



		EUV		BLV		20%		20%		20%		20%		20%		20%	
						20%		20%		20%		20%		20%		20%	
Intermediate Housing						10%		20%		30%		40%		50%		50%	
Affordable Rent						100%		90%		80%		70%		60%		50%	
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	341,664	345,562	349,460	353,358	357,257	361,155	220,296	236,725	252,788	268,770	284,752	300,734	
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	409,497	414,002	418,506	423,010	427,514	432,019	269,866	286,334	306,801	325,268	343,736	362,203	
Site 3	Green 100	Cotswold	25,000	375,000	1,289,875	1,306,124	1,322,372	1,338,621	1,354,869	1,371,118	1,143,875	1,174,723	1,205,572	1,236,420	1,267,269	1,298,117	
Site 4	Green 60	Cotswold	25,000	375,000	1,302,618	1,319,278	1,335,937	1,352,597	1,369,256	1,385,915	1,152,926	1,184,554	1,216,183	1,247,812	1,279,440	1,311,069	
Site 5	Green 40	Cotswold	25,000	375,000	1,331,085	1,347,079	1,363,073	1,379,067	1,395,061	1,411,056	1,187,369	1,217,735	1,248,101	1,278,466	1,308,832	1,339,198	
Site 6	Green 20	Cotswold	25,000	375,000	1,470,769	1,486,366	1,501,963	1,517,560	1,533,157	1,548,754	1,330,622	1,360,234	1,389,846	1,419,457	1,449,069	1,478,681	
Site 7	Green 10	Cotswold	50,000	400,000	1,548,996	1,563,277	1,577,558	1,591,840	1,606,121	1,620,403	1,420,671	1,447,785	1,474,899	1,502,013	1,529,126	1,556,240	
Site 8	Green 6	Cotswold	50,000	400,000	1,670,057	1,689,721	1,711,385	1,732,049	1,752,712	1,773,375	1,694,384	1,723,615	1,752,846	1,782,077	1,811,308	1,840,539	
Site 9	Green 3	Cotswold	50,000	400,000	1,473,158	1,499,250	1,525,342	1,551,434	1,577,527	1,603,619	1,238,706	1,288,243	1,337,781	1,387,318	1,436,855	1,486,393	
Site 12	Brown 40	Cotswold	650,000	780,000	1,005,024	1,021,832	1,038,641	1,055,449	1,072,258	1,089,066	815,546	851,302	887,058	922,815	958,571	994,327	
Site 13	Brown 20	Cotswold	650,000	780,000	1,375,190	1,392,284	1,409,379	1,426,474	1,443,568	1,460,663	1,182,485	1,218,850	1,255,215	1,291,581	1,327,946	1,364,311	
Site 15	Brown 10	Cotswold	650,000	780,000	1,388,292	1,404,359	1,420,426	1,436,493	1,452,559	1,468,626	1,207,175	1,241,354	1,275,532	1,309,711	1,343,889	1,378,068	
Site 17	Brown 6	Cotswold	650,000	780,000	2,007,376	2,029,268	2,051,159	2,073,051	2,094,943	2,116,835	1,759,997	1,807,165	1,854,333	1,901,501	1,948,669	1,995,837	
Site 19	Brown 3	Cotswold	650,000	780,000	1,505,376	1,533,086	1,560,796	1,588,506	1,616,216	1,643,926	1,193,007	1,251,954	1,310,901	1,369,848	1,428,795	1,487,742	

		EUV		BLV		20%		20%		20%		20%		20%		20%	
						20%		20%		20%		20%		20%		20%	
Intermediate Housing						10%		20%		30%		40%		50%		50%	
Affordable Rent						100%		90%		80%		70%		60%		50%	
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 1	Green 400	West	25,000	375,000	606,350	613,318	620,286	627,254	634,222	641,190	485,509	504,561	523,613	542,665	561,717	580,769	
Site 2	Green 250	West	25,000	375,000	715,236	723,102	730,968	738,834	746,700	754,566	577,541	599,555	621,569	643,583	664,597	686,611	
Site 3	Green 100	West	25,000	375,000	604,560	612,979	621,397	629,816	638,235	646,653	458,559	481,578	504,597	527,615	550,634	573,653	
Site 4	Green 60	West	25,000	375,000	608,892	617,524	626,156	634,787	643,418	652,050	459,199	482,800	506,401	530,002	553,603	577,204	
Site 5	Green 40	West	25,000	375,000	619,022	627,309	635,595	643,882	652,169	660,456	475,306	497,965	520,623	543,281	565,940	588,598	
Site 6	Green 20	West	25,000	375,000	794,840	802,921	811,002	819,083	827,164	835,246	654,693	676,789	698,885	720,980	743,076	765,172	
Site 7	Green 10	West	50,000	400,000	1,025,972	1,035,182	1,044,393	1,053,603	1,062,814	1,072,024	897,647	919,690	941,733	963,776	985,819	1,007,861	
Site 8	Green 6	West	50,000	400,000	1,227,897	1,241,224	1,254,550	1,267,877	1,281,204	1,294,530	1,036,014	1,070,832	1,105,650	1,140,468	1,175,287	1,210,104	
Site 9	Green 3	West	50,000	400,000	938,947	956,106	973,266	990,425	1,007,584	1,024,743	699,876	740,942	782,008	823,074	864,141	905,207	
Site 15	Brown 10	West	650,000	780,000	-184,481	-185,861	-187,240	-188,619	-189,998	-191,378	-357,125	-338,923	-320,721	-302,519	-284,317	-266,115	
Site 17	Brown 6	West	650,000	780,000	-137,983	-139,863	-141,742	-143,622	-145,501	-147,380	-397,693	-373,179	-348,665	-324,150	-300,635	-276,120	
Site 19	Brown 3	West	650,000	780,000	-207,614	-209,881	-212,148	-214,415	-216,682	-218,950	-526,687	-496,769	-466,850	-436,931	-407,012	-377,093	

		EUV		BLV		20%		20%		20%		20%		20%		20%	
						20%		20%		20%		20%		20%		20%	
Intermediate Housing						10%		20%		30%		40%		50%		50%	
Affordable Rent						100%		90%		80%		70%		60%		50%	
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-104,264	-103,480	-102,697	-101,913	-101,129	-100,346	-298,853	-278,385	-258,188	-237,990	-217,793	-197,515	
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-114,919	-114,120	-113,321	-112,522	-111,723	-110,923	-313,773	-292,482	-271,865	-251,248	-230,631	-210,013	
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-142,827	-142,025	-141,224	-140,422	-139,620	-138,819	-343,515	-322,155	-300,794	-279,590	-258,387	-238,224	
Site 13	Brown 20	Stroud Valleys	650,000	780,000	175,666	176,482	177,297	178,112	178,928	179,743	-26,531	-5,496	15,539	36,574	57,609	78,644	
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-805,008	-805,375	-805,743	-806,111	-806,478	-806,846	-1,032,871	-1,010,453	-988,034	-965,615	-943,196	-920,777	
Site 15	Brown 10	Stroud Valleys	650,000	780,000	282,456	283,222	283,988	284,754	285,521	286,287	92,417	112,187	131,957	151,727	171,497	191,267	
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-823,879	-824,249	-824,619	-824,988	-825,358	-825,728	-1,053,169	-1,030,610	-1,008,051	-985,492	-962,933	-940,373	
Site 17	Brown 6	Stroud Valleys	650,000	780,000	475,810	476,854	477,898	478,942	479,986	481,030	216,872	243,810	270,748	297,686	324,624	351,561	
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-831,861	-832,323	-832,786	-833,248	-833,710	-834,172	-1,118,467	-1,090,269	-1,062,071	-1,033,873	-1,005,674	-977,475	
Site 19	Brown 3	Stroud Valleys	650,000	780,000	276,792	278,052	279,311	280,571	281,830	283,090	-35,577	-3,080	29,418	61,913	94,409	126,905	
Site 20	PRS 20	Stroud Valleys	650,000	780,000	346,301	346,832	347,363	347,894	348,425	348,956	159,322	178,628	197,934	217,240	236,546	255,852	
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-534,305	-533,939	-533,573	-533,207	-532,841	-532,474	-740,726	-719,718	-698,709	-677,701	-656,693	-635,685	

		EUV		BLV		20%		20%		20%		20%		20%		20%	
						0%		10%		20%		30%		40%		50%	
Intermediate Housing						0%		10%		20%		30%		40%		50%	
Affordable Rent						100%		90%		80%		70%		60%		50%	
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	-9,720	-8,423	-7,126	-5,828	-4,531	-3,234	-144,310	-129,076	-114,373	-99,670	-84,966	-70,263	
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-163,825	-162,397	-160,968	-159,540	-158,111	-156,683	-314,209	-297,488	-280,767	-264,047	-247,326	-230,606	
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	270,302	274,519	278,736	282,953	287,170	291,387	139,575	156,865	174,154	191,444	208,734	226,024	
Site 4	PS30 Hunts Grove Extension																

		EUV		BLV		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Affordable %						30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Intermediate Housing						10%	10%	20%	30%	40%	50%	10%	20%	30%	40%	50%	
Affordable Rent						100%	90%	80%	70%	60%	50%	100%	90%	80%	70%	60%	50%
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	225,389	231,400	237,410	243,310	249,157	255,004	39,068	63,710	88,353	112,995	137,638	162,281	
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	273,974	280,730	287,487	294,243	300,999	307,756	64,528	92,229	119,930	147,631	175,332	203,033	
Site 3	Green 100	Cotswold	25,000	375,000	1,027,049	1,051,421	1,075,794	1,100,167	1,124,540	1,148,912	808,047	854,320	900,593	946,866	993,139	1,039,412	
Site 4	Green 60	Cotswold	25,000	375,000	1,035,557	1,060,546	1,085,535	1,110,524	1,135,513	1,160,502	811,018	858,461	905,904	953,347	1,000,790	1,048,233	
Site 5	Green 40	Cotswold	25,000	375,000	1,062,498	1,086,489	1,110,480	1,134,471	1,158,463	1,182,454	846,925	892,473	938,022	983,570	1,029,119	1,074,667	
Site 6	Green 20	Cotswold	25,000	375,000	1,206,144	1,229,540	1,252,935	1,276,331	1,299,726	1,323,122	995,924	1,040,341	1,084,759	1,129,176	1,173,594	1,218,012	
Site 7	Green 10	Cotswold	50,000	400,000	1,279,308	1,300,730	1,322,152	1,343,574	1,364,996	1,386,418	1,086,820	1,127,491	1,168,162	1,208,832	1,249,503	1,290,174	
Site 8	Green 6	Cotswold	50,000	400,000	1,529,421	1,560,417	1,591,412	1,622,408	1,653,403	1,684,398	1,250,912	1,309,758	1,368,605	1,427,451	1,486,297	1,545,144	
Site 9	Green 3	Cotswold	50,000	400,000	1,158,809	1,198,520	1,237,841	1,276,779	1,315,917	1,355,056	830,202	875,972	921,743	967,513	1,013,283	1,059,053	
Site 12	Brown 40	Cotswold	650,000	780,000	722,564	747,776	772,989	798,202	823,415	848,627	438,347	491,982	545,616	599,250	652,885	706,519	
Site 13	Brown 20	Cotswold	650,000	780,000	1,070,303	1,095,945	1,121,587	1,147,229	1,172,871	1,198,513	781,245	835,793	890,341	944,889	999,437	1,053,985	
Site 15	Brown 10	Cotswold	650,000	780,000	1,102,781	1,126,881	1,150,981	1,175,081	1,199,181	1,223,281	830,738	882,374	933,641	984,908	1,036,175	1,087,442	
Site 17	Brown 6	Cotswold	650,000	780,000	1,610,181	1,643,970	1,677,760	1,711,549	1,745,339	1,779,128	1,229,280	1,301,160	1,373,039	1,444,919	1,516,799	1,588,678	
Site 19	Brown 3	Cotswold	650,000	780,000	1,137,679	1,179,244	1,220,809	1,262,375	1,303,940	1,345,505	669,126	757,547	845,967	934,388	1,022,808	1,111,228	

  

		EUV		BLV		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Affordable %						30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Intermediate Housing						10%	10%	20%	30%	40%	50%	10%	20%	30%	40%	50%	
Affordable Rent						100%	90%	80%	70%	60%	50%	100%	90%	80%	70%	60%	50%
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 1	Green 400	West	25,000	375,000	457,368	467,820	478,272	488,724	499,176	509,627	276,107	304,685	333,263	361,841	390,419	418,997	
Site 2	Green 250	West	25,000	375,000	543,189	555,266	567,343	579,420	591,497	603,574	333,742	366,764	399,786	432,807	465,829	498,850	
Site 3	Green 100	West	25,000	375,000	427,398	440,026	452,654	465,282	477,909	490,537	208,397	242,925	277,453	311,981	346,509	381,037	
Site 4	Green 60	West	25,000	375,000	428,546	441,494	454,441	467,388	480,335	493,283	204,007	239,408	274,809	310,211	345,612	381,013	
Site 5	Green 40	West	25,000	375,000	439,443	451,873	464,303	476,733	489,163	501,594	223,869	257,857	291,844	325,832	359,820	393,807	
Site 6	Green 20	West	25,000	375,000	614,706	626,828	638,949	651,071	663,193	675,314	404,486	437,629	470,773	503,917	537,060	570,204	
Site 7	Green 10	West	50,000	400,000	821,661	835,477	849,293	863,108	876,924	890,740	629,174	662,238	695,303	728,367	761,432	794,496	
Site 8	Green 6	West	50,000	400,000	961,156	991,725	1,022,294	1,052,863	1,083,432	1,114,001	873,826	923,801	973,775	1,023,750	1,073,725	1,123,700	
Site 9	Green 3	West	50,000	400,000	686,450	712,189	737,928	763,667	789,406	815,144	327,943	369,442	410,941	452,440	493,939	535,438	
Site 12	Brown 40	West	650,000	780,000	285,989	288,091	290,194	292,297	294,399	296,501	-860,244	-832,941	-805,638	-778,335	-751,032	-723,729	
Site 13	Brown 20	West	650,000	780,000	278,371	281,191	284,010	286,829	289,648	292,467	-676,905	-639,704	-602,502	-565,300	-528,098	-490,897	
Site 15	Brown 10	West	650,000	780,000	362,795	366,307	369,820	373,332	376,844	380,356	-846,700	-801,822	-756,944	-712,065	-667,187	-622,309	

  

		EUV		BLV		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Affordable %						30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Intermediate Housing						0%	10%	20%	30%	40%	50%	0%	10%	20%	30%	40%	50%
Affordable Rent						100%	90%	80%	70%	60%	50%	100%	90%	80%	70%	60%	50%
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-251,003	-249,828	-248,652	-247,477	-246,301	-245,126	-551,113	-519,793	-488,473	-457,154	-425,834	-394,514	
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-284,136	-282,938	-281,739	-280,540	-279,342	-278,143	-570,568	-538,629	-506,690	-474,751	-442,812	-410,873	
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-291,142	-289,900	-288,658	-287,416	-286,174	-284,932	-599,130	-567,089	-535,048	-503,007	-470,967	-438,926	
Site 13	Brown 20	Stroud Valleys	650,000	780,000	11,986	13,209	14,432	15,655	16,878	18,101	-291,897	-259,757	-228,205	-196,652	-165,099	-133,547	
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-951,203	-951,754	-952,305	-952,856	-953,408	-953,959	-1,292,998	-1,259,369	-1,225,741	-1,192,113	-1,158,485	-1,124,857	
Site 15	Brown 10 HD	Stroud Valleys	650,000	780,000	125,294	126,443	127,593	128,742	129,892	131,041	-159,765	-130,109	-100,454	-70,799	-41,143	-11,488	
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-970,006	-970,560	-971,115	-971,670	-972,225	-972,779	-1,313,942	-1,280,103	-1,246,264	-1,212,425	-1,178,586	-1,144,747	
Site 17	Brown 6	Stroud Valleys	650,000	780,000	258,697	260,264	261,830	263,396	264,962	266,528	-129,708	-89,302	-48,895	-8,488	31,919	72,325	
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-1,015,747	-1,016,441	-1,017,134	-1,017,828	-1,018,521	-1,019,214	-1,445,656	-1,403,359	-1,361,061	-1,318,764	-1,276,466	-1,234,169	
Site 19	Brown 3	Stroud Valleys	650,000	780,000	62,668	64,558	66,447	68,336	70,226	72,115	-409,702	-359,360	-309,019	-258,677	-208,335	-157,993	
Site 20	PRS 20	Stroud Valleys	650,000	780,000	206,483	206,987	207,492	207,997	208,501	209,006	78,061	49,102	20,143	8,816	37,776	66,735	
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-672,306	-671,756	-671,207	-670,657	-670,108	-669,559	-961,936	-950,424	-938,911	-927,399	-915,887	-904,374	

  

		EUV		BLV		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Affordable %						0%	10%	20%	30%	40%	50%	0%	10%	20%	30%	40%	50%
Intermediate Housing						100%	90%	80%	70%	60%	50%	100%	90%	80%	70%	60%	50%
Affordable Rent																	
Social Rent																	
First Homes																	
First Homes % OMV																	
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	-128,825	-126,848	-124,902	-122,956	-121,010	-119,064	-339,679	-316,151	-293,075	-269,999	-246,922	-223,846	
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-293,136	-290,923	-288,710	-286,497	-284,284	-282,071	-521,815	-496,734	-471,653	-446,572	-421,491	-396,410	
Site 3	G1 South of Hardwicke	S of															

10% Affordable Home Ownership

		Affordable %			0%	5%	10%	15%	20%	25%	30%
		Intermediate Housing				5%	10%	10%	10%	10%	10%
		Affordable Rent						5%	10%	15%	20%
		Social Rent									
		First Homes									
		<b>First Homes % OMV</b>									
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	573,456	525,254	477,051	419,104	361,155	303,207	245,263
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	680,396	624,043	567,542	499,781	432,019	364,257	296,500
Site 3	Green 100	Cotswold	25,000	375,000	1,815,529	1,724,737	1,633,945	1,502,535	1,371,118	1,239,704	1,108,307
Site 4	Green 60	Cotswold	25,000	375,000	1,836,741	1,744,859	1,652,977	1,519,450	1,385,915	1,252,385	1,118,871
Site 5	Green 40	Cotswold	25,000	375,000	1,868,259	1,773,951	1,679,643	1,545,353	1,411,056	1,276,762	1,142,484
Site 6	Green 20	Cotswold	25,000	375,000	2,000,020	1,906,700	1,813,380	1,681,071	1,548,754	1,416,442	1,284,145
Site 7	Green 10	Cotswold	50,000	400,000	2,088,373	1,989,232	1,890,091	1,755,250	1,620,403	1,485,558	1,350,729
Site 8	Green 6	Cotswold	50,000	400,000	2,551,329	2,432,670	2,314,011	2,143,699	1,973,375	1,803,057	1,632,760
Site 9	Green 3	Cotswold	50,000	400,000	2,097,320	2,008,236	1,917,412	1,760,522	1,603,619	1,446,722	1,289,851
Site 12	Brown 40	Cotswold	650,000	780,000	1,569,944	1,470,735	1,371,526	1,230,301	1,089,066	947,836	806,623
Site 13	Brown 20	Cotswold	650,000	780,000	1,984,964	1,875,257	1,765,551	1,613,111	1,460,663	1,308,220	1,155,793
Site 15	Brown 10	Cotswold	650,000	780,000	1,959,314	1,856,725	1,754,137	1,611,386	1,468,626	1,325,871	1,183,131
Site 17	Brown 6	Cotswold	650,000	780,000	2,792,128	2,650,670	2,509,211	2,313,028	2,116,835	1,920,647	1,722,835
Site 19	Brown 3	Cotswold	650,000	780,000	2,234,184	2,121,825	2,009,466	1,827,781	1,643,926	1,460,078	1,276,257

			EUV	BLV	0%	5%	10%	15%	20%	25%	30%
		Intermediate Housing				5%	10%	10%	10%	10%	10%
		Affordable Rent						5%	10%	15%	20%
		Social Rent									
		First Homes									
		<b>First Homes % OMV</b>									
Site 1	Green 400	West	25,000	375,000	903,170	846,944	790,171	715,682	641,190	566,699	492,215
Site 2	Green 250	West	25,000	375,000	1,056,138	990,577	925,017	839,793	754,566	669,340	583,454
Site 3	Green 100	West	25,000	375,000	958,885	891,350	823,815	735,236	646,653	558,072	469,499
Site 4	Green 60	West	25,000	375,000	969,583	900,989	832,395	742,225	652,050	561,877	471,713
Site 5	Green 40	West	25,000	375,000	978,180	909,108	840,035	750,248	660,456	570,666	480,885
Site 6	Green 20	West	25,000	375,000	1,155,108	1,085,244	1,015,379	925,315	835,246	745,179	655,120
Site 7	Green 10	West	50,000	400,000	1,434,593	1,355,463	1,276,334	1,174,181	1,072,024	969,869	867,723
Site 8	Green 6	West	50,000	400,000	1,748,629	1,651,763	1,554,896	1,424,716	1,294,530	1,163,676	1,029,733
Site 9	Green 3	West	50,000	400,000	1,438,986	1,357,246	1,275,506	1,150,996	1,024,743	898,495	772,263
Site 15	Brown 10	West	650,000	780,000	38,108	-15,988	-70,083	-120,731	-171,378	-222,025	-272,999
Site 17	Brown 6	West	650,000	780,000	142,793	67,900	-6,992	-77,187	-147,380	-217,574	-287,770
Site 19	Brown 3	West	650,000	780,000	99,532	17,078	-65,377	-142,164	-218,950	-295,736	-374,505



		EUV	BLV								
	Affordable %			0%	5%	10%	15%	20%	25%	30%	
	Intermediate Housing				5%	10%	10%	10%	10%	10%	
	Affordable Rent						5%	10%	15%	20%	
	Social Rent										
	First Homes										
	First Homes % OMV										
Site 10	Brown 100	Stroud Valleys	650,000	780,000	183,659	115,601	46,393	-26,976	-100,346	-173,715	-247,084
Site 11	Brown 60	Stroud Valleys	650,000	780,000	180,446	110,392	38,294	-36,315	-110,923	-185,532	-260,140
Site 12	Brown 40	Stroud Valleys	650,000	780,000	152,258	80,871	8,977	-64,921	-138,819	-212,717	-287,001
Site 13	Brown 20	Stroud Valleys	650,000	780,000	496,048	419,938	341,678	261,420	179,743	97,903	16,064
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-512,619	-586,635	-660,651	-733,748	-806,846	-879,943	-953,041
Site 15	Brown 10	Stroud Valleys	650,000	780,000	595,030	519,846	443,449	364,868	286,287	207,706	129,126
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-531,625	-605,613	-679,601	-752,665	-825,728	-898,791	-971,855
Site 17	Brown 6	Stroud Valleys	650,000	780,000	910,034	804,088	698,142	589,586	481,030	372,474	263,919
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-464,088	-557,187	-650,286	-742,229	-834,172	-926,115	-1,018,059
Site 19	Brown 3	Stroud Valleys	650,000	780,000	705,039	601,126	497,213	390,152	283,090	176,028	68,967
Site 20	PRS 20	Stroud Valleys	650,000	780,000	618,020	550,900	483,780	415,859	347,937	278,061	208,166
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-258,305	-326,390	-394,474	-463,474	-532,474	-601,474	-670,474
		EUV	BLV								
	Affordable %			0%	5%	10%	15%	20%	25%	30%	
	Intermediate Housing				5%	10%	10%	10%	10%	10%	
	Affordable Rent						5%	10%	15%	20%	
	Social Rent										
	First Homes										
	First Homes % OMV										
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	217,952	164,302	110,651	53,910	-3,234	-62,770	-122,306
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	87,303	30,047	-29,700	-93,191	-156,683	-220,174	-285,758
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	563,184	501,100	439,016	365,489	291,387	217,286	143,190
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	451,389	398,245	345,102	283,126	221,149	159,173	96,480
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-56,064	-106,576	-157,087	-207,041	-258,258	-311,034	-363,811
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	762,233	704,133	646,033	573,097	499,531	425,967	352,409
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	418,409	358,583	298,756	226,337	153,916	80,217	5,310
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	751,677	695,293	638,910	571,288	503,663	435,304	366,376
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	362,243	316,864	270,738	216,543	162,346	107,835	52,074
Site 10	## Grove End Farm	Whitminster	25,000	375,000	456,236	403,881	351,095	286,618	222,139	156,357	90,139





# Appendix 12 – Affordable Housing First Homes

		EUV		BLV									
		Affordable %		10%	10%	10%	15%	15%	15%	20%	20%	20%	
		Intermediate Housing											
		Affordable Rent		75%	75%	75%	75%	75%	75%	75%	75%	75%	
		Social Rent											
		First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	
		First Homes % OMV		70%	60%	50%	70%	60%	50%	70%	60%	50%	
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	462,433	455,124	447,815	406,921	395,958	384,994	351,499	336,792	322,174
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	550,651	542,206	533,760	485,705	473,036	460,368	420,758	403,867	386,976
Site 3	Green 100	Cotswold	25,000	375,000	1,573,013	1,562,122	1,551,230	1,451,755	1,435,418	1,419,081	1,330,497	1,308,714	1,286,932
Site 4	Green 60	Cotswold	25,000	375,000	1,590,504	1,579,338	1,568,171	1,467,386	1,450,636	1,433,886	1,344,267	1,321,934	1,299,600
Site 5	Green 40	Cotswold	25,000	375,000	1,619,665	1,608,944	1,598,223	1,495,367	1,479,286	1,463,205	1,371,070	1,349,629	1,328,187
Site 6	Green 20	Cotswold	25,000	375,000	1,754,891	1,744,436	1,733,982	1,632,326	1,616,645	1,600,963	1,509,762	1,488,853	1,467,944
Site 7	Green 10	Cotswold	50,000	400,000	1,836,536	1,826,963	1,817,391	1,710,618	1,696,259	1,681,900	1,584,690	1,565,554	1,546,409
Site 8	Green 6	Cotswold	50,000	400,000	2,236,523	2,222,672	2,208,822	2,079,120	2,058,344	2,037,568	1,921,716	1,894,015	1,866,314
Site 9	Green 3	Cotswold	50,000	400,000	1,819,567	1,802,077	1,784,588	1,678,977	1,652,743	1,626,509	1,538,388	1,503,409	1,468,431
Site 12	Brown 40	Cotswold	650,000	780,000	1,308,495	1,295,124	1,281,754	1,177,770	1,157,714	1,137,659	1,047,045	1,020,304	993,563
Site 13	Brown 20	Cotswold	650,000	780,000	1,701,445	1,687,847	1,674,249	1,559,686	1,539,289	1,518,891	1,417,927	1,390,730	1,363,534
Site 15	Brown 10	Cotswold	650,000	780,000	1,693,886	1,681,106	1,668,325	1,561,173	1,542,002	1,522,831	1,428,459	1,402,898	1,377,337
Site 17	Brown 6	Cotswold	650,000	780,000	2,427,117	2,409,703	2,392,289	2,244,611	2,218,490	2,192,369	2,062,105	2,027,277	1,992,449
Site 19	Brown 3	Cotswold	650,000	780,000	1,907,561	1,885,668	1,863,626	1,741,180	1,708,117	1,675,054	1,574,651	1,530,567	1,486,482

		EUV		BLV									
		Affordable %		10%	10%	10%	15%	15%	15%	20%	20%	20%	
		Intermediate Housing											
		Affordable Rent		75%	75%	75%	75%	75%	75%	75%	75%	75%	
		Social Rent											
		First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	
		First Homes % OMV		70%	60%	50%	70%	60%	50%	70%	60%	50%	
Site 1	Green 400	West	25,000	375,000	764,042	756,185	748,328	693,906	682,120	670,335	623,770	608,056	592,342
Site 2	Green 250	West	25,000	375,000	895,519	886,649	877,780	815,210	801,905	788,600	734,901	717,161	699,421
Site 3	Green 100	West	25,000	375,000	792,246	782,753	773,260	708,926	694,687	680,447	626,607	606,621	587,635
Site 4	Green 60	West	25,000	375,000	800,027	790,294	780,561	715,249	700,649	686,050	630,471	611,005	591,539
Site 5	Green 40	West	25,000	375,000	808,960	799,615	790,271	724,349	710,333	696,316	639,739	621,050	602,361
Site 6	Green 20	West	25,000	375,000	985,076	975,963	966,851	900,059	886,391	872,722	815,043	796,819	778,593
Site 7	Green 10	West	50,000	400,000	1,241,795	1,233,128	1,224,461	1,145,397	1,132,396	1,119,395	1,048,998	1,031,664	1,014,329
Site 8	Green 6	West	50,000	400,000	1,504,922	1,492,381	1,479,841	1,383,068	1,364,257	1,345,446	1,261,214	1,236,133	1,211,052
Site 9	Green 3	West	50,000	400,000	1,212,402	1,198,568	1,180,599	1,097,369	1,073,149	1,048,928	981,845	949,551	917,257
Site 15	Brown 10	West	650,000	780,000	-64,911	-75,064	-85,217	-116,420	-131,650	-146,880	-167,930	-188,236	-208,543
Site 17	Brown 6	West	650,000	780,000	55	-13,779	-27,613	-71,313	-92,065	-112,816	-142,682	-170,351	-198,019
Site 19	Brown 3	West	650,000	780,000	-56,875	-73,564	-90,253	-135,078	-160,112	-185,145	-213,282	-246,660	-280,038

		EUV		BLV									
		Affordable %		10%	10%	10%	15%	15%	15%	20%	20%	20%	
		Intermediate Housing											
		Affordable Rent		75%	75%	75%	75%	75%	75%	75%	75%	75%	
		Social Rent											
		First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	
		First Homes % OMV		70%	60%	50%	70%	60%	50%	70%	60%	50%	
Site 10	Brown 100	Stroud Valleys	650,000	780,000	43,455	32,680	21,905	-29,425	-45,587	-61,749	-102,305	-123,854	-145,404
Site 11	Brown 60	Stroud Valleys	650,000	780,000	35,297	24,309	13,322	-38,812	-55,294	-71,775	-112,921	-134,897	-156,872
Site 12	Brown 40	Stroud Valleys	650,000	780,000	5,971	-5,052	-16,075	-67,426	-83,960	-100,495	-140,823	-162,869	-184,914
Site 13	Brown 20	Stroud Valleys	650,000	780,000	338,680	327,686	316,692	258,921	242,219	225,404	177,705	155,284	132,863
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-659,273	-671,677	-684,080	-732,600	-751,206	-769,811	-805,927	-830,734	-855,542
Site 15	Brown 10	Stroud Valleys	650,000	780,000	440,575	430,039	419,502	362,473	346,668	330,864	284,371	263,296	242,225
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-678,214	-690,696	-703,178	-751,509	-770,231	-788,954	-824,804	-849,767	-874,730
Site 17	Brown 6	Stroud Valleys	650,000	780,000	694,227	679,870	665,514	586,323	564,789	543,254	478,420	449,707	420,994
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-648,553	-664,154	-679,756	-740,785	-764,187	-787,589	-834,017	-864,220	-895,423
Site 19	Brown 3	Stroud Valleys	650,000	780,000	492,490	475,171	457,852	386,215	360,237	334,259	279,941	245,303	210,666
Site 20	PRS 20	Stroud Valleys	650,000	780,000	482,578	472,627	462,676	414,857	399,930	385,004	347,127	326,648	306,170
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-395,848	-407,209	-418,571	-464,619	-481,661	-498,703	-533,390	-556,113	-578,836

		EUV		BLV									
		Affordable %		10%	10%	10%	15%	15%	15%	20%	20%	20%	
		Intermediate Housing											
		Affordable Rent		75%	75%	75%	75%	75%	75%	75%	75%	75%	
		Social Rent											
		First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	
		First Homes % OMV		70%	60%	50%	70%	60%	50%	70%	60%	50%	
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	106,015	98,802	91,589	50,046	39,227	28,408	-6,477	-21,613	-36,748
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-35,057	-43,390	-51,723	-97,655	-110,155	-122,655	-160,254	-176,920	-193,587
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	423,613	415,869	407,962	352,310	340,450	328,590	280,845	265,031	249,217
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	331,853	325,229	318,605	272,085	262,149	252,212	212,317	199,068	185,820
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-156,251	-163,770	-171,289	-206,345	-217,623	-228,901	-257,672	-273,498	-289,324
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	624,642	617,932	611,178	554,927	544,667	534,407	484,997	471,317	457,637
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	279,866	272,637	265,407	210,595	199,751	188,907	141,323	126,864	112,120
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	622,050	615,597	609,145	557,236	547,558	537,879	492,423	479,518	466,375
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	258,995	253,123	247,252	206,756	197,948	189,141	154,517	142,773	131,030
Site 10	## Grove End Farm	Whitminster	25,000	375,000	333,557	327,203	320,848	272,002	262,470	252,938	210,447	197,483	184,412



			EUV	BLV						
		<b>Affordable %</b>			<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>
		Intermediate Housing								
		Affordable Rent			75%	75%	75%	75%	75%	75%
		Social Rent								
		First Homes			25%	25%	25%	25%	25%	25%
		<b>First Homes % OMV</b>			<b>70%</b>	<b>60%</b>	<b>50%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	295,898	277,625	259,353	240,386	217,876	195,338
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	355,811	334,698	313,584	290,865	265,529	240,192
Site 3	Green 100	Cotswold	25,000	375,000	1,209,239	1,182,011	1,154,783	1,087,980	1,055,307	1,022,633
Site 4	Green 60	Cotswold	25,000	375,000	1,221,148	1,193,232	1,165,315	1,098,030	1,064,530	1,031,030
Site 5	Green 40	Cotswold	25,000	375,000	1,246,773	1,219,971	1,193,169	1,122,476	1,090,314	1,058,151
Site 6	Green 20	Cotswold	25,000	375,000	1,387,197	1,361,061	1,334,925	1,264,633	1,233,270	1,201,906
Site 7	Green 10	Cotswold	50,000	400,000	1,458,781	1,434,849	1,410,918	1,332,863	1,304,145	1,275,427
Site 8	Green 6	Cotswold	50,000	400,000	1,764,313	1,729,687	1,695,060	1,606,910	1,565,358	1,523,806
Site 9	Green 3	Cotswold	50,000	400,000	1,397,799	1,354,076	1,310,352	1,257,210	1,204,742	1,151,579
Site 12	Brown 40	Cotswold	650,000	780,000	916,320	882,894	849,468	785,595	745,484	705,373
Site 13	Brown 20	Cotswold	650,000	780,000	1,276,167	1,242,172	1,208,177	1,134,408	1,093,614	1,052,819
Site 15	Brown 10	Cotswold	650,000	780,000	1,295,745	1,263,794	1,231,843	1,163,032	1,124,691	1,086,349
Site 17	Brown 6	Cotswold	650,000	780,000	1,879,599	1,836,065	1,792,530	1,694,654	1,640,898	1,587,142
Site 19	Brown 3	Cotswold	650,000	780,000	1,408,121	1,353,016	1,297,911	1,241,592	1,175,466	1,109,339
			EUV	BLV						
		<b>Affordable %</b>			<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>
		Intermediate Housing								
		Affordable Rent			75%	75%	75%	75%	75%	75%
		Social Rent								
		First Homes			25%	25%	25%	25%	25%	25%
		<b>First Homes % OMV</b>			<b>70%</b>	<b>60%</b>	<b>50%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
Site 1	Green 400	West	25,000	375,000	553,634	533,991	514,348	483,498	459,927	436,355
Site 2	Green 250	West	25,000	375,000	654,592	632,417	609,946	573,381	546,145	518,908
Site 3	Green 100	West	25,000	375,000	542,287	518,555	494,822	458,968	430,489	402,010
Site 4	Green 60	West	25,000	375,000	545,693	521,360	497,027	460,915	431,715	402,516
Site 5	Green 40	West	25,000	375,000	555,128	531,767	508,406	470,518	442,485	414,452
Site 6	Green 20	West	25,000	375,000	730,027	707,246	684,465	645,010	617,673	590,336
Site 7	Green 10	West	50,000	400,000	952,599	930,931	909,264	856,201	830,199	804,198
Site 8	Green 6	West	50,000	400,000	1,137,964	1,105,705	1,073,445	1,012,579	973,867	935,155
Site 9	Green 3	West	50,000	400,000	866,321	825,954	785,586	750,797	702,356	653,915
Site 15	Brown 10	West	650,000	780,000	-219,439	-244,822	-270,410	-271,245	-302,646	-334,104
Site 17	Brown 6	West	650,000	780,000	-214,050	-248,636	-283,222	-285,419	-326,922	-368,845
Site 19	Brown 3	West	650,000	780,000	-291,485	-333,846	-376,936	-371,576	-423,283	-474,991





			EUV	BLV						
		<b>Affordable %</b>			<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>
		Intermediate Housing								
		Affordable Rent			75%	75%	75%	75%	75%	75%
		Social Rent								
		First Homes			25%	25%	25%	25%	25%	25%
		<b>First Homes % OMV</b>			<b>70%</b>	<b>60%</b>	<b>50%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-175,185	-202,122	-229,059	-248,064	-280,403	-313,786
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-187,030	-214,500	-241,969	-261,140	-294,507	-328,550
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-214,220	-241,777	-269,334	-288,037	-322,189	-356,341
Site 13	Brown 20	Stroud Valleys	650,000	780,000	96,374	68,348	40,322	15,044	-18,588	-52,219
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-879,254	-910,263	-941,273	-952,581	-989,792	-1,027,004
Site 15	Brown 10	Stroud Valleys	650,000	780,000	206,269	179,928	153,587	128,167	96,558	64,949
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-898,098	-929,302	-960,506	-971,393	-1,008,837	-1,046,282
Site 17	Brown 6	Stroud Valleys	650,000	780,000	370,516	334,625	298,734	262,613	219,544	176,474
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-925,249	-964,253	-1,003,256	-1,017,481	-1,064,285	-1,111,090
Site 19	Brown 3	Stroud Valleys	650,000	780,000	173,666	130,369	87,072	67,392	15,435	-36,521
Site 20	PRS 20	Stroud Valleys	650,000	780,000	277,443	251,845	226,247	207,745	176,422	145,099
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-602,161	-630,565	-658,968	-670,932	-705,017	-739,101
			EUV	BLV						
		<b>Affordable %</b>			<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>
		Intermediate Housing								
		Affordable Rent			75%	75%	75%	75%	75%	75%
		Social Rent								
		First Homes			25%	25%	25%	25%	25%	25%
		<b>First Homes % OMV</b>			<b>70%</b>	<b>60%</b>	<b>50%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	-65,203	-84,123	-103,042	-123,929	-147,490	-171,245
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-222,853	-244,351	-265,867	-287,604	-313,422	-339,241
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	209,379	189,612	169,845	137,914	113,786	89,255
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	152,549	135,988	119,388	91,910	71,366	50,821
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-310,595	-330,377	-350,160	-363,517	-387,256	-412,474
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	415,066	397,966	380,866	345,136	324,351	303,331
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	70,449	51,756	33,063	-1,518	-25,055	-48,591
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	426,690	410,204	393,719	360,628	340,845	321,063
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	101,787	86,667	71,547	48,039	29,895	11,750
Site 10	## Grove End Farm	Whitminster	25,000	375,000	147,338	130,999	114,660	84,122	64,515	44,608





# Appendix 13 – Affordable Housing v Developer Contributions. Full Policy

The following tables show the results of the appraisals with following base assumptions.

Affordable Housing Varied as shown (Intermediate Housing 33%, Affordable Rent 67%).

Design 90% Accessible and Adaptable, 10% Wheelchair Accessible

NDSS

Water efficiency / Car Charging Points / 10% Biodiversity Net Gain / Future Homes Standard Option 2 plus additional Carbon Reduction.

Developer Contributions CIL – As per Charging Schedule (£96.44/m<sup>2</sup> / £0/m<sup>2</sup>)

s106 – typologies and strategic sites as varied.

## Gloucester Fringe and Cotswold

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
0%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	472,567	378,449	284,332	187,757	90,753	-7,155	-110,467
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	562,705	453,997	345,289	236,581	127,873	19,007	-96,806
Site 3	Green 100	Cotswold	25,000	375,000	1,686,843	1,567,917	1,448,991	1,330,065	1,211,140	1,092,214	973,288
Site 4	Green 60	Cotswold	25,000	375,000	1,707,455	1,586,011	1,464,567	1,343,122	1,221,678	1,100,234	978,790
Site 5	Green 40	Cotswold	25,000	375,000	1,732,389	1,609,938	1,487,486	1,365,035	1,242,583	1,120,132	997,680
Site 6	Green 20	Cotswold	25,000	375,000	1,874,297	1,756,886	1,639,474	1,522,063	1,404,651	1,287,240	1,169,829
Site 7	Green 10	Cotswold	50,000	400,000	1,950,505	1,831,366	1,712,227	1,593,087	1,473,948	1,354,808	1,235,669
Site 8	Green 6	Cotswold	50,000	400,000	2,371,190	2,233,869	2,096,548	1,959,228	1,821,907	1,684,586	1,547,265
Site 9	Green 3	Cotswold	50,000	400,000	1,957,710	1,839,959	1,722,208	1,604,457	1,486,706	1,368,955	1,251,205
Site 12	Brown 40	Cotswold	650,000	780,000	1,396,822	1,235,380	1,073,937	912,494	751,051	589,608	428,165
Site 13	Brown 20	Cotswold	650,000	780,000	1,796,173	1,634,731	1,473,288	1,311,845	1,150,402	988,959	827,516
Site 15	Brown 10	Cotswold	650,000	780,000	1,812,561	1,648,743	1,484,924	1,321,105	1,157,286	993,468	829,239
Site 17	Brown 6	Cotswold	650,000	780,000	2,576,786	2,370,805	2,164,824	1,958,843	1,752,039	1,540,087	1,328,136
Site 19	Brown 3	Cotswold	650,000	780,000	2,080,964	1,892,416	1,700,302	1,508,189	1,316,075	1,123,961	931,847
Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
5%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	421,156	327,039	231,930	134,925	37,921	-62,589	-168,208
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	502,562	393,855	285,147	176,439	67,731	-44,015	-162,551
Site 3	Green 100	Cotswold	25,000	375,000	1,573,271	1,454,345	1,335,419	1,216,493	1,097,567	978,641	859,715
Site 4	Green 60	Cotswold	25,000	375,000	1,592,057	1,470,612	1,349,168	1,227,724	1,106,280	984,835	863,391
Site 5	Green 40	Cotswold	25,000	375,000	1,616,354	1,493,903	1,371,451	1,249,000	1,126,548	1,004,096	881,645
Site 6	Green 20	Cotswold	25,000	375,000	1,759,417	1,642,006	1,524,594	1,407,183	1,289,771	1,172,360	1,054,948
Site 7	Green 10	Cotswold	50,000	400,000	1,833,296	1,714,156	1,595,017	1,475,877	1,356,738	1,237,599	1,118,459
Site 8	Green 6	Cotswold	50,000	400,000	2,223,605	2,086,284	1,948,963	1,811,642	1,674,322	1,537,001	1,399,680
Site 9	Green 3	Cotswold	50,000	400,000	1,822,561	1,704,810	1,587,059	1,469,308	1,351,557	1,233,806	1,114,648
Site 12	Brown 40	Cotswold	650,000	780,000	1,275,308	1,113,866	952,423	790,980	629,537	468,094	306,652
Site 13	Brown 20	Cotswold	650,000	780,000	1,664,363	1,502,920	1,341,477	1,180,035	1,018,592	857,149	695,706
Site 15	Brown 10	Cotswold	650,000	780,000	1,688,524	1,524,705	1,360,887	1,197,068	1,033,249	869,430	701,607
Site 17	Brown 6	Cotswold	650,000	780,000	2,406,129	2,200,148	1,994,167	1,788,186	1,576,435	1,364,484	1,152,532
Site 19	Brown 3	Cotswold	650,000	780,000	1,923,318	1,731,664	1,539,550	1,347,437	1,155,323	963,209	771,095



Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
10%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	369,746	275,628	179,098	82,094	-16,241	-120,224	-225,950
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	442,420	333,712	225,004	116,297	6,943	-109,662	-228,297
Site 3	Green 100	Cotswold	25,000	375,000	1,459,698	1,340,772	1,221,846	1,102,920	983,994	865,069	746,143
Site 4	Green 60	Cotswold	25,000	375,000	1,476,658	1,355,214	1,233,770	1,112,325	990,881	869,437	747,993
Site 5	Green 40	Cotswold	25,000	375,000	1,500,319	1,377,868	1,255,416	1,132,964	1,010,513	888,061	765,610
Site 6	Green 20	Cotswold	25,000	375,000	1,644,537	1,527,126	1,409,714	1,292,303	1,174,891	1,057,480	940,068
Site 7	Green 10	Cotswold	50,000	400,000	1,716,086	1,596,946	1,477,807	1,358,668	1,239,528	1,120,389	1,001,250
Site 8	Green 6	Cotswold	50,000	400,000	2,076,019	1,938,699	1,801,378	1,684,057	1,526,736	1,389,416	1,252,095
Site 9	Green 3	Cotswold	50,000	400,000	1,687,412	1,569,661	1,451,910	1,334,159	1,216,408	1,096,907	976,836
Site 12	Brown 40	Cotswold	650,000	780,000	1,153,795	992,352	830,909	669,466	508,023	346,581	184,390
Site 13	Brown 20	Cotswold	650,000	780,000	1,532,553	1,371,110	1,209,667	1,048,224	886,782	725,339	563,896
Site 15	Brown 10	Cotswold	650,000	780,000	1,564,487	1,400,668	1,236,849	1,073,031	909,212	742,541	573,974
Site 17	Brown 6	Cotswold	650,000	780,000	2,235,473	2,029,492	1,823,510	1,612,784	1,400,832	1,188,880	975,120
Site 19	Brown 3	Cotswold	650,000	780,000	1,763,026	1,570,912	1,378,798	1,186,685	994,571	802,457	610,343

  

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
15%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	318,336	223,271	126,267	29,262	-72,241	-177,966	-283,691
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	382,278	273,570	184,862	56,154	-56,772	-175,407	-294,042
Site 3	Green 100	Cotswold	25,000	375,000	1,346,125	1,227,199	1,108,274	989,348	870,422	751,496	632,570
Site 4	Green 60	Cotswold	25,000	375,000	1,361,259	1,239,815	1,118,371	996,927	875,483	754,038	632,594
Site 5	Green 40	Cotswold	25,000	375,000	1,384,284	1,261,832	1,139,381	1,016,929	894,478	772,026	649,575
Site 6	Green 20	Cotswold	25,000	375,000	1,529,657	1,412,245	1,294,834	1,177,423	1,060,011	942,600	825,188
Site 7	Green 10	Cotswold	50,000	400,000	1,598,876	1,479,737	1,360,597	1,241,458	1,122,319	1,003,179	884,040
Site 8	Green 6	Cotswold	50,000	400,000	1,928,434	1,791,113	1,653,793	1,516,472	1,379,151	1,241,830	1,102,104
Site 9	Green 3	Cotswold	50,000	400,000	1,552,263	1,434,512	1,316,761	1,199,010	1,079,166	959,095	839,024
Site 12	Brown 40	Cotswold	650,000	780,000	1,032,281	870,838	709,395	547,952	386,510	225,067	58,029
Site 13	Brown 20	Cotswold	650,000	780,000	1,400,743	1,239,300	1,077,857	916,414	754,971	593,529	432,086
Site 15	Brown 10	Cotswold	650,000	780,000	1,440,450	1,276,631	1,112,812	948,993	783,476	614,909	445,161
Site 17	Brown 6	Cotswold	650,000	780,000	2,064,816	1,858,835	1,649,132	1,437,180	1,225,229	1,012,184	796,056
Site 19	Brown 3	Cotswold	650,000	780,000	1,602,274	1,410,160	1,218,047	1,025,933	833,819	641,705	449,591

  

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
20%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	266,925	170,439	73,435	-25,326	-129,982	-235,707	-344,353
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	322,136	213,428	104,720	-5,204	-122,518	-241,153	-359,788
Site 3	Green 100	Cotswold	25,000	375,000	1,232,553	1,113,627	994,701	875,775	756,849	637,923	518,997
Site 4	Green 60	Cotswold	25,000	375,000	1,245,861	1,124,417	1,002,972	881,528	760,084	638,640	517,196
Site 5	Green 40	Cotswold	25,000	375,000	1,268,249	1,145,797	1,023,346	900,894	778,443	655,991	533,540
Site 6	Green 20	Cotswold	25,000	375,000	1,414,777	1,297,365	1,179,954	1,062,543	945,131	827,720	710,308
Site 7	Green 10	Cotswold	50,000	400,000	1,481,666	1,362,527	1,243,388	1,124,248	1,005,109	885,970	766,830
Site 8	Green 6	Cotswold	50,000	400,000	1,780,849	1,643,528	1,506,207	1,368,887	1,231,566	1,091,542	950,241
Site 9	Green 3	Cotswold	50,000	400,000	1,417,114	1,299,363	1,181,496	1,061,425	941,354	821,283	701,212
Site 12	Brown 40	Cotswold	650,000	780,000	910,767	749,324	587,881	426,438	264,996	99,925	-69,471
Site 13	Brown 20	Cotswold	650,000	780,000	1,268,932	1,107,490	946,047	784,604	623,161	461,718	296,750
Site 15	Brown 10	Cotswold	650,000	780,000	1,316,412	1,152,594	988,775	824,410	655,843	486,902	315,013
Site 17	Brown 6	Cotswold	650,000	780,000	1,894,159	1,685,480	1,473,529	1,261,577	1,049,249	833,121	616,993
Site 19	Brown 3	Cotswold	650,000	780,000	1,441,522	1,249,408	1,057,295	865,181	673,067	480,953	288,840

  

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
25%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	214,612	117,608	20,604	-81,999	-187,724	-294,631	-405,319
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	261,993	153,285	44,578	-69,628	-188,263	-306,898	-427,786
Site 3	Green 100	Cotswold	25,000	375,000	1,118,980	1,000,054	881,128	762,203	643,277	524,351	405,425
Site 4	Green 60	Cotswold	25,000	375,000	1,130,462	1,009,018	887,574	766,130	644,685	523,241	401,797
Site 5	Green 40	Cotswold	25,000	375,000	1,152,214	1,029,762	907,311	784,859	662,408	539,956	417,504
Site 6	Green 20	Cotswold	25,000	375,000	1,299,897	1,182,485	1,065,074	947,662	830,251	712,840	595,428
Site 7	Green 10	Cotswold	50,000	400,000	1,364,457	1,245,317	1,126,178	1,007,039	887,899	768,760	649,621
Site 8	Green 6	Cotswold	50,000	400,000	1,633,264	1,495,943	1,358,622	1,221,301	1,080,980	939,679	798,378
Site 9	Green 3	Cotswold	50,000	400,000	1,281,965	1,163,755	1,043,684	923,613	803,542	683,471	563,400
Site 12	Brown 40	Cotswold	650,000	780,000	789,253	627,810	466,367	304,925	141,526	-27,575	-196,970
Site 13	Brown 20	Cotswold	650,000	780,000	1,137,122	975,679	814,237	652,794	491,351	327,242	159,306
Site 15	Brown 10	Cotswold	650,000	780,000	1,192,375	1,028,556	864,738	696,778	528,211	356,754	184,866
Site 17	Brown 6	Cotswold	650,000	780,000	1,721,828	1,509,877	1,297,925	1,085,974	870,185	654,057	437,929
Site 19	Brown 3	Cotswold	650,000	780,000	1,280,770	1,088,656	896,543	704,429	512,315	320,201	128,088



Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

30%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	161,781	64,776	-34,411	-139,740	-245,465	-355,597	-471,752
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	201,851	93,143	-17,351	-135,373	-254,008	-372,816	-499,058
Site 3	Green 100	Cotswold	25,000	375,000	1,005,408	886,482	767,556	648,630	529,704	410,778	291,852
Site 4	Green 60	Cotswold	25,000	375,000	1,015,064	893,619	772,175	650,731	529,287	407,843	286,398
Site 5	Green 40	Cotswold	25,000	375,000	1,036,179	913,727	791,276	668,824	546,372	423,921	301,469
Site 6	Green 20	Cotswold	25,000	375,000	1,185,017	1,067,605	950,194	832,782	715,371	597,959	480,548
Site 7	Green 10	Cotswold	50,000	400,000	1,247,247	1,128,108	1,008,968	889,829	770,690	651,550	530,056
Site 8	Green 6	Cotswold	50,000	400,000	1,485,678	1,348,358	1,211,037	1,070,418	929,117	787,816	645,215
Site 9	Green 3	Cotswold	50,000	400,000	1,146,014	1,025,943	905,872	785,801	665,730	545,659	425,588
Site 12	Brown 40	Cotswold	650,000	780,000	667,739	506,296	344,854	182,613	14,321	-155,074	-324,470
Site 13	Brown 20	Cotswold	650,000	780,000	1,005,312	843,869	682,426	520,984	357,733	190,399	21,003
Site 15	Brown 10	Cotswold	650,000	780,000	1,068,338	904,519	737,712	569,145	398,495	226,607	54,718
Site 17	Brown 6	Cotswold	650,000	780,000	1,546,225	1,334,273	1,122,322	907,249	691,121	474,993	258,865
Site 19	Brown 3	Cotswold	650,000	780,000	1,120,018	927,905	735,791	543,677	351,563	159,449	-32,664

Rural West

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

0%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	803,425	709,307	615,189	521,072	426,954	332,837	236,838
Site 2	Green 250	West	25,000	375,000	941,466	835,681	729,882	621,174	512,466	403,758	295,050
Site 3	Green 100	West	25,000	375,000	830,199	711,273	592,347	473,421	354,495	235,570	116,644
Site 4	Green 60	West	25,000	375,000	840,297	718,853	597,409	475,965	354,520	233,076	111,632
Site 5	Green 40	West	25,000	375,000	842,310	719,859	597,407	474,956	352,504	230,053	106,082
Site 6	Green 20	West	25,000	375,000	1,029,386	911,974	794,563	677,151	559,740	442,328	324,917
Site 7	Green 10	West	50,000	400,000	1,296,725	1,177,586	1,058,446	939,307	820,168	701,028	580,968
Site 8	Green 6	West	50,000	400,000	1,568,490	1,431,169	1,293,848	1,155,630	1,014,329	873,028	731,727
Site 9	Green 3	West	50,000	400,000	1,295,951	1,178,016	1,057,945	937,874	817,803	697,732	577,661
Site 15	Brown 10	West	650,000	780,000	-115,874	-287,762	-464,244	-641,519	-818,794	-996,069	-1,173,345
Site 17	Brown 6	West	650,000	780,000	-83,158	-299,286	-499,286	-699,286	-899,286	-1,099,286	-1,299,286
Site 19	Brown 3	West	650,000	780,000	-56,707	-248,821	-444,060	-642,193	-840,325	-1,038,457	-1,236,589

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

5%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	738,030	643,912	549,795	455,677	361,560	267,443	173,326
Site 2	Green 250	West	25,000	375,000	866,558	760,773	653,466	544,758	436,050	327,343	218,635
Site 3	Green 100	West	25,000	375,000	752,932	634,007	515,081	396,155	277,229	158,303	38,663
Site 4	Green 60	West	25,000	375,000	761,565	640,121	518,677	397,233	275,788	154,344	30,107
Site 5	Green 40	West	25,000	375,000	764,355	641,904	519,452	397,001	274,549	151,868	24,486
Site 6	Green 20	West	25,000	375,000	950,487	833,075	715,664	598,252	480,841	363,429	244,255
Site 7	Green 10	West	50,000	400,000	1,207,978	1,088,838	969,699	850,560	731,420	612,241	489,648
Site 8	Green 6	West	50,000	400,000	1,454,924	1,317,603	1,180,073	1,038,772	897,471	756,170	612,945
Site 9	Green 3	West	50,000	400,000	1,186,141	1,066,070	945,999	825,928	705,857	585,786	465,715
Site 15	Brown 10	West	650,000	780,000	-182,082	-334,885	-512,160	-689,436	-866,711	-1,043,986	-1,221,261
Site 17	Brown 6	West	650,000	780,000	-147,275	-363,403	-584,581	-807,480	-1,030,378	-1,253,277	-1,476,176
Site 19	Brown 3	West	650,000	780,000	-135,383	-327,630	-525,367	-723,500	-921,632	-1,119,764	-1,317,896

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

10%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	672,635	578,518	484,400	390,282	296,165	199,430	102,426
Site 2	Green 250	West	25,000	375,000	791,650	685,759	577,051	468,343	359,635	250,927	142,219
Site 3	Green 100	West	25,000	375,000	675,666	556,740	437,814	318,888	199,962	81,036	-42,404
Site 4	Green 60	West	25,000	375,000	682,833	561,389	439,945	318,501	197,056	74,712	-52,503
Site 5	Green 40	West	25,000	375,000	686,400	563,948	441,497	319,045	196,594	71,174	-57,310
Site 6	Green 20	West	25,000	375,000	871,588	754,176	636,765	519,353	401,942	283,884	162,655
Site 7	Green 10	West	50,000	400,000	1,119,230	1,000,091	880,952	761,812	642,673	520,921	398,329
Site 8	Green 6	West	50,000	400,000	1,341,358	1,204,038	1,063,216	921,915	780,614	637,871	493,785
Site 9	Green 3	West	50,000	400,000	1,074,195	954,124	834,053	713,982	593,910	473,839	353,768
Site 15	Brown 10	West	650,000	780,000	-208,290	-382,802	-560,077	-737,352	-914,628	-1,091,903	-1,269,178
Site 17	Brown 6	West	650,000	780,000	-211,392	-428,168	-651,067	-873,965	-1,096,864	-1,319,763	-1,542,662
Site 19	Brown 3	West	650,000	780,000	-214,059	-408,542	-606,675	-804,807	-1,002,939	-1,201,071	-1,399,203

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

15%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	607,240	513,123	419,005	324,888	229,228	132,224	35,220
Site 2	Green 250	West	25,000	375,000	716,742	609,343	500,635	391,927	283,220	174,512	65,804
Site 3	Green 100	West	25,000	375,000	598,399	479,473	360,547	241,622	122,696	1,307	-123,477
Site 4	Green 60	West	25,000	375,000	604,101	482,657	361,213	239,769	118,325	-7,687	-135,114
Site 5	Green 40	West	25,000	375,000	608,445	485,993	363,542	241,090	117,440	-10,621	-139,105
Site 6	Green 20	West	25,000	375,000	792,689	675,277	557,866	440,454	323,043	202,698	79,889
Site 7	Green 10	West	50,000	400,000	1,030,483	911,344	792,204	673,065	552,194	429,602	305,803
Site 8	Green 6	West	50,000	400,000	1,227,793	1,087,660	946,359	805,057	662,796	518,711	374,625
Site 9	Green 3	West	50,000	400,000	962,249	842,177	722,106	602,035	481,964	361,893	241,822
Site 15	Brown 10	West	650,000	780,000	-254,498	-430,718	-607,994	-785,269	-962,544	-1,139,819	-1,317,095
Site 17	Brown 6	West	650,000	780,000	-275,509	-494,654	-717,552	-940,451	-1,163,350	-1,386,249	-1,609,147
Site 19	Brown 3	West	650,000	780,000	-292,735	-489,849	-687,982	-886,114	-1,084,246	-1,282,378	-1,480,510



Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

20%		EUUV		BLV							
£0	£0	Developer Contribution / Unit		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
Site 1	Green 400	West	25,000	375,000	541,846	447,728	353,611	259,027	162,022	65,018	-34,158
Site 2	Green 250	West	25,000	375,000	641,636	532,928	424,220	315,512	206,804	98,096	-12,154
Site 3	Green 100	West	25,000	375,000	521,133	402,207	283,281	164,355	44,891	-79,766	-204,550
Site 4	Green 60	West	25,000	375,000	525,370	403,925	282,481	161,037	37,129	-90,297	-217,724
Site 5	Green 40	West	25,000	375,000	530,490	408,038	285,586	163,135	36,067	-92,417	-220,900
Site 6	Green 20	West	25,000	375,000	713,789	596,378	478,967	361,555	242,327	120,279	-2,916
Site 7	Green 10	West	50,000	400,000	941,736	822,596	703,457	583,467	460,875	337,693	212,684
Site 8	Green 6	West	50,000	400,000	1,112,103	970,802	829,501	687,721	543,636	399,551	255,465
Site 9	Green 3	West	50,000	400,000	850,302	730,231	610,160	490,089	370,018	249,947	129,876
Site 15	Brown 10	West	650,000	780,000	-301,360	-478,635	-655,910	-833,186	-1,010,461	-1,187,736	-1,365,011
Site 17	Brown 6	West	650,000	780,000	-339,626	-561,139	-784,038	-1,006,937	-1,229,836	-1,452,734	-1,675,633
Site 19	Brown 3	West	650,000	780,000	-373,024	-571,157	-769,289	-967,421	-1,165,553	-1,363,685	-1,562,141

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

25%		EUUV		BLV							
£0	£0	Developer Contribution / Unit		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
Site 1	Green 400	West	25,000	375,000	476,451	382,333	288,216	191,820	94,816	-2,892	-106,931
Site 2	Green 250	West	25,000	375,000	565,220	456,512	347,804	239,097	130,389	21,595	-94,676
Site 3	Green 100	West	25,000	375,000	443,866	324,940	206,014	87,088	-36,054	-160,838	-286,246
Site 4	Green 60	West	25,000	375,000	446,638	325,193	203,749	81,599	-45,481	-172,908	-301,397
Site 5	Green 40	West	25,000	375,000	452,534	330,083	207,631	82,755	-45,729	-174,212	-303,711
Site 6	Green 20	West	25,000	375,000	634,890	517,479	400,068	281,955	160,688	37,493	-85,702
Site 7	Green 10	West	50,000	400,000	852,989	733,849	614,710	492,148	369,555	244,574	119,565
Site 8	Green 6	West	50,000	400,000	995,246	853,945	712,644	568,561	424,476	280,391	136,305
Site 9	Green 3	West	50,000	400,000	738,356	618,285	498,214	378,143	258,072	138,000	17,929
Site 15	Brown 10	West	650,000	780,000	-349,277	-526,552	-703,827	-881,102	-1,058,378	-1,235,653	-1,412,928
Site 17	Brown 6	West	650,000	780,000	-404,726	-627,625	-850,524	-1,073,423	-1,296,321	-1,519,220	-1,742,119
Site 19	Brown 3	West	650,000	780,000	-454,331	-652,464	-850,596	-1,048,728	-1,246,860	-1,444,992	-1,644,823

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

30%		EUUV		BLV							
£0	£0	Developer Contribution / Unit		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
Site 1	Green 400	West	25,000	375,000	411,056	316,939	221,618	124,614	27,610	-74,609	-180,334
Site 2	Green 250	West	25,000	375,000	488,805	380,097	271,389	162,681	53,973	-59,543	-178,178
Site 3	Green 100	West	25,000	375,000	366,599	247,674	128,748	7,657	-117,127	-241,911	-370,145
Site 4	Green 60	West	25,000	375,000	367,906	246,461	125,017	-665	-128,091	-255,640	-386,879
Site 5	Green 40	West	25,000	375,000	374,579	252,128	128,797	960	-127,524	-256,088	-388,371
Site 6	Green 20	West	25,000	375,000	555,991	438,580	321,168	200,769	77,903	-45,293	-168,488
Site 7	Green 10	West	50,000	400,000	764,241	645,102	523,421	400,828	276,463	161,454	26,446
Site 8	Green 6	West	50,000	400,000	878,388	737,087	593,486	449,401	305,316	161,230	17,145
Site 9	Green 3	West	50,000	400,000	626,410	506,339	386,267	266,196	146,125	26,054	-94,017
Site 15	Brown 10	West	650,000	780,000	-397,193	-574,469	-751,744	-929,019	-1,106,294	-1,283,570	-1,460,845
Site 17	Brown 6	West	650,000	780,000	-471,212	-694,111	-917,010	-1,139,908	-1,362,807	-1,585,706	-1,809,565
Site 19	Brown 3	West	650,000	780,000	-535,639	-733,771	-931,903	-1,130,035	-1,328,167	-1,526,764	-1,727,504

Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

0%		EUUV		BLV							
£0	£0	Developer Contribution / Unit		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-5,190	-169,708	-334,226	-503,808	-673,471	-843,135	-1,012,798
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-11,736	-179,573	-347,730	-520,822	-693,913	-867,004	-1,040,095
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-28,886	-198,281	-369,026	-543,727	-718,428	-893,128	-1,067,829
Site 13	Brown 20	Stroud Valleys	650,000	780,000	303,935	135,540	-33,855	-203,251	-373,623	-548,323	-723,024
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-614,022	-832,209	-1,050,396	-1,268,584	-1,486,771	-1,705,762	-1,926,641
Site 15	Brown 10	Stroud Valleys	650,000	780,000	442,797	270,909	99,020	-72,868	-244,757	-420,072	-597,348
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-644,752	-864,550	-1,084,347	-1,304,144	-1,523,942	-1,743,739	-1,963,536
Site 17	Brown 6	Stroud Valleys	650,000	780,000	684,084	467,956	251,828	35,700	-180,428	-396,556	-618,658
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-594,894	-869,330	-1,143,765	-1,418,200	-1,692,636	-1,967,071	-2,242,856
Site 19	Brown 3	Stroud Valleys	650,000	780,000	548,800	356,686	164,573	-27,541	-219,655	-414,174	-612,306
Site 20	PRS 20	Stroud Valleys	650,000	780,000	506,943	373,992	237,956	99,036	-40,465	-179,967	-321,541
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-348,571	-540,221	-731,871	-923,520	-1,115,170	-1,306,820	-1,498,469

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

5%		EUUV		BLV							
£0	£0	Developer Contribution / Unit		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-71,234	-235,752	-402,542	-572,205	-741,869	-911,533	-1,082,131
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-79,028	-246,865	-417,413	-590,504	-763,595	-936,686	-1,109,980
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-96,128	-265,524	-438,637	-613,338	-788,038	-962,739	-1,137,440
Site 13	Brown 20	Stroud Valleys	650,000	780,000	230,475	61,079	-108,316	-277,712	-450,701	-625,402	-800,102
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-686,953	-905,141	-1,123,328	-1,341,515	-1,559,703	-1,779,912	-2,000,791
Site 15	Brown 10	Stroud Valleys	650,000	780,000	370,444	198,555	26,667	-145,222	-317,667	-494,942	-672,217
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-717,100	-936,897	-1,156,694	-1,376,492	-1,596,289	-1,816,086	-2,035,884
Site 17	Brown 6	Stroud Valleys	650,000	780,000	584,041	367,913	151,785	-64,343	-280,471	-499,280	-722,179
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-685,976	-960,411	-1,234,847	-1,509,282	-1,783,717	-2,058,152	-2,335,505
Site 19	Brown 3	Stroud Valleys	650,000	780,000	442,788	250,674	58,561	-133,553	-325,667	-521,660	-721,792
Site 20	PRS 20	Stroud Valleys	650,000	780,000	441,704	307,631	170,084	30,583	-108,919	-248,434	-392,304
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-416,792	-608,441	-800,091	-991,741	-1,183,390	-1,375,040	-1,567,718



Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
10%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-137,278	-301,796	-470,940	-640,603	-810,267	-979,930	-1,151,912
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-146,320	-314,157	-487,095	-660,186	-833,277	-1,006,369	-1,181,081
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-163,370	-333,547	-508,248	-682,949	-857,649	-1,032,350	-1,207,051
Site 13	Brown 20	Stroud Valleys	650,000	780,000	156,014	-13,382	-182,777	-353,079	-527,780	-702,480	-877,181
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-759,885	-978,072	-1,196,260	-1,414,447	-1,633,182	-1,854,061	-2,074,941
Site 15	Brown 10	Stroud Valleys	650,000	780,000	298,091	126,202	-45,686	-217,575	-392,536	-569,812	-747,087
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-789,447	-1,009,244	-1,229,042	-1,448,839	-1,668,636	-1,888,434	-2,108,231
Site 17	Brown 6	Stroud Valleys	650,000	780,000	483,999	267,871	51,743	-164,385	-380,513	-602,801	-825,700
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-777,057	-1,051,493	-1,325,928	-1,600,363	-1,874,799	-2,150,332	-2,428,153
Site 19	Brown 3	Stroud Valleys	650,000	780,000	336,776	144,663	-47,451	-239,565	-435,013	-633,145	-831,277
Site 20	PRS 20	Stroud Valleys	650,000	780,000	376,465	240,501	101,631	-37,870	-177,372	-319,197	-463,067
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-485,012	-676,661	-868,311	-1,059,961	-1,251,610	-1,443,260	-1,637,080
Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
15%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-203,322	-369,674	-539,337	-709,001	-878,664	-1,049,624	-1,221,694
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-213,612	-383,686	-556,777	-729,869	-902,960	-1,076,656	-1,252,182
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-230,612	-403,158	-577,859	-752,560	-927,260	-1,101,961	-1,276,758
Site 13	Brown 20	Stroud Valleys	650,000	780,000	81,553	-87,843	-257,239	-430,158	-604,858	-779,559	-954,259
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-832,816	-1,051,004	-1,269,191	-1,487,378	-1,707,332	-1,928,211	-2,149,090
Site 15	Brown 10	Stroud Valleys	650,000	780,000	225,737	53,849	-118,040	-290,131	-467,406	-644,681	-821,956
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-861,794	-1,081,591	-1,301,389	-1,521,186	-1,740,984	-1,960,781	-2,180,578
Site 17	Brown 6	Stroud Valleys	650,000	780,000	383,956	167,828	-48,300	-264,428	-483,423	-706,322	-929,220
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-868,139	-1,142,574	-1,417,010	-1,691,445	-1,965,880	-2,242,981	-2,520,802
Site 19	Brown 3	Stroud Valleys	650,000	780,000	230,764	38,651	-153,463	-346,366	-544,498	-742,630	-940,763
Site 20	PRS 20	Stroud Valleys	650,000	780,000	310,176	172,679	33,178	-106,324	-246,090	-399,960	-533,830
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-553,232	-744,882	-936,531	-1,128,181	-1,319,831	-1,512,428	-1,706,442
Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
20%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-269,365	-438,072	-607,735	-777,399	-947,336	-1,119,406	-1,291,475
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-280,904	-453,369	-626,460	-799,551	-972,642	-1,147,757	-1,323,283
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-298,069	-472,769	-647,470	-822,170	-996,871	-1,171,572	-1,347,817
Site 13	Brown 20	Stroud Valleys	650,000	780,000	7,092	-162,304	-332,535	-507,236	-681,937	-856,637	-1,031,338
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-905,748	-1,123,935	-1,342,123	-1,560,602	-1,781,481	-2,002,361	-2,223,240
Site 15	Brown 10	Stroud Valleys	650,000	780,000	153,384	-18,504	-190,393	-365,000	-542,276	-719,551	-896,826
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-934,141	-1,153,939	-1,373,736	-1,593,533	-1,813,331	-2,033,128	-2,252,926
Site 17	Brown 6	Stroud Valleys	650,000	780,000	283,914	67,786	-148,342	-364,470	-586,944	-809,843	-1,032,741
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-959,221	-1,233,656	-1,508,091	-1,782,526	-2,057,808	-2,335,629	-2,613,451
Site 19	Brown 3	Stroud Valleys	650,000	780,000	124,752	-67,361	-259,475	-455,851	-653,984	-852,116	-1,050,248
Site 20	PRS 20	Stroud Valleys	650,000	780,000	243,045	104,226	-35,276	-174,777	-316,853	-460,723	-604,593
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-621,452	-813,102	-1,004,752	-1,196,401	-1,388,051	-1,581,790	-1,775,804
Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
25%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-336,806	-506,469	-676,133	-845,796	-1,017,117	-1,189,187	-1,361,256
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-349,960	-523,051	-696,142	-869,233	-1,043,333	-1,218,858	-1,394,384
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-367,679	-542,380	-717,081	-891,781	-1,066,482	-1,241,814	-1,418,875
Site 13	Brown 20	Stroud Valleys	650,000	780,000	-67,369	-236,765	-409,614	-584,315	-759,015	-933,716	-1,108,416
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-978,679	-1,196,867	-1,415,054	-1,634,751	-1,853,631	-2,076,510	-2,297,390
Site 15	Brown 10	Stroud Valleys	650,000	780,000	81,031	-90,858	-262,746	-439,870	-617,145	-794,420	-971,696
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-1,006,489	-1,226,286	-1,446,083	-1,665,881	-1,885,678	-2,105,475	-2,325,273
Site 17	Brown 6	Stroud Valleys	650,000	780,000	183,872	-32,256	-248,384	-467,566	-690,465	-913,363	-1,136,262
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-1,050,302	-1,324,737	-1,599,173	-1,873,608	-2,150,456	-2,428,278	-2,706,099
Site 19	Brown 3	Stroud Valleys	650,000	780,000	18,740	-173,373	-367,205	-565,337	-763,469	-961,601	-1,159,733
Site 20	PRS 20	Stroud Valleys	650,000	780,000	175,274	35,772	-103,729	-243,746	-387,616	-531,486	-675,356
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-689,673	-881,322	-1,072,972	-1,264,622	-1,457,138	-1,651,152	-1,845,166
Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
30%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-405,204	-574,867	-744,531	-914,829	-1,086,899	-1,258,968	-1,431,037
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-419,642	-592,733	-765,824	-938,916	-1,114,433	-1,289,959	-1,465,485
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-437,290	-611,991	-786,691	-961,392	-1,136,093	-1,312,862	-1,489,933
Site 13	Brown 20	Stroud Valleys	650,000	780,000	-141,831	-311,992	-486,692	-661,393	-836,094	-1,010,794	-1,185,495
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-1,051,611	-1,269,798	-1,488,022	-1,708,901	-1,929,780	-2,150,660	-2,371,539
Site 15	Brown 10	Stroud Valleys	650,000	780,000	8,678	-163,211	-337,464	-514,739	-692,015	-869,290	-1,046,565
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-1,078,836	-1,298,633	-1,518,431	-1,738,228	-1,958,025	-2,177,823	-2,397,620
Site 17	Brown 6	Stroud Valleys	650,000	780,000	83,829	-132,299	-348,427	-571,087	-793,985	-1,016,884	-1,239,783
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-1,141,384	-1,415,819	-1,690,254	-1,965,284	-2,243,105	-2,520,926	-2,798,748
Site 19	Brown 3	Stroud Valleys	650,000	780,000	-87,272	-279,385	-476,690	-674,822	-872,954	-1,071,086	-1,269,219
Site 20	PRS 20	Stroud Valleys	650,000	780,000	106,820	-32,681	-172,182	-314,509	-458,379	-602,249	-746,119
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-757,893	-949,543	-1,141,192	-1,332,842	-1,526,500	-1,720,514	-1,914,528



Strategic Sites

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
0%		Developer Contribution / Unit	EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	396,441	299,746	202,187	102,182	2,021	-102,911	-210,312
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	317,570	204,549	91,528	-24,015	-142,603	-261,292	-383,581
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	725,106	625,707	526,308	426,418	324,091	221,764	118,239
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	602,409	516,164	429,918	343,673	257,427	171,181	82,914
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	69,614	-31,541	-138,892	-247,058	-360,007	-474,065	-594,341
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	880,825	799,287	717,748	635,800	552,388	468,977	384,918
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	773,654	685,593	597,531	509,469	420,022	329,450	238,879
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	872,228	791,218	710,208	629,198	548,188	465,248	382,174
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	489,222	413,991	338,761	262,108	184,855	106,650	26,980
Site 10	## Grove End Farm	Whitminster	25,000	375,000	689,863	612,377	534,891	457,405	378,367	298,868	218,906
Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
5%		Developer Contribution / Unit	EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	345,758	249,062	149,986	49,980	-52,752	-158,087	-267,725
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	262,186	149,165	36,144	-82,127	-200,716	-321,433	-443,722
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	659,676	560,277	460,878	359,434	257,107	154,780	49,045
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	546,434	460,189	373,943	287,698	201,452	114,392	25,121
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	27,464	-76,860	-185,026	-295,232	-408,773	-526,458	-646,734
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	816,079	734,540	653,002	570,007	486,596	403,184	317,672
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	710,029	621,967	533,906	445,542	354,971	264,399	173,828
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	811,193	730,183	649,173	568,163	486,133	403,058	319,983
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	441,390	366,159	290,486	213,234	135,981	56,371	-25,049
Site 10	## Grove End Farm	Whitminster	25,000	375,000	633,217	555,731	478,245	400,081	320,582	241,083	159,572





Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
10%			EUV		BLV						
	Developer	Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	295,075	197,789	97,784	-2,593	-107,525	-215,500	-325,139
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	206,802	93,781	-21,651	-140,239	-259,285	-381,574	-503,863
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	594,246	494,848	394,777	292,450	190,123	85,794	-21,336
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	490,460	404,214	317,968	231,723	145,477	56,599	-34,579
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-16,182	-122,994	-231,160	-343,999	-458,575	-578,851	-699,127
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	751,332	669,794	587,626	504,214	420,803	336,093	250,426
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	646,404	558,342	470,280	380,491	289,920	199,349	108,039
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	750,158	669,148	588,138	507,018	423,943	340,868	257,793
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	393,558	318,327	241,612	164,360	85,763	6,093	-79,703
Site 10	## Grove End Farm	Whitminster	25,000	375,000	576,571	499,085	421,599	342,296	262,797	182,154	100,238

  

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
15%			EUV		BLV						
	Developer	Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	244,391	145,588	45,582	-57,367	-163,274	-272,913	-382,552
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	151,418	38,397	-79,763	-198,352	-319,426	-441,715	-564,004
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	528,817	429,418	327,793	225,466	122,544	16,600	-94,851
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	434,485	348,239	261,994	175,748	88,076	-1,551	-95,220
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-60,962	-169,128	-279,224	-392,766	-510,969	-631,244	-751,520
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	686,586	605,048	521,833	438,421	354,514	268,847	182,916
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	582,778	494,716	406,012	315,440	224,869	134,298	40,827
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	689,123	608,113	527,103	444,827	361,752	278,677	194,757
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	345,726	269,990	192,738	115,154	35,484	-47,765	-134,536
Site 10	## Grove End Farm	Whitminster	25,000	375,000	519,925	442,439	364,009	284,510	204,737	122,821	40,225

  

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
20%			EUV		BLV						
	Developer	Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	193,391	93,386	-7,208	-112,140	-220,687	-330,326	-444,099
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	96,034	-19,287	-137,875	-257,278	-379,567	-501,856	-624,354
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	463,387	363,136	260,809	158,482	53,349	-55,379	-170,546
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	378,510	292,264	206,019	119,554	30,283	-62,191	-156,071
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-107,096	-215,262	-327,991	-443,086	-563,362	-683,638	-803,913
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	621,840	539,452	456,040	372,629	287,268	201,601	113,762
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	519,153	431,091	340,961	250,389	159,818	67,395	-28,014
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	628,088	547,078	465,712	382,637	299,562	216,487	130,846
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	297,894	221,116	143,864	64,876	-15,827	-102,419	-191,563
Site 10	## Grove End Farm	Whitminster	25,000	375,000	463,279	385,723	306,224	226,725	145,403	63,487	-22,257

  

Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%											
25%			EUV		BLV						
	Developer	Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	141,190	41,184	-61,981	-168,462	-278,101	-389,212	-509,750
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	40,650	-77,399	-195,988	-317,419	-439,708	-561,997	-685,627
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	397,957	296,152	193,826	90,099	-16,819	-130,478	-246,773
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	322,535	236,290	150,044	61,761	-29,163	-122,832	-219,620
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-153,230	-263,217	-376,758	-495,479	-615,755	-736,031	-856,307
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	557,071	473,659	390,247	305,689	220,022	132,954	44,607
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	455,527	366,481	275,910	185,339	93,963	-138	-98,566
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	567,053	486,043	403,521	320,446	237,371	152,605	66,935
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	249,494	172,242	94,267	14,597	-70,481	-158,490	-249,871
Site 10	## Grove End Farm	Whitminster	25,000	375,000	406,633	327,938	248,439	167,986	86,070	2,324	-87,336



Water, 10% BNG, CIL, FHS2 Plus, 90% PtM4 2 - 10% PtM4 3, EV Charging, Affordable as - IH 33%, AR 66%

30%			EUV		BLV							
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	88,988	-11,823	-116,754	-225,875	-335,514	-452,810	-575,400	
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-16,923	-135,512	-255,271	-377,560	-499,849	-622,852	-746,900	
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	331,496	229,169	126,842	20,904	-90,410	-206,173	-326,421	
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	266,560	180,315	93,239	3,866	-89,803	-185,333	-283,168	
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-199,364	-311,983	-427,596	-547,872	-668,148	-788,424	-908,700	
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	491,278	407,866	324,110	238,443	152,146	63,800	-28,095	
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	391,902	301,430	210,859	120,288	26,751	-70,660	-172,219	
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	506,018	424,406	341,331	258,256	174,364	88,693	2,590	
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	200,620	123,368	43,989	-38,543	-125,417	-215,627	-310,428	
Site 10	## Grove End Farm	Whitminster	25,000	375,000	349,651	270,152	190,569	108,652	25,772	-62,021	-154,338	

# Appendix 14 – Affordable Housing v Developer Contributions. Reduced Policy

The following tables show the results of the appraisals with following base assumptions.

Affordable Housing Varied as shown (Intermediate Housing 50%, Affordable Rent 50%).

Design 67% Accessible and Adaptable, 8% Wheelchair Accessible

NDSS

Water efficiency / 10% Biodiversity Net Gain / Future Homes Standard Option 2.

Developer Contributions CIL – As per Charging Schedule (£96.44/m<sup>2</sup> / £0/m<sup>2</sup>)

s106 – typologies and strategic sites as varied.

## Gloucester Fringe and Rural East & South

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
0%		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	675,741	581,624	487,506	393,389	299,271	203,154	106,150
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	795,420	689,634	581,330	472,622	363,914	255,206	146,498
Site 3	Green 100	Cotswold	25,000	375,000	1,944,839	1,825,913	1,706,987	1,588,061	1,469,135	1,350,209	1,231,283
Site 4	Green 60	Cotswold	25,000	375,000	1,968,721	1,847,277	1,725,833	1,604,389	1,482,945	1,361,500	1,240,056
Site 5	Green 40	Cotswold	25,000	375,000	2,001,533	1,879,081	1,756,630	1,634,178	1,511,727	1,389,275	1,266,824
Site 6	Green 20	Cotswold	25,000	375,000	2,127,704	2,010,293	1,892,881	1,775,470	1,658,058	1,540,647	1,423,235
Site 7	Green 10	Cotswold	50,000	400,000	2,218,323	2,099,184	1,980,045	1,860,905	1,741,766	1,622,627	1,503,487
Site 8	Green 6	Cotswold	50,000	400,000	2,701,909	2,564,589	2,427,268	2,289,947	2,152,626	2,015,306	1,877,985
Site 9	Green 3	Cotswold	50,000	400,000	2,222,378	2,107,944	1,993,510	1,876,175	1,758,840	1,640,673	1,522,922
Site 12	Brown 40	Cotswold	650,000	780,000	1,745,419	1,583,976	1,422,533	1,261,090	1,099,647	938,204	776,762
Site 13	Brown 20	Cotswold	650,000	780,000	2,161,205	1,999,762	1,838,319	1,676,876	1,515,433	1,353,991	1,192,548
Site 15	Brown 10	Cotswold	650,000	780,000	2,136,612	1,972,794	1,808,975	1,645,156	1,481,337	1,317,519	1,153,700
Site 17	Brown 6	Cotswold	650,000	780,000	3,016,535	2,810,554	2,604,573	2,398,592	2,192,610	1,986,629	1,780,631
Site 19	Brown 3	Cotswold	650,000	780,000	2,437,548	2,249,147	2,060,745	1,871,799	1,679,685	1,487,571	1,295,458
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
5%		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	622,528	528,411	434,293	340,175	245,465	148,460	51,456
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	734,324	627,744	519,036	410,328	301,620	192,913	84,205
Site 3	Green 100	Cotswold	25,000	375,000	1,833,556	1,714,630	1,595,704	1,476,778	1,357,852	1,238,926	1,120,000
Site 4	Green 60	Cotswold	25,000	375,000	1,855,836	1,734,392	1,612,948	1,491,504	1,370,060	1,248,615	1,127,171
Site 5	Green 40	Cotswold	25,000	375,000	1,887,025	1,764,574	1,642,122	1,519,671	1,397,219	1,274,768	1,152,316
Site 6	Green 20	Cotswold	25,000	375,000	2,014,700	1,897,289	1,779,878	1,662,466	1,545,055	1,427,643	1,310,232
Site 7	Green 10	Cotswold	50,000	400,000	2,101,090	1,981,950	1,862,811	1,743,672	1,624,532	1,505,393	1,386,254
Site 8	Green 6	Cotswold	50,000	400,000	2,557,191	2,419,870	2,282,549	2,145,229	2,007,908	1,870,587	1,733,266
Site 9	Green 3	Cotswold	50,000	400,000	2,101,597	1,987,163	1,869,644	1,751,893	1,634,142	1,516,391	1,398,640
Site 12	Brown 40	Cotswold	650,000	780,000	1,624,960	1,463,517	1,302,074	1,140,631	979,188	817,746	656,303
Site 13	Brown 20	Cotswold	650,000	780,000	2,029,860	1,868,417	1,706,974	1,545,531	1,384,089	1,222,646	1,061,203
Site 15	Brown 10	Cotswold	650,000	780,000	2,013,709	1,849,891	1,686,072	1,522,253	1,358,434	1,194,616	1,030,797
Site 17	Brown 6	Cotswold	650,000	780,000	2,847,393	2,641,412	2,435,431	2,229,450	2,023,469	1,817,487	1,606,506
Site 19	Brown 3	Cotswold	650,000	780,000	2,291,221	2,102,819	1,914,418	1,722,588	1,530,475	1,338,361	1,146,247



Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%													
10%			EUV		BLV		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
	Developer	Contribution / Unit											
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	569,315	475,197	381,080	286,962	190,771	93,766	-3,993		
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	673,229	565,451	456,743	348,035	239,327	130,619	21,832		
Site 3	Green 100	Cotswold	25,000	375,000	1,722,273	1,603,347	1,484,421	1,365,495	1,246,569	1,127,643	1,008,717		
Site 4	Green 60	Cotswold	25,000	375,000	1,742,952	1,621,507	1,500,063	1,378,619	1,257,175	1,135,730	1,014,286		
Site 5	Green 40	Cotswold	25,000	375,000	1,772,518	1,650,067	1,527,615	1,405,163	1,282,712	1,160,260	1,037,809		
Site 6	Green 20	Cotswold	25,000	375,000	1,901,697	1,784,285	1,666,874	1,549,463	1,432,051	1,314,640	1,197,228		
Site 7	Green 10	Cotswold	50,000	400,000	1,983,856	1,864,717	1,745,577	1,626,438	1,507,299	1,388,159	1,269,020		
Site 8	Green 6	Cotswold	50,000	400,000	2,412,472	2,275,152	2,137,831	2,000,510	1,863,189	1,725,868	1,588,548		
Site 9	Green 3	Cotswold	50,000	400,000	1,980,816	1,863,113	1,745,362	1,627,611	1,509,861	1,392,110	1,274,359		
Site 12	Brown 40	Cotswold	650,000	780,000	1,504,501	1,343,058	1,181,615	1,020,173	858,730	697,287	535,844		
Site 13	Brown 20	Cotswold	650,000	780,000	1,898,515	1,737,072	1,575,629	1,414,186	1,252,744	1,091,301	929,858		
Site 15	Brown 10	Cotswold	650,000	780,000	1,890,806	1,726,988	1,563,169	1,399,350	1,235,531	1,071,713	907,894		
Site 17	Brown 6	Cotswold	650,000	780,000	2,678,251	2,472,270	2,266,289	2,060,308	1,854,327	1,644,493	1,432,541		
Site 19	Brown 3	Cotswold	650,000	780,000	2,144,894	1,956,492	1,765,491	1,573,378	1,381,264	1,189,150	997,036		
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%													
15%			EUV		BLV		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
	Developer	Contribution / Unit											
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	516,102	421,984	327,867	233,081	136,077	39,072	-61,550		
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	611,865	503,157	394,450	285,742	177,034	68,326	-43,490		
Site 3	Green 100	Cotswold	25,000	375,000	1,610,990	1,492,064	1,373,138	1,254,212	1,135,286	1,016,360	897,434		
Site 4	Green 60	Cotswold	25,000	375,000	1,630,067	1,508,622	1,387,178	1,265,734	1,144,290	1,022,845	901,401		
Site 5	Green 40	Cotswold	25,000	375,000	1,658,011	1,535,559	1,413,108	1,290,656	1,168,205	1,045,753	923,302		
Site 6	Green 20	Cotswold	25,000	375,000	1,788,693	1,671,282	1,553,870	1,436,459	1,319,048	1,201,636	1,084,225		
Site 7	Green 10	Cotswold	50,000	400,000	1,866,622	1,747,483	1,628,344	1,509,204	1,390,065	1,270,926	1,151,786		
Site 8	Green 6	Cotswold	50,000	400,000	2,267,754	2,130,433	1,993,112	1,855,791	1,718,471	1,581,150	1,443,829		
Site 9	Green 3	Cotswold	50,000	400,000	1,856,583	1,738,832	1,621,081	1,503,330	1,385,579	1,267,828	1,149,340		
Site 12	Brown 40	Cotswold	650,000	780,000	1,384,042	1,222,599	1,061,157	899,714	738,271	576,828	415,385		
Site 13	Brown 20	Cotswold	650,000	780,000	1,767,170	1,605,727	1,444,284	1,282,842	1,121,399	959,956	798,513		
Site 15	Brown 10	Cotswold	650,000	780,000	1,767,903	1,604,024	1,440,266	1,276,447	1,112,628	948,810	783,287		
Site 17	Brown 6	Cotswold	650,000	780,000	2,509,109	2,303,128	2,097,147	1,891,166	1,682,400	1,470,448	1,258,497		
Site 19	Brown 3	Cotswold	650,000	780,000	1,998,566	1,808,395	1,616,281	1,424,167	1,232,053	1,039,939	847,826		
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%													
20%			EUV		BLV		£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
	Developer	Contribution / Unit											
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	462,889	388,771	274,653	178,387	81,383	-16,987	-121,323		
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	549,572	440,864	332,156	223,448	114,740	5,310	-111,583		
Site 3	Green 100	Cotswold	25,000	375,000	1,499,707	1,380,781	1,261,855	1,142,929	1,024,003	905,077	786,151		
Site 4	Green 60	Cotswold	25,000	375,000	1,517,182	1,395,737	1,274,293	1,152,849	1,031,405	909,961	788,516		
Site 5	Green 40	Cotswold	25,000	375,000	1,543,503	1,421,052	1,298,600	1,176,149	1,053,697	931,246	808,794		
Site 6	Green 20	Cotswold	25,000	375,000	1,675,690	1,558,278	1,440,867	1,323,455	1,206,044	1,088,633	971,221		
Site 7	Green 10	Cotswold	50,000	400,000	1,749,389	1,630,249	1,511,110	1,391,971	1,272,831	1,153,692	1,034,553		
Site 8	Green 6	Cotswold	50,000	400,000	2,123,035	1,985,714	1,848,394	1,711,073	1,573,752	1,436,431	1,299,111		
Site 9	Green 3	Cotswold	50,000	400,000	1,732,301	1,614,550	1,496,799	1,379,048	1,261,297	1,142,680	1,022,609		
Site 12	Brown 40	Cotswold	650,000	780,000	1,263,583	1,102,141	940,698	779,255	617,812	456,369	294,927		
Site 13	Brown 20	Cotswold	650,000	780,000	1,635,825	1,474,382	1,312,940	1,151,497	990,054	828,611	667,168		
Site 15	Brown 10	Cotswold	650,000	780,000	1,645,000	1,481,181	1,317,363	1,153,544	989,725	825,388	656,821		
Site 17	Brown 6	Cotswold	650,000	780,000	2,339,967	2,133,986	1,928,005	1,720,307	1,508,355	1,296,404	1,084,452		
Site 19	Brown 3	Cotswold	650,000	780,000	1,851,298	1,659,184	1,467,070	1,274,956	1,082,843	890,729	698,615		
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%													
25%			EUV		BLV		£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	
	Developer	Contribution / Unit											
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	409,675	315,558	220,697	123,693	26,689	-75,369	-181,095		
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	487,279	378,571	269,863	161,155	52,447	-61,042	-179,677		
Site 3	Green 100	Cotswold	25,000	375,000	1,388,424	1,269,498	1,150,572	1,031,646	912,720	793,794	674,868		
Site 4	Green 60	Cotswold	25,000	375,000	1,404,297	1,282,852	1,161,408	1,039,964	918,520	797,076	675,631		
Site 5	Green 40	Cotswold	25,000	375,000	1,428,996	1,306,545	1,184,093	1,061,642	939,190	816,738	694,287		
Site 6	Green 20	Cotswold	25,000	375,000	1,562,686	1,445,275	1,327,863	1,210,452	1,093,040	975,629	858,218		
Site 7	Green 10	Cotswold	50,000	400,000	1,632,155	1,513,016	1,393,877	1,274,737	1,155,598	1,036,458	917,319		
Site 8	Green 6	Cotswold	50,000	400,000	1,978,316	1,840,996	1,703,675	1,566,354	1,429,033	1,291,713	1,153,432		
Site 9	Green 3	Cotswold	50,000	400,000	1,608,019	1,490,268	1,372,518	1,254,767	1,136,021	1,015,950	895,879		
Site 12	Brown 40	Cotswold	650,000	780,000	1,143,125	981,682	820,239	658,796	497,353	335,911	173,410		
Site 13	Brown 20	Cotswold	650,000	780,000	1,504,480	1,343,038	1,181,595	1,020,152	858,709	697,266	535,824		
Site 15	Brown 10	Cotswold	650,000	780,000	1,522,097	1,358,278	1,194,460	1,030,641	866,822	698,923	530,356		
Site 17	Brown 6	Cotswold	650,000	780,000	2,170,825	1,964,844	1,758,214	1,546,262	1,334,311	1,122,359	907,287		
Site 19	Brown 3	Cotswold	650,000	780,000	1,702,087	1,509,973	1,317,859	1,125,746	933,632	741,518	549,404		



Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
30%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	356,462	262,345	166,003	68,999	-29,981	-135,141	-240,867
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	424,985	316,277	207,569	98,862	-11,351	-129,135	-247,770
Site 3	Green 100	Cotswold	25,000	375,000	1,277,141	1,158,215	1,039,289	920,363	801,437	682,511	563,585
Site 4	Green 60	Cotswold	25,000	375,000	1,291,412	1,169,968	1,048,523	927,079	805,635	684,191	562,746
Site 5	Green 40	Cotswold	25,000	375,000	1,314,489	1,192,037	1,069,586	947,134	824,683	702,231	579,780
Site 6	Green 20	Cotswold	25,000	375,000	1,449,683	1,332,271	1,214,860	1,097,448	980,037	862,625	745,214
Site 7	Green 10	Cotswold	50,000	400,000	1,514,922	1,395,782	1,276,643	1,157,504	1,038,364	919,225	800,086
Site 8	Green 6	Cotswold	50,000	400,000	1,833,958	1,696,277	1,558,956	1,421,636	1,284,315	1,145,820	1,004,519
Site 9	Green 3	Cotswold	50,000	400,000	1,483,738	1,365,987	1,248,236	1,129,362	1,009,291	889,219	769,148
Site 12	Brown 40	Cotswold	650,000	780,000	1,022,666	861,223	699,780	538,337	376,895	215,452	47,941
Site 13	Brown 20	Cotswold	650,000	780,000	1,373,136	1,211,693	1,050,250	888,807	727,364	565,922	403,974
Site 15	Brown 10	Cotswold	650,000	780,000	1,399,194	1,235,375	1,071,557	907,738	741,024	572,457	401,873
Site 17	Brown 6	Cotswold	650,000	780,000	2,001,683	1,795,702	1,584,169	1,372,218	1,160,266	945,941	729,813
Site 19	Brown 3	Cotswold	650,000	780,000	1,552,876	1,360,763	1,168,649	976,535	784,421	592,308	400,194

Rural West

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
0%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	1,003,164	911,154	818,364	724,246	630,129	536,011	441,893
Site 2	Green 250	West	25,000	375,000	1,171,161	1,065,376	959,590	853,805	748,020	639,799	531,091
Site 3	Green 100	West	25,000	375,000	1,088,194	969,269	850,343	731,417	612,491	493,565	374,639
Site 4	Green 60	West	25,000	375,000	1,101,563	980,119	858,675	737,231	615,787	494,342	372,898
Site 5	Green 40	West	25,000	375,000	1,111,454	989,002	866,551	744,099	621,648	499,196	376,745
Site 6	Green 20	West	25,000	375,000	1,282,793	1,165,381	1,047,970	930,558	813,147	695,735	578,324
Site 7	Green 10	West	50,000	400,000	1,564,543	1,445,404	1,326,264	1,207,125	1,087,986	968,846	849,707
Site 8	Green 6	West	50,000	400,000	1,899,210	1,761,889	1,624,568	1,487,247	1,349,926	1,212,606	1,075,032
Site 9	Green 3	West	50,000	400,000	1,567,668	1,449,917	1,332,166	1,214,415	1,094,875	974,803	854,732
Site 15	Brown 10	West	650,000	780,000	224,141	52,252	-119,637	-291,525	-468,125	-645,400	-822,675
Site 17	Brown 6	West	650,000	780,000	378,254	162,126	-54,002	-270,130	-488,027	-710,925	-933,824
Site 19	Brown 3	West	650,000	780,000	306,904	114,790	-77,324	-269,438	-465,323	-663,456	-861,588

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
5%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	938,246	846,237	752,445	658,327	564,210	470,092	375,975
Site 2	Green 250	West	25,000	375,000	1,095,611	989,825	884,040	778,254	671,417	562,709	454,002
Site 3	Green 100	West	25,000	375,000	1,009,956	891,030	772,104	653,179	534,253	415,327	296,401
Site 4	Green 60	West	25,000	375,000	1,022,002	900,557	779,113	657,669	536,225	414,780	293,336
Site 5	Green 40	West	25,000	375,000	1,031,816	909,365	786,913	664,462	542,010	419,559	297,107
Site 6	Green 20	West	25,000	375,000	1,202,640	1,085,228	967,817	850,405	732,994	615,582	498,171
Site 7	Green 10	West	50,000	400,000	1,473,660	1,354,520	1,235,381	1,116,242	997,102	877,963	758,824
Site 8	Green 6	West	50,000	400,000	1,785,455	1,648,134	1,510,813	1,373,492	1,236,172	1,096,281	954,980
Site 9	Green 3	West	50,000	400,000	1,464,894	1,347,143	1,229,392	1,110,146	990,075	870,004	749,933
Site 15	Brown 10	West	650,000	780,000	171,527	-362	-172,251	-345,374	-522,649	-699,924	-877,199
Site 17	Brown 6	West	650,000	780,000	305,376	89,248	-126,880	-343,008	-563,548	-786,447	-1,009,346
Site 19	Brown 3	West	650,000	780,000	227,283	35,169	-156,944	-349,527	-547,606	-745,738	-943,870

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
10%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	873,329	780,644	686,526	592,408	498,291	404,173	310,056
Site 2	Green 250	West	25,000	375,000	1,020,060	914,275	808,489	702,704	596,328	485,620	376,912
Site 3	Green 100	West	25,000	375,000	931,718	812,792	693,866	574,940	456,015	337,089	218,163
Site 4	Green 60	West	25,000	375,000	942,440	820,995	699,551	578,107	456,663	335,219	213,774
Site 5	Green 40	West	25,000	375,000	952,179	829,727	707,276	584,824	462,373	339,921	217,470
Site 6	Green 20	West	25,000	375,000	1,122,487	1,005,075	887,664	770,252	652,841	535,429	418,018
Site 7	Green 10	West	50,000	400,000	1,382,777	1,263,637	1,144,498	1,025,359	906,219	787,080	667,940
Site 8	Green 6	West	50,000	400,000	1,671,700	1,534,379	1,397,058	1,259,737	1,120,530	979,229	837,928
Site 9	Green 3	West	50,000	400,000	1,362,119	1,244,368	1,125,418	1,005,347	885,275	765,204	645,133
Site 15	Brown 10	West	650,000	780,000	118,913	-52,976	-224,865	-399,898	-577,173	-754,448	-931,723
Site 17	Brown 6	West	650,000	780,000	232,499	16,371	-199,757	-416,342	-639,070	-861,969	-1,084,867
Site 19	Brown 3	West	650,000	780,000	147,663	-44,451	-236,565	-431,756	-629,888	-828,020	-1,026,152

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
15%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Green 400	West	25,000	375,000	808,412	714,725	620,607	526,490	432,372	338,254	242,981
Site 2	Green 250	West	25,000	375,000	944,510	838,724	732,939	625,947	517,239	408,531	299,823
Site 3	Green 100	West	25,000	375,000	853,480	734,554	615,628	496,702	377,776	258,851	139,925
Site 4	Green 60	West	25,000	375,000	862,878	741,434	619,989	498,545	377,101	255,657	134,212
Site 5	Green 40	West	25,000	375,000	872,541	750,090	627,638	505,187	382,735	260,284	137,190
Site 6	Green 20	West	25,000	375,000	1,042,334	924,922	807,511	690,099	572,688	455,277	337,865
Site 7	Green 10	West	50,000	400,000	1,291,893	1,172,754	1,053,615	934,475	815,336	696,197	575,996
Site 8	Green 6	West	50,000	400,000	1,557,945	1,420,624	1,283,303	1,144,779	1,003,478	862,177	720,876
Site 9	Green 3	West	50,000	400,000	1,259,345	1,140,689	1,020,618	900,547	780,476	660,405	540,334
Site 15	Brown 10	West	650,000	780,000	66,299	-105,590	-277,530	-454,422	-631,697	-808,972	-986,248
Site 17	Brown 6	West	650,000	780,000	159,621	-56,507	-272,635	-491,693	-714,592	-937,490	-1,160,389
Site 19	Brown 3	West	650,000	780,000	68,042	-124,071	-316,282	-514,038	-712,170	-910,302	-1,108,435



Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%

20%	Developer Contribution / Unit		EUV		BLV						
			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000		
Site 1	Green 400	West	25,000	375,000	742,923	648,806	554,688	460,571	366,453	272,231	175,227
Site 2	Green 250	West	25,000	375,000	868,959	763,174	657,388	548,858	440,150	331,442	222,734
Site 3	Green 100	West	25,000	375,000	775,242	656,316	537,390	418,464	299,538	180,612	61,619
Site 4	Green 60	West	25,000	375,000	783,316	661,872	540,427	418,983	297,539	176,095	52,929
Site 5	Green 40	West	25,000	375,000	792,904	670,452	548,001	425,549	303,098	180,646	54,441
Site 6	Green 20	West	25,000	375,000	962,181	844,769	727,358	609,946	492,535	375,124	256,288
Site 7	Green 10	West	50,000	400,000	1,201,010	1,081,871	962,731	843,592	724,453	605,072	482,479
Site 8	Green 6	West	50,000	400,000	1,444,190	1,306,869	1,169,028	1,027,727	886,426	745,125	601,682
Site 9	Green 3	West	50,000	400,000	1,155,961	1,035,890	915,819	795,748	675,676	555,605	435,534
Site 15	Brown 10	West	650,000	780,000	13,685	-158,204	-331,671	-508,946	-686,221	-863,497	-1,040,772
Site 17	Brown 6	West	650,000	780,000	86,744	-129,384	-345,512	-567,215	-790,113	-1,013,012	-1,235,911
Site 19	Brown 3	West	650,000	780,000	-11,578	-203,692	-398,188	-596,320	-794,453	-992,585	-1,190,717

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%

25%	Developer Contribution / Unit		EUV		BLV						
			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000		
Site 1	Green 400	West	25,000	375,000	677,005	582,887	488,769	394,652	300,534	204,477	107,472
Site 2	Green 250	West	25,000	375,000	793,408	687,623	580,477	471,769	363,061	254,353	145,645
Site 3	Green 100	West	25,000	375,000	697,004	578,078	459,152	340,226	221,300	102,374	-20,015
Site 4	Green 60	West	25,000	375,000	703,754	582,310	460,865	339,421	217,977	96,239	-30,552
Site 5	Green 40	West	25,000	375,000	713,266	590,815	468,363	345,912	223,460	99,299	-29,120
Site 6	Green 20	West	25,000	375,000	882,028	764,616	647,205	529,794	412,382	294,627	173,610
Site 7	Green 10	West	50,000	400,000	1,110,127	990,988	871,848	752,709	633,570	511,554	388,961
Site 8	Green 6	West	50,000	400,000	1,330,435	1,193,114	1,051,976	910,675	769,374	626,409	482,324
Site 9	Green 3	West	50,000	400,000	1,051,161	931,090	811,019	690,948	570,877	450,806	330,735
Site 15	Brown 10	West	650,000	780,000	-38,929	-210,818	-386,195	-563,470	-740,745	-918,021	-1,095,296
Site 17	Brown 6	West	650,000	780,000	13,866	-202,262	-419,838	-642,736	-865,635	-1,088,534	-1,311,433
Site 19	Brown 3	West	650,000	780,000	-91,199	-283,312	-480,470	-678,603	-876,735	-1,074,867	-1,272,999

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%

30%	Developer Contribution / Unit		EUV		BLV						
			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000		
Site 1	Green 400	West	25,000	375,000	611,086	516,968	422,851	328,733	233,726	136,722	39,718
Site 2	Green 250	West	25,000	375,000	717,858	612,072	503,387	394,680	285,972	177,264	68,556
Site 3	Green 100	West	25,000	375,000	618,766	499,840	380,914	261,988	143,062	22,677	-102,107
Site 4	Green 60	West	25,000	375,000	624,192	502,748	381,304	259,859	138,415	13,393	-114,034
Site 5	Green 40	West	25,000	375,000	633,629	511,177	388,726	266,274	143,354	15,803	-112,681
Site 6	Green 20	West	25,000	375,000	801,875	684,463	567,052	449,641	332,229	212,151	89,508
Site 7	Green 10	West	50,000	400,000	1,019,244	900,104	780,965	661,826	540,629	418,036	294,010
Site 8	Green 6	West	50,000	400,000	1,216,680	1,076,225	934,923	793,622	651,136	507,050	362,965
Site 9	Green 3	West	50,000	400,000	946,362	826,291	706,220	586,149	466,077	346,006	225,935
Site 15	Brown 10	West	650,000	780,000	-91,543	-263,616	-440,719	-617,994	-795,270	-972,545	-1,149,820
Site 17	Brown 6	West	650,000	780,000	-59,011	-275,131	-495,359	-718,258	-941,157	-1,164,056	-1,386,954
Site 19	Brown 3	West	650,000	780,000	-170,819	-364,621	-562,753	-760,885	-959,017	-1,157,149	-1,355,282

Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%

0%	Developer Contribution / Unit		EUV		BLV						
			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000		
Site 10	Brown 100	Stroud Valleys	650,000	780,000	354,795	198,001	39,745	-124,774	-289,292	-457,468	-627,132
Site 11	Brown 60	Stroud Valleys	650,000	780,000	354,941	194,984	30,932	-136,905	-304,742	-476,818	-649,909
Site 12	Brown 40	Stroud Valleys	650,000	780,000	329,386	166,696	-1,909	-171,304	-341,205	-515,905	-690,606
Site 13	Brown 20	Stroud Valleys	650,000	780,000	672,289	510,846	347,302	179,762	10,367	-159,029	-328,425
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-282,966	-501,153	-719,341	-937,528	-1,155,715	-1,373,903	-1,592,090
Site 15	Brown 10	Stroud Valleys	650,000	780,000	777,468	608,901	439,034	267,146	95,257	-76,632	-248,520
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-299,884	-519,682	-739,479	-959,276	-1,179,074	-1,398,871	-1,618,668
Site 17	Brown 6	Stroud Valleys	650,000	780,000	1,144,012	929,367	713,239	497,171	280,983	64,855	-151,273
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-179,057	-449,176	-723,611	-998,046	-1,272,482	-1,546,917	-1,821,352
Site 19	Brown 3	Stroud Valleys	650,000	780,000	912,411	720,297	528,183	336,069	143,956	-48,158	-240,272
Site 20	PRS 3	Stroud Valleys	650,000	780,000	761,642	628,690	495,738	362,786	226,426	87,279	-52,223
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-61,625	-248,192	-439,841	-631,491	-823,140	-1,014,790	-1,206,440

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%

5%	Developer Contribution / Unit		EUV		BLV						
			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000		
Site 10	Brown 100	Stroud Valleys	650,000	780,000	285,537	128,743	-32,925	-197,444	-363,035	-532,698	-702,362
Site 11	Brown 60	Stroud Valleys	650,000	780,000	284,521	124,098	-42,957	-210,794	-380,212	-553,303	-726,395
Site 12	Brown 40	Stroud Valleys	650,000	780,000	259,673	94,340	-75,055	-244,451	-416,904	-591,605	-766,306
Site 13	Brown 20	Stroud Valleys	650,000	780,000	594,993	433,550	267,766	98,658	-70,737	-240,133	-411,945
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-356,540	-574,727	-792,914	-1,011,102	-1,229,289	-1,447,476	-1,666,301
Site 15	Brown 10	Stroud Valleys	650,000	780,000	701,107	532,540	361,169	189,280	17,391	-154,497	-327,232
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-373,447	-593,244	-813,041	-1,032,839	-1,252,636	-1,472,433	-1,692,231
Site 17	Brown 6	Stroud Valleys	650,000	780,000	1,037,910	821,782	605,654	389,526	173,398	-42,730	-258,858
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-288,659	-541,742	-816,178	-1,090,613	-1,365,048	-1,639,484	-1,913,919
Site 19	Brown 3	Stroud Valleys	650,000	780,000	806,923	614,810	422,696	230,582	38,468	-153,645	-346,249
Site 20	PRS 20	Stroud Valleys	650,000	780,000	694,016	561,064	428,112	293,645	155,822	16,321	-123,180
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-127,999	-316,751	-508,400	-700,050	-891,700	-1,083,349	-1,274,999



Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
10%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	216,279	58,763	-105,595	-270,113	-438,265	-607,929	-777,592
Site 11	Brown 60	Stroud Valleys	650,000	780,000	214,101	50,991	-116,846	-284,683	-456,698	-629,789	-802,880
Site 12	Brown 40	Stroud Valleys	650,000	780,000	189,352	21,193	-148,202	-317,904	-492,604	-667,305	-842,006
Site 13	Brown 20	Stroud Valleys	650,000	780,000	517,697	354,351	186,950	17,554	-151,841	-321,237	-495,874
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-430,113	-648,301	-866,488	-1,084,675	-1,302,863	-1,521,050	-1,741,101
Site 15	Brown 10	Stroud Valleys	650,000	780,000	624,746	455,192	283,303	111,415	-60,474	-232,363	-407,786
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-447,009	-666,806	-886,604	-1,106,401	-1,326,199	-1,545,996	-1,765,793
Site 17	Brown 6	Stroud Valleys	650,000	780,000	930,324	714,196	498,068	281,940	65,812	-150,315	-366,443
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-359,874	-634,309	-908,745	-1,183,180	-1,457,615	-1,732,051	-2,006,486
Site 19	Brown 3	Stroud Valleys	650,000	780,000	701,436	509,322	317,208	125,095	-67,019	-259,133	-455,192
Site 20	PRS 20	Stroud Valleys	650,000	780,000	626,389	493,438	360,486	224,058	84,865	-54,637	-194,138
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-194,372	-385,310	-576,960	-768,609	-960,259	-1,151,909	-1,343,558
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
15%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	147,021	-13,746	-178,265	-343,832	-513,496	-683,159	-852,823
Site 11	Brown 60	Stroud Valleys	650,000	780,000	143,681	-22,898	-190,735	-360,092	-533,183	-706,274	-879,365
Site 12	Brown 40	Stroud Valleys	650,000	780,000	117,442	-51,953	-221,349	-393,604	-568,304	-743,005	-917,705
Site 13	Brown 20	Stroud Valleys	650,000	780,000	440,401	274,815	105,846	-63,550	-232,945	-405,102	-579,803
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-503,687	-721,874	-940,062	-1,158,249	-1,376,436	-1,595,022	-1,815,902
Site 15	Brown 10	Stroud Valleys	650,000	780,000	548,385	377,326	205,438	33,549	-138,340	-311,065	-488,341
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-520,571	-740,356	-960,166	-1,179,964	-1,399,761	-1,619,558	-1,839,356
Site 17	Brown 6	Stroud Valleys	650,000	780,000	822,739	606,611	390,483	174,355	-41,773	-167,901	-346,690
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-452,441	-726,876	-1,001,312	-1,275,747	-1,550,182	-1,824,617	-2,099,977
Site 19	Brown 3	Stroud Valleys	650,000	780,000	595,949	403,835	211,721	19,607	-172,507	-366,004	-564,136
Site 20	PRS 20	Stroud Valleys	650,000	780,000	558,763	425,811	291,278	153,408	13,907	-152,594	-265,963
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-262,220	-453,869	-645,519	-837,169	-1,028,818	-1,220,468	-1,412,118
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
20%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	77,571	-86,416	-250,935	-419,062	-588,726	-758,389	-928,055
Site 11	Brown 60	Stroud Valleys	650,000	780,000	71,050	-96,787	-264,624	-436,577	-609,669	-782,760	-955,851
Site 12	Brown 40	Stroud Valleys	650,000	780,000	44,295	-125,100	-294,603	-469,304	-644,004	-818,705	-993,405
Site 13	Brown 20	Stroud Valleys	650,000	780,000	361,400	194,138	24,742	-144,653	-314,330	-489,031	-663,731
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-577,261	-795,448	-1,013,635	-1,231,822	-1,450,010	-1,669,823	-1,890,702
Site 15	Brown 10	Stroud Valleys	650,000	780,000	471,349	299,461	127,572	-44,317	-216,205	-391,619	-568,895
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-594,134	-813,931	-1,033,729	-1,253,526	-1,473,323	-1,693,121	-1,912,918
Site 17	Brown 6	Stroud Valleys	650,000	780,000	715,154	499,206	282,898	66,770	-149,358	-365,486	-587,989
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-545,008	-819,443	-1,093,878	-1,368,314	-1,642,749	-1,917,184	-2,194,130
Site 19	Brown 3	Stroud Valleys	650,000	780,000	490,461	298,347	106,234	-85,880	-277,994	-474,947	-673,079
Site 20	PRS 20	Stroud Valleys	650,000	780,000	491,137	358,185	221,691	82,451	-57,051	-196,552	-339,309
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-330,779	-522,429	-714,078	-905,728	-1,097,378	-1,289,027	-1,481,542
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
25%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	5,432	-159,086	-324,629	-494,293	-663,956	-833,620	-1,004,765
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-2,839	-170,676	-339,972	-513,063	-686,154	-859,245	-1,033,200
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-28,851	-198,247	-370,303	-545,003	-719,704	-894,405	-1,069,105
Site 13	Brown 20	Stroud Valleys	650,000	780,000	281,864	113,034	-56,362	-225,757	-398,259	-572,960	-747,660
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-650,834	-869,022	-1,087,209	-1,305,396	-1,523,744	-1,744,623	-1,965,502
Site 15	Brown 10	Stroud Valleys	650,000	780,000	393,484	221,595	49,707	-122,182	-294,898	-472,174	-649,449
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-667,696	-887,494	-1,107,291	-1,327,088	-1,546,886	-1,766,683	-1,986,481
Site 17	Brown 6	Stroud Valleys	650,000	780,000	607,569	391,441	175,313	-40,815	-256,943	-476,389	-699,288
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-637,575	-912,010	-1,186,445	-1,460,881	-1,735,316	-2,010,462	-2,288,283
Site 19	Brown 3	Stroud Valleys	650,000	780,000	384,974	192,860	746	-191,368	-385,758	-583,891	-782,023
Site 20	PRS 20	Stroud Valleys	650,000	780,000	423,511	288,910	150,994	11,493	-128,008	-268,785	-412,655
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-399,338	-590,988	-782,637	-974,287	-1,165,937	-1,357,586	-1,551,246
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
30%			EUV		BLV						
		Developer Contribution / Unit			£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-67,237	-231,756	-399,859	-569,523	-739,186	-909,405	-1,081,475
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-76,728	-244,565	-416,457	-589,548	-762,639	-935,731	-1,111,199
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-101,998	-271,394	-446,003	-620,703	-795,404	-970,105	-1,144,805
Site 13	Brown 20	Stroud Valleys	650,000	780,000	201,326	31,930	-137,466	-307,487	-482,188	-656,889	-831,589
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-724,408	-942,595	-1,160,782	-1,378,970	-1,598,544	-1,819,423	-2,040,303
Site 15	Brown 10	Stroud Valleys	650,000	780,000	315,618	143,730	-28,159	-200,048	-375,452	-552,728	-730,003
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-741,259	-961,056	-1,180,853	-1,400,651	-1,620,448	-1,840,246	-2,060,043
Site 17	Brown 6	Stroud Valleys	650,000	780,000	499,984	283,856	67,728	-148,400	-364,790	-587,689	-810,587
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-730,141	-1,004,577	-1,279,012	-1,553,447	-1,827,883	-2,104,615	-2,382,436
Site 19	Brown 3	Stroud Valleys	650,000	780,000	279,486	87,373	-104,741	-296,855	-494,702	-692,834	-890,966
Site 20	PRS 20	Stroud Valleys	650,000	780,000	355,885	219,324	80,037	-59,464	-198,966	-342,130	-486,000
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-467,897	-659,547	-851,197	-1,042,846	-1,234,496	-1,426,937	-1,620,951



Strategic Sites

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
0%		Developer Contribution / Unit	EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	605,217	508,522	411,826	315,130	218,098	118,093	18,087
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	562,524	449,503	336,482	223,461	110,440	-4,171	-122,760
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	937,409	840,319	741,094	641,695	542,296	442,877	340,550
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	784,537	700,474	616,410	530,219	443,974	357,728	271,482
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	289,212	193,639	95,498	-4,382	-110,593	-218,760	-330,302
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	1,055,122	975,114	893,772	812,234	730,696	649,045	565,633
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	963,550	875,683	787,621	699,559	611,497	523,436	434,386
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	1,045,432	966,013	885,076	804,066	723,057	642,047	561,037
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	649,127	575,561	501,159	425,928	350,697	274,365	197,113
Site 10	## Grove End Farm	Whitminster	25,000	375,000	853,857	778,019	702,182	624,787	547,301	469,815	391,099

  

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
5%		Developer Contribution / Unit	EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	551,496	454,801	358,105	261,409	162,754	62,748	-39,355
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	503,547	390,526	277,505	164,484	51,463	-66,054	-184,643
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	871,064	773,127	673,728	574,329	474,930	373,895	271,568
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	727,870	643,806	558,776	472,530	386,284	300,039	213,793
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	244,565	148,382	49,444	-52,829	-160,995	-270,008	-383,549
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	990,478	909,960	828,421	746,883	665,345	582,625	499,213
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	898,952	810,891	722,829	634,767	546,706	458,644	368,129
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	983,992	903,962	822,953	741,943	660,933	579,923	498,186
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	600,571	527,005	451,847	376,616	301,221	223,968	146,716
Site 10	## Grove End Farm	Whitminster	25,000	375,000	797,078	721,240	644,692	567,206	489,720	411,848	332,349

  

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
10%		Developer Contribution / Unit	EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	497,776	401,080	304,384	207,415	107,410	7,404	-97,425
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	444,569	331,548	218,527	105,506	-9,348	-127,937	-246,597
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	804,719	705,761	606,362	506,963	407,240	304,913	202,586
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	671,202	587,138	501,086	414,841	328,595	242,350	156,104
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	199,919	102,329	2,785	-103,231	-211,397	-323,254	-436,796
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	925,833	844,609	763,071	681,532	599,616	516,205	432,793
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	834,160	746,099	658,037	569,975	481,914	392,443	301,872
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	922,552	841,839	760,829	679,819	598,810	517,800	434,873
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	552,015	477,766	402,536	327,305	250,824	173,572	95,260
Site 10	## Grove End Farm	Whitminster	25,000	375,000	740,299	664,461	587,111	509,625	432,139	353,098	273,599

  

Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
15%		Developer Contribution / Unit	EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	444,055	347,359	250,663	152,071	52,066	-50,564	-156,164
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	385,592	272,571	159,550	46,529	-71,231	-189,820	-310,625
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	737,794	638,395	538,996	439,597	338,258	235,931	133,373
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	614,534	529,643	443,397	357,152	270,906	184,661	97,296
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	155,213	56,275	-45,537	-153,633	-262,960	-376,501	-493,741
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	860,796	779,258	697,720	616,182	533,196	449,784	366,164
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	769,369	681,307	593,245	505,183	416,758	326,186	235,615
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	860,725	779,716	698,706	617,696	536,686	454,634	371,559
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	503,459	428,455	353,224	277,680	200,428	123,080	43,410
Site 10	## Grove End Farm	Whitminster	25,000	375,000	683,520	607,017	529,531	452,045	373,847	294,348	214,849





Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
20%	Developer Contribution / Unit		EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	390,334	293,638	196,732	96,727	-3,702	-108,634	-217,021
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	326,614	213,593	100,572	-14,525	-133,114	-252,364	-374,653
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	670,428	571,029	471,630	371,603	269,276	166,949	62,107
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	557,866	471,954	385,708	299,463	213,217	126,972	37,726
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	109,160	9,953	-95,868	-204,034	-316,207	-430,605	-550,881
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	795,445	713,907	632,369	550,187	466,776	383,364	298,267
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	704,577	616,515	528,453	440,392	350,500	259,929	169,358
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	798,602	717,592	636,582	555,573	474,396	391,321	308,246
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	454,374	379,143	303,912	227,284	150,031	71,230	-8,935
Site 10	## Grove End Farm	Whitminster	25,000	375,000	626,741	549,436	471,950	394,464	315,097	235,598	154,532
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
25%	Developer Contribution / Unit		EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	336,613	239,917	141,388	41,383	-61,773	-168,240	-277,879
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	267,636	154,616	41,595	-76,408	-194,997	-316,393	-438,682
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	603,062	503,663	404,264	302,621	200,294	96,786	-9,802
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	500,510	414,265	328,019	241,774	155,528	67,428	-23,216
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	63,106	-38,389	-146,270	-255,912	-369,453	-487,744	-608,020
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	730,095	648,556	567,018	483,767	400,356	316,038	230,370
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	639,785	551,723	463,661	374,815	284,243	193,672	102,579
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	736,479	655,469	574,459	493,449	411,083	328,008	244,933
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	405,063	329,832	254,139	176,887	99,050	19,380	-65,282
Site 10	## Grove End Farm	Whitminster	25,000	375,000	569,342	491,856	414,370	335,846	256,347	176,117	94,200
Water, 10% BNG, CIL, FHS2, 67% PtM4 2 - 8% PtM4 3, Affordable as - IH 50%, AR 50%											
30%	Developer Contribution / Unit		EUV	BLV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	282,892	186,050	86,044	-14,911	-119,843	-229,098	-338,736
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	208,659	95,638	-19,703	-138,291	-258,132	-380,421	-502,710
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	535,696	436,297	335,966	233,639	131,312	25,521	-85,359
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	442,821	356,576	270,330	184,085	97,129	7,858	-85,721
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	17,006	-88,506	-196,672	-309,159	-424,608	-544,884	-665,160
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	664,744	583,206	500,759	417,347	333,808	248,141	162,124
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	574,993	486,931	398,870	308,558	217,986	127,415	34,117
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	674,355	593,345	512,336	430,844	347,769	264,694	180,981
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	355,751	280,520	203,743	126,491	47,200	-35,052	-121,773
Site 10	## Grove End Farm	Whitminster	25,000	375,000	511,761	434,275	356,595	277,096	197,597	115,785	33,147





## Appendix 15 – Varied Site Costs

## Gloucester Fringe and Cotswold

		Site Costs	EUV	BLV	5%	10%	15%	20%	25%
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	334,258	200,932	64,711	-76,829	-225,297
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	399,733	246,401	93,069	-65,518	-232,852
Site 3	Green 100	Cotswold	25,000	375,000	1,220,868	1,053,626	886,384	719,142	551,900
Site 4	Green 60	Cotswold	25,000	375,000	1,233,084	1,063,302	893,520	723,738	553,956
Site 5	Green 40	Cotswold	25,000	375,000	1,258,606	1,086,117	913,627	741,138	568,649
Site 6	Green 20	Cotswold	25,000	375,000	1,067,510	1,067,510	1,067,510	1,067,510	1,067,510
Site 7	Green 10	Cotswold	50,000	400,000	1,128,012	1,128,012	1,128,012	1,128,012	1,128,012
Site 8	Green 6	Cotswold	50,000	400,000	1,348,233	1,348,233	1,348,233	1,348,233	1,348,233
Site 9	Green 3	Cotswold	50,000	400,000	1,839,873	1,839,873	1,839,873	1,839,873	1,839,873
Site 12	Brown 40	Cotswold	650,000	780,000	959,019	732,595	506,172	279,748	47,222
Site 13	Brown 20	Cotswold	650,000	780,000	843,739	843,739	843,739	843,739	843,739
Site 15	Brown 10	Cotswold	650,000	780,000	904,400	904,400	904,400	904,400	904,400
Site 17	Brown 6	Cotswold	650,000	780,000	1,334,105	1,334,105	1,334,105	1,334,105	1,334,105
Site 19	Brown 3	Cotswold	650,000	780,000	1,892,296	1,892,296	1,892,296	1,892,296	1,892,296

## Rural West

		Site Costs	EUV	BLV	5%	10%	15%	20%	25%
Site 1	Green 400	West	25,000	375,000	581,206	449,038	316,870	182,331	46,110
Site 2	Green 250	West	25,000	375,000	684,575	533,349	380,017	226,686	73,354
Site 3	Green 100	West	25,000	375,000	582,072	414,830	247,588	80,345	-93,826
Site 4	Green 60	West	25,000	375,000	585,938	416,156	246,374	75,720	-102,195
Site 5	Green 40	West	25,000	375,000	597,018	424,529	252,039	76,848	-104,138
Site 6	Green 20	West	25,000	375,000	438,496	438,496	438,496	438,496	438,496
Site 7	Green 10	West	50,000	400,000	645,014	645,014	645,014	645,014	645,014
Site 8	Green 6	West	50,000	400,000	736,970	736,970	736,970	736,970	736,970
Site 9	Green 3	West	50,000	400,000	1,177,928	1,177,928	1,177,928	1,177,928	1,177,928
Site 15	Brown 10	West	650,000	780,000	-574,570	-574,570	-574,570	-574,570	-574,570
Site 17	Brown 6	West	650,000	780,000	-694,249	-694,249	-694,249	-694,249	-694,249
Site 19	Brown 3	West	650,000	780,000	-248,941	-248,941	-248,941	-248,941	-248,941

## Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness

		Site Costs	EUV	BLV	5%	10%	15%	20%	25%
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-85,225	-327,031	-574,977	-822,923	-1,073,726
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-96,222	-341,613	-592,845	-844,077	-1,097,500
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-126,685	-367,082	-612,100	-857,117	-1,102,135
Site 13	Brown 20	Stroud Valleys	650,000	780,000	-312,106	-312,106	-312,106	-312,106	-312,106
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-1,269,887	-1,269,887	-1,269,887	-1,269,887	-1,269,887
Site 15	Brown 10	Stroud Valleys	650,000	780,000	-163,312	-163,312	-163,312	-163,312	-163,312
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-1,298,725	-1,298,725	-1,298,725	-1,298,725	-1,298,725
Site 17	Brown 6	Stroud Valleys	650,000	780,000	-132,437	-132,437	-132,437	-132,437	-132,437
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-1,415,934	-1,415,934	-1,415,934	-1,415,934	-1,415,934
Site 19	Brown 3	Stroud Valleys	650,000	780,000	356,566	356,566	356,566	356,566	356,566
Site 20	PRS 20	Stroud Valleys	650,000	780,000	-38,463	-38,463	-38,463	-38,463	-38,463
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-947,930	-947,930	-947,930	-947,930	-947,930

## Strategic Sites

			EUV	BLV					
		Site Costs			5%	10%	15%	20%	25%
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	-3,639	-151,912	-305,777	-469,010	-641,051
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-149,122	-319,214	-491,411	-664,919	-839,592
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	258,959	114,883	-35,730	-197,034	-365,953
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	194,803	72,125	-56,176	-189,784	-328,572
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-229,428	-396,523	-573,178	-749,833	-926,488
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	399,901	281,390	160,818	36,852	-96,444
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	111,433	-21,497	-162,344	-308,523	-466,723
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	297,114	179,907	59,707	-66,526	-199,938
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	141,290	30,368	-88,239	-213,448	-347,979
Site 10	## Grove End Farm	Whitminster	25,000	375,000	182,798	67,804	-53,342	-183,100	-321,254

## Appendix 16 – Varied Developer's Return

## Gloucester Fringe and Cotswold

			EUV	BLV						
		% Market			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	237,277	176,853	146,938	64,711	50,933	-55,619
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	296,799	223,477	186,757	93,069	76,716	-43,911
Site 3	Green 100	Cotswold	25,000	375,000	1,130,716	1,049,335	990,371	886,384	850,026	723,433
Site 4	Green 60	Cotswold	25,000	375,000	1,145,615	1,061,031	1,001,599	893,520	857,582	725,246
Site 5	Green 40	Cotswold	25,000	375,000	1,167,382	1,085,476	1,018,285	913,627	869,188	741,779
Site 6	Green 20	Cotswold	25,000	375,000	1,311,099	1,231,227	1,169,568	1,067,510	1,028,037	903,792
Site 7	Green 10	Cotswold	50,000	400,000	1,374,924	1,300,329	1,223,329	1,128,012	1,071,733	955,695
Site 8	Green 6	Cotswold	50,000	400,000	1,669,085	1,562,215	1,484,789	1,348,233	1,300,493	1,132,707
Site 9	Green 3	Cotswold	50,000	400,000	2,054,735	2,054,735	1,839,873	1,839,873	1,622,820	1,622,820
Site 12	Brown 40	Cotswold	650,000	780,000	815,686	710,065	641,132	506,172	466,577	302,279
Site 13	Brown 20	Cotswold	650,000	780,000	1,165,086	1,057,667	980,998	843,739	796,910	629,812
Site 15	Brown 10	Cotswold	650,000	780,000	1,206,656	1,103,679	1,035,981	904,400	865,307	701,101
Site 17	Brown 6	Cotswold	650,000	780,000	1,754,721	1,611,764	1,516,774	1,334,105	1,278,826	1,056,205
Site 19	Brown 3	Cotswold	650,000	780,000	2,160,713	2,160,713	1,892,296	1,892,296	1,618,741	1,618,741

## Rural West

			EUV	BLV						
		% Market			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Green 400	West	25,000	375,000	491,376	431,010	396,140	316,870	299,234	196,994
Site 2	Green 250	West	25,000	375,000	587,549	516,865	476,207	380,017	357,912	240,813
Site 3	Green 100	West	25,000	375,000	468,492	391,345	346,164	247,588	223,836	103,830
Site 4	Green 60	West	25,000	375,000	474,357	394,174	348,829	246,374	223,302	97,647
Site 5	Green 40	West	25,000	375,000	481,208	403,563	351,252	252,039	221,295	98,791
Site 6	Green 20	West	25,000	375,000	658,606	582,889	535,244	438,496	411,883	293,733
Site 7	Green 10	West	50,000	400,000	873,932	802,196	736,676	645,014	599,008	484,185
Site 8	Green 6	West	50,000	400,000	1,043,797	938,045	872,098	736,970	700,160	532,416
Site 9	Green 3	West	50,000	400,000	1,374,634	1,374,634	1,177,928	1,177,928	977,536	977,536
Site 15	Brown 10	West	650,000	780,000	-305,523	-406,490	-445,556	-574,570	-585,589	-742,649
Site 17	Brown 6	West	650,000	780,000	-331,875	-466,681	-520,190	-694,249	-709,920	-921,817
Site 19	Brown 3	West	650,000	780,000	-41,821	-41,821	-248,941	-248,941	-459,959	-459,959

## Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness

			EUV	BLV						
		% Market			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-297,875	-398,107	-446,902	-574,977	-595,930	-751,847
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-307,349	-411,099	-460,275	-592,845	-613,201	-774,591
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-329,515	-434,356	-478,136	-612,100	-626,756	-789,843
Site 13	Brown 20	Stroud Valleys	650,000	780,000	-27,647	-130,892	-179,413	-312,106	-332,598	-498,463
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-1,007,035	-1,124,983	-1,119,176	-1,269,887	-1,231,316	-1,414,792
Site 15	Brown 10	Stroud Valleys	650,000	780,000	103,862	4,888	-36,845	-163,312	-177,552	-334,004
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-1,027,716	-1,147,581	-1,145,564	-1,298,725	-1,263,413	-1,449,869
Site 17	Brown 6	Stroud Valleys	650,000	780,000	228,828	95,297	38,185	-132,437	-152,457	-360,628
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-1,080,510	-1,228,865	-1,226,369	-1,415,934	-1,372,228	-1,603,002
Site 19	Brown 3	Stroud Valleys	650,000	780,000	571,502	571,502	356,566	356,566	141,630	141,630
Site 20	PRS 20	Stroud Valleys	650,000	780,000	165,394	103,019	41,240	-38,463	-82,915	-179,944
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-745,213	-814,402	-859,521	-947,930	-973,830	-1,081,459

## Strategic Sites

			EUV	BLV						
		% Market			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	-129,727	-199,910	-231,655	-326,087	-337,303	-462,792
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-316,127	-388,578	-420,061	-514,141	-525,464	-641,422
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	135,523	69,625	36,173	-56,333	-73,170	-196,081
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	92,506	36,398	6,529	-73,542	-87,586	-189,340
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-381,418	-460,648	-493,084	-596,496	-606,452	-732,345
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	338,157	289,086	261,151	193,399	178,128	88,689
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	6,821	-58,242	-93,089	-181,347	-198,843	-312,991
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	355,335	306,127	278,580	211,794	198,246	111,656
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	-39,615	-8,511	-34,366	-104,275	-116,614	-210,461
Site 10	## Grove End Farm	Whitminster	25,000	375,000	82,833	32,133	4,202	-69,965	-85,982	-185,180

# Appendix 17 – Standardised Infrastructure Tariff

With 30% Affordable Housing

Gloucester Fringe & Cotswold and Rural West

Site	Green 400	Green 250	Green 100	Green 60	Green 20	Green 10	Green 6	Green 3	Brown 3	Brown 20	Brown 10	Brown 6	Brown 3
Site 1	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 2	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 3	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 4	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 5	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 6	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 7	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 8	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 9	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 10	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 11	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 12	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 13	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 14	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 15	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 16	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 17	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 18	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000
Site 19	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000

Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness, Strategic Sites

Site	Infrastructure Levy	EUV	BLV	0.0%	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 10 Brown 100	Stroud Valleys	650,000	780,000	-405,205	-574,849	-744,484	-914,174	-1,086,824	-1,259,874	-1,473,957	-1,690,621	-1,908,458	-2,126,295	-2,361,970	-2,598,873
Site 11 Brown 60	Stroud Valleys	650,000	780,000	-419,643	-591,844	-764,045	-936,245	-1,110,823	-1,285,445	-1,503,724	-1,722,002	-1,940,281	-2,158,560	-2,402,202	-3,044,090
Site 12 Brown 40	Stroud Valleys	650,000	780,000	-437,291	-604,548	-771,805	-939,061	-1,106,318	-1,275,138	-1,487,046	-1,698,953	-1,910,861	-2,122,769	-2,344,457	-2,572,586
Site 13 Brown 20	Stroud Valleys	650,000	780,000	-141,832	-312,655	-488,017	-663,379	-838,741	-1,014,103	-1,233,571	-1,455,748	-1,677,926	-1,900,103	-2,144,467	-2,388,811
Site 14 Brown 20 HD	Stroud Valleys	650,000	780,000	-1,051,610	-1,185,585	-1,319,560	-1,453,535	-1,588,744	-1,724,402	-1,893,957	-2,063,472	-2,233,008	-2,402,544	-2,741,611	-3,089,681
Site 15 Brown 10	Stroud Valleys	650,000	780,000	8,676	-147,052	-304,133	-464,742	-625,351	-785,960	-986,721	-1,187,482	-1,388,244	-1,589,005	-1,993,212	-2,399,688
Site 16 Brown 10 HD	Stroud Valleys	650,000	780,000	-1,078,835	-1,217,360	-1,355,884	-1,494,408	-1,632,932	-1,771,456	-1,944,612	-2,117,771	-2,290,929	-2,464,078	-2,810,389	-3,157,002
Site 17 Brown 6	Stroud Valleys	650,000	780,000	83,828	-128,886	-341,589	-560,523	-779,900	-999,277	-1,273,468	-1,547,719	-1,822,959	-2,100,090	-2,655,751	-3,211,412
Site 18 Brown 6 HD	Stroud Valleys	650,000	780,000	-1,441,383	-1,314,342	-1,487,301	-1,660,260	-1,833,219	-2,006,178	-2,226,150	-2,445,016	-2,663,883	-2,882,749	-3,320,482	-3,758,214
Site 19 PRS 20	Stroud Valleys	650,000	780,000	-37,274	-268,589	-495,502	-644,539	-832,577	-1,020,614	-1,255,661	-1,490,708	-1,725,755	-1,960,802	-2,442,601	-2,918,882
Site 20 PRS 20	Stroud Valleys	650,000	780,000	106,820	-20,087	-146,995	-275,545	-406,427	-537,308	-700,910	-884,513	-1,029,385	-1,195,207	-1,526,851	-1,858,495
Site 21 PRS 20 HD	Stroud Valleys	650,000	780,000	-757,893	-877,076	-996,258	-1,115,440	-1,234,623	-1,353,805	-1,504,523	-1,655,339	-1,806,155	-1,956,971	-2,258,603	-2,560,235
Site 1	Infrastructure Levy Cam NW	EUV	BLV	0.0%	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
PS24 West of Draycott		25,000	375,000	88,988	-13,709	-120,528	-231,789	-343,995	-463,831	-619,824	-775,818	-931,811	-1,087,804	-1,389,791	-1,711,777
PS25 East of River Cam		25,000	375,000	-16,923	-136,166	-260,746	-385,772	-510,799	-636,736	-795,266	-955,200	-1,115,893	-1,276,587	-1,601,427	-1,927,153
G1 South of Hardwicke		25,000	375,000	331,496	220,604	109,114	-6,171	-129,166	-255,910	-423,177	-602,988	-786,287	-969,586	-1,336,185	-1,702,783
PS30 Hunts Grove Extension		25,000	375,000	266,560	173,035	78,169	-19,853	-121,428	-226,622	-382,295	-513,470	-669,928	-826,382	-1,139,294	-1,452,206
PS34 Sharpness		650,000	780,000	-199,364	-310,269	-423,985	-542,425	-660,885	-779,345	-927,420	-1,075,495	-1,223,570	-1,371,645	-1,667,795	-1,963,945
PS36 New settlement at Sharpness		25,000	375,000	491,278	395,549	298,809	200,491	99,961	-2,977	-142,850	-290,125	-460,542	-633,025	-1,003,538	-1,374,061
PS18a Northwest of Stonehouse		25,000	375,000	391,902	290,994	189,985	88,111	-17,617	-128,742	-272,250	-425,974	-592,750	-760,419	-1,085,758	-1,431,097
PS37 New settlement at Wisloe		25,000	375,000	506,018	414,840	322,199	229,558	134,904	39,369	-87,809	-221,252	-362,584	-523,188	-698,512	-1,193,825
G2 Land at Whaddon		25,000	375,000	200,620	116,985	30,824	-60,006	-155,194	-254,530	-387,864	-549,437	-716,237	-883,037	-1,216,637	-1,550,237
## Grove End Farm		25,000	375,000	349,651	260,237	170,280	78,189	-17,172	-119,175	-252,505	-396,514	-561,407	-729,363	-1,065,275	-1,401,187





No Affordable Housing

Gloucester Fringe & Cotswold and Rural West

		ELV	BLV	0.0%	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 1	Green 400	25,000	375,000	682,731	569,916	437,107	311,878	185,236	58,714	-110,468	-285,205	-467,079	-665,106	-1,068,691	-1,472,276
Site 2	Green 250	25,000	375,000	794,809	653,721	510,965	368,208	225,432	82,695	-106,382	-301,123	-500,283	-713,232	-1,147,588	-1,561,944
Site 3	Green 100	25,000	375,000	1,938,400	1,745,819	1,553,239	1,360,658	1,168,078	983,835	734,772	484,047	253,321	10,568	-499,399	-1,020,366
Site 4	Green 60	25,000	375,000	1,963,639	1,765,437	1,570,036	1,374,636	1,179,236	990,087	739,885	485,335	251,094	2,757	-515,104	-1,043,714
Site 5	Green 40	25,000	375,000	2,125,534	1,925,009	1,744,484	1,553,959	1,363,434	1,172,908	934,752	686,595	458,439	-20,748	-553,488	-1,086,470
Site 6	Green 20	25,000	375,000	2,211,072	2,010,564	1,810,056	1,609,547	1,409,039	1,208,531	957,886	707,261	452,074	190,745	-281,339	-785,235
Site 7	Green 10	50,000	400,000	2,216,255	2,015,747	1,815,239	1,614,731	1,414,223	1,213,715	1,013,207	812,700	612,192	411,684	-191,826	-686,732
Site 8	Green 6	50,000	400,000	2,216,255	2,015,747	1,815,239	1,614,731	1,414,223	1,213,715	1,013,207	812,700	612,192	411,684	-191,826	-686,732
Site 9	Green 3	650,000	780,000	1,720,156	1,485,176	1,250,196	1,015,216	780,236	545,256	291,276	53,002	-361,196	-677,547	-1,313,239	-1,951,590
Site 12	Brown 40	650,000	780,000	2,141,629	1,883,814	1,646,000	1,398,185	1,150,370	902,555	592,737	278,993	-46,525	-370,563	-1,039,092	-1,709,506
Site 13	Brown 20	650,000	780,000	2,142,684	1,884,869	1,647,055	1,399,240	1,151,425	903,610	593,792	279,004	-46,525	-370,563	-1,039,092	-1,709,506
Site 15	Brown 10	650,000	780,000	3,003,996	2,695,236	2,386,476	2,077,716	1,768,956	1,460,196	1,151,436	842,676	534,016	225,256	-79,504	-474,256
Site 17	Brown 6	650,000	780,000	2,427,728	2,177,154	1,926,580	1,675,006	1,424,432	1,173,858	923,284	672,710	422,136	171,562	-138,012	-487,462
Site 19	Brown 3	650,000	780,000	2,427,728	2,177,154	1,926,580	1,675,006	1,424,432	1,173,858	923,284	672,710	422,136	171,562	-138,012	-487,462
Site 1	Green 400	25,000	375,000	1,013,492	861,563	749,536	617,510	485,483	351,340	161,245	10,002	-175,358	-365,871	-781,275	-1,215,129
Site 2	Green 250	25,000	375,000	1,170,551	1,021,213	871,876	720,681	567,217	413,754	221,255	30,096	-178,466	-387,813	-838,259	-1,305,911
Site 3	Green 100	25,000	375,000	1,081,756	913,898	746,041	578,184	410,327	242,469	31,008	-188,550	-412,160	-639,202	-1,095,636	-1,556,160
Site 4	Green 60	25,000	375,000	1,093,679	923,884	753,049	582,734	412,419	242,103	26,235	-187,147	-424,357	-654,731	-1,116,449	-1,583,639
Site 5	Green 40	25,000	375,000	1,103,560	928,817	753,673	578,730	403,786	228,843	4,043	-225,408	-459,564	-686,201	-1,168,476	-1,647,530
Site 6	Green 20	25,000	375,000	1,280,623	1,114,557	948,491	782,425	616,359	450,293	240,853	24,163	-183,645	-415,279	-864,537	-1,314,807
Site 7	Green 10	50,000	400,000	1,557,292	1,375,750	1,194,209	1,012,668	831,127	649,586	417,123	179,992	-58,123	-296,228	-786,931	-1,278,064
Site 8	Green 6	50,000	400,000	1,890,410	1,667,789	1,445,106	1,222,454	994,382	785,259	474,271	182,246	-109,779	-402,404	-1,004,751	-1,607,097
Site 9	Green 3	650,000	780,000	2,091,526	1,877,789	1,664,042	1,450,296	1,236,550	1,022,804	808,056	596,308	398,560	200,812	-75,508	-487,462
Site 15	Brown 10	650,000	780,000	3,003,996	2,695,236	2,386,476	2,077,716	1,768,956	1,460,196	1,151,436	842,676	534,016	225,256	-79,504	-474,256
Site 17	Brown 6	650,000	780,000	2,427,728	2,177,154	1,926,580	1,675,006	1,424,432	1,173,858	923,284	672,710	422,136	171,562	-138,012	-487,462
Site 19	Brown 3	650,000	780,000	2,427,728	2,177,154	1,926,580	1,675,006	1,424,432	1,173,858	923,284	672,710	422,136	171,562	-138,012	-487,462

Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness and Strategic Sites

			BLV	0.0%	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 10	Brown 100	Infrastructure Levy	780,000	-5,190	-203,197	-403,217	-607,616	-811,616	-1,015,816	-1,274,279	-1,533,148	-1,792,017	-2,050,886	-2,577,511	-3,104,136
Site 11	Brown 60	Stroud Valleys	650,000	-11,736	-212,445	-415,533	-622,625	-829,517	-1,036,510	-1,295,623	-1,554,736	-1,813,849	-2,072,962	-2,600,075	-3,127,188
Site 12	Brown 40	Stroud Valleys	650,000	-28,886	-222,608	-419,203	-618,992	-818,781	-1,018,570	-1,277,683	-1,536,796	-1,795,909	-2,055,022	-2,582,135	-3,109,248
Site 13	Brown 20	Stroud Valleys	650,000	303,935	300,633	103,670	-307,974	-707,974	-1,107,974	-1,507,974	-1,907,974	-2,307,974	-2,707,974	-3,107,974	-3,507,974
Site 14	Brown 20 HD	Stroud Valleys	650,000	614,022	762,140	910,258	1,058,376	1,206,494	1,354,612	1,502,730	1,650,848	1,800,000	1,948,152	2,146,304	2,344,456
Site 15	Brown 10	Stroud Valleys	650,000	442,797	729,050	953,303	1,177,556	1,401,809	1,626,062	1,850,315	2,074,568	2,298,821	2,523,074	2,817,327	3,111,580
Site 16	Brown 10 HD	Stroud Valleys	650,000	644,752	949,005	1,253,258	1,557,511	1,861,764	2,166,017	2,470,270	2,774,523	3,078,776	3,383,029	3,787,282	4,191,535
Site 17	Brown 6	Stroud Valleys	650,000	429,701	715,318	990,935	1,276,159	1,561,383	1,846,607	2,131,831	2,417,055	2,702,279	2,987,503	3,372,727	3,757,951
Site 18	Brown 6 HD	Stroud Valleys	650,000	584,894	787,548	990,202	1,192,856	1,395,510	1,598,164	1,799,818	1,999,822	2,198,826	2,397,830	2,796,834	3,195,838
Site 19	Brown 3	Stroud Valleys	650,000	548,800	747,041	945,282	1,142,723	1,340,164	1,537,605	1,735,046	1,932,487	2,129,928	2,327,369	2,726,373	3,125,377
Site 20	PRS 20	Stroud Valleys	650,000	506,943	367,567	224,735	78,814	-67,428	-213,670	-400,957	-588,484	-776,012	-963,539	-1,347,238	-1,726,437
Site 21	PRS 20 HD	Stroud Valleys	650,000	-348,571	-480,680	-612,789	-744,898	-877,007	-1,009,116	-1,174,252	-1,339,388	-1,504,524	-1,670,660	-2,006,007	-2,341,354
Site 1	PS24 West of Droycott	Infrastructure Levy	375,000	8,291	-119,334	-251,335	-384,837	-525,913	-675,183	-836,774	-1,008,365	-1,180,956	-1,353,547	-1,794,727	-2,167,909
Site 2	PS25 East of River	Cam NE Extension	25,000	-289,148	-418,732	-568,316	-718,300	-870,125	-1,021,927	-1,214,184	-1,406,441	-1,598,907	-1,793,681	-2,182,928	-2,584,295
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	270,631	136,428	-2,210	-150,237	-302,745	-462,344	-638,921	-827,542	-1,016,162	-1,204,782	-1,582,023	-2,222,400
Site 4	PS30 Hunts Grove	Hunts Grove	25,000	165,641	48,743	-70,561	-194,039	-321,943	-454,445	-638,921	-827,542	-1,016,162	-1,204,782	-1,582,023	-2,222,400
Site 5	PS34 Sharpness	Sharpness	650,000	-481,792	-623,016	-764,239	-905,463	-1,046,687	-1,187,911	-1,384,440	-1,540,970	-1,717,500	-1,894,030	-2,247,089	-2,600,149
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	461,658	343,867	224,665	102,184	-24,270	-159,976	-337,978	-531,099	-750,008	-975,215	-1,424,429	-1,873,643
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	356,394	234,324	111,352	-16,113	-150,222	-288,477	-470,661	-668,660	-872,232	-1,074,923	-1,480,186	-1,885,450
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	457,959	345,964	233,638	118,224	2,164	-123,503	-285,572	-458,372	-654,394	-857,640	-1,262,934	-1,668,228
Site 9	G2 Land at Whaddon	Whaddon	25,000	171,298	66,407	-38,320	-151,658	-269,777	-394,371	-573,713	-774,682	-975,652	-1,176,621	-1,578,560	-1,980,499
Site 10	#6 Grove End Farm	Whitminster	25,000	291,893	182,247	70,859	-46,550	-171,002	-300,689	-474,476	-678,419	-876,612	-1,079,906	-1,486,192	-1,892,578
Site 10	Brown 100	Infrastructure Levy	650,000	-5,190	-203,197	-403,217	-607,616	-811,616	-1,015,816	-1,274,279	-1,533,148	-1,792,017	-2,050,886	-2,577,511	-3,104,136
Site 11	Brown 60	Stroud Valleys	650,000	-11,736	-212,445	-415,533	-622,625	-829,517	-1,036,510	-1,295,623	-1,554,736	-1,813,849	-2,072,962	-2,600,075	-3,127,188
Site 12	Brown 40	Stroud Valleys	650,000	-28,886	-222,608	-419,203	-618,992	-818,781	-1,018,570	-1,277,683	-1,536,796	-1,795,909	-2,055,022	-2,582,135	-3,109,248
Site 13	Brown 20	Stroud Valleys	650,000	303,935	300,633	103,670	-307,974	-707,974	-1,107,974	-1,507,974	-1,907,974	-2,307,974	-2,707,974	-3,107,974	-3,507,974
Site 14	Brown 20 HD	Stroud Valleys	650,000	614,022	762,140	910,258	1,058,376	1,206,494	1,354,612	1,502,730	1,650,848	1,800,000	1,948,152	2,146,304	2,344,456
Site 15	Brown 10	Stroud Valleys	650,000	442,797	729,050	953,303	1,177,556	1,401,809	1,626,062	1,850,315	2,074,568	2,298,821	2,523,074	2,817,327	3,111,580
Site 16	Brown 10 HD	Stroud Valleys	650,000	644,752	949,005	1,253,258	1,557,511	1,861,764	2,166,017	2,470,270	2,774,523	3,078,776	3,383,029	3,787,282	4,191,535
Site 17	Brown 6	Stroud Valleys	650,000	429,701	715,318	990,935	1,276,159	1,561,383	1,846,607	2,131,831	2,417,055	2,702,279	2,987,503	3,372,727	3,757,951
Site 18	Brown 6 HD	Stroud Valleys	650,000	584,894	787,548	990,202	1,192,856	1,395,510	1,598,164	1,799,818	1,999,822	2,198,826	2,397,830	2,796,834	3,195,838
Site 19	Brown 3	Stroud Valleys	650,000	548,800	747,041	945,282	1,142,723	1,340,164	1,537,605	1,735,046	1,932,487	2,129,928	2,327,369	2,726,373	3,125,377
Site 20	PRS 20	Stroud Valleys	650,000	506,943	367,567	224,735	78,814	-67,428	-213,670	-400,957	-588,484	-776,012	-963,539	-1,347,238	-1,726,437
Site 21	PRS 20 HD	Stroud Valleys	650,000	-348,571	-480,680	-612,789	-744,898	-877,007	-1,009,116	-1,174,252	-1,339,388	-1,504,524	-1,670,660	-2,006,007	-2,341,354
Site 1	PS24 West of Droycott	Infrastructure Levy	375,000	8,291	-119,334	-251,335	-384,837	-525,913	-675,183	-836,774	-1,008,365	-1,180,956	-1,353,547	-1,794,727	-2,167,909
Site 2	PS25 East of River	Cam NE Extension	25,000	-289,148	-418,732	-568,316	-718,300	-870,125	-1,021,927	-1,214,184	-1,406,441	-1,598,907	-1,793,681	-2,182,928	-2,584,295
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	270,631	136,428	-2,210	-150,237	-302,745	-462,344	-638,921	-827,542	-1,016,162	-1,204,782	-1,582,023	-2,222,400
Site 4	PS30 Hunts Grove	Hunts Grove	25,000	165,641	48,743	-70,561	-194,039	-321,943	-454,445	-638,921	-827,542	-1,016,162	-1,204,782	-1,582,023	-2,222,400
Site 5	PS34 Sharpness	Sharpness	650,000	-481,792	-623,016	-764,239	-905,463	-1,046,687	-1,187,911	-1,384,440	-1,540,970	-1,717,500	-1,894,030	-2,247,089	-2,600,149
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	461,658	343,867	224,665	102,184	-24,270	-159,976	-337,978	-531,099	-750,008	-975,215	-1,424,429	-1,873,643
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	356,394	234,324	111,352	-16,113	-150,222	-288,477	-470,661	-668,660	-872,232	-1,074,923	-1,480,186	-1,885,450
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	457,959	345,964	233,638	118,224	2,164	-123,503	-285,572	-458,372	-654,394	-857,640	-1,262,934	-1,668,228
Site 9	G2 Land at Whaddon	Whaddon	25,000	171,298	66,407	-38,320	-151,658	-269,777	-394,371	-573,713	-774,682	-975,652	-1,176,621	-1,578,560	-1,980,499
Site 10	#6 Grove End Farm	Whitminster	25,000	291,893	182,247	70,859	-46,550	-171,002	-300,689	-474,476	-678,419	-876,612	-1,079,906	-1,486,192	-1,892,578
Site 10	Brown 100	Infrastructure Levy	650,000	-5,190	-203,197	-403,217	-607,616	-811,616	-1,015,816	-1,274,279	-1,533,148	-1,792,017	-2,050,886	-2,577,511	-3,104,136
Site 11	Brown 60	Stroud Valleys	650,000	-11,736	-212,445	-415,533	-622,625	-829,517	-1,036,510	-1,295,623	-1,554,736	-1,813,849	-2,072,962	-2,600,075	-3,127,188
Site 12	Brown 40	Stroud Valleys	650,000	-28,886	-222,608	-419,203	-618,992	-818,781	-1,018,570	-1,277,683	-1,536,796	-1,795,909	-2,055,022	-2,582,135	-3,109,248
Site 13	Brown 20	Stroud Valleys	650,000	303,935	300,633	103,670	-307,974	-707,974	-1,107,974	-1,507,974	-1,907,974	-2,307,974	-2,707,974	-3,107,974	-3,507,974
Site 14	Brown 20 HD	Stroud Valleys	650,000	614,022	762,140	910,258	1,058,376	1,206,494	1,354,612	1,502,730	1,650,848	1,800,000	1,948,152	2,146,304	2,344,456
Site 15	Brown 10	Stroud Valleys	650,000	442,797	729,050	953,303	1,177,556	1,401,809	1,626,062	1,850,315	2,074,568	2,298,821	2,523,074	2,817,327	3,111,580
Site 16	Brown 10 HD	Stroud Valleys	650,000	644,752	949,005	1,253,258	1,557,511	1,861,764	2,166,017	2,470,270	2,774,523	3,078,776	3,383,029	3,787,282	4,191,535
Site 17	Brown 6	Stroud Valleys	650,000	429,701	715,318	990,935	1,276,159	1,561,383	1,846,607	2,131,831	2,417,055	2,702,279	2,987,503	3,372,727	3,757,951
Site 18	Brown 6 HD	Stroud Valleys	650,000	584,894	787,548	990,202	1,192,856	1,395,510	1,598,164	1,799,818	1,999,822	2,198,826	2,397,830	2,796,834	3,195,838
Site 19	Brown 3	Stroud Valleys	650,000	548,800	747,041	945,282	1,142,723	1,340,164	1,537,605	1,735,046	1,932,487	2,129,928	2,327,369	2,726,373	3,125,377
Site 20	PRS 20	Stroud Valleys	650,000	506,943	367,567	224,735	78,814	-67,428	-213,670	-400,957	-588,484	-776,012	-963,539	-1,347,238	-1,726,437
Site 21	PRS 20 HD	Stroud Valleys	650,000	-348,571	-480,680										

# Appendix 18 – Impact of Cost and Value Change

## Impact of Changes in Costs

### Gloucester Fringe and Cotswold

			EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%
		<b>BCIS</b>									
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	576,269	419,307	262,345	101,231	-64,882	-241,203	-426,451
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	677,466	498,374	316,277	134,180	-52,047	-250,773	-453,680
Site 3	Green 100	Cotswold	25,000	375,000	1,555,448	1,356,831	1,158,215	959,598	760,981	562,364	363,748
Site 4	Green 60	Cotswold	25,000	375,000	1,573,234	1,371,601	1,169,968	968,334	766,701	565,068	363,435
Site 5	Green 40	Cotswold	25,000	375,000	1,601,734	1,396,886	1,192,037	987,189	782,340	577,492	372,644
Site 6	Green 20	Cotswold	25,000	375,000	1,703,365	1,517,818	1,332,271	1,146,724	961,177	775,630	590,083
Site 7	Green 10	Cotswold	50,000	400,000	1,777,509	1,586,645	1,395,782	1,204,919	1,014,056	823,193	632,330
Site 8	Green 6	Cotswold	50,000	400,000	2,184,371	1,940,324	1,696,277	1,452,230	1,208,184	957,663	706,425
Site 9	Green 3	Cotswold	50,000	400,000	1,813,352	1,589,669	1,365,987	1,141,414	913,324	685,233	457,143
Site 12	Brown 40	Cotswold	650,000	780,000	1,399,024	1,130,124	861,223	592,322	323,422	48,478	-233,669
Site 13	Brown 20	Cotswold	650,000	780,000	1,746,252	1,478,972	1,211,693	944,413	677,133	409,505	132,140
Site 15	Brown 10	Cotswold	650,000	780,000	1,711,218	1,473,297	1,235,375	997,454	757,091	512,273	262,750
Site 17	Brown 6	Cotswold	650,000	780,000	2,440,004	2,117,853	1,795,702	1,464,632	1,133,143	796,392	458,371
Site 19	Brown 3	Cotswold	650,000	780,000	1,953,953	1,657,889	1,360,763	1,063,636	766,509	469,383	172,256

### Rural West

			EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%
		<b>BCIS</b>									
Site 1	Green 400	West	25,000	375,000	828,544	673,930	516,968	360,006	201,186	39,410	-132,350
Site 2	Green 250	West	25,000	375,000	966,476	789,274	612,072	429,998	247,901	65,804	-126,726
Site 3	Green 100	West	25,000	375,000	897,073	698,456	499,840	301,223	102,606	-103,388	-313,488
Site 4	Green 60	West	25,000	375,000	906,014	704,381	502,748	301,115	99,273	-111,598	-325,194
Site 5	Green 40	West	25,000	375,000	920,874	716,026	511,177	306,329	99,784	-115,081	-332,163
Site 6	Green 20	West	25,000	375,000	1,055,558	870,011	684,463	498,916	313,369	121,422	-73,265
Site 7	Green 10	West	50,000	400,000	1,281,831	1,090,968	900,104	709,241	515,616	318,256	117,990
Site 8	Green 6	West	50,000	400,000	1,567,453	1,323,406	1,076,225	825,104	571,254	315,195	59,117
Site 9	Green 3	West	50,000	400,000	1,280,636	1,054,381	826,291	598,201	370,110	142,020	-86,070
Site 15	Brown 10	West	650,000	780,000	235,851	-13,791	-263,616	-520,909	-778,373	-1,035,838	-1,293,303
Site 17	Brown 6	West	650,000	780,000	400,902	62,881	-275,139	-621,071	-969,681	-1,318,290	-1,666,900
Site 19	Brown 3	West	650,000	780,000	231,321	-65,806	-364,621	-671,056	-977,490	-1,283,925	-1,591,686

### Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness

			EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%
		<b>BCIS</b>									
Site 10	Brown 100	Stroud Valleys	650,000	780,000	326,703	53,714	-231,756	-524,656	-819,117	-1,117,035	-1,415,671
Site 11	Brown 60	Stroud Valleys	650,000	780,000	323,911	44,741	-244,565	-541,729	-840,092	-1,141,249	-1,443,808
Site 12	Brown 40	Stroud Valleys	650,000	780,000	287,468	10,753	-271,394	-562,285	-853,268	-1,144,251	-1,438,986
Site 13	Brown 20	Stroud Valleys	650,000	780,000	581,628	311,231	31,930	-248,516	-536,544	-825,773	-1,115,002
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-413,813	-678,204	-942,595	-1,206,986	-1,471,377	-1,738,865	-2,006,518
Site 15	Brown 10	Stroud Valleys	650,000	780,000	640,370	393,371	143,730	-105,912	-358,556	-616,021	-873,486
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-415,547	-688,301	-961,056	-1,233,811	-1,506,565	-1,779,320	-2,052,075
Site 17	Brown 6	Stroud Valleys	650,000	780,000	959,897	621,876	283,856	-54,165	-393,314	-741,924	-1,090,533
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-342,357	-673,467	-1,004,577	-1,335,687	-1,666,796	-1,998,914	-2,334,110
Site 19	Brown 3	Stroud Valleys	650,000	780,000	681,626	384,499	87,373	-209,754	-513,175	-819,610	-1,126,045
Site 20	PRS 20	Stroud Valleys	650,000	780,000	614,589	418,761	219,324	14,063	-191,412	-402,379	-614,289
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-193,983	-426,615	-659,547	-892,480	-1,125,412	-1,358,345	-1,594,106

Strategic Sites

		BCIS	EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	226,740	61,307	-110,821	-292,762	-486,695	-691,011	-895,327
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	121,371	-72,426	-272,424	-476,925	-682,986	-890,957	-1,101,230
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	499,176	332,398	161,771	-14,523	-205,435	-408,789	-630,003
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	400,523	256,667	112,628	-38,359	-196,936	-363,184	-550,403
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	25,393	-159,894	-355,060	-562,751	-772,547	-982,342	-1,192,137
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	644,433	510,147	373,490	234,079	91,227	-59,579	-223,192
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	330,684	179,734	25,772	-139,081	-312,407	-502,565	-703,021
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	640,073	513,046	384,382	254,117	121,408	-14,764	-161,973
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	323,642	196,562	66,392	-71,875	-220,399	-382,611	-581,582
Site 10	## Grove End Farm	Whitminster	25,000	375,000	375,892	243,658	108,598	-32,477	-185,845	-350,772	-541,277

Impact of Changes in Values

Gloucester Fringe and Cotswold

		House Prices	EUV	BLV	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 400	Glouc Fringe & NW	25,000	375,000	-284,996	-92,471	88,519	262,345	432,094	601,843	771,592	938,548
Site 2	Green 250	Glouc Fringe & NW	25,000	375,000	-300,140	-84,959	119,065	316,277	513,489	708,409	901,082	1,093,756
Site 3	Green 100	Cotswold	25,000	375,000	388,955	645,375	901,795	1,158,215	1,414,634	1,671,054	1,927,474	2,183,894
Site 4	Green 60	Cotswold	25,000	375,000	390,374	650,238	910,103	1,169,968	1,429,832	1,689,697	1,949,561	2,209,426
Site 5	Green 40	Cotswold	25,000	375,000	396,506	661,683	926,860	1,192,037	1,457,214	1,722,391	1,987,569	2,252,746
Site 6	Green 20	Cotswold	25,000	375,000	575,359	827,663	1,079,967	1,332,271	1,584,575	1,836,879	2,089,183	2,341,487
Site 7	Green 10	Cotswold	50,000	400,000	609,666	871,780	1,133,781	1,395,782	1,657,783	1,919,785	2,181,786	2,443,787
Site 8	Green 6	Cotswold	50,000	400,000	704,254	1,039,950	1,370,192	1,696,277	2,022,362	2,348,448	2,674,533	3,000,618
Site 9	Green 3	Cotswold	50,000	400,000	508,123	795,250	1,082,377	1,365,987	1,647,565	1,929,144	2,204,200	2,477,847
Site 12	Brown 40	Cotswold	650,000	780,000	-87,738	236,874	549,049	861,223	1,173,397	1,485,572	1,797,746	2,109,920
Site 13	Brown 20	Cotswold	650,000	780,000	220,916	555,353	883,523	1,211,693	1,539,863	1,868,033	2,196,203	2,524,373
Site 15	Brown 10	Cotswold	650,000	780,000	319,560	631,020	936,195	1,235,375	1,534,556	1,833,737	2,132,917	2,432,098
Site 17	Brown 6	Cotswold	650,000	780,000	522,293	951,680	1,375,031	1,795,702	2,204,930	2,614,157	3,023,385	3,432,613
Site 19	Brown 3	Cotswold	650,000	780,000	296,127	651,006	1,005,884	1,380,763	1,715,641	2,067,225	2,415,245	2,763,286

Rural West

		House Prices	EUV	BLV	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 400	West	25,000	375,000	-40,451	149,590	334,488	516,968	699,448	880,182	1,059,448	1,238,713
Site 2	Green 250	West	25,000	375,000	-26,111	188,090	400,092	612,072	819,196	1,026,320	1,233,444	1,440,568
Site 3	Green 100	West	25,000	375,000	-181,719	52,514	276,339	499,840	723,341	946,842	1,170,343	1,393,844
Site 4	Green 60	West	25,000	375,000	-189,884	47,777	276,244	502,748	729,251	955,755	1,182,258	1,408,762
Site 5	Green 40	West	25,000	375,000	-197,822	44,698	280,043	511,177	742,311	973,445	1,204,579	1,435,714
Site 6	Green 20	West	25,000	375,000	13,244	242,833	464,550	684,463	904,377	1,124,291	1,344,204	1,564,118
Site 7	Green 10	West	50,000	400,000	172,343	420,221	662,887	900,104	1,137,322	1,374,539	1,611,756	1,848,974
Site 8	Green 6	West	50,000	400,000	154,042	463,825	772,428	1,076,225	1,374,598	1,669,838	1,965,077	2,260,316
Site 9	Green 3	West	50,000	400,000	46,392	306,358	566,324	826,291	1,086,257	1,343,156	1,598,099	1,853,042
Site 15	Brown 10	West	650,000	780,000	-999,850	-754,381	-508,912	-263,616	-25,751	211,931	449,612	683,795
Site 17	Brown 6	West	650,000	780,000	-1,279,737	-943,979	-608,220	-275,139	49,968	375,075	700,182	1,025,289
Site 19	Brown 3	West	650,000	780,000	-1,197,112	-919,615	-642,118	-364,621	-94,239	174,455	443,148	711,842

Cam, Stonehouse, Stroud and Stroud Valleys and Sharpness

		House Prices	EUV	BLV	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 10	Brown 100	Stroud Valleys	650,000	780,000	-1,048,454	-772,927	-501,562	-231,756	31,001	283,294	533,714	784,135
Site 11	Brown 60	Stroud Valleys	650,000	780,000	-1,070,586	-792,453	-517,910	-244,565	21,268	279,169	532,523	785,876
Site 12	Brown 40	Stroud Valleys	650,000	780,000	-1,069,602	-802,892	-537,097	-271,394	-14,031	240,226	485,506	730,798
Site 13	Brown 20	Stroud Valleys	650,000	780,000	-796,328	-516,914	-238,620	-31,930	301,526	562,765	820,613	1,078,460
Site 14	Brown 20 HD	Stroud Valleys	650,000	780,000	-1,560,866	-1,352,573	-1,147,584	-942,595	-737,606	-532,617	-327,628	-126,776
Site 15	Brown 10	Stroud Valleys	650,000	780,000	-607,822	-353,090	-102,921	143,730	390,380	634,504	875,470	1,110,540
Site 16	Brown 10 HD	Stroud Valleys	650,000	780,000	-1,598,290	-1,395,879	-1,173,467	-961,056	-748,645	-536,234	-323,822	-116,076
Site 17	Brown 6	Stroud Valleys	650,000	780,000	-741,381	-392,952	-53,520	283,856	621,231	958,606	1,291,591	1,622,446
Site 18	Brown 6 HD	Stroud Valleys	650,000	780,000	-1,802,795	-1,535,592	-1,270,084	-1,004,577	-739,069	-473,562	-211,514	45,570
Site 19	Brown 3	Stroud Valleys	650,000	780,000	-764,212	-476,243	-191,460	87,373	366,206	645,039	923,872	1,202,705
Site 20	PRS 20	Stroud Valleys	650,000	780,000	-399,222	-188,797	15,370	219,324	417,515	612,097	806,680	1,001,262
Site 21	PRS 20 HD	Stroud Valleys	650,000	780,000	-1,225,448	-1,036,468	-848,007	-659,547	-471,087	-282,626	-98,248	84,233

Strategic Sites

		House Prices	EUV	BLV	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	PS24 West of Draycott	Cam NW	25,000	375,000	-702,386	-494,278	-294,321	-110,821	62,494	229,625	392,226	554,827
Site 2	PS25 East of River Cam	Cam NE Extension	25,000	375,000	-881,511	-675,726	-472,977	-272,424	-76,549	113,513	298,587	483,661
Site 3	G1 South of Hardwicke	S of Hardwicke	25,000	375,000	-466,439	-237,394	-29,098	161,771	346,020	526,625	706,093	884,067
Site 4	PS30 Hunts Grove Extension	Hunts Grove	25,000	375,000	-411,183	-221,853	-50,014	112,628	267,589	422,365	577,142	728,716
Site 5	PS34 Sharpness Docks	Sharpness	650,000	780,000	-943,412	-746,593	-549,775	-355,060	-172,973	622	161,873	317,222
Site 6	PS36 New settlement at Sharpness	Sharpness	25,000	375,000	-137,268	44,897	211,368	373,490	532,679	689,620	845,801	1,000,962
Site 7	PS19a Northwest of Stonehouse	Stonehouse NW	25,000	375,000	-579,251	-355,956	-158,479	25,772	196,887	364,991	530,635	694,585
Site 8	PS37 New settlement at Wisloe	Wisloe	25,000	375,000	-91,817	74,150	230,916	384,382	536,192	686,366	836,539	985,933
Site 9	G2 Land at Whaddon	Whaddon	25,000	375,000	-432,535	-240,847	-80,665	66,392	204,560	339,862	473,317	605,104
Site 10	## Grove End Farm	Whitminster	25,000	375,000	-423,903	-223,489	-49,376	108,598	259,118	406,890	551,570	696,040



# Appendix 19 – Appraisals – Older People’s Housing

*The pages in this appendix are not numbered.*





# Sheltered Cover



Older People's

20/04/2021  
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Sheltered  
For Apps



			Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
			Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered
Green/brown field Use Locality			Green Paddock 0%	Green Paddock 5%	Green Paddock 10%	Green Paddock 15%	Green Paddock 20%	Green Paddock 25%	Green Paddock 30%	Brown Industrial 0%	Brown Industrial 5%	Brown Industrial 10%	Brown Industrial 15%	Brown Industrial 20%	Brown Industrial 25%	Brown Industrial 30%
Site Area	Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
	Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units			60	60	60	60	60	60	60	60	60	60	60	60	60	60
Average Unit Size		m2	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50
Mix	Intermediate to Buy		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900
	Intermediate to Buy	£/m2	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535
	Affordable Rent	£/m2	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
	Social Rent	£/m2	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280
Grant and Subsidy	Intermediate to Buy	£/unit														
	Affordable Rent	£/unit														
	Social Rent	£/unit														
Sales per Quarter																
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
Up Lift %		%								20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000							
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774
Future Homes Standard		%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%
Energy		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Design		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0
Water		£/m2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Small Sites		%														
Site Costs		%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%
Pre CIL s106		£/Unit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Post CIL s106		£/Unit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%								5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
FINANCE	Fees	£														
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£														
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%

		Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
		Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered
Green/brown field Use		Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial
Site Are Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units		60	60	60	60	60	60	60	60	60	60	60	60	60	60
Mix	Market	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
	£ site	25,000	25,000	25,000	25,000	25,000	25,000	25,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000
Uplift	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
	£ site	175,000	175,000	175,000	175,000	175,000	175,000	175,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
Viability Threshold	£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000
	£ site	200,000	200,000	200,000	200,000	200,000	200,000	200,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Residua Gross	£/ha	1,403,823	956,949	510,075	45,625	-423,262	-896,383	-1,380,633	189,624	-279,263	-748,150	-1,230,252	-1,714,501	-2,198,751	-2,683,661
Net	£/ha	1,403,823	956,949	510,075	45,625	-423,262	-896,383	-1,380,633	189,624	-279,263	-748,150	-1,230,252	-1,714,501	-2,198,751	-2,683,661
	£ site	701,911	478,475	255,038	22,813	-211,631	-448,191	-690,316	94,812	-139,632	-374,075	-615,126	-857,251	-1,099,376	-1,341,831
Additional Profit	£ site	1,385,870	1,050,627	712,937	378,129	36,748	-304,634	-646,017	132,206	-190,363	-512,931	-528,950	-1,159,936	-1,483,970	-1,808,004
	£/m2	370	295	211	119	12	-108	-246	35	-53	-152	-166	-387	-528	-689



Sheltered Site 2

SITE NAME Site 2 Sheltered

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows for No dwgs, No dwgs under 50, No dwgs over 50.

Build Cost table with columns: /m2, % GDV. Rows for BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Stamp duty calc - Residual table with columns: Land payment, Total. Shows a total of 701,911.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Shows a total of 200,000.

Pre CIL s106 table with columns: 1,000 £/Unit (all), Total. Shows a total of 60,000.

LIT % GDV table with columns: % GDV. Shows 0.00%.

Post CIL s106 table with columns: 1,000 £/Unit (all), CIL, Total. Shows a total of 60,000.

Sales per Quarter table with columns: 0, 3 Quarters.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = 0

Check on phasing dwgs nos correct

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows for Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Additional Profit table with columns: £/m2. Shows 1,385,870 and 370.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.

# Extracare Cover



Older People's

20/04/2021  
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Extracare  
For Apps



			Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
			Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare
Green/brown field Use Locality			Green Paddock 0%	Green Paddock 5%	Green Paddock 10%	Green Paddock 15%	Green Paddock 20%	Green Paddock 25%	Green Paddock 30%	Brown Industrial 0%	Brown Industrial 5%	Brown Industrial 10%	Brown Industrial 15%	Brown Industrial 20%	Brown Industrial 25%	Brown Industrial 30%
Site Area	Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
	Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units			60	60	60	60	60	60	60	60	60	60	60	60	60	60
Average Unit Size		m2	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00
Mix	Intermediate to Buy		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200
	Intermediate to Buy	£/m2	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730
	Affordable Rent	£/m2	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
	Social Rent	£/m2	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280
Grant and Subsidy	Intermediate to Buy	£/unit														
	Affordable Rent	£/unit														
	Social Rent	£/unit														
Sales per Quarter																
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
Up Lift %		%								20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000							
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931
Future Homes Standard		%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%
Energy		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Design		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	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	0.0
Water		£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Small Sites		%														
Site Costs		%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%
Pre CIL s106		£/Unit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Post CIL s106		£/Unit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%								5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
FINANCE	Fees	£														
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£														
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%



		Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
		Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare
Green/brown field Use		Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial
Site Are Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units		60	60	60	60	60	60	60	60	60	60	60	60	60	60
Mix	Market	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
	£ site	25,000	25,000	25,000	25,000	25,000	25,000	25,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000
Uplift	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
	£ site	175,000	175,000	175,000	175,000	175,000	175,000	175,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
Viability Threshold	£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000
	£ site	200,000	200,000	200,000	200,000	200,000	200,000	200,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Residua Gross	£/ha	3,261,790	2,674,663	2,087,535	1,500,408	913,280	321,114	-294,520	1,892,575	1,305,677	718,779	117,688	-498,122	-1,120,427	-1,756,417
Net	£/ha	3,261,790	2,674,663	2,087,535	1,500,408	913,280	321,114	-294,520	1,892,575	1,305,677	718,779	117,688	-498,122	-1,120,427	-1,756,417
	£ site	1,630,895	1,337,331	1,043,768	750,204	456,640	160,557	-147,260	946,288	652,839	359,389	58,844	-249,061	-560,213	-878,209
Additional Profit	£ site	2,653,760	2,220,603	1,787,447	1,354,256	918,495	484,811	49,048	1,214,825	799,770	388,985	357,553	-430,186	-846,918	-1,263,649
	£/m2	622	548	466	374	269	152	16	285	197	101	99	-126	-265	-423



Extracare Site 1

SITE NAME Site 1 Extracare

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy, and SITE AREA - Net/Gross.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, and Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 0

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals and totals for each category.

Table: Planning fee calc. Columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under 50, No dwgs over 50.

Table: Stamp duty calc - Residual. Columns: Land payment, Total. Total: -147,260.

Table: Stamp duty calc - Add Profit. Columns: Land payment, Total. Total: 200,000.

Table: Pre CIL s106. Columns: 1,000 £/Unit (all), Total. Total: 60,000.

Table: Post CIL s106. Columns: 1,000 £/Unit (all), CIL, Total. Total: 60,000.

Table: Build Cost /m2. Columns: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Total: 2,293.

Table: LIT % GDV. Value: 0.00%.

Table: RESIDUAL CASH FLOW FOR INTEREST. Multi-year table (Year 1-6) with columns Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, and For Residual Valuation.

Table: CASH FLOW FOR CIL ADDITIONAL PROFIT. Multi-year table (Year 1-6) with columns Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, and For CIL calculation.

# Appendix 20 – Appraisals – Non-residential Development

## Greenfield

Results Employment			Offices - Central	Offices - Park	Larger Industrial	Smaller Industrial
	CIL	£/m2	0	0	0	0
Income	m2		2,000	2,000	4,000	400
	£/m2		2,450	2,450	1,400	900
	<b>Capital Value</b>		<b>4,410,000</b>	<b>4,410,000</b>	<b>5,320,000</b>	<b>360,000</b>
	Buyers Costs	4.50%	198,450	198,450	239,400	16,200
	<b>Capital Value</b>		<b>4,211,550</b>	<b>4,211,550</b>	<b>5,080,600</b>	<b>343,800</b>
Costs	Land Used	Coverage	240%	50%	40%	40%
		ha	0.083	0.400	1.000	0.100
		£/ha	50,000	50,000	50,000	50,000
		Uplift £/ha	350,000	350,000	350,000	350,000
		20.00%	0	0	0	0
		<b>Site Cost</b>	<b>33,333</b>	<b>160,000</b>	<b>400,000</b>	<b>40,000</b>
	Stamp Duty (on VT)	4.00%	1,333	6,400	16,000	1,600
	Acquisition	1.50%	500	2,400	6,000	600
	Strategic Promotion		0	0	0	0
	Pre Planning		0	0	0	0
	Construction	/m2	1,972	1,766	767	1,202
		£	3,944,000	3,532,000	3,068,000	480,800
	Infrastructure	15.00%	631,040	565,120	490,880	76,928
	Abnormals	5.00%	0	0	0	0
	Fees	8.00%	366,003	327,770	284,710	44,618
	S106		0	0	0	0
	<b>CIL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Contingency	2.5% & 5%	228,752	204,856	177,944	27,886
	Finance Costs		0	0	0	0
	Sales	2.50%	55,125	55,125	66,500	4,500
	Misc. Financial		10,000	10,000	10,000	10,000
	<b>Subtotal</b>		<b>5,236,754</b>	<b>4,703,671</b>	<b>4,120,034</b>	<b>646,933</b>
	Interest	6.50%	170,194	152,869	133,901	21,025
	Profit % GDV	15.00%	631,733	631,733	762,090	51,570
		0.00%	0	0	0	0
	<b>COSTS</b>		<b>6,038,681</b>	<b>5,488,272</b>	<b>5,016,026</b>	<b>719,528</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>-1,827,131</b>	<b>-1,276,722</b>	<b>64,574</b>	<b>-375,728</b>
	Existing Use Value	£/ha	50,000	50,000	50,000	50,000
	Viability Threshold	£/ha	400,000	400,000	400,000	400,000
	Residual Value	£/ha	-21,925,566	-3,191,806	64,574	-3,757,280

Results Retail & Hotel			Prime Retail	Secondary Retail	Supermarket	Smaller Supermarket	Retail Warehouse	Hotel
	CIL	£/m2	0	0	90.41	90.41	90.41	0
Income	m2		200	200	4,000	1,200	4,000	1,482
	£/m2		3,000	1,200	5,000	5,000	3,000	4,050
	<b>Capital Value</b>		<b>600,000</b>	<b>240,000</b>	<b>20,000,000</b>	<b>6,000,000</b>	<b>12,000,000</b>	<b>6,002,100</b>
	Buyers Costs	4.50%	27,000	10,800	900,000	270,000	540,000	270,095
	<b>Capital Value</b>		<b>573,000</b>	<b>229,200</b>	<b>19,100,000</b>	<b>5,730,000</b>	<b>11,460,000</b>	<b>5,732,006</b>
Costs	Land Used	Coverage	80%	80%	30%	40%	50%	40%
		ha	0.025	0.025	1.333	0.300	0.800	0.371
		£/ha	50,000	50,000	50,000	50,000	50,000	50,000
		Uplift £/ha	350,000	350,000	350,000	350,000	350,000	350,000
		20.00%	0	0	0	0	0	0
		<b>Site Cost</b>		<b>10,000</b>	<b>10,000</b>	<b>533,333</b>	<b>120,000</b>	<b>320,000</b>
	Stamp Duty (on VT)	4.00%	400	400	21,333	4,800	12,800	5,928
	Acquisition	1.50%	150	150	8,000	1,800	4,800	2,223
	Strategic Promotion		0	0	0	0	0	0
	Pre Planning		0	0	0	0	0	0
	Construction	/m2	1,115	1,115	1,443	1,443	850	1,366
		£	223,000	223,000	5,772,000	1,731,600	3,400,000	2,024,412
	Infrastructure	15.00%	35,680	35,680	923,520	277,056	544,000	323,906
	Abnormals	5.00%	0	0	0	0	0	0
	Fees	8.00%	20,694	20,694	535,642	160,692	315,520	187,865
	S106		0	0	0	0	0	12,000
	<b>CIL</b>		<b>0</b>	<b>0</b>	<b>361,640</b>	<b>108,492</b>	<b>361,640</b>	<b>0</b>
	Contingency	2.5% & 5%	12,934	12,934	334,776	100,433	197,200	117,416
	Finance Costs		0	0	0	0	0	0
	Sales	2.50%	7,500	3,000	250,000	75,000	150,000	75,026
	Misc. Financial		10,000	25,000	25,000	25,000	25,000	15,000
	<b>Subtotal</b>		<b>310,358</b>	<b>320,858</b>	<b>8,231,911</b>	<b>2,484,873</b>	<b>5,010,960</b>	<b>2,763,776</b>
	Interest	6.50%	10,087	10,428	267,537	80,758	162,856	89,823
	Profit % GDV	15.00%	85,950	34,380	2,865,000	859,500	1,719,000	859,801
		0.00%	0	0	0	0	0	0
	<b>COSTS</b>		<b>406,395</b>	<b>365,666</b>	<b>11,364,448</b>	<b>3,425,132</b>	<b>6,892,816</b>	<b>3,713,400</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>166,605</b>	<b>-136,466</b>	<b>7,735,552</b>	<b>2,304,868</b>	<b>4,567,184</b>	<b>2,018,605</b>
	Existing Use Value	£/ha	50,000	50,000	50,000	50,000	50,000	50,000
	Viability Threshold	£/ha	400,000	400,000	400,000	400,000	400,000	400,000
	Residual Value	£/ha	<b>6,664,198</b>	<b>-5,458,652</b>	<b>5,801,664</b>	<b>7,682,894</b>	<b>5,708,980</b>	<b>5,448,328</b>

## Brownfield

Results Employment			Offices - Central	Offices - Park	Larger Industrial	Smaller Industrial
	CIL	£/m2	0	0	0	0
Income	m2		2,000	2,000	4,000	400
	£/m2		2,450	2,450	1,400	900
	<b>Capital Value</b>		<b>4,410,000</b>	<b>4,410,000</b>	<b>5,320,000</b>	<b>360,000</b>
	Buyers Costs	4.50%	198,450	198,450	239,400	16,200
	<b>Capital Value</b>		<b>4,211,550</b>	<b>4,211,550</b>	<b>5,080,600</b>	<b>343,800</b>
Costs	Land Used	Coverage	240%	50%	40%	40%
		ha	0.083	0.400	1.000	0.100
		£/ha	650,000	650,000	650,000	650,000
		Uplift £/ha	0	0	0	0
		20.00%	130,000	130,000	130,000	130,000
		<b>Site Cost</b>	<b>65,000</b>	<b>312,000</b>	<b>780,000</b>	<b>78,000</b>
	Stamp Duty (on VT)	4.00%	2,600	12,480	31,200	3,120
	Acquisition	1.50%	975	4,680	11,700	1,170
	Strategic Promotion		0	0	0	0
	Pre Planning		0	0	0	0
	Construction	/m2	1,972	1,766	767	1,202
		£	3,944,000	3,532,000	3,068,000	480,800
	Infrastructure	15.00%	631,040	565,120	490,880	76,928
	Abnormals	5.00%	228,752	204,856	177,944	27,886
	Fees	8.00%	384,303	344,158	298,946	46,849
	S106		0	0	0	0
	<b>CIL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Contingency	2.5% & 5%	240,190	215,099	186,841	29,281
	Finance Costs		0	0	0	0
	Sales	2.50%	55,125	55,125	66,500	4,500
	Misc. Financial		10,000	10,000	10,000	10,000
	<b>Subtotal</b>		<b>5,496,985</b>	<b>4,943,518</b>	<b>4,342,011</b>	<b>680,534</b>
	Interest	6.50%	178,652	160,664	141,115	22,117
	Profit % GDV	15.00%	631,733	631,733	762,090	51,570
		0.00%	0	0	0	0
	<b>COSTS</b>		<b>6,307,369</b>	<b>5,735,915</b>	<b>5,245,216</b>	<b>754,222</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>-2,095,819</b>	<b>-1,524,365</b>	<b>-164,616</b>	<b>-410,422</b>
	Existing Use Value	£/ha	650,000	650,000	650,000	650,000
	Viability Threshold	£/ha	780,000	780,000	780,000	780,000
	Residual Value	£/ha	-25,149,834	-3,810,912	-164,616	-4,104,216

Results Retail & Hotel			Prime Retail	Secondary Retail	Supermarket	Smaller Supermarket	Retail Warehouse	Hotel	
	CIL	£/m2	0	0	90.41	90.41	90.41	0	
Income	m2		200	200	4,000	1,200	4,000	1,482	
	£/m2		3,000	1,200	5,000	5,000	3,000	4,050	
	<b>Capital Value</b>		<b>600,000</b>	<b>240,000</b>	<b>20,000,000</b>	<b>6,000,000</b>	<b>12,000,000</b>	<b>6,002,100</b>	
	Buyers Costs	4.50%	27,000	10,800	900,000	270,000	540,000	270,095	
	<b>Capital Value</b>		<b>573,000</b>	<b>229,200</b>	<b>19,100,000</b>	<b>5,730,000</b>	<b>11,460,000</b>	<b>5,732,006</b>	
Costs	Land Used	Coverage	80%	80%	30%	40%	50%	40%	
		ha	0.025	0.025	1.333	0.300	0.800	0.371	
		£/ha	650,000	650,000	650,000	650,000	650,000	650,000	
		Uplift £/ha	0	0	0	0	0	0	
		20.00%	130,000	130,000	130,000	130,000	130,000	130,000	
		<b>Site Cost</b>		<b>19,500</b>	<b>19,500</b>	<b>1,040,000</b>	<b>234,000</b>	<b>624,000</b>	<b>288,990</b>
	Stamp Duty (on VT)	4.00%	780	780	41,600	9,360	24,960	11,560	
	Acquisition	1.50%	293	293	15,600	3,510	9,360	4,335	
	Strategic Promotion		0	0	0	0	0	0	
	Pre Planning		0	0	0	0	0	0	
	Construction	/m2	1,115	1,115	1,443	1,443	850	1,366	
		£	223,000	223,000	5,772,000	1,731,600	3,400,000	2,024,412	
	Infrastructure	15.00%	35,680	35,680	923,520	277,056	544,000	323,906	
	Abnormals	5.00%	12,934	12,934	334,776	100,433	197,200	117,416	
	Fees	8.00%	21,729	21,729	562,424	168,727	331,296	197,259	
	S106		0	0	0	0	0	12,000	
	<b>CIL</b>		<b>0</b>	<b>0</b>	<b>361,640</b>	<b>108,492</b>	<b>361,640</b>	<b>0</b>	
	Contingency	2.5% & 5%	13,581	13,581	351,515	105,454	207,060	123,287	
	Finance Costs		0	0	0	0	0	0	
	Sales	2.50%	7,500	3,000	250,000	75,000	150,000	75,026	
	Misc. Financial		10,000	25,000	25,000	25,000	25,000	15,000	
	<b>Subtotal</b>		<b>325,496</b>	<b>335,996</b>	<b>8,638,074</b>	<b>2,604,632</b>	<b>5,250,516</b>	<b>2,904,200</b>	
	Interest	6.50%	10,579	10,920	280,737	84,651	170,642	94,386	
	Profit % GDV	15.00%	85,950	34,380	2,865,000	859,500	1,719,000	859,801	
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	<b>COSTS</b>		<b>422,025</b>	<b>381,296</b>	<b>11,783,812</b>	<b>3,548,783</b>	<b>7,140,158</b>	<b>3,858,387</b>	
<b>Residual Land Worth</b>	<b>Site</b>		<b>150,975</b>	<b>-152,096</b>	<b>7,316,188</b>	<b>2,181,217</b>	<b>4,319,842</b>	<b>1,873,618</b>	
	Existing Use Value	£/ha	650,000	650,000	650,000	650,000	650,000	650,000	
	Viability Threshold	£/ha	780,000	780,000	780,000	780,000	780,000	780,000	
	Residual Value	£/ha	<b>6,039,002</b>	<b>-6,083,848</b>	<b>5,487,141</b>	<b>7,270,724</b>	<b>5,399,803</b>	<b>5,056,999</b>	



**HDH Planning and Development Ltd** is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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