.11 The results of our appraisals indicate that the development of flatted schemes is slightly more marginal than housing schemes, which lends support to the retention of the differential rate for flats. The key difference between the results for housing and flatted schemes is that a significant proportion of flatted schemes are unviable in current market conditions (37% of units for flats compared to 2% for housing schemes). However, the viable flatted schemes are predominantly at the upper end of maximum CIL rates, with 16 of the 23 sites able to viably absorb a CIL of £351 per square metre or more.

Figure 6.12.1: Maximum CIL rates – houses (reflecting emerging affordable housing requirement)

Max CIL rate	No of sites	No of units
Negative	5	120
£1 to £50	3	4,425
£51 to £100	2	69
£101 to £150	1	15
£151 to £200	1	6
£201 to £250	1	9
£251 to £300	2	94
£301 to £350	2	32
£351 to £400	3	556
Max CIL £401+	51	1,385
Totals	71	6,711

Figure 6.12.2: Maximum CIL rates - flats (reflecting emerging affordable housing requirement)

Max CIL rate	No of sites	No of units
Negative	5	396
£1 to £50	-	-
£51 to £100	-	-
£101 to £150	-	-
£151 to £200	2	60
£201 to £250	-	-
£251 to £300	-	-
£301 to £350	-	-
£351 to £400	-1	-25
Max CIL £401+	15	581
Totals	23	1,062

Impact of Section 106 contributions on the strategic sites

- 6.12 As noted in Section 4, we have tested the two strategic sites with two levels of total Section 106 contributions (£15,000, £10,000 and £5,000 per unit). All the results in the preceding paragraphs are based on the assumption of £15,000 per unit. Table 6.12.1 summarises the results of our appraisals incorporating both the higher and lower levels of Section 106. Table 6.12.2 repeats the analysis but incorporates growth on sales values and inflation on costs.

Table 6.12.1: Strategic sites results (incorporating emerging policy DP29) – current day values

Section 106 per unit	Burgess Hill			Pease Pottage		
	£5,000	£10,000	£15,000	£5,000	£10,000	£15,000
Residual land value	80.51	75.98	71.46	19.66	18.19	16.49
Benchmark land value	71.05	71.05	71.05	15.75	15.75	15.75
Maximum CIL rate per sqm	27	14	1	65	41	12

Table 6.12.2: Strategic sites results (incorporating emerging policy DP29) – with growth and inflation from year five onwards

Section 106 per unit	Burgess Hill			Pease Pottage		
	£5,000	£10,000	£15,000	£5,000	£10,000	£15,000
Residual land value	140.75	136.23	131.71	35.28	33.43	31.55
Benchmark land value	107.59	107.59	107.59	23.85	23.85	23.85
Maximum CIL rate per sqm	98	85	72	194	163	132

Commercial development

- 6.13 The PDCS identifies a CIL rate of £100 per square metre for retail development within use classes A1 to A5. We have appraised a general retail development, a supermarket and a retail warehouse, with the dimensions noted in paragraph 4.2.

- 6.14 The appraisals generate sufficient surplus value above benchmark land values to absorb the proposed CIL of £100 per square metre. In all cases, the maximum rate is significantly higher than the proposed rate (£180 to £193 per square metre) which leaves a significant buffer below the maximum rate.

Table 6.14.1: Retail appraisal results

Type of development	Residual land value (£ m)	RLV per gross ha (£ m)	BLV (£ m)	RLV less BLV (£ m)	Max CIL per square metre
General retail development (on previously development site)	£4.66	£4.7	2.50	2.16	£180
Supermarket retail development (on greenfield site)	£0.93	£0.9	0.35	0.58	£194
Retail warehouse development (on greenfield site)	£1.08	£1.1	0.35	0.73	£183

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*”. This report and its supporting appendices test this proposition in Mid Sussex District.
- 7.2 We have tested the impact of the Council's emerging affordable housing target of 40% including the forthcoming requirement for the provision of Starter Homes (likely to be 20% on all sites of 10 or more units) and other plan requirements as a base position. The results generated by this base position indicate that the Council's flexible approach to affordable housing delivery (i.e. subject to individual site circumstances and scheme viability) will ensure that most developments can come forward over the economic cycle.
- 7.3 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. For example, developments which involve the redevelopment of sites with existing supermarkets (which have very high values) may be unattractive to owners until residential values increase significantly.
- 7.4 The results of our appraisals indicate that the Council's emerging target of 40% affordable housing including the forthcoming requirement for Starter Homes should be deliverable on the majority of sites that are expected to come forward over the plan period. However, 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.
- 7.5 We have run our appraisals of the 94 SHLAA sites and hypothetical commercial schemes to determine a maximum CIL rate for each site in order to consider the potential impact of the rates proposed in the PDCS. In the context of the emerging District Plan, the PDCS proposes rates of £150 per square metre for houses in the urban areas; £80 per square metre for flats (districtwide); £235 per square metre for houses in the rural areas; £235 per square metre for the strategic site at North and North West of Burgess Hill; and £100 per square metre for retail development. Our appraisals indicate that the strategic sites at Burgess Hill and Pease Pottage are unlikely to be able to absorb a CIL charge due to the likely amount of on-site community infrastructure that will be secured through Section 106. We therefore recommend that the Council should give careful consideration to the balance between securing the infrastructure requirements identified in policies DP7, DP8 and DP9 through Section 106 and CIL. Our appraisals assume that the requirements are to be delivered through Section 106, which is the route preferred by many local authorities for strategic sites. If the Council considers that CIL is the optimum route for securing infrastructure on these two sites, CIL rates of up to £27 and £65 per square metre could be levied on Burgess Hill and Pease Pottage respectively. After applying a buffer below the maximum rate (30% being the typically adopted level), this would indicate rates of £19 and £46 per square metre; alongside a Section 106 contribution of £5,000 per unit. The results of our appraisals indicate that no changes are required to the other rates in the PDCS.
- 7.6 The Council's emerging approach of seeking 40% affordable housing, split equally between Starter Homes and 'traditional' affordable housing does not result in a worse outcome than the previous 30% requirement. With the emerging 40% affordable housing requirement including 20% Starter Homes in place, no more sites or units are unviable in comparison to the outcome when modelling the current 30% affordable housing requirement. However, it should be noted that this study represents a high level assessment of viability and that there are likely to be specific viability circumstances on individual sites. It is also important to consider that the strategic allocations will be delivered over extensive periods and will potentially benefit from growth in sales values, which would enhance viability.
- 7.7 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 proposed approach ensures that these objectives are balanced appropriately. However, we have identified some areas where the Council may need to consider amendments to its emerging CIL rates

prior to publication of the Draft Charging Schedule. Most critically, the two strategic sites at Pease Pottage and North and North West of Burgess Hill indicate the need to be nil rated (or have a modest rate attached), as our appraisals indicate that do not generate sufficient value to fund on-site Section 106 obligations in addition to CIL. The delivery of community infrastructure on these two sites is likely to be more practical through Section 106 than through CIL. In addition, the Council could reconsider its lower CIL rate for flats; when removing the 'unviable' sites, flatted schemes can absorb the same amount of CIL as housing schemes. However, the Council may wish to consider a degree of caution with flatted schemes, in view of the 32% of units that were found to be unviable. Retention of the lower rate would mean that these unviable sites could come forward earlier than would otherwise be the case if the CIL rate is higher.

Appendix 1 - Policy analysis

Policy		Summary of requirements	Cost assessment
DP1	Sustainable Development in Mid Sussex	MSDC will reflect NPPF presumption in favour of sustainable development. Developments will be required to achieve social, economic and environmental goals.	No specific cost impacts for developers.
DP2	Sustainable Economic Development	Promotes the District as a place which is attractive to a range of businesses and where local enterprise thrives, and to provide opportunities for people to live and work within their communities to reduce the need for commuting. Aims to generate 330 jobs per annum by allocating 30 hectares of land for employment use and protecting existing employment space.	No specific cost impacts for developers. Protection of employment land may reduce availability of sites for residential development to some degree.
DP3	Town Centre Development	Sets broad guidelines for new development in town centres with focus on primary and secondary shop frontages, including seeking to maintain predominance of A1 units.	No specific cost impacts for developers.
DP4	Village and Neighbourhood Centre Development	Development in this centres would be considered if it helps to maintain and develop the range of shops and services to enable the village centre to meet local needs. Protection for A1-A5 units and limitations on change of use.	No specific cost impacts for developers.
DP5	Housing	A requirement for 13,600 homes to be delivered between 2014 – 2031 at an average of 800 per annum. 3,500 units to be delivered at the strategic area of north and north west of Burgess Hill and 600 units at Pease Pottage.	No specific cost impacts for developers.
DP6	Settlement Hierarchy	Seeks to protect the nature of settlements by ensuring that any development is appropriate in scale and form so that it does not harm the character of the settlement.	No specific cost impacts for developers.
DP7	General Principles for Strategic Development at Burgess Hill	Sets out broad principles for Strategic Development at Burgess Hill, including range of land uses (retail, leisure, employment in addition to housing), public transport improvements, highways improvements, recreation facilities, increases in capacity for waste water treatment and provision of on-site community energy systems wherever possible.	Specific infrastructure costs for public transport, highways etc.
DP8	Strategic Allocation to the east of Burgess Hill at Kings Way	Requires the development to comply with objectives of DP7. In addition to provide infrastructure including education, long term management of Ditchling Common SSSI, provide open space and avoid damage to existing field patterns and hedgerows.	Planning permission for 480 homes granted in May 2013. All requirements contained within the Section 106 agreement for the consented development.

Policy		Summary of requirements	Cost assessment
DP9	Strategic Allocation to the north and north-west of Burgess Hill	Resolution to grant planning permission in November 2015 for up to 50,000 sqm of employment space. Development of 3,500 units, new neighbourhood centre, including retail, education, health, employment, leisure and community uses, a 30 hectare business park, two primary schools and a secondary school, and a community sports centre. Conform with requirements of DP7. Provide pitches for gypsies and travellers either on site or as commuted payment.	Costs of on-site infrastructure including schools and costs of requirements in policy DP7.
DP9a	Strategic allocation to the east of Pease Pottage	Development of 600 units at 30 dph with hospice and primary school. Needs to be designed sensitively and will require mitigation to reduce its effects on the landscape and AONB. Access will be required together with mitigation to local and strategic highways.	Costs of on-site infrastructure including schools and costs of requirements in policy DP7.
DP10	Protection and Enhancement of Countryside	Protection of landscapes through limits on development. Development in the countryside will only be permitted if it is necessary to support agriculture, or supported by a specific policy in the Plan or in a DPD or neighbourhood plan.	No specific cost impacts for developers, but will limit sites that are available for development.
DP11	Preventing Coalescence	Development will be permitted providing it is not in conflict with DP10 and does not result in the coalescence of settlements. Clear separation between settlements to be maintained.	No specific cost impacts for developers, but will limit the extent to which some sites can be developed.
DP12	Sustainable Rural Development and the Rural Economy	Promotes a diverse rural economy including tourism, diversification of activities on farms and re-use of rural buildings for business and tourism providing that such development is not in conflict with policies DP10 and DP11.	No specific cost impacts for developers.
DP13	New Homes in the Countryside	Permits new dwellings in the countryside for rural workers where a need cannot be fulfilled by existing dwellings, where there is a bonafide farm operating, that the farm is economically viable, and that the dwelling is commensurate with the farm operation. New housing will also be supported for affordable housing.	No specific cost impacts for developers.

Policy		Summary of requirements	Cost assessment
DP14	High Weald Area of Outstanding Natural Beauty	Limitations on development in the AONB.	No specific cost impacts for developers, but will limit the availability of development sites in the AONB.
DP15	Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)	Development not permitted within the 400m buffer zone around the SPA. Within 7km of the SPA, residential development will contribute towards mitigation measures through SANG (8 ha per 1,000 net increase in population) and financial contribution through SAMM.	SANG to be procured through CIL. Developments required to make SAMM contributions.
DP16	Setting of the South Downs National Park	Limits on development in the National Park. Developments will only be permitted if they do not detract from the setting and characteristics of the Park.	No specific costs to developers, but will limit availability of sites for development.
DP17	Sustainable Tourism	Support for tourism related development providing it supports sustainable growth of the rural economy and maintains the quality and rural landscape character of the Countryside.	No specific costs to developers.
DP18	Securing Infrastructure	Requires that new development is supported by the necessary social, physical and green infrastructure needed to support communities through developer contributions. CIL will be main mechanism for collecting funds for this infrastructure. Tariff-style contributions only required for sites of 11 or more units; or 6 or more in the High Weald AONB; other than for SAMM contributions which is applicable to all residential sites within the 7km zone of influence.	Main contributions through CIL and SAMM, which are both to be tested as inputs to the appraisals.
DP19	Transport	Aims to secure a high quality transport network to provide access to services, employment and housing.	Major sites may be required to contribute towards public transport and specific highways improvements.
DP20	Rights of Way and other Recreational Routes	Seeks to prevent the loss of rights of way as a result of development.	No specific costs to developers.
DP21	Communication Infrastructure	Expansion of electronic communications to cover the whole district, subject to location and appearance of the apparatus.	No specific costs to developers.
DP22	Leisure and Cultural Facilities and Activities	Promotes that provision of new or enhanced leisure facilities including play areas and equipment. Seeks to prevent the loss of play space, open space and sports facilities.	No specific costs to developers.

Policy		Summary of requirements	Cost assessment
DP23	Community Facilities and Local Services	Supports the provision of community facilities and local services. Seeks to prevent the loss of such services.	No specific costs to developers.
DP24	Character and Design	Seeks to ensure that all new buildings are well designed and reflect the distinctive character of the towns and villages and are sensitive to the countryside. Layout of new development creates a sense of place, protects townscapes, pedestrian friendly, and incorporates well integrated parking.	Reflects standard best practice for developments – no specific costs to developers over and above normal costs.
DP24a	Housing density	Housing densities to be as high as practicable to reduce the need to encroach into the countryside beyond settlement boundaries. Policy will seek following densities: <ul style="list-style-type: none"> • 50 dph per ha within Burgess Hill, East Grinstead and Haywards Heath • 45 dph on strategic allocations • 40 dph on large sites with more than 5 ha of developable land • 30 dph in all other locations. 	No specific costs to developers. Increases numbers of plots on each site which will improve viability.
DP25	Dwelling Space Standards	Seeks to implement the Nationally Described Space Standards for all new dwellings.	Reflects nationally applied standard – introduces no additional costs in comparison to development in other areas.
DP26	Accessibility	Seeks to ensure that developments meet and maintain high standards of accessibility so that all users can use them safely and easily. Cat 2 accessible and adaptable dwelling requirement under Part M of the building regs to apply to all dwellings developed with the following exceptions: <ul style="list-style-type: none"> • Where specific factors such as topography make provision of Cat 2 unachievable. • Flatted schemes with less than 10 dwellings to be exempt from Cat 2 requirements. <p>Cat 3 dwellings will be required for 5% of affordable homes and for private extra care schemes.</p>	Category 2 costs: £924 per flat and £521 per house. Category 3 costs adaptable: £7,749 per flat and £10,210 per house. Category 3 costs accessible: £7,906 per flat and £22,694 per house

Policy		Summary of requirements	Cost assessment
DP27	Noise, Air and Light Pollution	Measures to control noise, light and air pollution resulting from new development.	Will limit the extent that some sites can be developed. Otherwise there are no specific costs for developers.
DP28	Housing Mix	Seeks to provide a mix of dwelling sizes and types that reflects current and future needs, including permanent pitches for gypsies and travellers on strategic sites (either direct provision or as commuted sum).	Dwelling mix will impact on value of development to some degree. Requirement for plots for travellers can be accommodated within net to gross site ratios, but there will be a resulting loss in developable area.
DP29	Affordable Housing	<ul style="list-style-type: none"> • All sites which exceed 0.5 hectares to provide a minimum of 20% of units as Starter Homes and other forms of affordable housing. • Developments providing more than 1,000 square metres GIA but a net increase of less than 10 dwellings and site area of less than 0.5 hectares to provide 40% affordable housing with no Starter Homes. • Developments providing a net increase of 10 dwellings, provision of 20% Starter Homes will be required. If these sites also exceed 1,000 square metres GIA, 40% affordable housing will be required, half of which will be Starter Homes and half 'traditional' affordable tenures. • Developments providing a net increase of 11 units or more will provide 40% affordable housing (irrespective of floorspace), half of which will be Starter Homes and half 'traditional' affordable. • The 'traditional' affordable element will typically be provided as 75% affordable rent and 25% intermediate. <p>Payments in lieu to be sought on developments in the High Weald AONB. Developments providing a net increase of 6 to 9 units will be required to make a payment in lieu equivalent to 40% affordable housing (75% rented and 25% intermediate) with no Starter Homes. Sites exceeding 0.5 hectares would be required to contribute 40% affordable housing, half on-site in</p>	Results in reduction in GDV of scheme, but this is tested as a specific requirement in our appraisals.

Policy		Summary of requirements	Cost assessment
		the form of Starter Homes and the other half as a payment in lieu. Developments providing a net increase of 10 dwellings will be required to provide 40% affordable housing, half of which will be provided on-site in the form of Starter Homes and the other half as a payment in lieu of 'traditional' forms of affordable housing.	
DP30	Rural Exception Sites	Permits development in the countryside which would not otherwise be permitted providing it is secured as affordable in perpetuity.	No specific costs to developers of other sites not covered by policy DP30.
DP31	Gypsies, Travellers and Travelling Showpeople	Seeks to address the needs to these communities through a forthcoming DPD and seeks to prevent the loss of existing pitches.	No specific costs in addition to those of DP28.
DP32	Listed Buildings and Other Buildings of Merit	Seeks to protect existing listed buildings through limits on their development including materials and use.	Standard requirement for development of listed buildings.
DP33	Conservation Areas	Requires that development in the CA will conserve or enhance the special character of the place.	Cost of materials and design may be higher than would otherwise have been the case, but this is a standard requirement for any development in a CA and not specific to the Plan.
DP34	Historic Parks and Gardens	Seeks to protect character, appearance and setting of historic parks and gardens.	No specific costs to developers.
DP35	Archaeological Sites	Protection for sites of archaeological interest and scheduled monuments.	No specific costs to developers.
DP36	Trees, Woodland and Hedgerows	Seeks to protect trees, woodland and hedgerows from damage.	No specific costs to developers.
DP37	Biodiversity	Seeks to ensure that development contributes towards biodiversity, protects existing biodiversity and minimises habitat and species fragmentation.	No specific costs to developers.
DP38	Green Infrastructure	Development to contribute towards green infrastructure. Requirement for green circle around Burgess Hill which will be safeguarded from development.	No specific costs to developers.

Policy		Summary of requirements	Cost assessment
DP39	Sustainable Design and Construction	Energy efficiency, waste and water, water use and resilience to climate change measures required from developments.	Covered by 6% allowance made for CSH.
DP40	Renewable Energy Schemes	Seeks to ensure that community energy projects are acceptable in terms of landscape and visual impacts, ecology and biodiversity impacts, and residual amenity including visual intrusion and air/noise pollution.	No specific costs to developers.
DP41	Flood Risk and Drainage	Seeks to apply sequential risk-based approach to ensure development is safe across its lifetime and does not increase the risk of flooding elsewhere. SuDS to be implemented in all new development of 10 dwellings or more to avoid any increase in flood risk.	Now a standard requirement – no additional costs.
DP42	Water Infrastructure and the Water Environment	Requires that new dwellings accord with Water Framework directive with respect to water quality and wastewater treatment. Limits on water consumption to 110 litres per person per day. Limits on development unless sufficient capacity for foul and surface water exist, or plans are put in place for enhancements to capacity.	Covered by allowances for CSH and BREEAM.

Appendix 2 - Sites details

MID SUSSEX DISTRICT COUNCIL

Site ref	SITE NAME	Gross Site area	Net site area	Site coverage	Years 1 - 5		Years 6 - 10		Years 11 - 15		Resi costs Houses	Resi costs Flats	Resi costs GIA Houses	GIA flats
					No of Houses	No of Flats	No of Houses	No of Flats	No of Houses	No of Flats				
1	Northern Arc, Burgess Hill	203.00	104.00	51%	515	-	1,680	-	1,305	-	1,189	1,463	350,000	-
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, Haywards Hill	13.51	5.00	37%	-	-	100	-	75	-	1,189	1,463	17,500	-
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	0.56	0.27	48%	-	-	8	-	-	-	1,189	1,463	800	-
4	Land at Bolney Road, Ansty	2.27	0.52	23%	-	-	18	-	-	-	1,189	1,463	1,800	-
5	Challoners, Cuckfield Road, Ansty	0.26	0.26	100%	-	-	6	-	-	-	1,189	1,463	600	-
6	Hook Place, Cuckfield Road, Burgess Hill	0.35	0.35	100%	-	-	11	-	-	-	1,189	1,463	1,100	-
7	Victoria House, College Rd, Ardingly	0.09	0.09	100%	6	-	-	-	-	-	1,189	1,463	600	-
8	Land S of Hammerwood Rd, Ashurst Wood	0.67	0.67	100%	-	-	20	-	-	-	1,189	1,463	2,000	-
9	Land between 98-104 Maypole Rd, Ashurst Wood	0.22	0.20	91%	-	-	6	-	-	-	1,189	1,463	600	-
10	Wealden House, Lewes Rd, Ashurst Wood	1.60	1.35	84%	-	-	50	-	-	-	1,189	1,463	-	4,500
11	Wealden House, Lewes Rd, Ashurst Wood	0.63	0.40	63%	-	-	-	-	25	-	1,189	1,463	2,500	-
12	Glebe Farm, Haywards Heath Rd, Balcombe	0.41	0.41	100%	-	-	-	-	12	-	1,189	1,463	1,200	-
13	Land N of Station House, London Rd, Balcombe	0.16	0.10	63%	-	-	-	-	-	14	1,189	1,463	-	1,260
14	Land W of Rectory, Haywards Heath Rd, Balcombe	1.07	0.50	47%	-	-	14	-	-	-	1,189	1,463	1,400	-
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	2.40	0.40	17%	-	-	14	-	-	-	1,189	1,463	1,400	-
16	Pine Lodge and Pine Cottage, London Rd, Bolney	1.70	1.65	97%	-	-	6	-	-	-	1,189	1,463	600	-
17	Land S of Ryecroft Rd, Bolney	1.40	0.65	46%	-	-	-	-	6	-	1,189	1,463	600	-
18	Land E of Paynesfield, Bolney	3.10	0.64	21%	-	-	-	-	20	-	1,189	1,463	2,000	-
19	Land N of Rycroft Rd, Bolney	1.88	0.23	12%	-	-	-	-	6	-	1,189	1,463	600	-
20	Land W of London Rd, Bolney	5.00	1.00	20%	-	-	30	-	-	-	1,189	1,463	3,000	-
21	Land at Foxholme Farm, Bolney	13.24	5.50	42%	-	-	-	-	85	-	1,189	1,463	8,500	-
22	Bolney House, Cowfold Rd, Bolney	0.35	0.27	77%	-	-	8	-	-	-	1,189	1,463	800	-
23	30-32 Station Road, Burgess Hill	0.15	0.15	100%	-	-	15	-	-	-	1,189	1,463	-	1,350
24	Land R/O 1-49 Valebridge Rd	0.70	0.28	40%	9	-	-	-	-	-	1,189	1,463	900	-
25	6-10 Junction Rd, Burgess Hill	0.07	0.07	100%	-	-	6	-	-	-	1,189	1,463	600	-
26	Oaklands and Holford, Keymer Rd	0.46	0.25	54%	-	-	6	-	-	-	1,189	1,463	600	-
27	48-50 Junction Rd, Burgess Hill	0.38	0.30	79%	-	-	-	6	-	-	1,189	1,463	-	540
28	Land at Burgess Hill Town Centre	2.27	2.27	100%	-	142	-	-	-	-	1,189	1,463	-	12,780
29	112 Station Rd, Burgess Hill	0.38	0.38	100%	-	-	-	-	-	60	1,189	1,463	-	5,400
30	Western Side of Victoria Road	4.40	2.00	45%	80	-	-	-	-	-	1,189	1,463	8,000	-
31	Burnett's Printing works, 34 Cyprus Rd	0.03	0.03	100%	-	-	7	-	-	-	1,189	1,463	700	-
32	273 London Rd, Burgess Hill	0.05	0.05	100%	-	-	-	9	-	-	1,189	1,463	-	810
33	Land at the Brow, Burgess Hill	0.79	0.79	100%	-	-	-	100	-	-	1,189	1,463	-	9,000
34	Land at Whitmans Green	4.10	1.40	34%	-	-	-	-	15	-	1,189	1,463	1,500	-
35	Land at Haniye Lane	5.75	2.30	40%	-	-	-	-	40	-	1,189	1,463	4,000	-
36	Land S of Cophorne Road	0.89	0.89	100%	-	-	32	-	-	-	1,189	1,463	3,200	-
37	Imberhorne Lower School	7.00	0.65	9%	-	-	-	-	325	-	1,189	1,463	32,500	-
38	Land at Brooklands Park	2.30	0.50	22%	-	-	10	-	-	-	1,189	1,463	1,000	-
39	Premier House, Garland Rd	0.13	0.13	100%	-	14	-	-	-	-	1,189	1,463	-	1,260
40	Medway Garage, Lowdells Lane	0.16	0.16	100%	-	-	9	-	-	-	1,189	1,463	900	-
41	Imberhorne Lane car park	0.18	0.18	100%	-	-	-	18	-	-	1,189	1,463	-	1,620
42	Land corner of Holtye Rd	0.55	0.55	100%	-	-	10	-	-	-	1,189	1,463	1,000	-
43	Railway Approach	0.06	0.06	100%	-	-	-	9	-	-	1,189	1,463	-	810
44	Land RO Mulberry Gate	0.36	0.30	83%	-	-	11	-	-	-	1,189	1,463	1,100	-
45	East Grinstead Delivery Office, 76 London Road	0.15	0.15	100%	-	-	-	-	-	12	1,189	1,463	-	1,080
46	Ashplatts House, Holtye Rd	1.20	1.20	100%	-	-	45	-	-	-	1,189	1,463	4,500	-
47	Land adj to Greenstede House, Wood St	0.10	0.10	100%	10	-	-	-	-	-	1,189	1,463	1,000	-
48	Land S of Phoenix House, Cantelupe Rd	0.10	0.10	100%	12	-	-	-	-	-	1,189	1,463	1,200	-
49	Carpetright, 220-228 London Rd	0.14	0.14	100%	-	24	-	-	-	-	1,189	1,463	-	2,160
50	Land N of Shepherds Walk	10.50	10.50	100%	-	-	-	140	-	-	1,189	1,463	14,000	-
51	Land at the Ham	5.40	5.31	98%	-	-	-	100	-	-	1,189	1,463	10,000	-
52	National Tyre Centre, 60 Keymer Rd	0.14	0.14	100%	-	-	-	-	-	20	1,189	1,463	-	1,800
53	Hassocks Golf Club, London Rd	6.50	6.50	100%	-	-	-	-	130	-	1,189	1,463	13,000	-
54	Land N of Clayton Mills	11.00	7.00	64%	-	-	140	-	-	-	1,189	1,463	14,000	-
55	Land RO 151 Western Rd	0.39	0.39	100%	14	-	-	-	-	-	1,189	1,463	1,400	-
56	Hurst Farm, Hurstwood Lane	14.70	10.17	69%	-	-	357	-	-	-	1,189	1,463	35,700	-
57	52 Sussex Road	0.06	0.06	100%	-	-	-	9	-	-	1,189	1,463	-	810
58	Maplehurst, 53 Oathall Rod	0.26	0.26	100%	-	-	8	-	-	-	1,189	1,463	800	-
59	Beacon Heights, 4 Church Road	0.23	0.20	87%	24	-	-	-	-	-	1,189	1,463	2,400	-
60	Land N of 1&3 Church Rd	0.10	0.10	100%	-	-	-	-	-	15	1,189	1,463	-	1,350
61	Car park to S of Trevelyan Place	0.18	0.18	100%	-	-	-	30	-	-	1,189	1,463	-	2,700
62	10-14 Sydney Rd	0.13	0.13	100%	-	-	-	-	-	20	1,189	1,463	-	1,800
63	Woodlands, 32 Paddockhall Rd	0.11	0.10	91%	-	-	-	10	-	-	1,189	1,463	-	900
64	5 Ashenground Rd	0.08	0.08	100%	-	-	-	6	-	-	1,189	1,463	-	540

MID SUSSEX DISTRICT COUNCIL

Site ref	SITE NAME	Gross Site area	Net site area	Site coverage	Years 1 - 5		Years 6 - 10		Years 11 - 15		Resi costs Houses	Resi costs Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats
					No of Houses	No of Flats	No of Houses	No of Flats	No of Houses	No of Flats						
65	Caru Hall, Bolnore Rd	0.55	0.45	82%	-	-	12	-	-	-	1,189	1,463	1,200	-	-	
66	39-42 South Road	0.03	0.03	100%	-	-	-	6	-	-	1,189	1,463	-	-	540	
67	Barclay Court, 1-3 Marketplace	0.05	0.05	100%	-	-	12	-	-	-	1,189	1,463	1,200	-	-	
68	26-28 Sussex Rd	0.06	0.06	100%	-	-	-	10	-	-	1,189	1,463	-	-	900	
69	Land RO Devon Villas, Western Rd	0.25	0.25	100%	9	-	-	-	-	-	1,189	1,463	900	-	-	
70	Beech Hurst Depot, Bolnore Rd	0.80	0.80	100%	-	-	32	-	-	-	1,189	1,463	3,200	-	-	
71	The Priory, Syreham Gdns	0.60	0.60	100%	50	-	-	-	-	-	1,189	1,463	5,000	-	-	
72	NCP Car Park Harlands Rd	0.21	0.21	100%	-	-	40	-	-	-	1,189	1,463	4,000	-	-	
73	Land N of Rocky Lane	1.30	1.30	100%	30	-	-	-	-	-	1,189	1,463	3,000	-	-	
74	Constance Wood Rec, Hamsland	1.40	1.40	100%	-	-	-	-	28	-	1,189	1,463	2,800	-	-	
75	Land S of St Stephens Church Hamsland	1.13	1.13	100%	-	-	-	-	34	-	1,189	1,463	3,400	-	-	
76	Land at Birch Grove Road	0.40	0.40	100%	-	-	-	-	6	-	1,189	1,463	600	-	-	
77	The Old Rectory, Church Lane	10.80	1.17	11%	-	-	40	-	-	-	1,189	1,463	4,000	-	-	
78	Land at Trinity Road	0.17	0.17	100%	-	-	6	-	-	-	1,189	1,463	600	-	-	
79	Land west of Kemps	3.80	2.80	74%	-	-	-	-	84	-	1,189	1,463	8,400	-	-	
80	Land RO 78 Wickham Hill	0.60	0.60	100%	-	-	-	-	6	-	1,189	1,463	600	-	-	
81	Land N of Kingsland Laines, Sayers Common	5.00	5.00	100%	-	-	-	-	120	-	1,189	1,463	12,000	-	-	
82	Pickett White Ltd, Albourne Rd	0.12	0.12	100%	-	-	-	-	-	12	1,189	1,463	-	1,080	-	
83	Land at Whitehorse Lodge, Furzeland Way	0.50	0.50	100%	-	-	6	-	-	-	1,189	1,463	600	-	-	
84	Kings Business Centre, Reeds Lane	2.00	2.00	100%	-	-	60	-	-	-	1,189	1,463	6,000	-	-	
85	Land at Gravelly and Scamps Hill	6.60	3.90	59%	-	-	-	-	158	-	1,189	1,463	15,800	-	-	
86	Land E of Portsmouth Wood Close	2.32	1.85	80%	-	-	50	-	-	-	1,189	1,463	5,000	-	-	
87	Land adj to Barn Cottage, Lewes Rd	2.10	1.00	48%	-	-	-	-	30	-	1,189	1,463	3,000	-	-	
88	Land at St Martin Close Handcross	1.30	1.10	85%	-	-	50	-	-	-	1,189	1,463	5,000	-	-	
89	Old Brighton Road South, Pease Pottage	0.46	0.46	100%	-	-	-	-	21	-	1,189	1,463	2,100	-	-	
90	Harding Farm, Brighton Road	45.00	22.50	50%	150	-	250	-	200	-	1,189	1,463	60,000	-	-	
91	Land at Coos Lane, Horsham Road	1.20	1.20	100%	-	-	6	-	-	-	1,189	1,463	600	-	-	
92	Old Vicarage Field, Church Lane	1.30	1.30	100%	44	-	-	-	-	-	1,189	1,463	4,400	-	-	
93	West Hoathy Garage, Selsfield Rd	0.55	0.55	100%	-	-	-	-	12	-	1,189	1,463	1,200	-	-	
94	Land RO The Martins, South of Hophurst Lane	6.80	3.30	49%	-	-	-	-	100	-	1,189	1,463	10,000	-	-	
95	General retail development	1.00	0.60	60%	-	-	-	-	-	-	0	0	0	0	0	
96	Supermarket retail development	1.00	0.30	30%	-	-	-	-	-	-	0	0	0	0	0	
97	Retail warehouse development	1.00	0.40	40%	-	-	-	-	-	-	0	0	0	0	0	

Site ref	S106 (per sqm for commercial; per unit for residential)		Rents		Cap val		Yields		Build costs		Net to gross		C1 Hotel	C2 resi ins
	Infra cost	Retail A1-A Retail S'Ma B1 office	B2 industrial	Resi	Retail A1-A Retail S'Ma Resi	Retail A1-A Retail S'Ma Resi	Retail A1-A5	Retail S'Ma B1 office	Retail A1-A5	Retail S'Ma B1 office	B2 industrial	B8 storage		
1	15,000		10	15,000	3,800	6.00%	5.00%				85%	85%	85%	85%
2	15,000			2,000	3,800	6.00%	5.00%			1,809	85%	85%	85%	85%
3	15,000			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
4	15,000			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
5	15,000			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
6	-			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
7	-			2,000	3,700	6.00%	5.00%				85%	85%	85%	85%
8	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
9	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
10	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
11	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
12	-			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
13	-			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
14	-			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
15	15,000			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
16	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
17	15,000			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
18	15,000			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
19	15,000			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
20	15,000			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
21	15,000			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
22	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
23	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
24	15,000			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
25	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
26	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
27	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
28	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
29	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
30	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
31	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
32	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
33	-			2,000	3,600	6.00%	5.00%				85%	85%	85%	85%
34	15,000			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
35	15,000			2,000	3,800	6.00%	5.00%				85%	85%	85%	85%
36	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
37	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
38	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
39	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
40	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
41	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
42	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
43	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
44	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
45	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
46	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
47	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
48	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
49	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
50	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
51	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
52	-			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
53	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
54	15,000			2,000	4,100	6.00%	5.00%				85%	85%	85%	85%
55	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
56	15,000			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
57	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
58	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
59	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
60	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
61	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
62	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
63	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%
64	-			2,000	4,000	6.00%	5.00%				85%	85%	85%	85%

Site ref	S106 (per sqm for commercial; per unit for residential)		Rents		Retail A1-A5	Build costs		Net to gross						
	Infra cost	Resi	Retail A1-A5	Resi		Retail A1-A5	Retail S'Ma B1 office	Retail S'Ma B1 office	Retail A1-A5	Retail S'Ma B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi ins
65	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
66	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
67	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
68	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
69	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
70	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
71	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
72	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
73	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
74	15,000	2,000	2,000	2,000	4,200	6.00%	5.00%			85%	85%	85%	85%	85%
75	15,000	2,000	2,000	2,000	4,200	6.00%	5.00%			85%	85%	85%	85%	85%
76	15,000	2,000	2,000	2,000	4,200	6.00%	5.00%			85%	85%	85%	85%	85%
77	-	2,000	2,000	2,000	4,200	6.00%	5.00%			85%	85%	85%	85%	85%
78	15,000	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
79	15,000	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
80	15,000	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
81	15,000	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
82	-	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
83	15,000	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
84	-	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
85	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
86	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
87	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
88	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
89	-	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
90	15,000	15,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
91	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
92	15,000	2,000	2,000	2,000	3,800	6.00%	5.00%			85%	85%	85%	85%	85%
93	-	2,000	2,000	2,000	4,100	6.00%	5.00%			85%	85%	85%	85%	85%
94	15,000	2,000	2,000	2,000	4,000	6.00%	5.00%			85%	85%	85%	85%	85%
95				225				1,214						
96				200				1,557						
97				160				857						

Site ref	D1		D2	Resi	Total new floorspace	SMMM per unit	Build start (QUARTERS)		Build period (QUARTERS)		Investment sale (QUARTERS)		Resi sales period (qtrs)		Area
							Retail A1-Retail S	M1-B1 office	Resi	Retail A1-Retail S	M1-B1 office	Resi	Retail A1-Retail S	M1-B1 office	
1	85%	85%	85%	85%	450,000	-	2	2	2	4	4	6	6	90	6 Mid Sussex
2	85%	85%	85%	85%	17,500	-	2	2	2	4	4	6	6	19	6 Mid Sussex
3	85%	85%	85%	85%	800	-	2	2	2	4	4	6	6	1	6 Mid Sussex
4	85%	85%	85%	85%	1,800	-	2	2	2	4	4	6	6	2	6 Mid Sussex
5	85%	85%	85%	85%	600	-	2	2	2	4	4	6	6	1	6 Mid Sussex
6	85%	85%	85%	85%	1,100	-	2	2	2	4	4	6	6	1	6 Mid Sussex
7	85%	85%	85%	85%	2,000	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
8	85%	85%	85%	85%	2,000	2,525	2	2	2	4	4	6	6	2	6 Mid Sussex
9	85%	85%	85%	85%	600	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
10	85%	85%	85%	85%	4,500	2,525	2	2	2	4	4	6	6	6	6 Mid Sussex
11	85%	85%	85%	85%	2,500	2,525	2	2	2	4	4	6	6	3	6 Mid Sussex
12	85%	85%	85%	85%	1,200	-	2	2	2	4	4	6	6	1	6 Mid Sussex
13	85%	85%	85%	85%	1,260	-	2	2	2	4	4	6	6	2	6 Mid Sussex
14	85%	85%	85%	85%	1,400	-	2	2	2	4	4	6	6	2	6 Mid Sussex
15	85%	85%	85%	85%	1,400	-	2	2	2	4	4	6	6	2	6 Mid Sussex
16	85%	85%	85%	85%	600	-	2	2	2	4	4	6	6	1	6 Mid Sussex
17	85%	85%	85%	85%	600	-	2	2	2	4	4	6	6	1	6 Mid Sussex
18	85%	85%	85%	85%	2,000	-	2	2	2	4	4	6	6	2	6 Mid Sussex
19	85%	85%	85%	85%	600	-	2	2	2	4	4	6	6	1	6 Mid Sussex
20	85%	85%	85%	85%	3,000	-	2	2	2	4	4	6	6	3	6 Mid Sussex
21	85%	85%	85%	85%	8,500	-	2	2	2	4	4	6	6	9	6 Mid Sussex
22	85%	85%	85%	85%	800	-	2	2	2	4	4	6	6	1	6 Mid Sussex
23	85%	85%	85%	85%	1,350	-	2	2	2	4	4	6	6	2	6 Mid Sussex
24	85%	85%	85%	85%	900	-	2	2	2	4	4	6	6	1	6 Mid Sussex
25	85%	85%	85%	85%	600	-	2	2	2	4	4	6	6	1	6 Mid Sussex
26	85%	85%	85%	85%	600	-	2	2	2	6	6	8	8	1	6 Mid Sussex
27	85%	85%	85%	85%	540	-	2	2	2	6	6	8	8	1	6 Mid Sussex
28	85%	85%	85%	85%	12,780	-	2	2	2	6	6	10	10	16	6 Mid Sussex
29	85%	85%	85%	85%	5,400	-	2	2	2	6	6	8	8	7	6 Mid Sussex
30	85%	85%	85%	85%	8,000	-	2	2	2	6	6	8	8	9	6 Mid Sussex
31	85%	85%	85%	85%	700	-	2	2	2	6	6	8	8	1	6 Mid Sussex
32	85%	85%	85%	85%	810	-	2	2	2	6	6	8	8	1	6 Mid Sussex
33	85%	85%	85%	85%	9,000	-	2	2	2	6	6	8	8	11	6 Mid Sussex
34	85%	85%	85%	85%	1,500	-	2	2	2	8	8	10	10	2	6 Mid Sussex
35	85%	85%	85%	85%	4,000	-	2	2	2	8	8	10	10	4	6 Mid Sussex
36	85%	85%	85%	85%	3,200	2,525	2	2	2	8	8	10	10	4	6 Mid Sussex
37	85%	85%	85%	85%	32,500	2,525	2	2	2	8	8	25	25	36	6 Mid Sussex
38	85%	85%	85%	85%	1,000	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
39	85%	85%	85%	85%	1,260	2,525	2	2	2	4	4	6	6	2	6 Mid Sussex
40	85%	85%	85%	85%	900	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
41	85%	85%	85%	85%	1,620	2,525	2	2	2	4	4	6	6	2	6 Mid Sussex
42	85%	85%	85%	85%	1,000	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
43	85%	85%	85%	85%	810	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
44	85%	85%	85%	85%	1,100	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
45	85%	85%	85%	85%	1,080	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
46	85%	85%	85%	85%	4,500	2,525	2	2	2	4	4	6	6	5	6 Mid Sussex
47	85%	85%	85%	85%	1,000	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
48	85%	85%	85%	85%	1,200	2,525	2	2	2	4	4	6	6	1	6 Mid Sussex
49	85%	85%	85%	85%	2,160	2,525	2	2	2	4	4	6	6	3	6 Mid Sussex
50	85%	85%	85%	85%	14,000	-	2	2	2	4	4	6	6	16	6 Mid Sussex
51	85%	85%	85%	85%	10,000	-	2	2	2	4	4	6	6	11	6 Mid Sussex
52	85%	85%	85%	85%	1,800	-	2	2	2	4	4	6	6	2	6 Mid Sussex
53	85%	85%	85%	85%	13,000	-	2	2	2	4	4	6	6	14	6 Mid Sussex
54	85%	85%	85%	85%	14,000	-	2	2	2	4	4	6	6	16	6 Mid Sussex
55	85%	85%	85%	85%	1,400	-	2	2	2	4	4	6	6	2	6 Mid Sussex
56	85%	85%	85%	85%	35,700	-	2	2	2	4	4	25	25	40	6 Mid Sussex
57	85%	85%	85%	85%	810	-	2	2	2	4	4	6	6	1	6 Mid Sussex
58	85%	85%	85%	85%	800	-	2	2	2	4	4	6	6	1	6 Mid Sussex
59	85%	85%	85%	85%	2,400	-	2	2	2	4	4	6	6	3	6 Mid Sussex
60	85%	85%	85%	85%	1,350	-	2	2	2	4	4	6	6	2	6 Mid Sussex
61	85%	85%	85%	85%	2,700	-	2	2	2	4	4	6	6	3	6 Mid Sussex
62	85%	85%	85%	85%	1,800	-	2	2	2	4	4	6	6	2	6 Mid Sussex
63	85%	85%	85%	85%	900	-	2	2	2	4	4	6	6	1	6 Mid Sussex
64	85%	85%	85%	85%	540	-	2	2	2	4	4	6	6	1	6 Mid Sussex

Site ref	D1	D2	Resi	Total new floorspace	SMMM per unit	Build start (QUARTERS)				Build period (QUARTERS)				Investment sale (QUARTERS)				Sales period start		Area
						Retail A1-A	Retail S	Mi	B1 office	Resi	Retail A1-A	Retail S	Mi	B1 office	Resi	Retail A1-A	Retail S	Mi	B1 office	
65	85%	85%	85%	1,200	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
66	85%	85%	85%	540	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
67	85%	85%	85%	1,200	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
68	85%	85%	85%	900	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
69	85%	85%	85%	900	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
70	85%	85%	85%	3,200	-	2	2	2	2	4	4	4	4	6	6	6	6	4	6	Mid Sussex
71	85%	85%	85%	5,000	-	2	2	2	2	4	4	4	4	6	6	6	6	4	6	Mid Sussex
72	85%	85%	85%	4,000	-	2	2	2	2	4	4	4	4	6	6	6	6	4	6	Mid Sussex
73	85%	85%	85%	3,000	-	2	2	2	2	4	4	4	4	6	6	6	6	3	6	Mid Sussex
74	85%	85%	85%	2,800	2,525	2	2	2	2	4	4	4	4	6	6	6	6	3	6	Mid Sussex
75	85%	85%	85%	3,400	2,525	2	2	2	2	4	4	4	4	6	6	6	6	4	6	Mid Sussex
76	85%	85%	85%	600	2,525	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
77	85%	85%	85%	4,000	2,525	2	2	2	2	4	4	4	4	6	6	6	6	4	6	Mid Sussex
78	85%	85%	85%	600	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
79	85%	85%	85%	8,400	-	2	2	2	2	4	4	4	4	6	6	6	6	9	6	Mid Sussex
80	85%	85%	85%	600	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
81	85%	85%	85%	12,000	-	2	2	2	2	4	4	4	4	6	6	6	6	13	6	Mid Sussex
82	85%	85%	85%	1,080	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
83	85%	85%	85%	600	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
84	85%	85%	85%	6,000	-	2	2	2	2	4	4	4	4	6	6	6	6	7	6	Mid Sussex
85	85%	85%	85%	15,800	-	2	2	2	2	4	4	4	4	6	6	6	6	18	6	Mid Sussex
86	85%	85%	85%	5,000	-	2	2	2	2	4	4	4	4	6	6	6	6	6	6	Mid Sussex
87	85%	85%	85%	3,000	-	2	2	2	2	4	4	4	4	6	6	6	6	3	6	Mid Sussex
88	85%	85%	85%	5,000	-	2	2	2	2	4	4	4	4	6	6	6	6	6	6	Mid Sussex
89	85%	85%	85%	2,100	-	2	2	2	2	4	4	4	4	6	6	6	6	2	6	Mid Sussex
90	85%	85%	85%	60,000	-	2	2	2	2	4	4	4	4	6	6	6	6	67	6	Mid Sussex
91	85%	85%	85%	600	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
92	85%	85%	85%	4,400	2,525	2	2	2	2	4	4	4	4	6	6	6	6	5	6	Mid Sussex
93	85%	85%	85%	1,200	2,525	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
94	85%	85%	85%	10,000	2,525	2	2	2	2	4	4	4	4	6	6	6	6	11	6	Mid Sussex
95	85%	85%	85%	24,000	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
96	85%	85%	85%	6,000	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex
97	85%	85%	85%	8,000	-	2	2	2	2	4	4	4	4	6	6	6	6	1	6	Mid Sussex

MID SUSS	On-site AH	% AH rented
Site ref		
1	160 (AS/05)	20%
2	496 (AS/19)	20%
3	626 (AS/06)	0%
4	629 (AS/09)	20%
5	631 (AS/11)	0%
6	668	20%
7	430 (AR/04)	0%
8	138 (AD/14)	20%
9	139 (AD/15)	0%
10	470 (AD/06)	20%
11	757	20%
12	26 (BA/02)	20%
13	27 (BA/03)	20%
14	150 (BA/08)	20%
15	191 (BA/13)	20%
16	156 (BK/04)	0%
17	264 (BK/06)	0%
18	526 (BK/07)	20%
19	527 (BK/08)	0%
20	543 (BK/10)	20%
21	617 (BK/13)	20%
22	711	0%
23	159 (BH/E/11)	20%
24	343 (BH/C/09)	0%
25	365 (BH/D/18)	0%
26	408 (BH/D/11)	0%
27	446 (BH/D/19)	0%
28	528 (BH/E/18)	20%
29	536 (BH/E/20)	20%
30	544 (BH/F/10)	20%
31	588 (BH/E/23)	0%
32	589 (BH/F/11)	0%
33	756	20%
34	89 (CU/06)	20%
35	479 (CU/16)	20%
36	21 (EG/A/03)	20%
37	81 (EG/B/01)	20%
38	224 (EG/E/05)	0%
39	323 (EG/A/22)	20%
40	324 (EG/B/11)	0%
41	510 (EG/A/25)	20%
42	513 (eg/c/13)	0%
43	520 (EG/E/34)	0%
44	547 (EG/A/27)	20%
45	559 (EG/E/38)	20%
46	723	20%
47	729	0%
48	746	20%
49	763	20%
50	221 (HA/42)	20%
51	286 (HA/19)	20%
52	375 (HA/16)	20%
53	690	20%
54	753	20%
55	199 (HH/C/02)	20%
56	246 (HH/D/02)	20%
57	296 (HH/E/13)	0%
58	304 (HH/B/20)	0%
59	329 (HH/B/26)	20%
60	330 (HH/B/27)	20%
61	351 (HH/B/12)	20%
62	379 (HH/B/34)	20%
63	407 (HH/A/04)	0%
64	445 (HH/E/05)	0%

MID SUSS	On-site AH	% AH rented
Site ref		
65	507 (HH/A/14)	20%
66	551 (HH/B37)	0%
67	590 (HH/B/40)	20%
68	592 (HH/E/19)	0%
69	597 (HH/C/13)	0%
70	619 (HH/A/17)	20%
71	732	20%
72	744	20%
73	745	20%
74	183 (HK/05)	20%
75	184 (HK/06)	20%
76	216 (HK/07)	0%
77	748	20%
78	3 (HP/08)	0%
79	13(HP/11)	20%
80	164 (HP/18)	0%
81	220 (HP/30)	20%
82	452 (HP/12)	20%
83	613 (HP/33)	0%
84	669	20%
85	6 (LR/03)	20%
86	151 (LR/06)	20%
87	725	20%
88	127 (SV/06)	20%
89	648 (SV/23)	20%
90	666	20%
91	670	0%
92	492 (TH/02)	20%
93	406 (HO/05)	20%
94	686 (W/39)	20%
95		
96		
97		

Appendix 3 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

This is input control box for reference info that appears on all sheets

Sheet 1 of 104

Local Authority: **MOULDER DISTRICT COUNCIL**
 Author: **[Redacted]**
 Date: **12 June 2016**
 Reference: **[Redacted]**

Values: - NOT USED
 Sales Values: **[Redacted]**

Maximum housing percentage: **20%**
 Maximum percentage of which is affordable: **25%**

Cost of Buildable Homes: **[Redacted]**
 Cost (as a % of total costs): **0%**

Buildable: check box

Residual Land Value	Total units	Private floors area	Ave unit size	On a % of dev costs
£131,706,533	3500	280,000	100	0.7%

Get more Schema about AT Enriched: **Y**

Hours	Units years 1-5	Units years 6-10	Units years 11-15	Units years 16-20	Units years 21-25	Units years 26-30	Units years 31-35	Units years 36-40	Units years 41-45	Units years 46-50	Units years 51-55	Units years 56-60	Units years 61-65	Units years 66-70	Units years 71-75	Units years 76-80	Units years 81-85	Units years 86-90	Units years 91-95	Units years 96-100	Total	
100	515	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305
90	515	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305

Revenue Value from Private GDV	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30	Years 31-35	Years 36-40	Years 41-45	Years 46-50	Years 51-55	Years 56-60	Years 61-65	Years 66-70	Years 71-75	Years 76-80	Years 81-85	Years 86-90	Years 91-95	Years 96-100	Total	
148,732,000	3800	9153,834,523	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224	9683,144,224

Base costs	Per sqm	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 21-25	Year 26-30	Year 31-35	Year 36-40	Year 41-45	Year 46-50	Year 51-55	Year 56-60	Year 61-65	Year 66-70	Year 71-75	Year 76-80	Year 81-85	Year 86-90	Year 91-95	Year 96-100	Total
1483	1105	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178

Construction	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 21-25	Year 26-30	Year 31-35	Year 36-40	Year 41-45	Year 46-50	Year 51-55	Year 56-60	Year 61-65	Year 66-70	Year 71-75	Year 76-80	Year 81-85	Year 86-90	Year 91-95	Year 96-100	Total	
145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%	145.58%

80% of NV

80% of NV

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	WIMBORNE DISTRICT COUNCIL
Area(s)	0
Author	0
Date	12 June 2016
Reference	0

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq. metre
A	£2,500
B	£2,750
C	£3,000
D	£3,500
E	£4,000
F	£4,500
G	£5,000
H	£5,500
I	£6,000

GROUND RENTS from flats (£s per annum)

	Private	Affordable
Average	£4,000	£0
One bed		£7,273
Two beds		£0
Three beds		£0
Four beds		£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed		£0
Two beds		£0
Three beds		£0
Four beds		£0

Select affordable value option from drop down box

Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats	£76,000	£0	£76,000			£0
Two bed flats	£96,000	£0	£96,000			£0
Three bed flats	£123,000	£0	£123,000			£0
Four bed flats	£132,000	£0	£132,000			£0
Two bed house	£96,000	£0	£96,000			£0
Three bed house	£123,000	£0	£123,000			£0
Four bed house	£132,000	£0	£132,000			£0

NOT USED

Per sqm
 Average Aff Rent value: £1,980
 Average Shd Own value: £2,457
 Blended value: £2,099.25 (Based on selection from Test Variables sheet)

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB									
	Net Target rent per annum	Yield	Capital value (funding)	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	Indicative HCA funding per unit	Value per unit
One bed flats		6.50%	£0	£0	£0	£175,000		£0		£0	6.00%	£0	£0	£0
Two bed flats		6.50%	£0	£0	£0	£255,500		£0		£0	6.00%	£0	£0	£0
Three bed flats		6.50%	£0	£0	£0	£301,000		£0		£0	6.00%	£0	£0	£0
Four bed flats		6.50%	£0	£0	£0	£315,000		£0		£0	6.00%	£0	£0	£0
Two bed house		6.50%	£0	£0	£0	£280,500		£0		£0	6.00%	£0	£0	£0
Three bed house		6.50%	£0	£0	£0	£335,000		£0		£0	6.00%	£0	£0	£0
Four bed house		6.50%	£0	£0	£0	£395,500		£0		£0	6.00%	£0	£0	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	MID SUSSEX DISTRICT COUNCIL
Area(s)	0
Author	0
Date	12 June 2016
Reference	0

BUILD COSTS

Typology	Build costs per gross sqm - HOUSES	Build costs per gross sqm - FLATS	External works and other costs	Gross to net adjustment for flats
Residential	£1,189	£1,463	£146	85.0%

TIMINGS for cash flow

Build start	Build period	Sales period	Sales period start
Quarters 2	Quarters 90	Quarters 90	Quarters from start on site 6

PLANNING OBLIGATIONS / CIL

S106 payments	CIL Charges (incl Mayoral CIL)	Fees
£s per sqm all tenures	£s p sq m private sales only	% of build cost
Quarter paid	Instal-ment 1 - Ctr paid	
3	Instal-ment 2 - Ctr paid	
£15,000	Instal-ment 3 - Ctr paid	9%

NB externals included in base costs in 'sites page'

OTHER COSTS

Developer return % GDV	Private	20.00%
Energy requirements	Affordable	6.00%
Contingency	All tenures	6%
Marketing costs % of sales values		5%
Legal Fees % of GDV		3.00%
Site acquisition costs % land value		0.50%
Development Finance		6.80%

SAMM per unit £0

GF Infra cost per unit £15,000

Cat 2 accessibility: Applies to all dwellings

Houses	£521	Nos of units: 3,500
Flats	£924	-

Cat 3 accessibility: Applies to 5% of affordable dwellings

Houses	£22,694	35
Flats	£7,906	-

LOCAL PLAN AND OIL VIABILITY MODEL

Local Authority: **PROBESSE VERING COUNCIL**
 Project Name: **PROBESSE VERING COUNCIL**
 Project Start: **12/03/2018**
 File Name: **184**

DATE OF NEXT PERIOD CASH FLOW

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25		
Capital Expenditure																											
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Gains	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accumulated Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Present Value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Internal Rate of Return	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Metrics	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Summary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	
Capital Expenditure																										
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Gains	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accumulated Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Present Value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Internal Rate of Return	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Metrics	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Summary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Quantity Interest

1.50%

£ 141,310,029

Appendix 4 - Appraisal results

LP Ref	Site	No of units	Residual land value	Residual land value (£millions)	Gross site area	Net developable area	Residual per gross ha	Type of site	BLV	RLV less BLV	Max CIL
1	Northern Arc, Burgess Hill	3,500	£71,463,289	£71.46	203.0						
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, H	175	£10,888,825	£10.89	13.5						
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6						
4	Land at Bolney Road, Ansty	18	£1,374,820	£1.37	2.3						
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3						
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,353,308	£2.35	0.4						
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1						
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,120,960	£3.12	0.7						
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2						
10	Wealden House, Lewes Rd, Ashurst Wood	50	£1,286,941	£1.29	1.6						
11	Wealden House, Lewes Rd, Ashurst Wood	25	£2,551,461	£2.55	0.6						
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,239,913	£2.24	0.4						
13	Land N of Station House, London Rd, Balcombe	14	£824,380	£0.82	0.2						
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£1,833,086	£1.83	1.1						
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£1,833,086	£1.83	2.4						
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7						
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4						
18	Land E of Paynesfield, Bolney	20	£3,111,017	£3.11	3.1						
19	Land N of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.9						
20	Land W of London Rd, Bolney	30	£3,665,979	£3.67	5.0						
21	Land at Foxholme Farm, Bolney	85	£7,148,321	£7.15	13.2						
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4						
23	30-32 Station Road, Burgess Hill	15	£539,121	£0.54	0.2						
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7						
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1						
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5						
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4						
28	Land at Burgess Hill Town Centre	142	£212,840	£0.21	2.3						
29	112 Station Rd, Burgess Hill	60	£639,321	£0.64	0.4						
30	Western Side of Victoria Road	80	£4,805,459	£4.81	4.4						
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0						
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0						
33	Land at the Brow, Burgess Hill	100	£241,043	£0.24	0.8						
34	Land at Whitemans Green	15	£1,719,690	£1.72	4.1						
35	Land at Hanlye Lane	40	£3,898,946	£3.90	5.8						
36	Land S of Copthorne Road	32	£3,540,744	£3.54	7.0						
37	Imberhorne Lower School	325	£18,046,193	£18.05	7.0						
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3						
39	Premier House, Garland Rd	14	£1,081,131	£1.08	0.1						
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2						
41	Imberhorne Lane car park	18	£437,634	£0.44	0.2						
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6						
43	Railway Approach	9	£360,950	£0.36	0.1						
44	Land RO Mulberry Gate	11	£2,573,571	£2.57	0.4						
45	East Grinstead Delivery Office, 76 London Road	12	£1,274,679	£1.27	0.2						
46	Ashplatts House, Holtye Rd	45	£3,789,025	£3.79	1.2						
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1						
48	Land S of Phoenix House, Cantelupe Rd	12	£2,459,576	£2.46	0.1						
49	Carpentright, 220-228 London Rd	24	£1,215,302	£1.22	0.1						
50	Land N of Shepherds Walk	140	£10,913,846	£10.91	10.5						
51	Land at the Ham	100	£9,220,128	£9.22	5.4						
52	National Tyre Centre, 60 Keymer Rd	20	£1,706,136	£1.71	0.1						
53	Hassocks Golf Club, London Rd	130	£10,560,729	£10.56	6.5						
54	Land N of Clayton Mills	140	£10,913,846	£10.91	11.0						
55	Land RO 151 Western Rd	14	£2,202,629	£2.20	0.4						
56	Hurst Farm, Hurstwood Lane	357	£17,724,341	£17.72	14.7						
57	52 Sussex Road	9	£341,471	£0.34	0.1						
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3						
59	Beacon Heights, 4 Church Road	24	£2,908,433	£2.91	0.2						
60	Land N of 1&3 Church Rd	15	£831,121	£0.83	0.1						
61	Car park to S of Trevelyhan Place	30	£1,576,285	£1.58	0.2						
62	10-14 Sydney Rd	20	£1,561,153	£1.56	0.1						
63	Woodlands, 32 Paddockhall Rd	10	£1,984,631	£1.98	0.1						
64	5 Ashenground Rd	6	£840,767	£0.84	0.1						
65	Caru Hall, Bolnore Rd	12	£2,239,913	£2.24	0.6						
66	39-42 South Road	6	£840,767	£0.84	0.0						
67	Barclay Court, 1-3 Marketplace	12	£2,429,421	£2.43	0.0						
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1						
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3						
70	Beech Hurst Depot, Bolnore Rd	32	£3,441,985	£3.44	0.8						
71	The Priory, Syreham Gdns	50	£4,750,845	£4.75	0.6						
72	NCP Car Park Harlands Rd	40	£4,677,481	£4.68	0.2						
73	Land N of Rocky Lane	30	£3,665,979	£3.67	1.3						
74	Constance Wood Rec, Hamsland	28	£4,114,615	£4.11	1.4						
75	Land S of St Stephens Church Hamsland	34	£3,438,850	£3.44	1.1						
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4						
77	The Old Rectory, Church Lane	40	£4,496,352	£4.50	10.8						
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2						
79	Land west of Kemps	84	£7,664,498	£7.66	3.8						
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6						
81	Land N of Kingsland Laines, Sayers Common	120	£10,017,279	£10.02	5.0						
82	Pickett White Ltd, Albourne Rd	12	£1,321,897	£1.32	0.1						
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5						
84	Kings Business Centre, Reeds Lane	60	£5,549,916	£5.55	2.0						
85	Land at Gravelye and Scamps Hill	158	£11,194,842	£11.19	6.6						
86	Land E of Portsmouth Wood Close	50	£4,750,845	£4.75	2.3						
87	Land adj to Barn Cottage, Lewes Rd	30	£3,665,979	£3.67	2.1						
88	Land at St Martin Close Handcross	50	£4,750,845	£4.75	1.3						
89	Old Brighton Road South, Pease Pottage	21	£3,248,338	£3.25	0.5						
90	Hardiding Farm, Brighton Road	600	£16,487,859	£16.49	45.0						
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2						
92	Old Vicarage Field, Church Lane	44	£3,192,073	£3.19	1.3						
93	West Hoathy Garage, Selsfield Rd	12	£2,268,200	£2.27	0.6						
94	Land RO The Martins, South of Hophurst Lane	100	£8,260,931	£8.26	6.8						
95	General retail development	0	£4,657,559	£4.66	1.0						
96	Supermarket retail development	0	£931,668	£0.93	1.0						
97	Retail warehouse development	0	£1,081,765	£1.08	1.0						

LP Ref	Site	No of units	Residual land value	Residual land value (£millions)	Gross site area	Net developable area	Residual per gross ha	Type of site	BLV	RLV less BLV	Max CIL
1	Northern Arc, Burgess Hill	3,500	£69,538,116	£69.54	203.0		0.34	Greenfield	0.35	-0.01	-£4
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, H	175	£10,600,121	£10.60	13.5		5.00	Greenfield	0.35	0.43	£336
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6		0.27	Greenfield	0.35	1.42	£991
4	Land at Bolney Road, Ansty	18	£1,338,686	£1.34	2.3		0.52	Greenfield	0.35	0.24	£302
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3		0.26	Greenfield	0.35	4.96	£2,151
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,331,535	£2.33	0.4		0.35	PDL	2.50	4.16	£1,324
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1		0.09	PDL	2.50	11.81	£1,771
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,081,989	£3.08	0.7		0.67	PDL	2.50	2.10	£703
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2		0.20	Greenfield	0.35	6.58	£2,413
10	Wealden House, Lewes Rd, Ashurst Wood	50	£1,212,582	£1.21	1.6		1.35	PDL	2.50	-1.74	-£619
11	Wealden House, Lewes Rd, Ashurst Wood	25	£2,502,746	£2.50	0.6		0.40	PDL	2.50	1.47	£371
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,216,159	£2.22	0.4		0.41	PDL	2.50	2.91	£993
13	Land N of Station House, London Rd, Balcombe	14	£802,880	£0.80	0.2		0.10	PDL	2.50	2.52	£320
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£1,805,374	£1.81	1.1		0.50	PDL	2.50	-0.81	-£621
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£1,805,374	£1.81	2.4		0.40	Greenfield	0.35	0.40	£690
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7		1.65	PDL	2.50	-1.67	-£4,741
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4		0.65	Greenfield	0.35	0.65	£1,508
18	Land E of Paynesfield, Bolney	20	£3,072,006	£3.07	3.1		0.64	Greenfield	0.35	0.64	£994
19	Land N of Rycrot Rd, Bolney	6	£1,394,800	£1.39	1.9		0.23	Greenfield	0.35	0.39	£1,228
20	Land W of London Rd, Bolney	30	£3,607,522	£3.61	5.0		1.00	Greenfield	0.35	0.37	£619
21	Land at Foxholme Farm, Bolney	85	£6,988,088	£6.99	13.2		5.50	Greenfield	0.35	0.18	£277
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4		0.27	PDL	2.50	0.93	£407
23	30-32 Station Road, Burgess Hill	15	£516,086	£0.52	0.2		0.15	PDL	2.50	0.94	£105
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7		0.28	Greenfield	0.35	0.68	£531
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1		0.07	PDL	2.50	15.52	£1,810
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5		0.25	PDL	2.50	0.24	£185
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4		0.30	PDL	2.50	-0.77	-£540
28	Land at Burgess Hill Town Centre	142	-£422,543	-£0.42	2.3		2.27	PDL	2.50	-2.69	-£477
29	112 Station Rd, Burgess Hill	60	£548,829	£0.55	0.4		0.38	PDL	2.50	-1.06	-£74
30	Western Side of Victoria Road	80	£4,654,501	£4.65	4.4		2.00	PDL	2.50	-1.44	-£793
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0		0.03	PDL	2.50	34.37	£1,473
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0		0.05	PDL	2.50	1.32	£74
33	Land at the Brow, Burgess Hill	100	£90,852	£0.09	0.8		0.79	PDL	2.50	-2.38	-£209
34	Land at Whitemans Green	15	£1,689,711	£1.69	4.1		1.40	Greenfield	0.35	0.06	£170
35	Land at Hanlye Lane	40	£3,823,388	£3.82	5.8		2.30	Greenfield	0.35	0.31	£453
36	Land S of Copthorne Road	32	£3,479,462	£3.48	0.9		0.89	PDL	2.50	1.41	£392
37	Imberhome Lower School	325	£17,623,259	£17.62	7.0		0.65	PDL	2.50	0.02	£4
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3		0.50	Greenfield	0.35	0.97	£2,238
39	Premier House, Garland Rd	14	£1,059,949	£1.06	0.1		0.13	PDL	2.50	5.65	£583
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2		0.16	Greenfield	0.35	6.36	£1,130
41	Imberhome Lane car park	18	£410,399	£0.41	0.2		0.18	PDL	2.50	-0.22	-£24
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6		0.55	Greenfield	0.35	5.30	£2,917
43	Railway Approach	9	£360,950	£0.36	0.1		0.06	PDL	2.50	3.52	£260
44	Land RO Mulberry Gate	11	£2,552,119	£2.55	0.4		0.30	Greenfield	0.35	6.74	£2,206
45	East Grinstead Delivery Office, 76 London Road	12	£1,256,522	£1.26	0.2		0.15	PDL	2.50	5.88	£816
46	Ashplatts House, Holtye Rd	45	£3,703,898	£3.70	1.2		1.20	PDL	2.50	0.59	£156
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1		0.10	PDL	2.50	30.51	£3,051
48	Land S of Phoenix House, Cantelupe Rd	12	£2,436,173	£2.44	0.1		0.10	Greenfield	0.35	24.01	£2,001
49	Carpentright, 220-228 London Rd	24	£1,179,520	£1.18	0.1		0.14	PDL	2.50	5.93	£384
50	Land N of Shepherds Walk	140	£10,672,321	£10.67	10.5		10.50	Greenfield	0.35	0.67	£500
51	Land at the Ham	100	£9,039,631	£9.04	5.4		5.31	Greenfield	0.35	1.32	£715
52	National Tyre Centre, 60 Keymer Rd	20	£1,676,292	£1.68	0.1		0.14	PDL	2.50	9.47	£737
53	Hassocks Golf Club, London Rd	130	£10,333,090	£10.33	6.5		6.50	Greenfield	0.35	1.24	£620
54	Land N of Clayton Mills	140	£10,672,321	£10.67	11.0		7.00	Greenfield	0.35	0.62	£487
55	Land RO 151 Western Rd	14	£2,174,916	£2.17	0.4		0.39	PDL	2.50	3.08	£857
56	Hurst Farm, Hurstwood Lane	357	£17,248,394	£17.25	14.7		10.17	Greenfield	0.35	0.82	£339
57	52 Sussex Road	9	£341,471	£0.34	0.1		0.06	PDL	2.50	3.19	£236
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3		0.26	PDL	2.50	2.12	£688
59	Beacon Heights, 4 Church Road	24	£2,860,966	£2.86	0.2		0.20	PDL	2.50	9.94	£952
60	Land N of 1&3 Church Rd	15	£808,085	£0.81	0.1		0.10	PDL	2.50	5.58	£413
61	Car park to S of Trevelyan Place	30	£1,530,933	£1.53	0.2		0.18	PDL	2.50	6.01	£400
62	10-14 Sydney Rd	20	£1,530,893	£1.53	0.1		0.13	PDL	2.50	9.28	£670
63	Woodlands, 32 Padockhall Rd	10	£1,984,631	£1.98	0.1		0.10	PDL	2.50	15.54	£1,900
64	5 Ashenground Rd	6	£840,767	£0.84	0.1		0.08	PDL	2.50	8.01	£1,187
65	Caru Hall, Bolnore Rd	12	£2,216,159	£2.22	0.6		0.45	PDL	2.50	1.53	£701
66	39-42 South Road	6	£840,767	£0.84	0.0		0.03	PDL	2.50	25.53	£1,418
67	Barclay Court, 1-3 Marketplace	12	£2,405,668	£2.41	0.0		0.05	PDL	2.50	48.68	£1,907
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1		0.06	PDL	2.50	30.58	£2,038
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3		0.25	PDL	2.50	1.70	£472
70	Beech Hurst Depot, Bolnore Rd	32	£3,378,749	£3.38	0.8		0.80	PDL	2.50	1.72	£431
71	The Priory, Syreham Gdns	50	£4,653,579	£4.65	0.6		0.60	PDL	2.50	5.26	£631
72	NCP Car Park Harlands Rd	40	£4,599,603	£4.60	0.2		0.21	PDL	2.50	19.40	£1,019
73	Land N of Rocky Lane	30	£3,607,522	£3.61	1.3		1.30	Greenfield	0.35	2.43	£1,051
74	Constance Wood Rec, Hamsland	28	£4,060,861	£4.06	1.4		1.40	Greenfield	0.35	2.55	£1,275
75	Land S of St Stephens Church Hamsland	34	£3,372,654	£3.37	1.1		1.13	Greenfield	0.35	2.63	£876
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4		0.40	Greenfield	0.35	3.61	£2,407
77	The Old Rectory, Church Lane	40	£4,419,625	£4.42	10.8		1.17	PDL	2.50	-2.09	-£5,645
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2		0.17	Greenfield	0.35	8.84	£2,504
79	Land west of Kemps	84	£7,506,151	£7.51	3.8		2.80	Greenfield	0.35	1.63	£735
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6		0.60	Greenfield	0.35	2.09	£2,089
81	Land N of Kingsland Laines, Sayers Common	120	£9,804,063	£9.80	5.0		5.00	Greenfield	0.35	1.61	£671
82	Pickett White Ltd, Albourne Rd	12	£1,303,468	£1.30	0.1		0.12	PDL	2.50	8.36	£929
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5		0.50	Greenfield	0.35	2.77	£2,311
84	Kings Business Centre, Reeds Lane	60	£5,434,923	£5.43	2.0		2.00	PDL	2.50	0.22	£72
85	Land at Gravelye and Scamps Hill	158	£10,924,578	£10.92	6.6		3.90	Greenfield	0.35	1.31	£545
86	Land E of Portsmouth Wood Close	50	£4,653,579	£4.65	2.3		1.85	Greenfield	0.35	1.66	£768
87	Land adj to Barn Cottage, Lewes Rd	30	£3,607,522	£3.61	2.1		1.00	Greenfield	0.35	1.37	£958
88	Land at St Martin Close Handcross	50	£4,653,579	£4.65	1.3		1.10	Greenfield	0.35	3.23	£840
89	Old Brighton Road South, Pease Pottage	21	£3,206,803	£3.21	0.5		0.46	PDL	2.50	4.47	£979
90	Hardiding Farm, Brighton Road	600	£15,867,407	£15.87	45.0		22.50	Greenfield	0.35	0.00	£2
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2		1.20	Greenfield	0.35	0.82	£1,642
92	Old Vicarage Field, Church Lane	44	£3,106,479	£3.11	1.3		1.30	Greenfield	0.35	2.04	£603
93	West Hoathy Garage, Selsfield Rd	12	£2,244,797	£2.24	0.6		0.55	PDL	2.50	1.58	£725
94	Land RO The Martins, South of Hophurst Lane	100	£8,080,628	£8.08	6.8		3.30	Greenfield	0.35	0.84	£570
95	General retail development	0	£4,657,559	£4.66	1.0		0.60	PDL	2.50	2.16	£180
96	Supermarket retail development	0	£931,668	£0.93	1.0		0.30	Greenfield	0.35	0.58	£194
97	Retail warehouse development	0	£1,081,765	£1.08	1.0		0.40	Greenfield	0.35	0.73	£183

LP Ref	Site	No of units	Residual land value	Residual land value (£millions)	Gross site area	Net developable area	Residual per gross ha	Type of site	BLV	RLV less BLV	Max CIL
1	Northern Arc, Burgess Hill	3,500	£69,538,116	£69.54	203.0		0.34	Greenfield	0.35	-0.01	-£4
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, H	175	£10,600,121	£10.60	13.5		5.00	Greenfield	0.35	0.43	£336
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6		0.27	Greenfield	0.35	1.42	£991
4	Land at Bolney Road, Ansty	18	£1,338,686	£1.34	2.3		0.52	Greenfield	0.35	0.24	£302
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3		0.26	Greenfield	0.35	4.96	£2,151
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,331,535	£2.33	0.4		0.35	PDL	2.50	4.16	£1,324
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1		0.09	PDL	2.50	11.81	£1,771
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,081,989	£3.08	0.7		0.67	PDL	2.50	2.10	£703
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2		0.20	Greenfield	0.35	6.58	£2,413
10	Wealden House, Lewes Rd, Ashurst Wood	50	£1,212,582	£1.21	1.6		1.35	PDL	2.50	-1.74	-£619
11	Wealden House, Lewes Rd, Ashurst Wood	25	£2,502,746	£2.50	0.6		0.40	PDL	2.50	1.47	£371
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,216,159	£2.22	0.4		0.41	PDL	2.50	2.91	£993
13	Land N of Station House, London Rd, Balcombe	14	£802,880	£0.80	0.2		0.10	PDL	2.50	2.52	£320
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£1,805,374	£1.81	1.1		0.50	PDL	2.50	-0.81	-£621
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£1,805,374	£1.81	2.4		0.40	Greenfield	0.35	0.40	£690
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7		1.65	PDL	2.50	-1.67	-£4,741
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4		0.65	Greenfield	0.35	0.65	£1,508
18	Land E of Paynesfield, Bolney	20	£3,072,006	£3.07	3.1		0.64	Greenfield	0.35	0.64	£994
19	Land N of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.9		0.23	Greenfield	0.35	0.39	£1,228
20	Land W of London Rd, Bolney	30	£3,607,522	£3.61	5.0		1.00	Greenfield	0.35	0.37	£619
21	Land at Foxholme Farm, Bolney	85	£6,988,088	£6.99	13.2		5.50	Greenfield	0.35	0.18	£277
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4		0.27	PDL	2.50	0.93	£407
23	30-32 Station Road, Burgess Hill	15	£516,086	£0.52	0.2		0.15	PDL	2.50	0.94	£105
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7		0.28	Greenfield	0.35	0.68	£531
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1		0.07	PDL	2.50	15.52	£1,810
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5		0.25	PDL	2.50	0.24	£185
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4		0.30	PDL	2.50	-0.77	-£540
28	Land at Burgess Hill Town Centre	142	-£422,543	-£0.42	2.3		2.27	PDL	2.50	-2.69	-£477
29	112 Station Rd, Burgess Hill	60	£548,829	£0.55	0.4		0.38	PDL	2.50	-1.06	-£74
30	Western Side of Victoria Road	80	£4,654,501	£4.65	4.4		2.00	PDL	2.50	-1.44	-£793
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0		0.03	PDL	2.50	34.37	£1,473
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0		0.05	PDL	2.50	1.32	£74
33	Land at the Brow, Burgess Hill	100	£90,852	£0.09	0.8		0.79	PDL	2.50	-2.38	-£209
34	Land at Whitemans Green	15	£1,689,711	£1.69	4.1		1.40	Greenfield	0.35	0.06	£170
35	Land at Hanlye Lane	40	£3,823,388	£3.82	5.8		2.30	Greenfield	0.35	0.31	£453
36	Land S of Copthorne Road	32	£3,479,462	£3.48	0.9		0.89	PDL	2.50	1.41	£392
37	Imberhome Lower School	325	£17,623,259	£17.62	7.0		0.65	PDL	2.50	0.02	£4
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3		0.50	Greenfield	0.35	0.97	£2,238
39	Premier House, Garland Rd	14	£1,059,949	£1.06	0.1		0.13	PDL	2.50	5.65	£583
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2		0.16	Greenfield	0.35	6.36	£1,130
41	Imberhome Lane car park	18	£410,399	£0.41	0.2		0.18	PDL	2.50	-0.22	-£24
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6		0.55	Greenfield	0.35	5.30	£2,917
43	Railway Approach	9	£360,950	£0.36	0.1		0.06	PDL	2.50	3.52	£260
44	Land RO Mulberry Gate	11	£2,552,119	£2.55	0.4		0.30	Greenfield	0.35	6.74	£2,206
45	East Grinstead Delivery Office, 76 London Road	12	£1,256,522	£1.26	0.2		0.15	PDL	2.50	5.88	£816
46	Ashplatts House, Holtye Rd	45	£3,703,898	£3.70	1.2		1.20	PDL	2.50	0.59	£156
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1		0.10	PDL	2.50	30.51	£3,051
48	Land S of Phoenix House, Cantelupe Rd	12	£2,436,173	£2.44	0.1		0.10	Greenfield	0.35	24.01	£2,001
49	Carpentright, 220-228 London Rd	24	£1,179,520	£1.18	0.1		0.14	PDL	2.50	5.93	£384
50	Land N of Shepherds Walk	140	£10,672,321	£10.67	10.5		10.50	Greenfield	0.35	0.67	£500
51	Land at the Ham	100	£9,039,631	£9.04	5.4		5.31	Greenfield	0.35	1.32	£715
52	National Tyre Centre, 60 Keymer Rd	20	£1,676,292	£1.68	0.1		0.14	PDL	2.50	9.47	£737
53	Hassocks Golf Club, London Rd	130	£10,333,090	£10.33	6.5		6.50	Greenfield	0.35	1.24	£620
54	Land N of Clayton Mills	140	£10,672,321	£10.67	11.0		7.00	Greenfield	0.35	0.62	£487
55	Land RO 151 Western Rd	14	£2,174,916	£2.17	0.4		0.39	PDL	2.50	3.08	£857
56	Hurst Farm, Hurstwood Lane	357	£17,248,394	£17.25	14.7		10.17	Greenfield	0.35	0.82	£339
57	52 Sussex Road	9	£341,471	£0.34	0.1		0.06	PDL	2.50	3.19	£236
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3		0.26	PDL	2.50	2.12	£688
59	Beacon Heights, 4 Church Road	24	£2,860,966	£2.86	0.2		0.20	PDL	2.50	9.94	£952
60	Land N of 1&3 Church Rd	15	£808,085	£0.81	0.1		0.10	PDL	2.50	5.58	£413
61	Car park to S of Trevelyen Place	30	£1,530,933	£1.53	0.2		0.18	PDL	2.50	6.01	£400
62	10-14 Sydney Rd	20	£1,530,893	£1.53	0.1		0.13	PDL	2.50	9.28	£670
63	Woodlands, 32 Paddockhall Rd	10	£1,984,631	£1.98	0.1		0.10	PDL	2.50	15.54	£1,900
64	5 Ashenground Rd	6	£840,767	£0.84	0.1		0.08	PDL	2.50	8.01	£1,187
65	Caru Hall, Bolnore Rd	12	£2,216,159	£2.22	0.6		0.45	PDL	2.50	1.53	£701
66	39-42 South Road	6	£840,767	£0.84	0.0		0.03	PDL	2.50	25.53	£1,418
67	Barclay Court, 1-3 Marketplace	12	£2,405,668	£2.41	0.0		0.05	PDL	2.50	48.68	£1,907
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1		0.06	PDL	2.50	30.58	£2,038
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3		0.25	PDL	2.50	1.70	£472
70	Beech Hurst Depot, Bolnore Rd	32	£3,378,749	£3.38	0.8		0.80	PDL	2.50	1.72	£431
71	The Priory, Syreham Gdns	50	£4,653,579	£4.65	0.6		0.60	PDL	2.50	5.26	£631
72	NCP Car Park Harlands Rd	40	£4,599,603	£4.60	0.2		0.21	PDL	2.50	19.40	£1,019
73	Land N of Rocky Lane	30	£3,607,522	£3.61	1.3		1.30	Greenfield	0.35	2.43	£1,051
74	Constance Wood Rec, Hamsland	28	£4,060,861	£4.06	1.4		1.40	Greenfield	0.35	2.55	£1,275
75	Land S of St Stephens Church Hamsland	34	£3,372,654	£3.37	1.1		1.13	Greenfield	0.35	2.63	£876
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4		0.40	Greenfield	0.35	3.61	£2,407
77	The Old Rectory, Church Lane	40	£4,419,625	£4.42	10.8		1.17	PDL	2.50	-2.09	-£5,645
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2		0.17	Greenfield	0.35	8.84	£2,504
79	Land west of Kemps	84	£7,506,151	£7.51	3.8		2.80	Greenfield	0.35	1.63	£735
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6		0.60	Greenfield	0.35	2.09	£2,089
81	Land N of Kingsland Laines, Sayers Common	120	£9,804,063	£9.80	5.0		5.00	Greenfield	0.35	1.61	£671
82	Pickett White Ltd, Albourne Rd	12	£1,303,468	£1.30	0.1		0.12	PDL	2.50	8.36	£929
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5		0.50	Greenfield	0.35	2.77	£2,311
84	Kings Business Centre, Reeds Lane	60	£5,434,923	£5.43	2.0		2.00	PDL	2.50	0.22	£72
85	Land at Gravelye and Scamps Hill	158	£10,924,578	£10.92	6.6		3.90	Greenfield	0.35	1.31	£545
86	Land E of Portsmouth Wood Close	50	£4,653,579	£4.65	2.3		1.85	Greenfield	0.35	1.66	£768
87	Land adj to Barn Cottage, Lewes Rd	30	£3,607,522	£3.61	2.1		1.00	Greenfield	0.35	1.37	£958
88	Land at St Martin Close Handcross	50	£4,653,579	£4.65	1.3		1.10	Greenfield	0.35	3.23	£840
89	Old Brighton Road South, Pease Pottage	21	£3,206,803	£3.21	0.5		0.46	PDL	2.50	4.47	£979
90	Hardiding Farm, Brighton Road	600	£15,867,407	£15.87	45.0		22.50	Greenfield	0.35	0.00	£2
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2		1.20	Greenfield	0.35	0.82	£1,642
92	Old Vicarage Field, Church Lane	44	£3,106,479	£3.11	1.3		1.30	Greenfield	0.35	2.04	£603
93	West Hoathy Garage, Selsfield Rd	12	£2,244,797	£2.24	0.6		0.55	PDL	2.50	1.58	£725
94	Land RO The Martins, South of Hophurst Lane	100	£8,080,628	£8.08	6.8		3.30	Greenfield	0.35	0.84	£570
95	General retail development	0	£4,657,559	£4.66	1.0		0.60	PDL	2.50	2.16	£180
96	Supermarket retail development	0	£931,668	£0.93	1.0		0.30	Greenfield	0.35	0.58	£194
97	Retail warehouse development	0	£1,081,765	£1.08	1.0		0.40	Greenfield	0.35	0.73	£183

LP Ref	Site	No of units	Residual land value	Residual land value (£millions)	Gross site area	Net developable area	Residual per gross ha	Type of site	BLV	RLV less BLV	Max CIL
1	Northern Arc, Burgess Hill	3,500	£78,538,716	£78.54	203.0						
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, H	175	£11,959,020	£11.96	13.5						
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6						
4	Land at Bolney Road, Ansty	18	£1,510,037	£1.51	2.3						
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3						
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,611,740	£2.61	0.4						
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1						
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,488,327	£3.49	0.7						
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2						
10	Wealden House, Lewes Rd, Ashurst Wood	50	£1,701,192	£1.70	1.6						
11	Wealden House, Lewes Rd, Ashurst Wood	25	£2,833,072	£2.83	0.6						
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,480,921	£2.48	0.4						
13	Land N of Station House, London Rd, Balcombe	14	£981,889	£0.98	0.2						
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£2,039,249	£2.04	1.1						
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£2,039,249	£2.04	2.4						
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7						
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4						
18	Land E of Paynesfield, Bolney	20	£3,471,109	£3.47	3.1						
19	Land N of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.9						
20	Land W of London Rd, Bolney	30	£4,074,445	£4.07	5.0						
21	Land at Foxholme Farm, Bolney	85	£7,886,327	£7.89	13.2						
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4						
23	30-32 Station Road, Burgess Hill	15	£664,864	£0.66	0.2						
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7						
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1						
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5						
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4						
28	Land at Burgess Hill Town Centre	142	£329,053	£0.33	2.3						
29	112 Station Rd, Burgess Hill	60	£948,652	£0.95	0.4						
30	Western Side of Victoria Road	80	£5,247,167	£5.25	4.4						
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0						
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0						
33	Land at the Brow, Burgess Hill	100	£743,139	£0.74	0.8						
34	Land at Whitmans Green	15	£1,908,048	£1.91	4.1						
35	Land at Hanlye Lane	40	£4,316,641	£4.32	5.8						
36	Land S of Copthorne Road	32	£3,938,801	£3.94	0.9						
37	Imberhorne Lower School	325	£19,968,696	£19.97	7.0						
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3						
39	Premier House, Garland Rd	14	£1,263,284	£1.26	0.1						
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2						
41	Imberhorne Lane car park	18	£566,516	£0.57	0.2						
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6						
43	Railway Approach	9	£360,950	£0.36	0.1						
44	Land RO Mulberry Gate	11	£2,863,191	£2.86	0.4						
45	East Grinstead Delivery Office, 76 London Road	12	£1,483,465	£1.48	0.2						
46	Ashplatts House, Holtye Rd	45	£4,193,353	£4.19	1.2						
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1						
48	Land S of Phoenix House, Cantelupe Rd	12	£2,732,030	£2.73	0.1						
49	Carpentright, 220-228 London Rd	24	£1,448,942	£1.45	0.1						
50	Land N of Shepherds Walk	140	£12,045,755	£12.05	10.5						
51	Land at the Ham	100	£10,205,722	£10.21	5.4						
52	National Tyre Centre, 60 Keymer Rd	20	£1,995,060	£2.00	0.1						
53	Hassocks Golf Club, London Rd	130	£11,663,662	£11.66	6.5						
54	Land N of Clayton Mills	140	£12,045,755	£12.05	11.0						
55	Land RO 151 Western Rd	14	£2,432,480	£2.43	0.4						
56	Hurst Farm, Hurstwood Lane	357	£19,462,870	£19.46	14.7						
57	52 Sussex Road	9	£341,471	£0.34	0.1						
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3						
59	Beacon Heights, 4 Church Road	24	£3,194,091	£3.19	0.2						
60	Land N of 1&3 Church Rd	15	£993,364	£0.99	0.1						
61	Car park to S of Trevelyhan Place	30	£1,888,205	£1.89	0.2						
62	10-14 Sydney Rd	20	£1,832,950	£1.83	0.1						
63	Woodlands, 32 Padockhall Rd	10	£1,984,631	£1.98	0.1						
64	5 Ashenground Rd	6	£840,767	£0.84	0.1						
65	Caru Hall, Bolnore Rd	12	£2,504,609	£2.50	0.6						
66	39-42 South Road	6	£840,767	£0.84	0.0						
67	Barclay Court, 1-3 Marketplace	12	£2,694,117	£2.69	0.0						
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1						
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3						
70	Beech Hurst Depot, Bolnore Rd	32	£3,814,936	£3.81	0.8						
71	The Priory, Syreham Gdns	50	£5,252,994	£5.25	0.6						
72	NCP Car Park Harlands Rd	40	£5,134,364	£5.13	0.2						
73	Land N of Rocky Lane	30	£4,074,445	£4.07	1.3						
74	Constance Wood Rec, Hamsland	28	£4,596,307	£4.60	1.4						
75	Land S of St Stephens Church Hamsland	34	£3,817,806	£3.82	1.1						
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4						
77	The Old Rectory, Church Lane	40	£5,002,756	£5.00	10.8						
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2						
79	Land west of Kemps	84	£8,472,805	£8.47	3.8						
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6						
81	Land N of Kingsland Laines, Sayers Common	120	£11,066,506	£11.07	5.0						
82	Pickett White Ltd, Albourne Rd	12	£1,533,816	£1.53	0.1						
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5						
84	Kings Business Centre, Reeds Lane	60	£6,134,796	£6.13	2.0						
85	Land at Gravelye and Scamps Hill	158	£12,327,766	£12.33	6.6						
86	Land E of Portsmouth Wood Close	50	£5,252,994	£5.25	2.3						
87	Land adj to Barn Cottage, Lewes Rd	30	£4,074,445	£4.07	2.1						
88	Land at St Martin Close Handcross	50	£5,252,994	£5.25	1.3						
89	Old Brighton Road South, Pease Pottage	21	£3,586,219	£3.59	0.5						
90	Hardiding Farm, Brighton Road	600	£18,531,303	£18.53	45.0						
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2						
92	Old Vicarage Field, Church Lane	44	£3,517,013	£3.52	1.3						
93	West Hoathy Garage, Selsfield Rd	12	£2,540,654	£2.54	0.6						
94	Land RO The Martins, South of Hophurst Lane	100	£9,148,316	£9.15	6.8						
95	General retail development	0	£4,657,559	£4.66	1.0						
96	Supermarket retail development	0	£931,668	£0.93	1.0						
97	Retail warehouse development	0	£1,081,765	£1.08	1.0						

LP Ref	Site	No of units	Residual land value	Residual land value (£millions)	Gross site area	Net developable area	Residual per gross ha	Type of site	BLV	RLV less BLV	Max CIL
1	Northern Arc, Burgess Hill	3,500	£78,538,716	£78.54	203.0	104.00	0.39	Greenfield	0.35	0.04	£21
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, H	175	£11,959,020	£11.96	13.5	5.00	0.89	Greenfield	0.35	0.54	£413
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6	0.27	1.77	Greenfield	0.35	1.42	£991
4	Land at Bolney Road, Ansty	18	£1,510,037	£1.51	2.3	0.52	0.67	Greenfield	0.35	0.32	£398
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3	0.26	5.31	Greenfield	0.35	4.96	£2,151
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,611,740	£2.61	0.4	0.35	7.46	PDL	2.50	4.96	£1,579
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1	0.09	14.31	PDL	2.50	11.81	£1,771
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,488,327	£3.49	0.7	0.67	5.21	PDL	2.50	2.71	£907
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2	0.20	6.93	Greenfield	0.35	6.58	£2,413
10	Wealden House, Lewes Rd, Ashurst Wood	50	£1,701,192	£1.70	1.6	1.35	1.06	PDL	2.50	-1.44	-£511
11	Wealden House, Lewes Rd, Ashurst Wood	25	£2,833,072	£2.83	0.6	0.40	4.50	PDL	2.50	2.00	£503
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,480,921	£2.48	0.4	0.41	6.05	PDL	2.50	3.55	£1,213
13	Land N of Station House, London Rd, Balcombe	14	£981,889	£0.98	0.2	0.10	6.14	PDL	2.50	3.64	£462
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£2,039,249	£2.04	1.1	0.50	1.91	PDL	2.50	-0.59	-£454
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£2,039,249	£2.04	2.4	0.40	0.85	Greenfield	0.35	0.50	£857
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7	1.65	0.83	PDL	2.50	-1.67	-£4,741
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4	0.65	1.00	Greenfield	0.35	0.65	£1,508
18	Land E of Paynesfield, Bolney	20	£3,471,109	£3.47	3.1	0.64	1.12	Greenfield	0.35	0.77	£1,193
19	Land N of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.9	0.23	0.74	Greenfield	0.35	0.39	£1,228
20	Land W of London Rd, Bolney	30	£4,074,445	£4.07	5.0	1.00	0.81	Greenfield	0.35	0.46	£775
21	Land at Foxholme Farm, Bolney	85	£7,886,327	£7.89	13.2	5.50	0.60	Greenfield	0.35	0.25	£383
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4	0.27	3.43	PDL	2.50	0.93	£407
23	30-32 Station Road, Burgess Hill	15	£664,864	£0.66	0.2	0.15	4.43	PDL	2.50	1.93	£215
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7	0.28	1.03	Greenfield	0.35	0.68	£531
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1	0.07	18.02	PDL	2.50	15.52	£1,810
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5	0.25	2.74	PDL	2.50	0.24	£185
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4	0.30	1.73	PDL	2.50	-0.77	-£540
28	Land at Burgess Hill Town Centre	142	£329,053	£0.33	2.3	2.27	0.14	PDL	2.50	-2.36	-£418
29	112 Station Rd, Burgess Hill	60	£948,652	£0.95	0.4	0.38	2.50	PDL	2.50	0.00	-£0
30	Western Side of Victoria Road	80	£5,247,167	£5.25	4.4	2.00	1.19	PDL	2.50	-1.31	-£719
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0	0.03	36.87	PDL	2.50	34.37	£1,473
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0	0.05	3.82	PDL	2.50	1.32	£74
33	Land at the Brow, Burgess Hill	100	£743,139	£0.74	0.8	0.79	0.94	PDL	2.50	-1.56	-£137
34	Land at Whitmans Green	15	£1,908,048	£1.91	4.1	1.40	0.47	Greenfield	0.35	0.12	£315
35	Land at Hanlye Lane	40	£4,316,641	£4.32	5.8	2.30	0.75	Greenfield	0.35	0.40	£576
36	Land S of Copthorne Road	32	£3,938,801	£3.94	0.9	0.89	4.43	PDL	2.50	1.93	£536
37	Imberhorne Lower School	325	£19,968,696	£19.97	7.0	0.65	2.85	PDL	2.50	0.35	£76
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3	0.50	1.32	Greenfield	0.35	0.97	£2,238
39	Premier House, Garland Rd	14	£1,263,284	£1.26	0.1	0.13	9.72	PDL	2.50	7.22	£745
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2	0.16	6.71	Greenfield	0.35	6.36	£1,130
41	Imberhorne Lane car park	18	£566,516	£0.57	0.2	0.18	3.15	PDL	2.50	0.65	£72
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6	0.55	5.65	Greenfield	0.35	5.30	£2,917
43	Railway Approach	9	£360,950	£0.36	0.1	0.06	6.02	PDL	2.50	3.52	£260
44	Land RO Mulberry Gate	11	£2,863,191	£2.86	0.4	0.30	7.95	Greenfield	0.35	7.60	£2,488
45	East Grinstead Delivery Office, 76 London Road	12	£1,483,465	£1.48	0.2	0.15	9.89	PDL	2.50	7.39	£1,026
46	Ashplatts House, Holtye Rd	45	£4,193,353	£4.19	1.2	1.20	3.49	PDL	2.50	0.99	£265
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1	0.10	33.01	PDL	2.50	30.51	£3,051
48	Land S of Phoenix House, Cantelupe Rd	12	£2,732,030	£2.73	0.1	0.10	27.32	Greenfield	0.35	26.97	£2,248
49	Carpentright, 220-228 London Rd	24	£1,448,942	£1.45	0.1	0.14	10.35	PDL	2.50	7.85	£509
50	Land N of Shepherds Walk	140	£12,045,755	£12.05	10.5	10.50	1.15	Greenfield	0.35	0.80	£598
51	Land at the Ham	100	£10,205,722	£10.21	5.4	5.31	1.89	Greenfield	0.35	1.54	£832
52	National Tyre Centre, 60 Keymer Rd	20	£1,995,060	£2.00	0.1	0.14	14.25	PDL	2.50	11.75	£914
53	Hassocks Golf Club, London Rd	130	£11,663,662	£11.66	6.5	6.50	1.79	Greenfield	0.35	1.44	£722
54	Land N of Clayton Mills	140	£12,045,755	£12.05	11.0	7.00	1.10	Greenfield	0.35	0.75	£585
55	Land RO 151 Western Rd	14	£2,432,480	£2.43	0.4	0.39	6.24	PDL	2.50	3.74	£1,041
56	Hurst Farm, Hurstwood Lane	357	£19,462,870	£19.46	14.7	10.17	1.32	Greenfield	0.35	0.97	£401
57	52 Sussex Road	9	£341,471	£0.34	0.1	0.06	5.69	PDL	2.50	3.19	£236
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3	0.26	4.62	PDL	2.50	2.12	£688
59	Beacon Heights, 4 Church Road	24	£3,194,091	£3.19	0.2	0.20	13.89	PDL	2.50	11.39	£1,091
60	Land N of 1&3 Church Rd	15	£993,364	£0.99	0.1	0.10	9.93	PDL	2.50	7.43	£551
61	Car park to S of Trevelyhan Place	30	£1,888,205	£1.89	0.2	0.18	10.49	PDL	2.50	7.99	£533
62	10-14 Sydney Rd	20	£1,832,950	£1.83	0.1	0.13	14.10	PDL	2.50	11.60	£838
63	Woodlands, 32 Padockhall Rd	10	£1,984,631	£1.98	0.1	0.10	18.04	PDL	2.50	15.54	£1,900
64	5 Ashenground Rd	6	£840,767	£0.84	0.1	0.08	10.51	PDL	2.50	8.01	£1,187
65	Caru Hall, Bolnore Rd	12	£2,504,609	£2.50	0.6	0.45	4.55	PDL	2.50	2.05	£941
66	39-42 South Road	6	£840,767	£0.84	0.0	0.03	28.03	PDL	2.50	25.53	£1,418
67	Barclay Court, 1-3 Marketplace	12	£2,694,117	£2.69	0.0	0.05	57.32	PDL	2.50	54.82	£2,147
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1	0.06	33.08	PDL	2.50	30.58	£2,038
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3	0.25	4.20	PDL	2.50	1.70	£472
70	Beech Hurst Depot, Bolnore Rd	32	£3,814,936	£3.81	0.8	0.80	4.77	PDL	2.50	2.27	£567
71	The Priory, Syreham Gdns	50	£5,252,994	£5.25	0.6	0.60	8.75	PDL	2.50	6.25	£751
72	NCP Car Park Harlands Rd	40	£5,134,364	£5.13	0.2	0.21	24.45	PDL	2.50	21.95	£1,152
73	Land N of Rocky Lane	30	£4,074,445	£4.07	1.3	1.30	3.13	Greenfield	0.35	2.78	£1,206
74	Constance Wood Rec, Hamsland	28	£4,596,307	£4.60	1.4	1.40	3.28	Greenfield	0.35	2.93	£1,467
75	Land S of St Stephens Church Hamsland	34	£3,817,806	£3.82	1.1	1.13	3.38	Greenfield	0.35	3.03	£1,007
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4	0.40	3.96	Greenfield	0.35	3.61	£2,407
77	The Old Rectory, Church Lane	40	£5,002,756	£5.00	10.8	1.17	0.46	PDL	2.50	-2.04	-£5,499
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2	0.17	9.19	Greenfield	0.35	8.84	£2,504
79	Land west of Kemps	84	£8,472,805	£8.47	3.8	2.80	2.23	Greenfield	0.35	1.88	£850
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6	0.60	2.44	Greenfield	0.35	2.09	£2,089
81	Land N of Kingsland Laines, Sayers Common	120	£11,066,506	£11.07	5.0	5.00	2.21	Greenfield	0.35	1.86	£776
82	Pickett White Ltd, Albourne Rd	12	£1,533,816	£1.53	0.1	0.12	12.78	PDL	2.50	10.28	£1,142
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5	0.50	3.12	Greenfield	0.35	2.77	£2,311
84	Kings Business Centre, Reeds Lane	60	£6,134,796	£6.13	2.0	2.00	3.07	PDL	2.50	0.57	£189
85	Land at Gravelye and Scamps Hill	158	£12,327,766	£12.33	6.6	3.90	1.87	Greenfield	0.35	1.52	£634
86	Land E of Portsmouth Wood Close	50	£5,252,994	£5.25	2.3	1.85	2.26	Greenfield	0.35	1.91	£888
87	Land adj to Barn Cottage, Lewes Rd	30	£4,074,445	£4.07	2.1	1.00	1.94	Greenfield	0.35	1.59	£1,113
88	Land at St Martin Close Handcross	50	£5,252,994	£5.25	1.3	1.10	4.04	Greenfield	0.35	3.69	£960
89	Old Brighton Road South, Pease Pottage	21	£3,586,219	£3.59	0.5	0.46	7.80	PDL	2.50	5.30	£1,160
90	Hardiding Farm, Brighton Road	600	£18,531,303	£18.53	45.0	22.50	0.41	Greenfield	0.35	0.06	£46
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2	1.20	1.17	Greenfield	0.35	0.82	£1,642
92	Old Vicarage Field, Church Lane	44	£3,517,013	£3.52	1.3	1.30	2.71	Greenfield	0.35	2.36	£696
93	West Hoathy Garage, Selsfield Rd	12	£2,540,654	£2.54	0.6	0.55	4.62	PDL	2.50	2.12	£971
94	Land RO The Martins, South of Hophurst Lane	100	£9,148,316	£9.15	6.8	3.30	1.35	Greenfield	0.35	1.00	£677
95	General retail development	0	£4,657,559	£4.66	1.0	0.60	4.66	PDL	2.50	2.16	£180
96	Supermarket retail development	0	£931,668	£0.93	1.0	0.30	0.93	Greenfield	0.35	0.58	£194
97	Retail warehouse development	0	£1,081,765	£1.08	1.0	0.40	1.08	Greenfield	0.35	0.73	£183

LP Ref	Site	No of units	Residual land value	Residual land value (£millions)	Gross site area	Net developable area	Residual per gross ha	Type of site	BLV	RLV less BLV	Max CIL
1	Northern Arc, Burgess Hill	3,500	£85,614,143	£85.61	203.0	104.00	0.42	Greenfield	0.35	0.07	£42
2	Land S of Rocky Lane and to the west of Weald Rise and Fox Hill Village, H	175	£13,026,514	£13.03	13.5	5.00	0.96	Greenfield	0.35	0.61	£474
3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6	0.27	1.77	Greenfield	0.35	1.42	£991
4	Land at Bolney Road, Ansty	18	£1,645,254	£1.65	2.3	0.52	0.72	Greenfield	0.35	0.37	£473
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3	0.26	5.31	Greenfield	0.35	4.96	£2,151
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,870,170	£2.87	0.4	0.35	8.20	PDL	2.50	5.70	£1,814
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1	0.09	14.31	PDL	2.50	11.81	£1,771
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,855,693	£3.86	0.7	0.67	5.75	PDL	2.50	3.25	£1,090
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2	0.20	6.93	Greenfield	0.35	6.58	£2,413
10	Wealden House, Lewes Rd, Ashurst Wood	50	£2,115,115	£2.12	1.6	1.35	1.32	PDL	2.50	-1.18	-£419
11	Wealden House, Lewes Rd, Ashurst Wood	25	£3,114,683	£3.11	0.6	0.40	4.94	PDL	2.50	2.44	£616
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,721,928	£2.72	0.4	0.41	6.64	PDL	2.50	4.14	£1,414
13	Land N of Station House, London Rd, Balcombe	14	£1,139,399	£1.14	0.2	0.10	7.12	PDL	2.50	4.62	£587
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£2,245,411	£2.25	1.1	0.50	2.10	PDL	2.50	-0.40	-£307
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£2,245,411	£2.25	2.4	0.40	0.94	Greenfield	0.35	0.59	£1,004
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7	1.65	0.83	PDL	2.50	-1.67	-£4,741
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4	0.65	1.00	Greenfield	0.35	0.65	£1,508
18	Land E of Paynesfield, Bolney	20	£3,831,201	£3.83	3.1	0.64	1.24	Greenfield	0.35	0.89	£1,373
19	Land N of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.9	0.23	0.74	Greenfield	0.35	0.39	£1,228
20	Land W of London Rd, Bolney	30	£4,482,910	£4.48	5.0	1.00	0.90	Greenfield	0.35	0.55	£911
21	Land at Foxholme Farm, Bolney	85	£8,624,333	£8.62	13.2	5.50	0.65	Greenfield	0.35	0.30	£469
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4	0.27	3.43	PDL	2.50	0.93	£407
23	30-32 Station Road, Burgess Hill	15	£790,606	£0.79	0.2	0.15	5.27	PDL	2.50	2.77	£308
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7	0.28	1.03	Greenfield	0.35	0.68	£531
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1	0.07	18.02	PDL	2.50	15.52	£1,810
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5	0.25	2.74	PDL	2.50	0.24	£185
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4	0.30	1.73	PDL	2.50	-0.77	-£540
28	Land at Burgess Hill Town Centre	142	£867,976	£0.87	2.3	2.27	0.38	PDL	2.50	-2.12	-£376
29	112 Station Rd, Burgess Hill	60	£1,257,982	£1.26	0.4	0.38	3.31	PDL	2.50	0.81	£57
30	Western Side of Victoria Road	80	£5,688,877	£5.69	4.4	2.00	1.29	PDL	2.50	-1.21	-£664
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0	0.03	36.87	PDL	2.50	34.37	£1,473
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0	0.05	3.82	PDL	2.50	1.32	£74
33	Land at the Brow, Burgess Hill	100	£1,245,233	£1.25	0.8	0.79	1.58	PDL	2.50	-0.92	-£81
34	Land at Whitemans Green	15	£2,096,274	£2.10	4.1	1.40	0.51	Greenfield	0.35	0.16	£441
35	Land at Hanlye Lane	40	£4,734,017	£4.73	5.8	2.30	0.82	Greenfield	0.35	0.47	£680
36	Land S of Copthorne Road	32	£4,336,698	£4.34	0.9	0.89	4.87	PDL	2.50	2.37	£660
37	Imberhome Lower School	325	£21,884,509	£21.88	7.0	0.65	3.13	PDL	2.50	0.63	£135
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3	0.50	1.32	Greenfield	0.35	0.97	£2,238
39	Premier House, Garland Rd	14	£1,445,436	£1.45	0.1	0.13	11.12	PDL	2.50	8.62	£889
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2	0.16	6.71	Greenfield	0.35	6.36	£1,130
41	Imberhome Lane car park	18	£695,399	£0.70	0.2	0.18	3.86	PDL	2.50	1.36	£151
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6	0.55	5.65	Greenfield	0.35	5.30	£2,917
43	Railway Approach	9	£360,950	£0.36	0.1	0.06	6.02	PDL	2.50	3.52	£260
44	Land RO Mulberry Gate	11	£3,152,811	£3.15	0.4	0.30	8.76	Greenfield	0.35	8.41	£2,752
45	East Grinstead Delivery Office, 76 London Road	12	£1,692,253	£1.69	0.2	0.15	11.28	PDL	2.50	8.78	£1,220
46	Ashplatts House, Holtye Rd	45	£4,597,681	£4.60	1.2	1.20	3.83	PDL	2.50	1.33	£355
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1	0.10	33.01	PDL	2.50	30.51	£3,051
48	Land S of Phoenix House, Cantelupe Rd	12	£3,004,485	£3.00	0.1	0.10	30.04	Greenfield	0.35	29.69	£2,475
49	Carpentright, 220-228 London Rd	24	£1,682,582	£1.68	0.1	0.14	12.02	PDL	2.50	9.52	£617
50	Land N of Shepherds Walk	140	£13,176,688	£13.18	10.5	10.50	1.25	Greenfield	0.35	0.90	£679
51	Land at the Ham	100	£11,191,316	£11.19	5.4	5.31	2.07	Greenfield	0.35	1.72	£930
52	National Tyre Centre, 60 Keymer Rd	20	£2,283,984	£2.28	0.1	0.14	16.31	PDL	2.50	13.81	£1,074
53	Hassocks Golf Club, London Rd	130	£12,766,596	£12.77	6.5	6.50	1.96	Greenfield	0.35	1.61	£807
54	Land N of Clayton Mills	140	£13,176,688	£13.18	11.0	7.00	1.20	Greenfield	0.35	0.85	£666
55	Land RO 151 Western Rd	14	£2,662,330	£2.66	0.4	0.39	6.83	PDL	2.50	4.33	£1,205
56	Hurst Farm, Hurstwood Lane	357	£21,196,551	£21.20	14.7	10.17	1.44	Greenfield	0.35	1.09	£450
57	52 Sussex Road	9	£341,471	£0.34	0.1	0.06	5.69	PDL	2.50	3.19	£236
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3	0.26	4.62	PDL	2.50	2.12	£688
59	Beacon Heights, 4 Church Road	24	£3,479,748	£3.48	0.2	0.20	15.13	PDL	2.50	12.63	£1,210
60	Land N of 1&3 Church Rd	15	£1,155,606	£1.16	0.1	0.10	11.56	PDL	2.50	9.06	£671
61	Car park to S of Trevelyan Place	30	£2,200,124	£2.20	0.2	0.18	12.22	PDL	2.50	9.72	£648
62	10-14 Sydney Rd	20	£2,104,748	£2.10	0.1	0.13	16.19	PDL	2.50	13.69	£989
63	Woodlands, 32 Padockhall Rd	10	£1,984,631	£1.98	0.1	0.10	18.04	PDL	2.50	15.54	£1,900
64	5 Ashenground Rd	6	£840,767	£0.84	0.1	0.08	10.51	PDL	2.50	8.01	£1,187
65	Caru Hall, Bolnore Rd	12	£2,769,306	£2.77	0.6	0.45	5.04	PDL	2.50	2.54	£1,162
66	39-42 South Road	6	£840,767	£0.84	0.0	0.03	28.03	PDL	2.50	25.53	£1,418
67	Barclay Court, 1-3 Marketplace	12	£2,958,815	£2.96	0.0	0.05	62.95	PDL	2.50	60.45	£2,368
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1	0.06	33.08	PDL	2.50	30.58	£2,038
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3	0.25	4.20	PDL	2.50	1.70	£472
70	Beech Hurst Depot, Bolnore Rd	32	£4,187,886	£4.19	0.8	0.80	5.23	PDL	2.50	2.73	£684
71	The Priory, Syreham Gdns	50	£5,755,145	£5.76	0.6	0.60	9.59	PDL	2.50	7.09	£851
72	NCP Car Park Harlands Rd	40	£5,591,246	£5.59	0.2	0.21	26.62	PDL	2.50	24.12	£1,267
73	Land N of Rocky Lane	30	£4,482,910	£4.48	1.3	1.30	3.45	Greenfield	0.35	3.10	£1,343
74	Constance Wood Rec, Hamsland	28	£5,077,999	£5.08	1.4	1.40	3.63	Greenfield	0.35	3.28	£1,639
75	Land S of St Stephens Church Hamsland	34	£4,196,762	£4.20	1.1	1.13	3.71	Greenfield	0.35	3.36	£1,118
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4	0.40	3.96	Greenfield	0.35	3.61	£2,407
77	The Old Rectory, Church Lane	40	£5,509,160	£5.51	10.8	1.17	0.51	PDL	2.50	-1.99	-£5,373
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2	0.17	9.19	Greenfield	0.35	8.84	£2,504
79	Land west of Kemps	84	£9,281,112	£9.28	3.8	2.80	2.44	Greenfield	0.35	2.09	£947
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6	0.60	2.44	Greenfield	0.35	2.09	£2,089
81	Land N of Kingsland Laines, Sayers Common	120	£12,115,734	£12.12	5.0	5.00	2.42	Greenfield	0.35	2.07	£864
82	Pickett White Ltd, Albourne Rd	12	£1,745,735	£1.75	0.1	0.12	14.55	PDL	2.50	12.05	£1,339
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5	0.50	3.12	Greenfield	0.35	2.77	£2,311
84	Kings Business Centre, Reeds Lane	60	£6,719,674	£6.72	2.0	2.00	3.36	PDL	2.50	0.86	£287
85	Land at Gravelye and Scamps Hill	158	£13,460,690	£13.46	6.6	3.90	2.04	Greenfield	0.35	1.69	£706
86	Land E of Portsmouth Wood Close	50	£5,755,145	£5.76	2.3	1.85	2.48	Greenfield	0.35	2.13	£989
87	Land adj to Barn Cottage, Lewes Rd	30	£4,482,910	£4.48	2.1	1.00	2.13	Greenfield	0.35	1.78	£1,249
88	Land at St Martin Close Handcross	50	£5,755,145	£5.76	1.3	1.10	4.43	Greenfield	0.35	4.08	£1,060
89	Old Brighton Road South, Pease Pottage	21	£3,924,102	£3.92	0.5	0.46	8.53	PDL	2.50	6.03	£1,321
90	Hardiding Farm, Brighton Road	600	£20,573,731	£20.57	45.0	22.50	0.46	Greenfield	0.35	0.11	£80
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2	1.20	1.17	Greenfield	0.35	0.82	£1,642
92	Old Vicarage Field, Church Lane	44	£3,841,953	£3.84	1.3	1.30	2.96	Greenfield	0.35	2.61	£770
93	West Hoathy Garage, Selsfield Rd	12	£2,813,109	£2.81	0.6	0.55	5.11	PDL	2.50	2.61	£1,198
94	Land RO The Martins, South of Hophurst Lane	100	£10,035,702	£10.04	6.8	3.30	1.48	Greenfield	0.35	1.13	£766
95	General retail development	0	£4,657,559	£4.66	1.0	0.60	4.66	PDL	2.50	2.16	£180
96	Supermarket retail development	0	£931,668	£0.93	1.0	0.30	0.93	Greenfield	0.35	0.58	£194
97	Retail warehouse development	0	£1,081,765	£1.08	1.0	0.40	1.08	Greenfield	0.35	0.73	£183

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3	Land south of Barn Cottage, Cuckfield Rd, Ansty	8	£989,080	£0.99	0.6	0.27	1.77	Greenfield	0.35	1.42	£991
4	Land at Bolney Road, Ansty	18	£1,645,254	£1.65	2.3	0.52	0.72	Greenfield	0.35	0.37	£473
5	Challoners, Cuckfield Road, Ansty	6	£1,381,379	£1.38	0.3	0.26	5.31	Greenfield	0.35	4.96	£2,151
6	Hook Place, Cuckfield Road, Burgess Hill	11	£2,870,170	£2.87	0.4	0.35	8.20	PDL	2.50	5.70	£1,814
7	Victoria House, College Rd, Ardingly	6	£1,287,890	£1.29	0.1	0.09	14.31	PDL	2.50	11.81	£1,771
8	Land S of Hammerwood Rd, Ashurst Wood	20	£3,855,693	£3.86	0.7	0.67	5.75	PDL	2.50	3.25	£1,090
9	Land between 98-104 Maypole Rd, Ashurst Wood	6	£1,524,775	£1.52	0.2	0.20	6.93	Greenfield	0.35	6.58	£2,413
10	Wealden House, Lewes Rd, Ashurst Wood	50	£2,115,115	£2.12	1.6	1.35	1.32	PDL	2.50	-1.18	-£419
11	Wealden House, Lewes Rd, Ashurst Wood	25	£3,114,683	£3.11	0.6	0.40	4.94	PDL	2.50	2.44	£616
12	Glebe Farm, Haywards Heath Rd, Balcombe	12	£2,721,928	£2.72	0.4	0.41	6.64	PDL	2.50	4.14	£1,414
13	Land N of Station House, London Rd, Balcombe	14	£1,139,399	£1.14	0.2	0.10	7.12	PDL	2.50	4.62	£587
14	Land W of Rectory, Haywards Heath Rd, Balcombe	14	£2,245,411	£2.25	1.1	0.50	2.10	PDL	2.50	-0.40	-£307
15	Land N and rear of Barnfield Cottages, Haywards Heath Rd, Balcombe	14	£2,245,411	£2.25	2.4	0.40	0.94	Greenfield	0.35	0.59	£1,004
16	Pine Lodge and Pine Cottage, London Rd, Bolney	6	£1,405,422	£1.41	1.7	1.65	0.83	PDL	2.50	-1.67	-£4,741
17	Land S of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.4	0.65	1.00	Greenfield	0.35	0.65	£1,508
18	Land E of Paynesfield, Bolney	20	£3,831,201	£3.83	3.1	0.64	1.24	Greenfield	0.35	0.89	£1,373
19	Land N of Rycroft Rd, Bolney	6	£1,394,800	£1.39	1.9	0.23	0.74	Greenfield	0.35	0.39	£1,228
20	Land W of London Rd, Bolney	30	£4,482,910	£4.48	5.0	1.00	0.90	Greenfield	0.35	0.55	£911
21	Land at Foxholme Farm, Bolney	85	£8,624,333	£8.62	13.2	5.50	0.65	Greenfield	0.35	0.30	£469
22	Bolney House, Cowfold Rd, Bolney	8	£1,200,667	£1.20	0.4	0.27	3.43	PDL	2.50	0.93	£407
23	30-32 Station Road, Burgess Hill	15	£790,606	£0.79	0.2	0.15	5.27	PDL	2.50	2.77	£308
24	Land R/O 1-49 Valebridge Rd	9	£723,203	£0.72	0.7	0.28	1.03	Greenfield	0.35	0.68	£531
25	6-10 Junction Rd, Burgess Hill	6	£1,261,159	£1.26	0.1	0.07	18.02	PDL	2.50	15.52	£1,810
26	Oaklands and Holford, Keymer Rd	6	£1,261,159	£1.26	0.5	0.25	2.74	PDL	2.50	0.24	£185
27	48-50 Junction Rd, Burgess Hill	6	£658,361	£0.66	0.4	0.30	1.73	PDL	2.50	-0.77	-£540
28	Land at Burgess Hill Town Centre	142	£867,976	£0.87	2.3	2.27	0.38	PDL	2.50	-2.12	-£376
29	112 Station Rd, Burgess Hill	60	£1,257,982	£1.26	0.4	0.38	3.31	PDL	2.50	0.81	£57
30	Western Side of Victoria Road	80	£5,688,877	£5.69	4.4	2.00	1.29	PDL	2.50	-1.21	-£664
31	Burnett's Printing works, 34 Cyprus Rd	7	£1,106,117	£1.11	0.0	0.03	36.87	PDL	2.50	34.37	£1,473
32	273 London Rd, Burgess Hill	9	£172,061	£0.17	0.0	0.05	3.82	PDL	2.50	1.32	£74
33	Land at the Brow, Burgess Hill	100	£1,245,233	£1.25	0.8	0.79	1.58	PDL	2.50	-0.92	-£81
34	Land at Whitemans Green	15	£2,096,274	£2.10	4.1	1.40	0.51	Greenfield	0.35	0.16	£441
35	Land at Hanlye Lane	40	£4,734,017	£4.73	5.8	2.30	0.82	Greenfield	0.35	0.47	£680
36	Land S of Copthorne Road	32	£4,336,698	£4.34	0.9	0.89	4.87	PDL	2.50	2.37	£660
37	Imberhorne Lower School	325	£21,884,509	£21.88	7.0	0.65	3.13	PDL	2.50	0.63	£135
38	Land at Brooklands Park	10	£3,042,784	£3.04	2.3	0.50	1.32	Greenfield	0.35	0.97	£2,238
39	Premier House, Garland Rd	14	£1,445,436	£1.45	0.1	0.13	11.12	PDL	2.50	8.62	£889
40	Medway Garage, Lowdells Lane	9	£1,073,122	£1.07	0.2	0.16	6.71	Greenfield	0.35	6.36	£1,130
41	Imberhorne Lane car park	18	£695,399	£0.70	0.2	0.18	3.86	PDL	2.50	1.36	£151
42	Land corner of Holtye Rd	10	£3,109,761	£3.11	0.6	0.55	5.65	Greenfield	0.35	5.30	£2,917
43	Railway Approach	9	£360,950	£0.36	0.1	0.06	6.02	PDL	2.50	3.52	£260
44	Land RO Mulberry Gate	11	£3,152,811	£3.15	0.4	0.30	8.76	Greenfield	0.35	8.41	£2,752
45	East Grinstead Delivery Office, 76 London Road	12	£1,692,253	£1.69	0.2	0.15	11.28	PDL	2.50	8.78	£1,220
46	Ashplatts House, Holtye Rd	45	£4,597,681	£4.60	1.2	1.20	3.83	PDL	2.50	1.33	£355
47	Land adj to Greenstede House, Wood St	10	£3,301,137	£3.30	0.1	0.10	33.01	PDL	2.50	30.51	£3,051
48	Land S of Phoenix House, Cantelupe Rd	12	£3,004,485	£3.00	0.1	0.10	30.04	Greenfield	0.35	29.69	£2,475
49	Carpentright, 220-228 London Rd	24	£1,682,582	£1.68	0.1	0.14	12.02	PDL	2.50	9.52	£617
50	Land N of Shepherds Walk	140	£13,176,688	£13.18	10.5	10.50	1.25	Greenfield	0.35	0.90	£679
51	Land at the Ham	100	£11,191,316	£11.19	5.4	5.31	2.07	Greenfield	0.35	1.72	£930
52	National Tyre Centre, 60 Keymer Rd	20	£2,283,984	£2.28	0.1	0.14	16.31	PDL	2.50	13.81	£1,074
53	Hassocks Golf Club, London Rd	130	£12,766,596	£12.77	6.5	6.50	1.96	Greenfield	0.35	1.61	£807
54	Land N of Clayton Mills	140	£13,176,688	£13.18	11.0	7.00	1.20	Greenfield	0.35	0.85	£666
55	Land RO 151 Western Rd	14	£2,662,330	£2.66	0.4	0.39	6.83	PDL	2.50	4.33	£1,205
56	Hurst Farm, Hurstwood Lane	357	£21,196,551	£21.20	14.7	10.17	1.44	Greenfield	0.35	1.09	£450
57	52 Sussex Road	9	£341,471	£0.34	0.1	0.06	5.69	PDL	2.50	3.19	£236
58	Maplehurst, 53 Oathall Rod	8	£1,200,667	£1.20	0.3	0.26	4.62	PDL	2.50	2.12	£688
59	Beacon Heights, 4 Church Road	24	£3,479,748	£3.48	0.2	0.20	15.13	PDL	2.50	12.63	£1,210
60	Land N of 1&3 Church Rd	15	£1,155,606	£1.16	0.1	0.10	11.56	PDL	2.50	9.06	£671
61	Car park to S of Trevelyan Place	30	£2,200,124	£2.20	0.2	0.18	12.22	PDL	2.50	9.72	£648
62	10-14 Sydney Rd	20	£2,104,748	£2.10	0.1	0.13	16.19	PDL	2.50	13.69	£989
63	Woodlands, 32 Padockhall Rd	10	£1,984,631	£1.98	0.1	0.10	18.04	PDL	2.50	15.54	£1,900
64	5 Ashenground Rd	6	£840,767	£0.84	0.1	0.08	10.51	PDL	2.50	8.01	£1,187
65	Caru Hall, Bolnore Rd	12	£2,769,306	£2.77	0.6	0.45	5.04	PDL	2.50	2.54	£1,162
66	39-42 South Road	6	£840,767	£0.84	0.0	0.03	28.03	PDL	2.50	25.53	£1,418
67	Barclay Court, 1-3 Marketplace	12	£2,958,815	£2.96	0.0	0.05	62.95	PDL	2.50	60.45	£2,368
68	26-28 Sussex Rd	10	£1,984,631	£1.98	0.1	0.06	33.08	PDL	2.50	30.58	£2,038
69	Land RO Devon Villas, Western Rd	9	£1,050,201	£1.05	0.3	0.25	4.20	PDL	2.50	1.70	£472
70	Beech Hurst Depot, Bolnore Rd	32	£4,187,886	£4.19	0.8	0.80	5.23	PDL	2.50	2.73	£684
71	The Priory, Syreham Gdns	50	£5,755,145	£5.76	0.6	0.60	9.59	PDL	2.50	7.09	£851
72	NCP Car Park Harlands Rd	40	£5,591,246	£5.59	0.2	0.21	26.62	PDL	2.50	24.12	£1,267
73	Land N of Rocky Lane	30	£4,482,910	£4.48	1.3	1.30	3.45	Greenfield	0.35	3.10	£1,343
74	Constance Wood Rec, Hamsland	28	£5,077,999	£5.08	1.4	1.40	3.63	Greenfield	0.35	3.28	£1,639
75	Land S of St Stephens Church Hamsland	34	£4,196,762	£4.20	1.1	1.13	3.71	Greenfield	0.35	3.36	£1,118
76	Land at Birch Grove Road	6	£1,583,997	£1.58	0.4	0.40	3.96	Greenfield	0.35	3.61	£2,407
77	The Old Rectory, Church Lane	40	£5,509,160	£5.51	10.8	1.17	0.51	PDL	2.50	-1.99	-£5,373
78	Land at Trinity Road	6	£1,561,709	£1.56	0.2	0.17	9.19	Greenfield	0.35	8.84	£2,504
79	Land west of Kemps	84	£9,281,112	£9.28	3.8	2.80	2.44	Greenfield	0.35	2.09	£947
80	Land RO 78 Wickham Hill	6	£1,463,128	£1.46	0.6	0.60	2.44	Greenfield	0.35	2.09	£2,089
81	Land N of Kingsland Laines, Sayers Common	120	£12,115,734	£12.12	5.0	5.00	2.42	Greenfield	0.35	2.07	£864
82	Pickett White Ltd, Albourne Rd	12	£1,745,735	£1.75	0.1	0.12	14.55	PDL	2.50	12.05	£1,339
83	Land at Whitehorse Lodge, Fuzeland Way	6	£1,561,709	£1.56	0.5	0.50	3.12	Greenfield	0.35	2.77	£2,311
84	Kings Business Centre, Reeds Lane	60	£6,719,674	£6.72	2.0	2.00	3.36	PDL	2.50	0.86	£287
85	Land at Gravelye and Scamps Hill	158	£13,460,690	£13.46	6.6	3.90	2.04	Greenfield	0.35	1.69	£706
86	Land E of Portsmouth Wood Close	50	£5,755,145	£5.76	2.3	1.85	2.48	Greenfield	0.35	2.13	£989
87	Land adj to Barn Cottage, Lewes Rd	30	£4,482,910	£4.48	2.1	1.00	2.13	Greenfield	0.35	1.78	£1,249
88	Land at St Martin Close Handcross	50	£5,755,145	£5.76	1.3	1.10	4.43	Greenfield	0.35	4.08	£1,060
89	Old Brighton Road South, Pease Pottage	21	£3,924,102	£3.92	0.5	0.46	8.53	PDL	2.50	6.03	£1,321
90	Hardiding Farm, Brighton Road	600	£20,573,731	£20.57	45.0	22.50	0.46	Greenfield	0.35	0.11	£80
91	Land at Coos Lane, Horsham Road	6	£1,405,422	£1.41	1.2	1.20	1.17	Greenfield	0.35	0.82	£1,642
92	Old Vicarage Field, Church Lane	44	£3,841,953	£3.84	1.3	1.30	2.96	Greenfield	0.35	2.61	£770
93	West Hoathy Garage, Selsfield Rd	12	£2,813,109	£2.81	0.6	0.55	5.11	PDL	2.50	2.61	£1,198
94	Land RO The Martins, South of Hophurst Lane	100	£10,035,702	£10.04	6.8	3.30	1.48	Greenfield	0.35	1.13	£766
95	General retail development	0	£4,657,559	£4.66	1.0	0.60	4.66	PDL	2.50	2.16	£180
96	Supermarket retail development	0	£931,668	£0.93	1.0	0.30	0.93	Greenfield	0.35	0.58	£194
97	Retail warehouse development	0	£1,081,765	£1.08	1.0	0.40	1.08	Greenfield	0.35	0.73	£183