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Local Plan Viability Assessment, Affordable Housing and Community Infrastructure Levy Review

Prepared for
Harlow Council

March 2018

Contents

1	Executive Summary	3
2	Introduction	8
3	Methodology and Appraisal Inputs	17
4	Development Appraisals	21
5	Appraisal Outputs for CIL & Local Plan Viability	32
6	Assessment of the Results	38
7	Conclusions and Recommendations	74

Appendices

Appendix 1 -	Proposed CIL Charging Areas
Appendix 2 -	Residential CIL Testing (Base Sales Values and Costs)
Appendix 3 -	Residential CIL Testing (10% increase in Sales Values & 5% increase in Costs)
Appendix 4 -	Residential CIL Testing (5% reduction in Sales Values)
Appendix 5 -	Office CIL Appraisal
Appendix 6 -	Supermarket, Superstore, Retail Warehousing CIL Appraisal
Appendix 7 -	Industrial CIL Appraisal
Appendix 8 -	Local Plan Base Appraisal Results
Appendix 9 -	Local Plan Sensitivity Analysis (+10% values, + 5% costs)
Appendix 10 -	Local Plan Sensitivity Analysis (- 5% values)

1 Executive Summary

- 1.1 This report tests the ability of a range of developments types throughout Harlow District Council to be viably developed over the emerging local plan period. The study takes account of the cumulative impact of the Council's emerging planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'. As part of the exercise, we have also tested the ability of developments types to absorb Community Infrastructure Levy ('CIL') contributions.
- 1.2 This report has been prepared alongside an Infrastructure Delivery Plan (IDP) for Harlow which has been undertaken by Atkins. The purpose of the IDP is to provide information on existing and future infrastructure requirements that will help to support future housing and employment growth in and around Harlow. The IDP is part of the evidence base that will support the preparation of the evolving Harlow Local Plan. Our Viability Study alongside the Harlow IDP forms a wider piece of work entitled: 'Delivery Study for Harlow and Surrounding Area'. Our Viability Study and the Harlow IDP complies with national planning policy requirements and standards as outlined in the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG). The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to prepare robust and evidence-based Local Plans that will help to deliver sustainable development in their area. This includes understanding the capacity of current infrastructure and the strategic infrastructure needs to support future growth.
- 1.3 The study methodology compares the residual land values of a range of development typologies on sites throughout the District to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements generates a sufficiently higher residual land value than the benchmark land value, then it can be judged that the Council's requirements will not adversely impact on viability. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on '*Financial Viability in Planning*'¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing its Local Plan policy options and CIL at a time when there is a degree of uncertainty due to the result of the EU Referendum and triggering of Article 50 commencing negotiations on leaving the EU. Residential values in Harlow have increased over the past 7 years and are now c. 50% above the 2008 peak levels². However, forecasts for future house price growth indicate modest continuing growth in the 'mainstream' UK and South East England markets. We have allowed for this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10% and costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements both in today's terms but also in the future. Should the predicted growth not continue over the life of the Council's charging schedule we have

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

² As identified from the Land Registry's online House Price Index database (<http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>)

also undertaken a sensitivity where values decrease by 5% in order to demonstrate the impact that this will have on CIL and local plan policy requirements that could be supported. This analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process.

Key Findings

The Key findings of this study are as follows:

Local Plan Viability Assessment

- 1.6 The NPPF states that the cumulative impact of emerging local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This report and its supporting appendices test this proposition within Harlow.
- 1.7 We have tested the impact of the Council's proposed affordable housing policy target (30%) and other Local Plan requirements (including sustainability, Lifetime Homes, Accessibility, SUDs and Section 106). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the District , particularly in Area 1 (CM18, CM19, CM20) and flatted developments, that the Council needs to apply its policies flexibly.
- 1.8 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the Council's requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time
- 1.9 The results of our appraisals indicate that the Council's affordable housing targets as are reasonable and reflect the viability of the various areas and likely development that is to be delivered in these locations. In particular the viability of developments when benchmarked against the office and in some cases industrial benchmark land values can be challenging. However, we note that a large proportion of the Council's housing numbers are located on Greenfield and our appraisal results demonstrate that viability and the ability to absorb policy requirements is not an issue for Greenfield developments.
- 1.10 Across the District schemes that comprise houses or a mix of flats and houses are identified by the appraisals as being the most viable form of development. Such schemes in the majority of the District are identified as being able to support varying levels of affordable housing, S106 contributions, sustainability requirements, SUDs and Lifetime Homes mainly across the industrial and Greenfield benchmark land values. It is evident from the results that flatted schemes however, are less viable given their increased build costs, particularly those which are of higher density.
- 1.11 Some schemes tested were unviable due to market factors, rather than the impact of the Council's policy requirements. These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes.
- 1.12 The sensitivity testing in our appraisal results which models an affordable housing split of 70% affordable rent and 30% shared ownership demonstrates that viability can improve if the Council is flexible on the affordable housing mix.
- 1.13 It is evident from the results of our appraisals that the costs associated with delivering schemes with 20% accessible units, sustainability requirements such as sustainable

construction and energy efficiency, SUDs as well as typologies that trigger infrastructure payments impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes' viable delivery. It is also identified that when these requirements are incorporated, the levels of affordable housing reduce to accommodate these requirements in some cases. In particular we would highlight that sustainability is identified as likely to be the largest of all of these costs (when considering that accessibility is based on delivery of 20% of unit's onsite).

- 1.14 In relation to sustainability, we would also highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce in the future as new technology and methods of attaining sustainable development are discovered.
- 1.15 The NPPF identifies at Para 173 that, '*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.*' On the basis of the results of this study, BNP Paribas Real Estate considers that the Council builds in an appropriate level of flexibility both specifically where policies have cost implications as well as identifying an overarching flexible approach to the implementation of the Local Plan to deal with "*wider changes that will inevitably occur during the Lifetime of the Plan*". BNP Paribas Real Estate supports the Council's flexible approach to the implementation of its policies which will allow the Council to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. We consider that this approach will assist the Council, as and where appropriate, in lightening the '*scale of obligations and policy burdens*' (Para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably.
- 1.16 This study therefore demonstrates that the flexible approach to applying the affordable housing target (subject to viability) will ensure that these objectives are balanced appropriately to facilitate the growth envisaged by the Council's plans throughout the economic cycle.

Strategic Site to the East - Viability Assessment

- 1.17 We have tested the viability of the strategic site 'East of Harlow' which is located in postcode value area 2 (CM17 - £4,500 per sq/m) comprising 2,600 units. We set out below our appraisal results which include site specific infrastructure for a Primary School at a cost of £12.5m as advised by Atkins. However the site will have to contribute towards Sustainable Transport Corridors, a project which will connect strategic sites in the Harlow and Gilston Garden Town. However, as yet no definitive cost has been established for this project. Further viability work will be required once a definitive cost for the sustainable Transport Corridors is identified³. As the site comprises Greenfield Land we have benchmarked our appraisal results against the upper and lower end of the Greenfield benchmark land value range.
- 1.18 To summarise, 'East of Harlow' when benchmarked against both the upper end and lower end of the Greenfield benchmark land value range the site can support the Council's full policy requirements in addition to 25% affordable housing (85% affordable rent and 15% shared ownership). However, affordable housing is subject to viability and in the event that the affordable housing mix is amended this site can support 30% affordable housing.

³ Further information on the Sustainable Transport Corridors can be found in the Harlow Infrastructure Deliver Plan.

Affordable Housing Viability Testing

- 1.19 The Council's affordable housing policy (H8) sets out that major residential development must provide at least 30% Affordable Housing and that a reduction of this percentage will require an independent viability assessment. Consequently, we have tested affordable housing provision at percentages of up to 40% and the results of our testing identify that the maximum percentage of affordable housing that each typology can support varies dependent upon the typology and the benchmark land value.
- 1.20 For example, the typologies comprising of houses only can support up to 40% affordable, the typologies comprising flats and houses can generally support up to 35% whilst the strategic site can support 30% affordable housing when the unit mix is amended from 85% affordable rent and 15% shared ownership.
- 1.21 The 100% flatted typologies we have tested are unviable due to market factors, rather than the Council's proposed policy requirements and standards. These developments are generally unviable at 0% affordable housing as base build costs are higher than costs for houses and they will not come forward until changes in market conditions (i.e. an improvement in sales values in comparison to build costs or a reduction in costs). In this regard, their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated.
- 1.22 In most cases, schemes can accommodate the Council's affordable housing requirement as per policy H8 of 30%. However, the Council's flexible approach to application of its affordable housing targets (subject to viability) will ensure the viability of developments is not adversely affected over the economic cycle.

CIL - Residential

- 1.23 The ability of residential schemes to make CIL contributions varies depending on the area and the current use value of the site. Having regard to these variations, residential schemes should be able to absorb a maximum CIL rate of between £60 to £250 per square metre.
- 1.24 CLG guidance requires that charging authorities do not set their CIL at the margins of viability. Whilst the maximum rates are higher than the proposed rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 20% to 50%. We would recommend a buffer of circa 30% for Harlow which we consider will be appropriate to deal with site specific differences, changes to the market etc.
- 1.25 Taking a broad view across our appraisals, the maximum suggested rates are as follows:

Table 1.25.1: Maximum and Suggested CIL Rates – Residential

Area	Maximum CIL rate (£ per sq/m)	Suggested CIL rate after buffer (£ per sq/m)
CM18, CM19, CM20	£100	£70
CM17	£150	£100

-
- 1.26 Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into less charging zones.
- 1.27 When rates for different areas are combined together, this will necessitate the discount below the maximum rates being higher in some areas than for others i.e. a lowest common denominator approach. In determining which approach to take the Council will need to consider the amount of development due to come forward in each area. There will be little benefit from charging a differential rate for the higher value areas should there be limited new development likely to come forward in these areas.
- 1.28 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for between 1.86% and 2.5% of value. Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes.
- 1.29 See Appendix 1 for a map of the proposed CIL charging areas.

CIL – Commercial

- 1.30 We have tested industrial, offices and supermarkets, superstores and retail warehousing and in summary our appraisals indicate that the viability of these uses is challenging unless rents increase and yields harden significantly over the life of the charging schedule. Consequently, these uses cannot support a CIL charging rate and we would recommend that the Council considers adopting a nil or nominal CIL rate on these uses.
- 1.31 Should the Council wish to do so, they would be able to set a nominal rate of CIL on the commercial uses in the region of £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the District. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category, in line with the approach taken for the Mayoral CIL. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set.
- 1.32 The results of this study are reflective of current market conditions, which are likely to change over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule in the next three years and potentially earlier if the market is perceived to have changed significantly beyond the sensitivities tested in this assessment.

2 Introduction

- 2.1 Harlow District Council ('the Council') has commissioned this study to prepare a Local Plan viability assessment that meets the requirements of the NPPF, to assess the viability of the Council's Strategic housing Option and other allocated sites. It also provides recommendations on the appropriate level of affordable housing and will inform a CIL Preliminary Draft Charging Schedule ('PDCS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended). The aims of the study are summarised as follows:
- To assess the viability of the draft planning policies from the Council's Local Plan policy options document;
 - To test the impact upon the economics of residential development of a range of levels of CIL alongside the Council's Local Plan policy options;
 - For residential schemes, to test CIL alongside the Council's requirements for affordable housing and other planning obligations in the Council's Local Plan policy options;
 - To test the ability of commercial schemes to make a contribution towards infrastructure through CIL alongside the Council's required Local Plan policy options;
 - To provide an assessment of the viability of the Council's Strategic Site to the east;
 - To provide recommendations on the appropriate level of Affordable Housing.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the impact on viability of plan policies and a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations and also in order to reflect a flexible approach to the application of the Council's emerging policy options.
- 2.3 In light of the above we would highlight that the purpose of this study is to test an appropriate range of CIL in combination with assessing the viability of the Council's policy options document. The NPPF states that *"where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan."*
- 2.4 Paragraph 173 of the NPPF notes further that "to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. Therefore, the study will aim to support the requirements set out within the NPPF by testing the Council's Local Plan policy options. That is, that the policy requirements for development within the plan do not threaten the ability of the sites and scale of that development to be developed viably".

- 2.5 As an area wide study this assessment makes overall judgements as to viability within the jurisdiction of Harlow Council and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications.
- 2.6 This is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *“The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan.”*

Economic and Market Housing Context

- 2.7 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK’s referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.
- 2.8 The referendum held on 23 June 2016 on the UK’s membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index (“ERI”) fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. The Bank of England’s August 2017 Inflation Report identifies that Sterling has remained around 15%-20% below its November 2015 peak since the EU Referendum and in the run up its August Report the Sterling ERI was 2% lower than at the time of its May Report, and 18% below its peak.
- 2.9 However in other areas there have been tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However, it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum. This figure was subsequently increased to 2% in April 2017, however was reduced in July 2017 to 1.7%. This figure remains unchanged as reported in the IMF’s current forecast set out in their October 2017 World Economic Outlook report. The IMF expects growth to slow again in 2018, with a current forecast of 1.5%. The IMF’s judgment on the UK’s prospects reflects weaker growth in consumer spending due to the fall in the value of the pound and the subsequent impact that this has had on real, inflation-adjusted, incomes.
- 2.10 The UK’s first official growth figures following the referendum result vote exceeded initial estimates. According to the ONS figures published on 29 September 2017, the Economy slowed slightly from the Q2 figure of 0.5% to grow by 0.4% in Q3 2016, which was higher than analyst’s predictions of 0.3%. The UK economy grew by 0.3% in Q1 and Q2 2017 as compared to 0.6% in Q4 2016.

- 2.11 The Bank of England's August 2017 Inflation report identifies that, *"the slowdown in growth since 2016 has been mainly accounted for by slower growth in service sector output. That is likely in part to reflect weak growth in household consumption, although output in consumer-facing sectors such as retail trade bounced back somewhat in Q2. Consumption is projected to remain subdued in coming quarters, as real income growth remains weak and households continue to adjust to past falls in their purchasing power."* The report highlights that "A key factor affecting the outlook for GDP growth is the extent to which lower growth in household spending is offset by net trade and business investment growth. That will also be influenced by how households and companies anticipate and respond to the prospect of the UK's departure from the EU."
- 2.12 BNP Paribas Real Estate's UK Housing Market Report published in Q2 2017 forecast for a period of muted activity and price change expecting *"the average UK house price to rise by 2.2% [in 2017], half that seen in 2016"*. In the Q3 2017 Housing Market Prospectus, we report that, *"we expect the average UK house price to rise by around 3.5%, effectively remaining close to flat in real terms given the current pace of inflation."* Further, *"we expect the average UK home to have increased in value by 13.7% or just over £28,000 over the next four years. This translates to an average UK house price increase of 3.4% per annum, although given the political and economic uncertainty ahead, the journey is unlikely to feel quite so benign with the average masking inevitable volatility"*.
- 2.13 The Office for National Statistics ("ONS") provides details of average incomes in the United Kingdom in its *"Nowcasting household income in the UK financial year ending 2017"* report published in July 2017. In this report the ONS sets out that that *"the median household disposable income for all households, during the financial year ending ("FYE") 2017 was £27,200, an increase of 1.8% compared with FYE 2016 (£26,700) after accounting for inflation and household composition; this is 5.7% (£1,500) higher than its pre-economic downturn value of £25,700 in FYE 2008. However, the median income for retired and non-retired households was £22,000 and £29,000 respectively, for the FYE 2017, increasing by 1.7% and 1.5% respectively, compared with FYE 2016. Despite the similar growth rate, described previously for the retired and non-retired households, their pattern of change since the start of the economic downturn has been very different"*.
- 2.14 The median income for retired households increased by an average 1.4% per year between the FYE 2008 (£19,500) and the FYE 2017. On the other hand, the median income for non-retired households remained almost flat for this time period, with an average growth rate of 0.0% per year between the FYE 2008 (£29,200) and the FYE 2017. The fall in average disposable income for non-retired households after the economic downturn reflected a fall in income from employment (including self-employment). Similarly, it is earnings growth at the household level, in part due to rising employment levels that has been the main driver of the most recent increases in average income for non-retired households. Claudia Wells (Head of Household and Income and Expenditure Analysis at the ONS) has commented that *"this has a negative effect on the economy, as this slow increase in average household income, has affected consumer spending and increased borrowing and personal debt overtime"*.

- 2.15 It is noteworthy that Stamp Duty changes when purchasing residential property from December 2014, have also had an effect on the housing market, as first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 but now have to pay 10% stamp duty rates, which will significantly impede their budgets and affordability. However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent. As BNP Paribas Real Estate noted in our Q2 Housing Market Report and reaffirms in our Q3 2017 Housing Market Prospectus Report, *“the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.”* In addition, there is further impact on the market due to tax changes on the purchase of second properties. The August Bank of England Inflation Report highlights that, *“Much of the weakness in housing market activity over the past 18 months reflects a fall in the number of buy to let property transactions following policy changes such as the introduction of the stamp duty charge for additional properties in April 2016. Buy to let mortgage completions fell sharply in April 2016 (middle panel of Chart A) and have remained broadly flat since then. Perhaps consistent with that, the slowdown in housing market activity over the past 18 months has been particularly pronounced in London and the South East, which together account for around 50% of buy to let transactions”*. In relation to SDLT, we highlight that in November 2017 the Chancellor of the Exchequer announced a relief from SDLT for first time buyers. First time buyers purchasing their first home for £300,000 or less will pay no SDLT. Where the purchase price is over £300,000 but does not exceed £500,000 they will pay 5% on the amount above £300,000.
- 2.16 BNP Paribas Real Estate’s Q3 Housing Market Prospectus Report, highlights that, the Council of Mortgage Lenders (CML) published a report entitled *‘Missing Movers: A Long-Term Decline in Housing Transactions?’*, which investigates the reasons for the low level of housing transactions that have become a feature of the UK market since the financial crisis. The research finds long-term economic and demographic issues are responsible for the dip in activity, with ageing and equity-rich households reducing activity at one end of the market while affordability has sapped activity amongst mortgaged households, the former being the bedrock of housing activity. With little expectation of either improving real incomes, or a growth in equity to make potential moves worthwhile, the report concludes that in the absence of any radical changes to housing or indeed wider related policies *“we should expect for the foreseeable future movement among mortgaged households to remain constrained.”*
- 2.17 The October 2017 Halifax House Price Index Report identifies that *“the annual rate of growth has picked up for the second consecutive month, rising from 2.6% in August to 4.0% in September. The average house price is now £225,109 – the highest on record. House prices in the three months to September were 1.4% higher than in the previous quarter, the fastest quarterly increase since February.”* Nationwide’s September 2017 House Price Index Report identifies that the UK annual house price growth remained stable at 2% in September as compared to 2.1% in August. The Nationwide report tempers the positivity reflected in its reporting of the growth pick up by stating that, *“while the quarterly and annual rates of house price growth have improved, they are lower than at the start of the year”*.
- 2.18 Both Robert Gardiner (Nationwide’s Chief Economist) and Russell Galley, (Managing Director of Halifax Community Bank) report that UK house prices continue to be supported by an on-going shortage of properties on the market for sale, low mortgage rates and strong growth in employment. However, this is being partially offset by increasing pressure on household incomes/spending power and continuing affordability concerns.

2.19 The Nationwide Report also highlights that a near-term increase in the Bank of England base rate is becoming more likely stating that, “clearly much will depend on how the economy evolves, but most economists and financial market pricing suggest that a small rise of 0.25% is likely at the MPC’s next meeting in November, which would take the Bank Rate to 0.5%”. Nationwide further comment as to the effect of such a change as follows, “providing the economy does not weaken further, the impact of a small rise in interest rates on UK households is likely to be modest”.

2.20 According to Land Registry data, residential sales values in Harlow have recovered since the lowest point in the cycle in April 2009. Prices increased by c. 55% between June 2009 and August 2017.

Figure 2.20.1: Average House Prices in Harlow

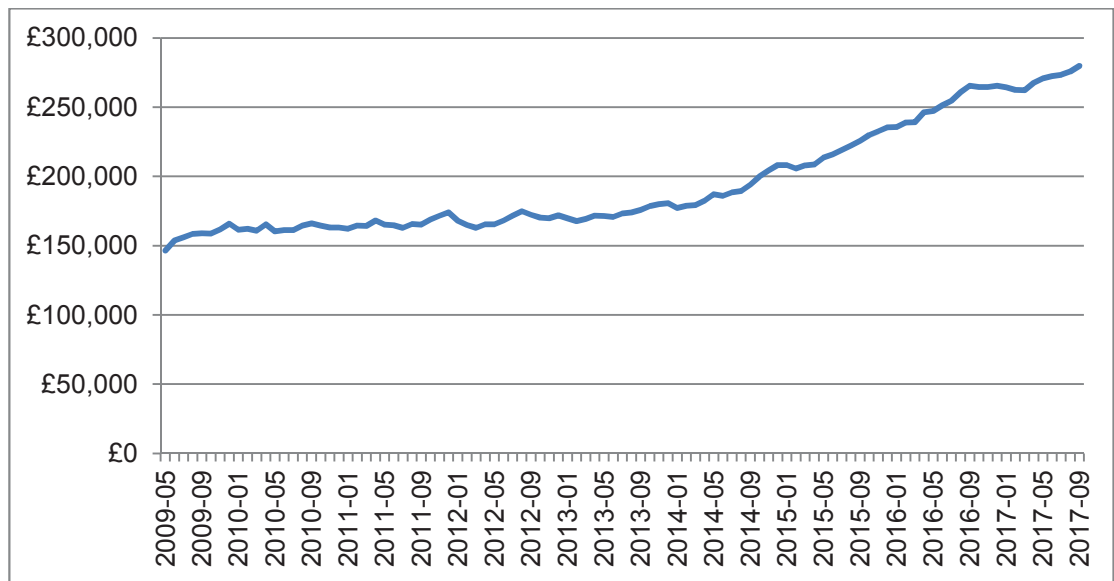
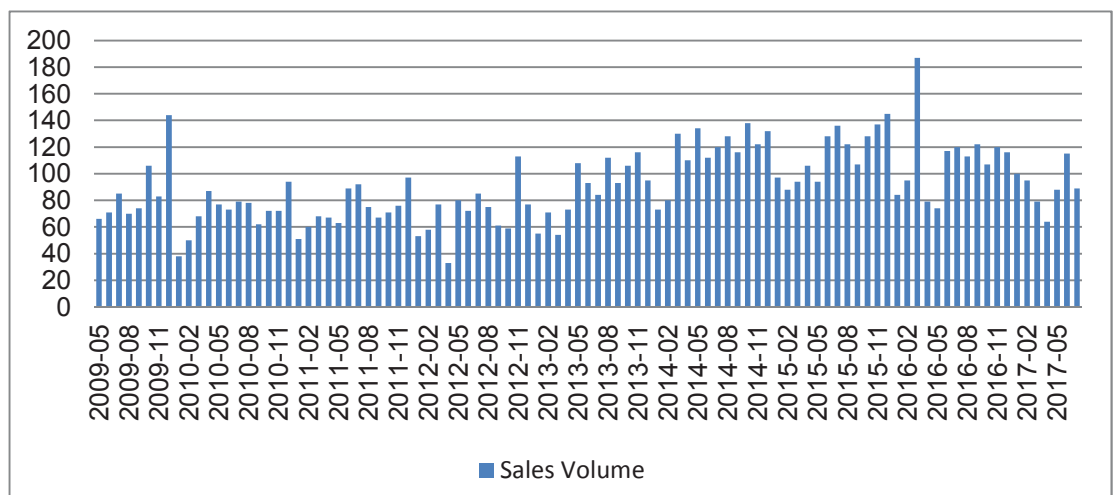


Figure 2.20.2: Sales volumes in Harlow (sales per month)



- 2.21 The future trajectory of house prices is currently uncertain, although Savills *Residential Property Forecasts Autumn 2017* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in the South-East will grow over the period between 2018 and 2022⁴. Savills predict that values in mainstream South East markets (i.e. non-prime) will increase by 0.5% in 2018, 2.5% in 2019, 4% in 2020 and 2% in both 2021 and 2022. This equates to cumulative growth of 11.5% between 2018 and 2022 inclusive.

National Policy Context

The National Planning Policy Framework

- 2.22 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').
- 2.23 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention "*to viability and costs in plan-making and decision-taking*". The NPPF requires that "*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened*". After taking account of policy requirements, land values should be sufficient to "*provide competitive returns to a willing landowner and willing developer*".
- 2.24 The meaning of a "*competitive return*" has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁵ has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value⁶, although there is no consensus around this view. The Mayor of London has recently issued an Affordable Housing and Viability Supplementary Planning Guidance⁷, in which he expresses support for the current use value approach.

CIL Policy Context

- 2.25 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the 'S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. The adoption of a CIL charging schedule is discretionary for a charging authority; however, the scaling back of the use of pooled S106 obligations is not discretionary. As such, should the Council elect not to adopt a CIL Charging Schedule, it may have implications with regard to funding infrastructure in the District in future and the Council will need to be aware of such implications in their decision-making.
- 2.26 It is noteworthy that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at CIL Regulation 122 and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure⁸ that benefit more than one development, unless they form part of a maximum of five S106 agreements, from which contributions to provide

⁴ Savills Residential Property Forecasts – Autumn 2017

⁵ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁶ RICS Guidance Note: Financial Viability in Planning, August 2012

⁷ Mayor of London: Affordable Housing and Viability Supplementary Planning Guidance, August 2017

⁸ This infrastructure should not be identified on the Council's Regulation 123 list.

infrastructure can be pooled.

- 2.27 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council’s evidence base).
- 2.28 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule (‘PDCS’) and the Draft Charging Schedule (‘DCS’). Following consultation, a charging schedule must be submitted for independent examination.
- 2.29 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.30 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.31 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.32 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20140612) clarifies that CIL Regulation 13 permits charging authorities to levy “*differential rates by reference to different intended uses of development.*” Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point.’ The NPPG also sets out (paragraph 023 Reference ID: 25-023-20140612) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.33 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant’s cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.34 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government “*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*” The White Paper summarised the main finding of the CIL review to be that “*the current system is not as fast, simple, certain or transparent as originally intended.*”
- 2.35 As a result the Government in the November 2017 Autumn Budget proposed a number of reforms to CIL, following the February 2017 CIL review. The proposals included a consultation on allowing the development tariff to capture a greater slice of the land value uplift arising when planning permission is granted, to remove the restriction on councils that have adopted CIL from pooling section 106 contributions towards a single piece of infrastructure “*in certain circumstances*” and to speed up the process of setting and revising charging schedules.

Local Policy Context

- 2.36 This study takes into account the policies and standards set out within the Council’s draft Local Plan which includes Strategic Policies and ‘Development Management Policies’. More specifically it has considered the following:
- PL3 – Sustainable Design, Construction and Energy Usage
 - PL10 – Water Quality, Water Management, Flooding and Sustainable Drainage Systems;
 - H5 – Accessible and Adaptable Housing;
 - H8 – Affordable Housing; and
 - IN6 – Planning Obligations.

This study takes into account the cumulative impact of these policies as required by the NPPF and National Policies.

Development Context

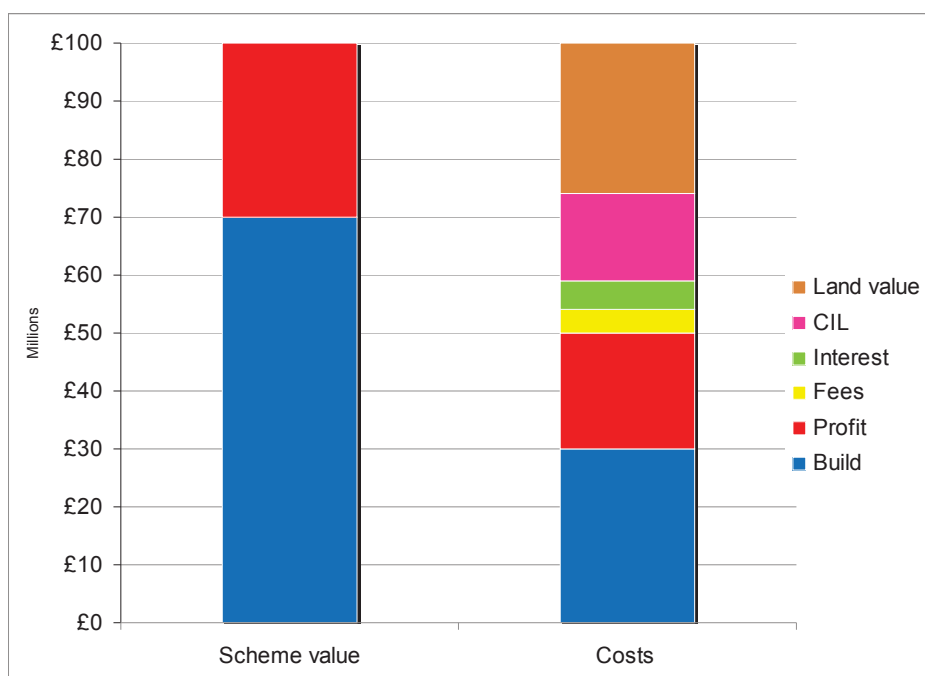
- 2.37 The 2011 Census recorded over 35,800 dwellings in Harlow of which a high proportion of homes are rented from the Council, a legacy of the Development Corporation. There is a higher than average proportion of terraced properties, which reflects the principles laid down in the original masterplan for Harlow, where higher density urban areas were interspersed with areas of open space, including the Green Wedges. Harlow's property prices are lower than other parts of Essex. However, house price growth in Harlow has outstripped wage increases making properties in Harlow unaffordable for many of the District's residents.
- 2.38 The District will be delivering at least 9,200 dwellings over the Local Plan period reflecting the Objectively Assessed Housing Need ('OAHN') and capitalising on opportunities for regeneration and redevelopment. Given the overall housing need it has been necessary to allocate a strategic housing site on open land in the east of the District capable of accommodating 2,600 dwellings in the Local Plan period, including much-needed affordable housing, a new primary school, open space provision and other community facilities.
- 2.39 To support the District's wider growth strategy and sustain the District as a sub-regional centre for retail, employment and other wider community facilities, a further five strategic housing sites are to be provided around the periphery of Harlow, outside of the District's administrative boundary. Along with the Harlow site to the east and allocations within Harlow, these sites form the Harlow and Gilston Garden Town.
- 2.40 Harlow has a slightly higher percentage of working age people than the East of England and approximately 41,000 jobs. The majority of Harlow's jobs are engaged in health care and social work mainly due to the presence of Princess Alexandra Hospital, wholesale and retail and administration and support service activities. The majority of Harlow residents work in elementary and sales and customer service occupations. Residents of Harlow earn less than the Essex average and less than the average income of employees in Harlow. Given the high level of self-containment in Harlow, this would suggest that higher paid jobs are being filled by those living outside of Harlow, meaning the local economy misses out on their disposable income.
- 2.41 Approximately 18 - 20ha of additional employment floorspace is required in the District up to 2033. The Local Plan has identified sufficient land to meet this requirement through the delivery of the Enterprise Zone and through undeveloped sites at Templefields and The Pinnacles. These sites along with the Enterprise Zone have been identified for B1 uses in order to develop the Economic and Prosperity strategy for Harlow and to satisfy the strategic demand for growth sectors in the Harlow and Gilston Garden Town.
- 2.42 The District's Enterprise Zone will provide over 100 new businesses with the potential to create up to 5,000 jobs over 25 years. The Enterprise Zone will build on Harlow's direct linkages to London and Cambridge and will specialise in MedTech and Advanced Manufacturing.

3 Methodology and Appraisal Inputs

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

Approach to Testing Development Viability

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



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

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In locations like Harlow, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to

the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and

- While Developer's profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 20% profit on value of the private housing element.

- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁹ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability Benchmark

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (Para 024; reference ID 10-024-20140306).
- 3.8 The Local Housing Delivery Group published guidance¹⁰ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "*is based on a premium over current use values*" with the "*precise figure that should be used as an appropriate premium above current use value [being] determined locally*". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*".
- 3.10 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while

⁹ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

¹⁰ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (Para 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (Para 9).

3.11 In his concluding remark, the Examiner points out that:

*"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (Para 32 – emphasis added).*

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

3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Harlow the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':

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

3.15 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages... given the diversity of individual development sites"*.

- 3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading;
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available;
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.17 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 18,000%.
- 3.18 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 4.

4 Development Appraisals

- 4.1 We have appraised 9 residential development typologies, reflecting both the range of sales values, size/types and densities of development across the District. The Council have considered these in light of historic planning applications since 2011 and knowledge of anticipated future development within the District. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in Harlow in the future.
- 4.2 Details of the schemes selected for testing purposes are provided below in Table 4.2.1. A consistent unit mix has been adopted for both private and affordable tenures, as shown in Table 4.2.2. The mix varies between the type of development.

Table 4.2.1: Development typologies

Typology No.	Number of units	Housing type	Development density units per ha
1	10	Houses	30
2	25	Flats & Houses	50
3	50	Flats & Houses	50
4	100	Flats	100
5	100	Houses	45
6	500	Flats	150
7	650	Flats	200
8	1,000	Flats & Houses	30
9	2000	Flats & Houses	25

Table 4.2.2: Unit Mix (across all tenures taken together)

Site type	1 Bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
Size (sq m)	50	70	86	79	93	115
1	-	-	-	50%	50%	-
2	30%	30%	-	30%	10%	-
3	30%	20%	-	30%	20%	-
4	50%	45%	5%	-	-	-
5	-	-	-	30%	50%	20%
6	50%	45%	5%	-	-	-
7	60%	40%	-	-	-	-
8	20%	10%	-	15%	30%	25%
9	20%	10%	-	15%	30%	25%

- 4.3 With respect to the size of units adopted in the study, these have been informed by the gross internal floor areas, which conform with the DCLG's Technical Housing standards '*Nationally described space standard*' published in March 2015.

Residential Sales Values

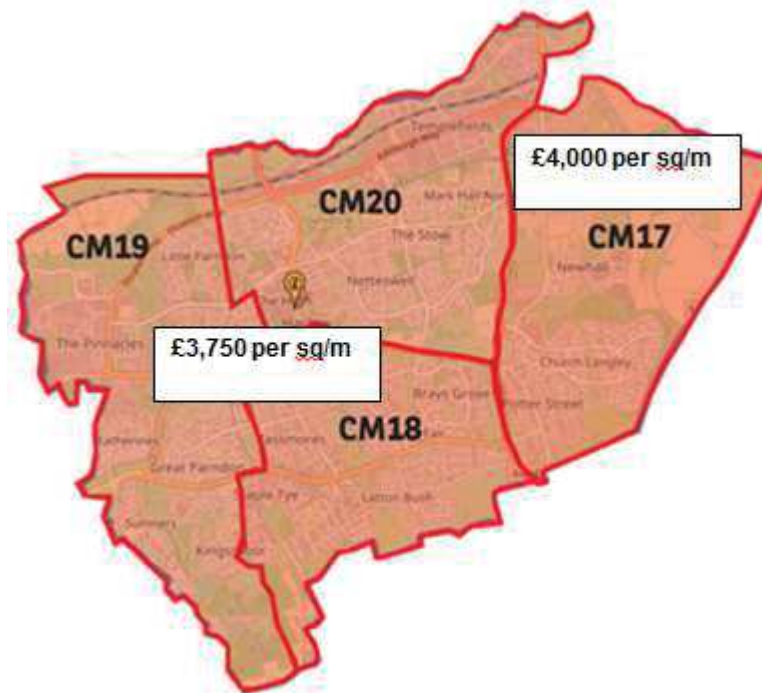
- 4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have used sources including the Land Registry online

database, Rightmove online database and discussions with active local agents. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for testing purposes.

- 4.5 This exercise indicates that there is limited new build development in Harlow postcodes CM18, CM19 and CM20 with average blended second-hand sales values averaging between c. £3,300 per sq/m (c. £307 per sq/ft) c. £3,500 per sq/m (c. £325 per sq/ft). New build development has been more prevalent in Harlow postcode CM17 recently with new build sales in 2016 and 2017 averaging at a blended sales value of c. £3,900 per sq/m (c. £362 per sq/ft). In light of this we have applied the average sales values set out in Table 4.5.1 in our appraisals.

Table 4.5.1: Average sales values adopted in appraisals

Postcode Area	Ave values £s per sq/m	Ave values £s per sq/ft.
CM18, CM19, CM20	£3,750	c. £348
CM17	£4,000	c. £372



Affordable Housing Tenure and Values

- 4.6 The Council's emerging Local Plan affordable housing policy under policy H8 identifies that the 2015 Strategic Housing Market Assessment ('SHMA') and a further Affordable Housing Update report undertaken in 2017 indicates that a significant number of affordable housing units should be provided as affordable rent (85%) with the remaining units (15%) to comprise intermediate affordable housing. We have therefore adopted this affordable housing tenure split in our appraisals. Furthermore, policy H8 states that that major residential development must provide at least 30% Affordable Housing and that a reduction of this percentage will require an independent viability assessment
- 4.7 Our appraisals assume that the rented housing is let at rents that do not exceed Local Housing Allowance ('LHA') rates as shown in Table 4.7.1. The approach adopted is therefore consistent with the rent caps announced in the Autumn Statement in November 2015. It should be noted that the LHAs are lower than market rents. Prior to the 2015 Autumn Statement, rents for affordable rented units could have (in theory) been set as high

as 80% of market rents (inclusive of service charges), but this is no longer an option.

Table 4.7.1: Local Housing Allowance limits

Unit type	Local Housing Allowance per week
1 bed	£133.32
2 bed	£164.79
3 bed	£198.11
4 or more beds	£279.69

- 4.8 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the subsequent four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. From 2019/20 onwards, RPs will be permitted to increase rents by CPI plus 1% per annum. Given that rents will be increasing by CPI plus 1% by the time the LP will be in place, we have applied this assumption to our appraisals.
- 4.9 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.10 For shared ownership units, we have assumed that RPs will sell 30% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%.

Residential Construction Costs

- 4.11 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service ('BCIS'), which is based on tenders for actual schemes adjusted to reflect local circumstances in Harlow. However, adjustments to the base costs are necessary to reflect other factors which are not included in BCIS. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.
- 4.12 **Houses:** we have used the mean average BCIS '*Estate housing -generally*' cost, which is currently £1,208 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 15% of the base cost for external works and 2% for demolition and site preparation costs. We have assumed a gross to net ratio of 100%.
- 4.13 **Flats:** we have used the mean average BCIS '*Flats – generally*' cost, which is currently £1,436 per square metre for the lower density schemes in the District (Typologies 1, 2, 3, 4, 5, 8 and 9). For the higher density schemes (typologies 6 and 7) we have adopted the mean BCIS '*Flats – 6+ storeys*', which is currently £1,817 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 15% of the base cost for external works and 2% for demolition and site preparation costs. Our appraisals assume a gross to net ratio of 80% for the flats.

- 4.14 On the larger typologies (Typology 6, 7, 8, 9) which range from 500 units up to 2000 units, we have included an allowance of £15,000 per residential unit for infrastructure costs as such sites are likely to require the development of such infrastructure to open up the sites for development (Greenfield).
- 4.15 We have also adopted extra over costs associated with policy requirements as advised by a Cost Consultant. We summarise these costs below, which we have incorporated within our appraisals.
- 4.16 We have allowed for 10% accessible homes. The cost of providing an accessible unit as an apartment is circa £11,000. It assumes a lift of adequate size is being provided as part of the overall apartment block. With respect to the costs associated with an accessible housing unit equating to an additional cost of circa £26,000.
- 4.17 To allow for sustainability requirements we have allowed for circa £5,000 per unit over and above the BCIS rate, however this excludes the additional costs for SUDs and attenuation. We understand that the costs of SUDs and attenuation is very much dictated by the size of a site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc. We have allowed for an additional circa £2,500 per unit average cost to account for SUDs and attenuation.

Professional Fees

- 4.18 In addition to base build costs, schemes will incur professional fees covering design, valuation highways and planning consultants and the cost of preparing and submitting the planning application and so on. Our appraisals incorporate a 10% - 12% allowance, which is at the mid to upper end of the range for most schemes.

Development Finance

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

Marketing Costs

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

Acquisition Costs

- 4.21 Our appraisals deduct Stamp Duty at 5%, acquisition agent's fees at 1%; and acquisition legal fees at 0.8% of residual land value.

Section 106 Costs

- 4.22 To account for residual Section 106 requirements, we have included a notional allowance of £1,000 per unit for residential schemes. This is an estimate and actual sums sought vary according to site specific circumstances, however the figure is considered by the Council and BNP Paribas Real Estate to be a reasonable proxy for the likely sums to be sought.

Development and Sales Periods

- 4.23 Development and sales periods vary between types of scheme. Our sales periods are based on an assumption of a sales rate of up to 4 units per month. However, we have assumed that the larger typologies in excess of 500 units will have more than one sales and marketing outlet each targeting different markets which would increase the sales rate up to c. 10 per month. This is reflective of current market conditions, whereas in improved markets, a sales rate in excess of 10 units per month might be expected.

Developer Profit

- 4.24 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development value. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major house builders will set targets for minimum profit).
- 4.25 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.26 The near collapse of the global banking system in the final quarter of 2008 has resulted in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding with a range of developer profit of between 17% to 20% on value being seen on developments across the south east.
- 4.27 However, the outcome of the referendum on the UK's membership of the European Union followed by the triggering of Article 50 and commencement of negotiations to leave the EU has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% on value for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.28 Our assumed return on the traditional affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and HCA's guidelines in its Development Appraisal Tool (November 2014).

Exceptional Costs

- 4.29 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data; as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.30 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price.

Benchmark Land Values

- 4.31 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning

policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

- 4.32 A proportion of the housing numbers that the Council anticipates bringing forward will be on previously undeveloped land. Open, Greenfield or other forms of previously undeveloped or unused land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for Greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government¹¹, which suggests Greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre). This range has been widely adopted for the purposes of Local Plan and CIL viability testing and we have seen a similar range of values applied in viability assessments on schemes submitted for planning in the south east. For testing purposes, we have adopted the upper and lower end of this range at £250,000 to £370,000.
- 4.33 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.34 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.
- 4.35 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹². The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a general assumption of a 20% premium has been adopted to reflect the 'average' situation.
- 4.36 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.

¹¹ CLG 'Cumulative impacts of regulations on house builders and landowners Research paper' 2011

¹² This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

4.37 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.

Benchmark land values

4.38 Previously developed sites in urban areas could be in various uses. We have assumed that secondary office or industrial uses would be the most appropriate proxy for previously developed land across the District.

4.39 **Benchmark Land Value 1:** This benchmark assumes secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on average lettings of second hand offices in the District at c. £11 per sq/ft. We have assumed a £50 per sq/ft allowance for refurbishment and a letting void of three years. The capital value of the building would be c. £9.49m, to which we have added a 20% premium, resulting in a benchmark of c. £11.39m.

4.40 **Benchmark Land Value 2:** This benchmark assumes secondary industrial/storage/distribution space on a hectare of land, with 60% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the District at c. £5 per sq/ft. We have assumed a £30 per sq/ft allowance for refurbishment and a letting void of two and a half years. The capital value of the building would be c. £2.70m, to which we have added a 20% premium, resulting in a benchmark of c. £3.29m.

4.41 **Benchmark Land Value 3 and 4:** These benchmarks are based upon Greenfield land values of £250,000 and £370,000 per hectare as set out in paragraph 4.32.

Table 4.41.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Secondary Offices	c. £11.39m
Secondary Industrial/Storage/Distribution	c. £7.40m
Greenfield (upper end of range)	£0.37m
Greenfield (lower end of range)	£0.25m

Strategic Site (East of Harlow)

- 4.42 As part of this study we have been instructed to appraise a 2,600 unit strategic site known as 'East of Harlow'. Harlow forms part of the Harlow and Gilston Garden Town which along with the housing sites in Harlow, includes several strategic housing sites located on the periphery of Harlow in East Hertfordshire and Epping. The strategic site to the east of Harlow is partly in Harlow (where 2,600 units are being provided) and partly in Epping (where a further 750 units are being provided). For the purposes of this study, only the part situated within Harlow and its associated infrastructure has been tested.
- 4.43 In testing this scheme we have converted typology 9 (2,000 units) in postcode Area CM17 into the strategic site comprising 2,600 dwellings utilising the same unit mix as advised by the Council.
- 4.44 We understand that this strategic site will be required to contribute towards a Primary School and Atkins has advised on a cost for this of £12.5m which equates to a cost of £4,808 per unit. Further contributions will be required towards Sustainable Transport Corridors as set out in the Council's IDP. Detailed costs of this scheme are yet to be established therefore further viability work for this site will need to be undertaken once more detailed costs have been agreed for the project.
- 4.45 We have also been provided with a construction trajectory which assumes the delivery of the 2,600 units over a 10 year duration.

Commercial development (CIL)

- 4.46 We have appraised a series of commercial development typologies, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the site, based on three current commercial uses of the site, providing a range of current use values. In each case, the existing use value assumes that the existing building is 30%-50% of the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Commercial rents and yields

- 4.47 Our research on lettings of commercial floor space indicates a range of rents achieved, as summarised in Table 4.48.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. New build developments are on the whole likely to attract a premium rent above second hand rents however, for the majority of developments we would expect this to be relatively modest uplift. The rents and yields adopted in our appraisals are summarised in Table 4.47.1.
- 4.48 Our appraisals of commercial floor space test the viability of developments on existing commercial sites. For these developments, we have assumed that the site could currently accommodate one of three existing uses (i.e. thereby allowing the site to be assessed in relation to a range of three current use values ('CUVs')) and the development involves the intensification of site. We have assumed lower rents and higher yields for existing space than the planned new floor space. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 15% -20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 15% - 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Commercial build costs

- 4.49 We have sourced build costs for the commercial schemes from the BCIS, which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.47.1.

Profit

- 4.50 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Residual Section 106 costs

- 4.51 The extent to which the Council will seek Section 106 contributions on commercial floorspace is unclear at this stage, but we have incorporated a notional £20 per square metre allowance. This figure is considered to be a reasonable proxy for likely sums to be sought after CIL is adopted. It is noted that Section 106 contributions will remain negotiable and in this regard there is scope for these to flex according to viability.
- 4.52 We tabulate in Table 4.47.1 a summary of commercial appraisal assumptions and in Table 4.47.2 a summary of our site value benchmark assumptions.

Table 4.47.1: Commercial Appraisal Assumptions

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Supermarkets/ superstores and retail warehousing
Total floor area (sq ft)	Scheme	43,056	30,000	53,820
Rent (£s per sq ft)	Based on average lettings sourced from EGI, Focus and active local agents	£16	£10	£18
Rent free/void period (years)	BNPPRE assumption	1.5	1.5	1.5
Yield	BNPPRE prime yield schedule	6%	7%	5.25%
Purchaser's costs (% of GDV)	Stamp duty 5%, plus agent's and legal fees	6.80%	6.80%	6.80%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£8	£8	£8
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	90%	82%
Base construction costs (£s per sq ft)	BCIS mean average costs	£168	£87	£146
External works (% of base build costs)	BNPPRE assumption	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1.5%	1.5%	1.5%
Interest rate	BNPPRE assumption	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%

Table 4.47.2 Commercial appraisal assumptions for each use – current use benchmarks

Appraisal input	Source/Commentary	Offices	Industrial and Warehouses	Supermarkets/ superstores and retail warehousing
Existing floorspace	Assumed to be between 30% to 60% of new space (N.B. appraisals do not discount existing floorspace)	40%	50%	60%
Rent on existing floorspace (£s per sq ft)	Reflects poor quality, average second hand space (industrial, office) low optimisation of site etc. and ripe for redevelopment.	£5 - £10	£5 - £8.50	£5 - £10
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc.	7% - 8%	7% - 8%	7% - 8%
Rent free on existing space	Years	2 – 3 years	2 – 3 years	2 – 3 years
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£30	£30	£30
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	15% -20%	15% - 20%	15 - 20%

5 Appraisal Outputs for CIL & Local Plan Viability

CIL Viability Testing – Residential Appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 2 to 4. We have modelled 9 site typologies provided by the Council, which reflect different densities and types of development, which are tested in the two postcode value areas (CM18/19/20 and CM17) identified in Section 4 and against the typical land value benchmarks for the District.

Scenarios tested

- 1) Policy H8 position with base sales and base costs (including extra overs for planning policy requirements);
30% Affordable Housing (85% affordable rented, 15% shared ownership);
 - 2) Sales Values Increase by 10% and costs increase by 5%;
 - 3) Sales Values fall by 5%; and
 - 4) As (1) all with 40%, 35%, 25%, 20%, 15%, 10% and 0% affordable housing.
- 5.2 CIL applies to net additional floor area only¹³. Our base appraisals assume no deduction for existing floorspace, thereby providing the worst case scenario.

- 5.3 The residual land values from each of the scenarios above in each postcode value area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.38 to 4.41 and Table 4.41.1. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.4 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model a base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.5 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.

¹³ Existing buildings must be occupied for their lawful use for at least six months in the three years prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

5.6 A sample of the format of the results is provided in figure 5.6.1. This sample relates to site type 3.

Figure 5.6.1: Sample format of residential results

Site type 3							
	Flats & Houses			Affordable %	15%		Site area
No of units	50 units			% Affordable Rent	85%		Net to gross
Density:	235 dph				0%		
				% Shared ownership	15%		Growth
					0%		Sales
							Build
CM18, CM19, CM20				Private values	£3750 psm		
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	1,198,525	5,633,067	-5,760,840	2,343,209	5,263,067	5,383,067	
20	1,118,338	5,256,187	-6,137,720	1,966,329	4,886,187	5,006,187	
35	1,073,657	5,046,189	-6,347,718	1,756,331	4,676,189	4,796,189	
50	1,028,976	4,836,185	-6,557,722	1,546,327	4,466,185	4,586,185	
60	999,189	4,696,189	-6,697,718	1,406,331	4,326,189	4,446,189	
70	969,402	4,556,188	-6,837,719	1,266,330	4,186,188	4,306,188	
80	939,614	4,416,188	-6,977,719	1,126,330	4,046,188	4,166,188	
90	909,828	4,276,192	-7,117,715	986,334	3,906,192	4,026,192	
100	880,041	4,136,191	-7,257,716	846,333	3,766,191	3,886,191	
120	820,467	3,856,194	-7,537,713	566,336	3,486,194	3,606,194	
135	775,786	3,646,196	-7,747,711	356,338	3,276,196	3,396,196	
150	731,106	3,436,197	-7,957,710	146,339	3,066,197	3,186,197	
175	656,638	3,086,197	-8,307,710	-203,661	2,716,197	2,836,197	
200	582,170	2,736,198	-8,657,709	-553,660	2,366,198	2,486,198	
225	507,702	2,386,199	-9,007,708	-903,659	2,016,199	2,136,199	
250	433,235	2,036,204	-9,357,703	-1,253,654	1,666,204	1,786,204	

Commercial Appraisal Results

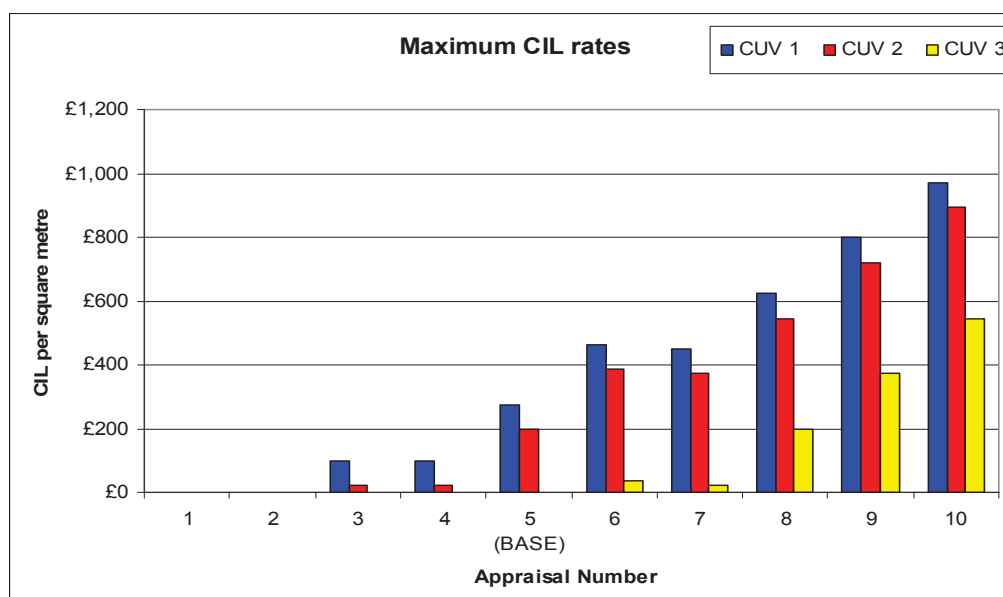
5.7 The commercial appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.7.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Chart 5.7.2). Table 5.7.2 provides an **illustration** of the outputs in numerical format, while Chart 5.7.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.7.1: Illustration of sensitivity analyses

	£s per sq ft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
Appraisal 5 (base)	£24.00	6.50%	2.00 years
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

Chart 5.7.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
Appraisal 5 (base)	-	£275	£197	£0
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

Chart 5.7.3: Maximum CIL rates – graph format


Local Plan Viability Testing – Residential Appraisal

- 5.8 The full outputs from our appraisals of residential development are attached as Appendices 8 to 10. We have modelled the same development typologies as tested in the CIL viability which comprises 9 site typologies reflecting different densities and types of development which are tested in the two postcode value areas (CM18/19/20 and CM17) identified in Section 4 against four land value benchmarks.
- 5.9 Each appraisal incorporates different requirements for affordable housing in order to inform the Council's Local Plan. Within each Appendix, the 9 development typologies are appraised separately for the two sub-market areas. We have included the levels of CIL which we have recommended to the Council as part of the CIL viability assessment.
- 5.10 For each Typology, we have tested the following scenarios:

Scenarios Tested

- 0% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.
- 10% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.
- 15% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.
- 20% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.
- 25% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.
- 30% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% costs;
 - – 5% values.
- 35% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.
- 40% Affordable Housing
 - Base Values and Costs; and
 - Values +10% and costs 5%;
 - – 5% values.

- 5.11 Viability has been tested on the above affordable housing scenarios. It should be noted that if a scheme is shown to be viable, a greater level of affordable housing might be deliverable

within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 25% affordable housing, but not with 30% affordable housing the actual level of affordable housing that could be provided will fall between 26% and 29%. Likewise if a scheme is viable at 30% and unviable with 35%, the scheme will be able to provide between 31 and 34%. Schemes that are viable at 35% affordable housing could potentially provide a higher level of affordable housing.

- 5.12 Each page of the Appendix shows the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs), in the grey boxes, and compares this to each of the four benchmark land values, in the yellow boxes.
- Green shading in the results indicates that scheme is viable (where the residual land value is higher than the benchmark land value); and
 - Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).
- 5.13 The appendices test the cumulative impact of the Council's requirements. The first set of results indicate the residual values of schemes with no policy requirements i.e. just base build costs with no Section 106 contributions, sustainability requirements etc. These policy requirements are added incrementally as shown in Table 5.13.1 below.

Table 5.13.1 Table of cumulative impact of costs tested

1	2	3	4	5	6
Base Build Costs (BCIS Build costs)	Base Build Costs AND CIL & S106 contributions (£1,220 per unit, additional £15,000 for infrastructure for typologies 6,7,8,9)	Base Build Costs, CIL & S106 AND SUDS (£2,500 per unit)	Base Build Costs, CIL & S106, SUDS AND M4(2) Accessibility (Lifetime Homes) – (£3,200 per unit)	Base Build Costs, CIL & S106, SUDS M4(2) Accessibility lifetime homes AND Accessibility M4(3) £11,000 per flat & £26,000 per House)	Base Build Costs, CIL & S106, SUDS M4(2) Accessibility lifetime homes AND Accessibility M4(3) AND Sustainability (£5,000 per unit)

- 5.14 An example of the layout and costs used to present the appraisal outputs in this study is provided below. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices.
- 5.15 In the example below, this particular development Typology 2 comprising 25 flats and houses located in Postcode Value Area 1 (CM18, CM19 & CM20) at Base values and costs (i.e. 0% value and cost inflation) with rented affordable housing provided as Affordable Rent units could currently viably absorb the requirements for CIL at £70 per sq/m, Section 106, SUDS, Accessibility M4(3) when benchmarked against benchmark land value two (industrial). However, once sustainability is introduced to the scenarios with 25% and 30% affordable housing (85% affordable rent and 15% shared ownership) Typology 2 becomes unviable.

Figure 5.15.1 Example of results tables

Residual Land values compared to benchmark land values							
Industrial							£3,289,858
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£876,669	£742,736	£669,784	£600,229	£600,229	£475,224
85% AR : 15% SO	10%	£662,989	£541,484	£468,713	£399,471	£399,471	£274,897
85% AR : 15% SO	15%	£556,578	£441,281	£368,599	£299,514	£299,514	£175,155
85% AR : 15% SO	20%	£450,454	£341,360	£268,766	£199,837	£199,837	£75,696
85% AR : 15% SO	25%	£344,616	£241,720	£169,216	£100,443	£100,443	£23,483
85% AR : 15% SO	30%	£239,065	£142,360	£69,946	£1,331	£1,331	£-122,379
70% AR : 30% SO	20%	£467,047	£357,667	£284,852	£215,714	£215,714	£91,193
70% AR : 30% SO	30%	£263,941	£166,808	£94,060	£25,131	£25,131	£99,147

6 Assessment of the Results

CIL Results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 2 to 4 (residential appraisal results) and Appendix 5 to 7 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to appropriate benchmark land values
- 6.2 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting policy requirements, the Council will need to prioritise its requirements due to finite development value.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 The CIL regulations state that in setting a charge, local authorities must "*strike an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.5 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.
- 6.6 This conclusion follows guidance in paragraph: 019 Reference ID: 25-019-20140612 of the CIL Guidance set out in the NPPG, which states that '*there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism.*' The Council should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool. Further, Paragraph: 021

Reference ID: 25-021-20140612 of the NPPG identifies that, '*Charging authorities that plan to set differential levy rates should seek to avoid undue complexity.*'

Assessment – Residential Development

- 6.7 CIL operates as a fixed charge and the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to minimise the impact upon development viability on the other. CLG guidance recognises that CIL may make some developments unviable, although experience to date indicates that this is a very rare occurrence. Secondly, as CIL will effectively take a 'top-slice' of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured.
- 6.8 As previously stated, in assessing the results it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing in the short term¹⁴.

Determining maximum viable rates of CIL for residential development

- 6.9 As noted in paragraph 6.3, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement.
- 6.10 Information provided by the Council indicates that delivering the Council's affordable housing target is challenging and in some instances a reduced level of provision is being accepted upon the submission of a proven viability case. Consequently we have included the results of our sensitivity testing of the affordable housing percentage between 40% and 0%. The primary purpose of this exercise was to determine whether changes to affordable housing requirements on individual schemes, as shown to be the case on live schemes within the District, would enable unviable sites to contribute towards infrastructure.
- 6.11 The results show positive movement in terms of the viability of CIL rates when affordable housing levels are reduced. While we are not suggesting that the Council should change its affordable housing policies, the exercise demonstrates that the Council's flexible application of its policy will ensure that CIL will not render development unviable. However, we appreciate that the Council will be keen to minimise the impact on affordable housing as far as possible and this is a key risk factor when determining rates of CIL.
- 6.12 Our proposed CIL rates assume that 20% affordable housing is modelled within our appraisals. Whilst some sites are viable with 30% affordable housing we have adopted 20% to reflect that Typologies benchmarked against an industrial land value can support between 0% to 30% affordable housing
- 6.13 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is

¹⁴ However, as shown by the sensitivity analyses (which reduce affordable housing) even a reduction in affordable housing does not always remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use. Sensitivity analysis on affordable housing percentage

- 6.14 Current experience in the District indicates that delivering the Council's affordable housing target without grant is very challenging and a reduced level of provision may be considered upon the submission of a proven viability case. Consequently we have included the results of our sensitivity testing of the affordable housing percentage between 40% and 0%. The primary purpose of this exercise was to determine whether changes to affordable housing requirements on individual schemes, as shown to be the case on live schemes within the District, would enable unviable sites to contribute towards infrastructure.
- 6.15 The results show positive movement in terms of the viability of CIL rates when affordable housing levels are reduced. While we are not suggesting that the Council should change its affordable housing policies, the exercise demonstrates that the Council's flexible application of its policy will ensure that CIL will not render development unviable. However, we appreciate that the Council will be keen to minimise the impact on affordable housing as far as possible and this is a key risk factor when determining rates of CIL. Tables 6.15.1 to 6.16.9 summarise the results of our appraisals incorporating affordable housing ranging from 0% to 40% based upon 85% affordable rent and 15% shared ownership units.

Table 6.15.1: Typology 1

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	175	250	250	250	250	250	250	250	250	250	250	250	250	250	250	NV	250	250	250	250	250	250	250	250
CM17	NV	NV	NV	NV	NV	NV	NV	NV	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	NV	250	250	250	250	250	250	250	250

Table 6.15.2: Typology 2

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	20	100	150	200	250	NV	35	120	175	250	250	250	250	NV	35	120	175	250	250	250	250
CM17	NV	NV	NV	NV	NV	NV	0	NV	NV	0	100	175	250	250	250	250	100	175	250	250	250	250	250	250	100	200	250	250	250	250	250	250

Table 6.15.3: Typology 3

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	90	150	200	250	0	100	175	250	250	250	250	250	20	100	175	250	250	250	250	250
CM17	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	80	150	250	250	250	250	150	250	250	250	250	250	250	250	175	250	250	250	250	250	250	250

Table 6.15.4: Typology 4

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
AH %	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
CM17	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	100	NV	NV	NV	NV	NV	NV	0	100

Table 6.15.5: Typology 5

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
AH %	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	60	135	175	250	250	250	NV	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
CM17	150	225	250	250	250	250	250	NV	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250

Table 6.15.6: Typology 6

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
AH %	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
CM17	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV

Table 6.15.7: Typology 7

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
AH %	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
CM17	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV

Table 6.15.8: Typology 8

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
AH %																																
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	60	100	NV	NV	NV	50	100	175	225	250	250	NV	NV	60	120	175	225	250	250
CM17	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	50	120	175	225	NV	0	100	175	225	250	250	250	250	20	100	175	250	250	250	250	250

Table 6.15.9: Typology 9

Area	Benchmark land value 1								Benchmark land value 2								Benchmark land value 3								Benchmark land value 4							
	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%	40 %	35 %	30 %	25 %	20 %	15 %	10 %	0%
AH %																																
CM18, CM19, CM20	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	50	100	NV	NV	NV	NV	35	80	120	150	225	NV	NV	NV	35	90	135	175	225
CM17	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	60	100	150	200	NV	NV	20	80	135	175	225	250	250	NV	20	90	150	200	225	250	250

Sensitivity growth in sales values and increases in build costs

- 6.16 As noted in Section 5, we carried out further analyses which considered the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5% in addition to a decrease in sales values of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within Appendix 3 to 4 set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments. It is also worth noting that given the predicted improvement in the market in the medium term, there may be potential for developers' return/profits to reduce in future, to the levels that were starting to be seen prior to the EU Referendum and during the peak of the market, which would further improve viability, as would the ability to secure grant funding for affordable housing delivered in developments where these units are secured through S106 agreements.

Suggested CIL rates

- 6.17 Although the results indicate that viability of residential development is currently challenging in certain locations and on certain types of development, it should be possible for rates of CIL to be levied across all areas, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- The first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc.) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment;
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected;
 - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability; and
 - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council's first Charging Schedule could result in a fall in land supply if landowners do not accept reduced bids for land. This factor has led many charging authorities to seek to limit their CIL rates to around 5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions¹⁵.
- 6.18 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values and build costs that will need to adjust for the scheme to become viable.
- 6.19 In arriving at a conclusion on recommended rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. Where the appraisals indicate that the residual values generated by residential schemes are unlikely to outperform specific benchmark land values these buildings are more likely to remain in their existing use in these parts of the District, rather than be redeveloped.
- 6.20 The maximum rates of CIL indicated by our appraisals are outlined below. Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the Council might set – having regard to the range of the results

¹⁵ For example, Wandsworth Council adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff was converted into a per square metre CIL rate.

and taking account of viability across the District as a whole – should be set at a discount of circa 30% to the maximum rates, as shown in Table 6.16.1.

Table 6.20.1: Maximum and suggested Residential CIL rates based on evidence

Area	Maximum CIL rate (£ per sq/m)	Proposed CIL after buffer (£s per sq m)
CM18, CM19, CM20	£100	£70
CM17	£150	£100

- 6.21 In determining the maximum levels of CIL and the recommended rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs and a further set of results that show the impact of a fall in sales values (the results are set out at **Appendix 3** and **4**). These appraisals provide an indication of the likely movement in viability that any ‘buffer’ below the maximum rates would need to accommodate.
- 6.22 Should the Council wish to do so, it would be possible to combine areas thereby simplifying the charging schedule into one charging area. This may be advantageous in the event that developments sites overlap across the values areas as one charge will be easier to administer.

Assessment – Commercial Development

- 6.23 The following sections set out the results of our analysis of the viability of commercial development in the District

Offices

- 6.24 Our research on offices in the District (using online databases such as EGi, CoStar Suite) indicates that the highest rental levels achieved are in Harlow are c. £16 per sq/ft. We have allowed for rent free and void periods of 18 months. (See **Appendix 5** for our appraisals).
- 6.25 The results of our appraisals indicate that the viability of office developments is likely to be challenging, unless rents increase and yields harden significantly over the life of the Charging Schedule. Given this position we would recommend that the Council considers adopting a nil or nominal CIL rate on such uses.

Supermarkets, Superstores and Retail Warehousing

- 6.26 Our research on supermarket/superstore¹⁶ and retail warehousing¹⁷ in the District (using online databases such as EGi, CoStar Suite and Promis as well as discussions with local agents) indicates that the maximum rental levels achieved are in Harlow are c. £18 per sq/ft. We have allowed for rent free and void periods of 18 months. (See **Appendix 6** for our appraisals).
- 6.27 The results of our appraisals indicate that the viability of supermarket, superstores and retail housing developments is likely to be challenging, unless rents increase and yields harden significantly over the life of the Charging Schedule. Given this position we would recommend that the Council considers adopting a nil or nominal CIL rate on such uses.

¹⁶ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

¹⁷ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Industrial

- 6.28 Our appraisals for industrial and warehouse development within the District indicate that the viability of speculative developments for such uses is likely to be challenging. We recommend that the Council considers adopting a nil or nominal CIL rate for industrial and warehouse uses. **(See Appendix 7 for our appraisals).**

Local Plan Viability Testing

- 6.29 This section should be read in conjunction with the full results attached at **appendices 8 to 10**. In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to a range of benchmark land values.
- 6.30 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting policy requirements, the Council will need to prioritise its requirements due to finite development value.
- 6.31 It should be noted that should the Council decide to adopt a potential future CIL Charging Schedule along the lines of the published Draft Charging Schedule and included in this study, this would operate as a fixed charge. This would be a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision. Our appraisals adopt a CIL rate of £70 per sq/m for CM18/19/20 and a rate of £100 per sq/m for CM17.
- 6.32 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements* and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements, it is unlikely to come forward and planning requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values or a reduction in costs.

Analysis of Results

- 6.33 The first set of tables analyse the viability of a small 10 house Typology compared to the four benchmark site values across the two postcode value areas.

Table 6.33.1: Viability of Developments – Typology 1 (10 Houses) – Office Benchmark Land Value

Area 1- CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access M4(3) & Sustainability
00% AR : 10% SO	0%	-£205,020	-£317,010	-£346,799	-£375,131	-£375,131	-£426,114
85% AR : 15% SO	10%	-£324,733	-£399,095	-£429,065	-£457,689	-£457,689	-£509,087
85% AR : 15% SO	15%	-£369,287	-£440,137	-£470,229	-£498,967	-£498,967	-£550,573
85% AR : 15% SO	20%	-£413,840	-£481,180	-£511,393	-£540,246	-£540,246	-£592,059
85% AR : 15% SO	25%	-£458,393	-£522,221	-£552,555	-£581,525	-£581,525	-£633,545
85% AR : 15% SO	30%	-£502,947	-£563,264	-£593,719	-£622,804	-£622,804	-£675,031
85% AR : 15% SO	35%	-£547,500	-£604,306	-£634,882	-£664,083	-£664,083	-£716,518
85% AR : 15% SO	40%	-£592,054	-£645,349	-£676,045	-£705,361	-£705,361	-£758,004
70% AR : 30% SO	25%	-£443,906	-£507,982	-£538,316	-£567,286	-£567,286	-£619,306
70% AR : 30% SO	30%	-£485,560	-£546,178	-£576,632	-£605,717	-£605,717	-£657,945

Areas 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£91,305	-£198,696	-£228,424	-£256,817	-£256,817	-£307,800
85% AR : 15% SO	10%	-£194,843	-£292,612	-£322,582	-£351,206	-£351,206	-£402,604
85% AR : 15% SO	15%	-£246,613	-£339,570	-£369,661	-£398,400	-£398,400	-£450,005
85% AR : 15% SO	20%	-£298,382	-£386,528	-£416,741	-£445,594	-£445,594	-£497,408
85% AR : 15% SO	25%	-£350,152	-£433,486	-£463,820	-£492,789	-£492,789	-£544,809
85% AR : 15% SO	30%	-£401,921	-£480,444	-£510,899	-£539,984	-£539,984	-£592,212
85% AR : 15% SO	35%	-£453,691	-£527,402	-£557,978	-£587,178	-£587,178	-£639,613
85% AR : 15% SO	40%	-£505,459	-£574,360	-£605,057	-£634,373	-£634,373	-£687,016
70% AR : 30% SO	25%	-£335,663	-£419,247	-£449,580	-£478,550	-£478,550	-£530,570
70% AR : 30% SO	30%	-£384,535	-£463,357	-£493,811	-£522,897	-£522,897	-£575,125

Table 6.33.2: Viability of Developments – Typology 1 (10 Houses) – Industrial Benchmark Land Value
Area 1- CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£574,777	£493,394	£463,606	£435,274	£435,274	£384,291
85% AR : 15% SO	10%	£485,672	£411,310	£381,340	£352,716	£352,716	£301,318
85% AR : 15% SO	15%	£441,118	£370,268	£340,176	£311,438	£311,438	£259,832
85% AR : 15% SO	20%	£396,565	£329,225	£299,012	£270,159	£270,159	£218,346
85% AR : 15% SO	25%	£352,012	£288,184	£257,850	£228,880	£228,880	£176,860
85% AR : 15% SO	30%	£307,458	£247,141	£216,686	£187,601	£187,601	£135,373
85% AR : 15% SO	35%	£262,905	£206,099	£175,523	£146,322	£146,322	£93,887
85% AR : 15% SO	40%	£218,351	£165,056	£134,360	£105,044	£105,044	£52,401
70% AR : 30% SO	25%	£366,499	£302,423	£272,089	£243,118	£243,118	£191,099
70% AR : 30% SO	30%	£324,844	£264,227	£233,773	£204,687	£204,687	£152,460

Areas 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£719,100	£611,709	£581,981	£553,588	£553,588	£502,605
85% AR : 15% SO	10%	£615,562	£517,793	£487,823	£459,199	£459,199	£407,801
85% AR : 15% SO	15%	£563,792	£470,835	£440,744	£412,004	£412,004	£360,400
85% AR : 15% SO	20%	£512,023	£423,877	£393,664	£364,811	£364,811	£312,997
85% AR : 15% SO	25%	£460,253	£376,919	£346,585	£317,616	£317,616	£265,596
85% AR : 15% SO	30%	£408,484	£329,961	£299,506	£270,421	£270,421	£218,193
85% AR : 15% SO	35%	£356,714	£283,002	£252,427	£223,227	£223,227	£170,792
85% AR : 15% SO	40%	£304,946	£236,045	£205,348	£176,032	£176,032	£123,389
70% AR : 30% SO	25%	£474,742	£391,158	£360,825	£331,855	£331,855	£279,835
70% AR : 30% SO	30%	£425,870	£347,048	£316,593	£287,508	£287,508	£235,280

Table 6.33.3: Viability of Developments – Typology 1 (10 Houses) – Greenfield (upper end of range)
Area 1- CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£866,763	£785,380	£755,652	£727,260	£727,260	£676,276
85% AR : 15% SO	10%	£777,657	£703,296	£673,325	£644,702	£644,702	£593,304
85% AR : 15% SO	15%	£733,104	£662,254	£632,162	£603,423	£603,423	£551,818
85% AR : 15% SO	20%	£688,551	£621,211	£590,998	£562,145	£562,145	£510,332
85% AR : 15% SO	25%	£643,998	£580,169	£549,836	£520,865	£520,865	£468,845
85% AR : 15% SO	30%	£599,444	£539,127	£508,672	£479,587	£479,587	£427,359
85% AR : 15% SO	35%	£554,891	£498,085	£467,508	£438,308	£438,308	£385,873
85% AR : 15% SO	40%	£510,337	£457,042	£426,346	£397,030	£397,030	£344,387
70% AR : 30% SO	25%	£658,485	£594,408	£564,075	£535,104	£535,104	£483,084
70% AR : 30% SO	30%	£616,830	£556,213	£525,759	£496,673	£496,673	£444,446

Area 2- CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,011,086	£903,695	£873,966	£845,574	£845,574	£794,591
85% AR : 15% SO	10%	£907,548	£809,779	£779,808	£751,185	£751,185	£699,787
85% AR : 15% SO	15%	£855,778	£762,821	£732,730	£703,990	£703,990	£652,386
85% AR : 15% SO	20%	£804,009	£715,863	£685,650	£656,796	£656,796	£604,983
85% AR : 15% SO	25%	£752,239	£668,905	£638,571	£609,601	£609,601	£557,582
85% AR : 15% SO	30%	£700,470	£621,946	£591,492	£562,407	£562,407	£510,179
85% AR : 15% SO	35%	£648,700	£574,988	£544,413	£515,213	£515,213	£462,778
85% AR : 15% SO	40%	£596,932	£528,031	£497,334	£468,018	£468,018	£415,375
70% AR : 30% SO	25%	£766,727	£683,143	£652,811	£623,840	£623,840	£571,820
70% AR : 30% SO	30%	£717,856	£639,034	£608,579	£579,494	£579,494	£527,266

Table 6.33.4: Viability of Developments – Typology 1 (10 Houses) – Greenfield (lower end of range)

Area 1- CM18, CM19, CM290

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£878,763	£797,390	£767,652	£739,260	£739,260	£698,276
85% AR : 15% SO	10%	£789,657	£715,296	£685,325	£656,702	£656,702	£605,304
85% AR : 15% SO	15%	£745,104	£674,254	£644,162	£615,423	£615,423	£563,818
85% AR : 15% SO	20%	£700,551	£633,211	£602,998	£574,145	£574,145	£522,332
85% AR : 15% SO	25%	£655,998	£592,169	£561,836	£532,865	£532,865	£480,845
85% AR : 15% SO	30%	£611,444	£551,127	£520,672	£491,587	£491,587	£439,359
85% AR : 15% SO	35%	£566,891	£510,085	£479,508	£450,308	£450,308	£397,873
85% AR : 15% SO	40%	£522,337	£469,042	£438,346	£409,030	£409,030	£356,387
70% AR : 30% SO	25%	£670,485	£606,408	£576,075	£547,104	£547,104	£495,084
70% AR : 30% SO	30%	£628,830	£566,213	£537,759	£508,673	£508,673	£456,446

Area 2- CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,023,000	£919,095	£889,900	£857,374	£857,374	£800,391
85% AR : 15% SO	10%	£919,548	£821,779	£791,808	£763,185	£763,185	£711,787
85% AR : 15% SO	15%	£867,778	£774,821	£744,730	£715,990	£715,990	£664,386
85% AR : 15% SO	20%	£816,009	£727,863	£697,650	£668,796	£668,796	£616,983
85% AR : 15% SO	25%	£764,239	£680,905	£650,571	£621,601	£621,601	£569,582
85% AR : 15% SO	30%	£712,470	£633,946	£603,492	£574,407	£574,407	£522,179
85% AR : 15% SO	35%	£660,700	£586,988	£556,413	£527,213	£527,213	£474,778
85% AR : 15% SO	40%	£608,932	£540,031	£509,334	£480,018	£480,018	£427,375
70% AR : 30% SO	25%	£778,727	£695,143	£664,811	£635,840	£635,840	£583,820
70% AR : 30% SO	30%	£729,856	£651,034	£620,579	£591,494	£591,494	£539,266

6.34 The above tables demonstrate that Typology 1 comprising 10 houses in both value areas is unviable when benchmarked against the office benchmark land value. However, when tested against the industrial and Greenfield benchmarks the Typology can meet the Council's policy requirements and up to 40% affordable housing.

6.35 The next set of tables analyse the viability of Typology 2 comprising 25 flats and houses compared to the four benchmark site values across the two postcode value areas.

Table 6.35.1: Viability of Developments – Typology 2 (25 Flats & Houses) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£207,800	£128,858	£55,906	£13,648	£13,648	£138,653
85% AR : 15% SO	10%	£84,128	£68,891	£141,664	£210,905	£210,905	£335,479
85% AR : 15% SO	15%	£22,282	£167,344	£240,026	£309,111	£309,111	£433,469
85% AR : 15% SO	20%	£128,406	£265,514	£338,108	£407,037	£407,037	£531,178
85% AR : 15% SO	25%	£234,244	£363,404	£435,907	£504,680	£504,680	£628,606
85% AR : 15% SO	30%	£339,796	£461,013	£533,426	£602,042	£602,042	£725,752
85% AR : 15% SO	35%	£445,060	£558,338	£630,663	£699,123	£699,123	£822,760
85% AR : 15% SO	40%	£550,039	£655,364	£727,619	£795,921	£795,921	£920,923
70% AR : 30% SO	25%	£213,509	£343,025	£415,808	£484,840	£484,840	£609,240
70% AR : 30% SO	30%	£314,920	£436,564	£509,312	£578,241	£578,241	£702,520

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£574,850	£348,618	£275,666	£206,111	£206,111	£81,106
85% AR : 15% SO	10%	£333,474	£128,892	£56,121	£13,121	£13,121	£137,695
85% AR : 15% SO	15%	£213,210	£19,452	£53,231	£122,315	£122,315	£246,674
85% AR : 15% SO	20%	£93,234	£89,707	£162,300	£231,229	£231,229	£355,370
85% AR : 15% SO	25%	£26,456	£198,585	£271,088	£339,860	£339,860	£463,786
85% AR : 15% SO	30%	£145,860	£307,180	£379,594	£448,210	£448,210	£571,921
85% AR : 15% SO	35%	£264,977	£415,495	£487,819	£556,279	£556,279	£679,773
85% AR : 15% SO	40%	£383,809	£523,528	£595,762	£664,066	£664,066	£787,344
70% AR : 30% SO	25%	£5,721	£178,206	£250,987	£320,021	£320,021	£444,420
70% AR : 30% SO	30%	£120,984	£282,732	£355,481	£424,410	£424,410	£548,688

Table 6.35.2: Viability of Developments – Typology 2 (25 Flats & Houses) – Industrial Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£876,669	£707,719	£634,767	£565,212	£565,212	£440,207
85% AR : 15% SO	10%	£662,989	£509,970	£437,197	£367,955	£367,955	£243,381
85% AR : 15% SO	15%	£556,578	£411,517	£338,834	£269,750	£269,750	£145,391
85% AR : 15% SO	20%	£450,454	£313,346	£240,753	£171,824	£171,824	£47,682
85% AR : 15% SO	25%	£344,616	£215,457	£142,954	£74,180	£74,180	£49,746
85% AR : 15% SO	30%	£239,065	£117,848	£45,435	£23,181	£23,181	£146,892
85% AR : 15% SO	35%	£133,801	£20,522	£51,802	£120,262	£120,262	£243,900
85% AR : 15% SO	40%	£28,822	£76,523	£148,758	£217,061	£217,061	£342,063
70% AR : 30% SO	25%	£365,352	£235,836	£163,053	£94,020	£94,020	£30,380
70% AR : 30% SO	30%	£263,941	£142,297	£69,548	£620	£620	£123,659

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,153,720	£927,479	£854,526	£784,972	£784,972	£659,967
85% AR : 15% SO	10%	£912,335	£707,753	£634,981	£565,739	£565,739	£441,166
85% AR : 15% SO	15%	£792,071	£598,313	£525,630	£456,545	£456,545	£332,187
85% AR : 15% SO	20%	£672,095	£489,153	£416,561	£347,632	£347,632	£223,490
85% AR : 15% SO	25%	£552,405	£380,276	£307,773	£239,001	£239,001	£115,075
85% AR : 15% SO	30%	£433,001	£271,681	£199,267	£130,650	£130,650	£8,940
85% AR : 15% SO	35%	£313,883	£163,365	£91,041	£22,582	£22,582	£100,912
85% AR : 15% SO	40%	£195,052	£55,333	£16,902	£85,205	£85,205	£208,484
70% AR : 30% SO	25%	£573,140	£400,655	£327,873	£258,839	£258,839	£134,441
70% AR : 30% SO	30%	£457,876	£296,128	£223,380	£154,451	£154,451	£30,172

Table 6.35.3: Viability of Developments – Typology 2 (25 Flats & Houses) – Greenfield (upper end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,085,231	£916,280	£843,328	£773,774	£773,774	£648,769
85% AR : 15% SO	10%	£871,550	£718,531	£645,758	£576,516	£576,516	£451,943
85% AR : 15% SO	15%	£765,140	£620,078	£547,396	£478,311	£478,311	£353,953
85% AR : 15% SO	20%	£659,016	£521,908	£449,314	£380,365	£380,365	£256,244
85% AR : 15% SO	25%	£553,178	£424,018	£351,515	£282,742	£282,742	£158,816
85% AR : 15% SO	30%	£447,626	£326,409	£253,996	£185,380	£185,380	£81,670
85% AR : 15% SO	35%	£342,362	£229,084	£156,759	£88,299	£88,299	£-35,338
85% AR : 15% SO	40%	£237,383	£132,038	£59,803	£-8,499	£-8,499	£-133,501
70% AR : 30% SO	25%	£573,913	£444,397	£371,614	£302,581	£302,581	£178,182
70% AR : 30% SO	30%	£472,502	£350,858	£278,110	£209,181	£209,181	£84,902

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,362,281	£1,136,040	£1,063,088	£993,533	£993,533	£868,528
85% AR : 15% SO	10%	£1,120,896	£916,314	£843,543	£774,301	£774,301	£649,727
85% AR : 15% SO	15%	£1,000,632	£806,874	£734,191	£665,106	£665,106	£540,748
85% AR : 15% SO	20%	£880,656	£697,715	£625,122	£556,193	£556,193	£432,052
85% AR : 15% SO	25%	£760,966	£588,837	£516,334	£447,562	£447,562	£323,636
85% AR : 15% SO	30%	£641,562	£480,242	£407,828	£339,212	£339,212	£215,501
85% AR : 15% SO	35%	£522,445	£371,927	£299,603	£231,143	£231,143	£107,649
85% AR : 15% SO	40%	£403,613	£263,894	£191,659	£123,356	£123,356	£78
70% AR : 30% SO	25%	£781,701	£609,216	£536,434	£467,401	£467,401	£343,002
70% AR : 30% SO	30%	£666,438	£504,690	£431,941	£363,012	£363,012	£238,734

Table 6.35.4: Viability of Developments – Typology 2 (25 Flats & Houses) – Greenfield (lower end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,093,802	£924,852	£851,899	£782,345	£782,345	£657,340
85% AR : 15% SO	10%	£880,122	£727,102	£654,330	£585,088	£585,088	£460,514
85% AR : 15% SO	15%	£773,711	£628,650	£555,967	£486,882	£486,882	£362,524
85% AR : 15% SO	20%	£667,587	£530,479	£457,886	£388,957	£388,957	£264,815
85% AR : 15% SO	25%	£561,749	£432,589	£360,086	£291,313	£291,313	£167,387
85% AR : 15% SO	30%	£456,198	£334,981	£262,568	£193,951	£193,951	£70,241
85% AR : 15% SO	35%	£350,933	£237,655	£165,330	£96,871	£96,871	£-28,767
85% AR : 15% SO	40%	£245,954	£140,609	£68,375	£72	£72	£-124,930
70% AR : 30% SO	25%	£582,485	£452,968	£380,186	£311,153	£311,153	£186,753
70% AR : 30% SO	30%	£481,073	£359,429	£286,681	£217,752	£217,752	£93,474

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,370,852	£1,144,611	£1,071,659	£1,002,105	£1,002,105	£877,100
85% AR : 15% SO	10%	£1,129,467	£924,886	£852,114	£782,872	£782,872	£658,298
85% AR : 15% SO	15%	£1,009,204	£815,445	£742,763	£673,678	£673,678	£549,320
85% AR : 15% SO	20%	£889,227	£706,286	£633,694	£564,765	£564,765	£440,623
85% AR : 15% SO	25%	£769,537	£597,409	£524,905	£456,133	£456,133	£332,207
85% AR : 15% SO	30%	£650,133	£488,913	£416,399	£347,783	£347,783	£224,073
85% AR : 15% SO	35%	£531,016	£380,498	£308,174	£239,715	£239,715	£116,221
85% AR : 15% SO	40%	£412,185	£272,466	£200,231	£131,927	£131,927	£8,649
70% AR : 30% SO	25%	£790,273	£617,788	£545,006	£475,972	£475,972	£351,573
70% AR : 30% SO	30%	£675,009	£513,261	£440,513	£371,584	£371,584	£247,305

The tabulated results for Typology 2 (25 flats and houses) shows that viability is challenging in both value areas when the appraisals are benchmarked against the office benchmark land value. By contrast, this typology can support all policy requirements in Area 1 with 20% affordable housing whilst area 2 can support all policy requirements and 30% affordable housing. When benchmarked against the Greenfield benchmark land values this typology can support all policy requirements and 30% affordable housing in Area 1 and Area 2.

6.36 The next set of tables analyse the viability of Typology 3 comprising 50 flats and houses compared to the four benchmark site values across the two postcode value areas.

Table 6.36.1: Viability of Developments – Typology 3 (50 Flats & Houses) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	£28,867	-£308,207	-£451,251	-£589,206	-£589,206	-£836,669
85% AR : 15% SO	10%	-£414,231	-£721,844	-£865,584	-£1,002,787	-£1,002,787	-£1,249,228
85% AR : 15% SO	15%	-£635,112	-£928,543	-£1,072,077	-£1,208,903	-£1,208,903	-£1,454,834
85% AR : 15% SO	20%	-£857,175	-£1,134,793	-£1,278,120	-£1,414,571	-£1,414,571	-£1,659,989
85% AR : 15% SO	25%	-£1,079,056	-£1,340,592	-£1,483,715	-£1,619,788	-£1,619,788	-£1,864,696
85% AR : 15% SO	30%	-£1,300,480	-£1,545,042	-£1,688,868	-£1,824,555	-£1,824,555	-£2,069,953
85% AR : 15% SO	35%	-£1,521,447	-£1,750,843	-£1,893,553	-£2,028,874	-£2,028,874	-£2,272,760
85% AR : 15% SO	40%	-£1,741,956	-£1,955,295	-£2,097,798	-£2,232,743	-£2,232,743	-£2,476,967
70% AR : 30% SO	25%	-£1,037,964	-£1,300,207	-£1,443,878	-£1,580,463	-£1,580,463	-£1,826,302
70% AR : 30% SO	30%	-£1,251,187	-£1,497,497	-£1,641,073	-£1,777,383	-£1,777,383	-£2,022,897

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	£584,211	£134,126	-£7,707	-£143,442	-£143,442	-£389,305
85% AR : 15% SO	10%	£85,561	-£321,467	-£462,957	-£600,159	-£600,159	-£846,600
85% AR : 15% SO	15%	-£163,086	-£548,598	-£691,818	-£828,644	-£828,644	-£1,074,574
85% AR : 15% SO	20%	-£411,282	-£776,901	-£920,229	-£1,056,679	-£1,056,679	-£1,302,099
85% AR : 15% SO	25%	-£659,025	-£1,005,069	-£1,148,191	-£1,284,265	-£1,284,265	-£1,529,173
85% AR : 15% SO	30%	-£906,966	-£1,232,788	-£1,376,703	-£1,611,401	-£1,611,401	-£1,765,708
85% AR : 15% SO	35%	-£1,156,040	-£1,460,057	-£1,602,767	-£1,738,087	-£1,738,087	-£1,981,974
85% AR : 15% SO	40%	-£1,404,658	-£1,686,876	-£1,829,380	-£1,964,324	-£1,964,324	-£2,207,700
70% AR : 30% SO	25%	-£618,595	-£964,684	-£1,108,355	-£1,244,940	-£1,244,940	-£1,490,779
70% AR : 30% SO	30%	-£857,818	-£1,184,342	-£1,327,918	-£1,464,228	-£1,464,228	-£1,709,742

Table 6.36.2: Viability of Developments – Typology 3 (50 Flats & Houses) – Industrial Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	£1,753,153	£1,416,059	£1,273,015	£1,135,060	£1,135,060	£887,597
85% AR : 15% SO	10%	£1,310,035	£1,002,422	£858,681	£721,479	£721,479	£475,038
85% AR : 15% SO	15%	£1,089,154	£795,723	£652,189	£515,363	£515,363	£269,432
85% AR : 15% SO	20%	£867,091	£589,473	£446,145	£309,695	£309,695	£64,277
85% AR : 15% SO	25%	£645,210	£383,674	£240,551	£104,478	£104,478	-£140,430
85% AR : 15% SO	30%	£423,785	£178,324	£35,407	-£100,289	-£100,289	-£344,687
85% AR : 15% SO	35%	£202,819	-£26,578	-£169,287	-£304,608	-£304,608	-£548,495
85% AR : 15% SO	40%	-£17,690	-£231,029	-£373,532	-£508,477	-£508,477	-£752,701
70% AR : 30% SO	25%	£686,301	£424,059	£280,388	£143,802	£143,802	-£102,036
70% AR : 30% SO	30%	£473,079	£226,769	£83,193	-£53,117	-£53,117	-£298,631

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,308,477	£1,858,392	£1,716,559	£1,580,824	£1,580,824	£1,334,961
85% AR : 15% SO	10%	£1,809,827	£1,402,798	£1,261,308	£1,124,106	£1,124,106	£877,665
85% AR : 15% SO	15%	£1,561,179	£1,175,668	£1,032,447	£895,621	£895,621	£649,692
85% AR : 15% SO	20%	£1,312,984	£947,365	£804,037	£667,587	£667,587	£422,167
85% AR : 15% SO	25%	£1,065,241	£719,197	£576,074	£440,001	£440,001	£195,093
85% AR : 15% SO	30%	£817,900	£491,478	£348,562	£212,865	£212,865	£31,532
85% AR : 15% SO	35%	£568,226	£264,209	£121,499	£-13,821	£-13,821	£-257,708
85% AR : 15% SO	40%	£319,608	£37,389	£-105,114	£-240,059	£-240,059	£-483,434
70% AR : 30% SO	25%	£1,105,671	£759,582	£615,911	£479,326	£479,326	£233,487
70% AR : 30% SO	30%	£866,448	£539,924	£396,348	£260,038	£260,038	£14,524

Table 6.36.3: Viability of Developments – Typology 3 (50 Flats & Houses) – Greenfield (upper end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,374,399	£2,037,305	£1,894,261	£1,756,307	£1,756,307	£1,508,843
85% AR : 15% SO	10%	£1,931,281	£1,623,668	£1,479,928	£1,342,725	£1,342,725	£1,096,284
85% AR : 15% SO	15%	£1,710,401	£1,416,969	£1,273,435	£1,136,609	£1,136,609	£890,678
85% AR : 15% SO	20%	£1,488,337	£1,210,720	£1,067,392	£930,942	£930,942	£685,523
85% AR : 15% SO	25%	£1,266,456	£1,004,920	£861,798	£725,724	£725,724	£480,816
85% AR : 15% SO	30%	£1,045,032	£799,570	£656,654	£520,957	£520,957	£276,559
85% AR : 15% SO	35%	£824,065	£594,669	£451,959	£316,639	£316,639	£72,752
85% AR : 15% SO	40%	£603,556	£390,217	£247,714	£112,769	£112,769	£-131,455
70% AR : 30% SO	25%	£1,307,548	£1,045,305	£901,634	£765,049	£765,049	£519,210
70% AR : 30% SO	30%	£1,094,325	£848,015	£704,439	£568,129	£568,129	£322,615

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,929,723	£2,479,638	£2,337,806	£2,202,070	£2,202,070	£1,956,207
85% AR : 15% SO	10%	£2,431,074	£2,024,045	£1,882,555	£1,745,353	£1,745,353	£1,498,912
85% AR : 15% SO	15%	£2,182,426	£1,796,914	£1,653,694	£1,516,868	£1,516,868	£1,270,938
85% AR : 15% SO	20%	£1,934,230	£1,568,611	£1,425,283	£1,288,833	£1,288,833	£1,043,413
85% AR : 15% SO	25%	£1,686,487	£1,340,444	£1,197,321	£1,061,247	£1,061,247	£816,339
85% AR : 15% SO	30%	£1,438,547	£1,112,724	£969,809	£834,111	£834,111	£589,714
85% AR : 15% SO	35%	£1,189,472	£885,455	£742,745	£607,425	£607,425	£363,539
85% AR : 15% SO	40%	£940,854	£658,636	£516,133	£381,188	£381,188	£137,812
70% AR : 30% SO	25%	£1,726,917	£1,380,828	£1,237,157	£1,100,572	£1,100,572	£854,734
70% AR : 30% SO	30%	£1,487,694	£1,161,170	£1,017,594	£881,284	£881,284	£635,770

Table 6.36.4: Viability of Developments – Typology 3 (50 Flats & Houses) – Greenfield (lower end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,399,931	£2,062,837	£1,919,793	£1,781,838	£1,781,838	£1,534,375
85% AR : 15% SO	10%	£1,956,813	£1,649,200	£1,505,460	£1,368,257	£1,368,257	£1,121,816
85% AR : 15% SO	15%	£1,735,933	£1,442,501	£1,298,967	£1,162,141	£1,162,141	£916,210
85% AR : 15% SO	20%	£1,513,869	£1,236,252	£1,092,924	£956,473	£956,473	£711,055
85% AR : 15% SO	25%	£1,291,988	£1,030,452	£887,330	£751,256	£751,256	£506,348
85% AR : 15% SO	30%	£1,070,564	£825,102	£682,186	£546,180	£546,180	£302,001
85% AR : 15% SO	35%	£849,597	£620,201	£477,491	£342,170	£342,170	£98,284
85% AR : 15% SO	40%	£629,088	£415,749	£273,246	£138,301	£138,301	£-105,923
70% AR : 30% SO	25%	£1,333,080	£1,070,837	£927,166	£790,581	£790,581	£544,742
70% AR : 30% SO	30%	£1,119,857	£873,547	£729,971	£593,661	£593,661	£348,147

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDS	Base Costs, CIL & S106, SUDS & Accessibility M4(2)	Base Costs, CIL & S106, SUDS, Access M4(3)	Base Costs, CIL & S106, SUDS, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,955,255	£2,505,170	£2,363,337	£2,227,602	£2,227,602	£1,981,739
85% AR : 15% SO	10%	£2,456,605	£2,049,577	£1,908,087	£1,770,885	£1,770,885	£1,524,444
85% AR : 15% SO	15%	£2,207,958	£1,822,446	£1,679,226	£1,542,400	£1,542,400	£1,296,470
85% AR : 15% SO	20%	£1,959,762	£1,594,143	£1,450,815	£1,314,365	£1,314,365	£1,068,945
85% AR : 15% SO	25%	£1,712,019	£1,365,975	£1,222,853	£1,086,779	£1,086,779	£841,871
85% AR : 15% SO	30%	£1,464,078	£1,138,256	£995,341	£859,643	£859,643	£615,246
85% AR : 15% SO	35%	£1,215,004	£910,987	£768,277	£632,957	£632,957	£389,070
85% AR : 15% SO	40%	£966,386	£684,168	£541,665	£406,720	£406,720	£163,344
70% AR : 30% SO	25%	£1,752,449	£1,406,360	£1,262,689	£1,126,104	£1,126,104	£880,265
70% AR : 30% SO	30%	£1,513,226	£1,186,702	£1,043,126	£906,816	£906,816	£661,302

- 6.37 The tabulated results for Typology 3 (50 flats and houses) shows that viability is challenging in both value areas when the appraisals are benchmarked against the office benchmark land value.
- 6.38 As with Typologies 1 and 2, Typology 3 is viable and can generally support all policy requirements when benchmarked against industrial and Greenfield benchmark land values. However, the viability of this Typology in area 1 with 30% affordable housing when benchmarked against the industrial land value becomes slightly challenging as it can only support CIL, S106 and SUDS. However, this table demonstrates that if the affordable housing tenure mix is flexed in Area 2 to provide 70% affordable rent and 30% shared ownership that this Typology can meet all policy requirements.
- 6.39 The next set of tables analyse the viability of Typology 4 comprising 100 flats compared to the four benchmark site values across the two postcode value areas.

Table 6.39.1: Viability of Developments – Typology 4 (100 Flats) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDS	Base Costs, CIL & S106, SUDS & Accessibility M4(2)	Base Costs, CIL & S106, SUDS, Access M4(3)	Base Costs, CIL & S106, SUDS, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£3,509,397	-£4,112,678	-£4,399,426	-£4,669,274	-£4,884,683	-£5,380,910
85% AR : 15% SO	10%	-£4,054,625	-£4,601,326	-£4,888,457	-£5,162,466	-£5,380,608	-£5,876,382
85% AR : 15% SO	15%	-£4,324,728	-£4,843,184	-£5,134,136	-£5,408,021	-£5,626,063	-£6,121,610
85% AR : 15% SO	20%	-£4,593,158	-£5,087,238	-£5,378,144	-£5,651,904	-£5,869,845	-£6,365,167
85% AR : 15% SO	25%	-£4,860,101	-£5,329,707	-£5,620,480	-£5,894,115	-£6,111,956	-£6,607,052
85% AR : 15% SO	30%	-£5,129,520	-£5,570,504	-£5,861,145	-£6,134,654	-£6,352,397	-£6,847,264
85% AR : 15% SO	35%	-£5,397,237	-£5,809,630	-£6,100,138	-£6,373,521	-£6,591,164	-£7,085,806
85% AR : 15% SO	40%	-£5,663,252	-£6,047,084	-£6,337,458	-£6,610,717	-£6,828,260	-£7,322,676
70% AR : 30% SO	25%	-£4,779,267	-£5,249,151	-£5,541,057	-£5,815,756	-£6,034,447	-£6,531,470
70% AR : 30% SO	30%	-£5,031,161	-£5,473,836	-£5,765,837	-£6,040,625	-£6,259,385	-£6,756,567

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDS	Base Costs, CIL & S106, SUDS & Accessibility M4(2)	Base Costs, CIL & S106, SUDS, Access M4(3)	Base Costs, CIL & S106, SUDS, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£2,608,642	-£3,422,037	-£3,708,786	-£3,978,633	-£4,193,459	-£4,681,701
85% AR : 15% SO	10%	-£3,237,348	-£3,979,750	-£4,286,237	-£4,535,837	-£4,750,467	-£5,244,639
85% AR : 15% SO	15%	-£3,552,451	-£4,256,138	-£4,542,495	-£4,811,973	-£5,029,417	-£5,524,964
85% AR : 15% SO	20%	-£3,866,310	-£4,530,883	-£4,817,108	-£5,090,355	-£5,308,297	-£5,803,618
85% AR : 15% SO	25%	-£4,178,493	-£4,803,983	-£5,094,029	-£5,367,663	-£5,585,505	-£6,080,599
85% AR : 15% SO	30%	-£4,489,004	-£5,076,149	-£5,369,760	-£5,643,296	-£5,861,041	-£6,355,000
85% AR : 15% SO	35%	-£4,797,841	-£5,353,372	-£5,643,879	-£5,917,263	-£6,134,905	-£6,629,547
85% AR : 15% SO	40%	-£5,109,200	-£5,625,922	-£5,916,297	-£6,189,556	-£6,407,098	-£6,901,513
70% AR : 30% SO	25%	-£4,097,847	-£4,724,723	-£5,014,605	-£5,289,305	-£5,507,995	-£6,005,018
70% AR : 30% SO	30%	-£4,392,226	-£4,982,481	-£5,274,461	-£5,549,269	-£5,768,029	-£6,265,212

Table 6.39.2: Viability of Developments – Typology 4 (100 Flats) – Industrial Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£60,865	-£664,147	-£950,895	-£1,220,742	-£1,436,151	-£1,932,379
85% AR : 15% SO	10%	-£606,093	-£1,152,795	-£1,439,926	-£1,713,935	-£1,932,077	-£2,427,850
85% AR : 15% SO	15%	-£876,197	-£1,394,652	-£1,685,605	-£1,959,490	-£2,177,531	-£2,673,079
85% AR : 15% SO	20%	-£1,144,627	-£1,638,706	-£1,929,613	-£2,203,372	-£2,421,314	-£2,916,636
85% AR : 15% SO	25%	-£1,411,570	-£1,881,175	-£2,171,949	-£2,445,583	-£2,663,425	-£3,158,521
85% AR : 15% SO	30%	-£1,680,988	-£2,121,972	-£2,412,614	-£2,688,122	-£2,903,865	-£3,398,733
85% AR : 15% SO	35%	-£1,948,705	-£2,361,099	-£2,651,606	-£2,924,990	-£3,142,633	-£3,637,274
85% AR : 15% SO	40%	-£2,214,721	-£2,598,553	-£2,888,926	-£3,162,186	-£3,379,729	-£3,874,144
70% AR : 30% SO	25%	-£1,330,736	-£1,800,619	-£2,092,525	-£2,367,225	-£2,585,916	-£3,082,938
70% AR : 30% SO	30%	-£1,582,629	-£2,025,305	-£2,317,305	-£2,592,093	-£2,810,853	-£3,308,036

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£839,890	£26,494	-£260,254	-£530,101	-£744,928	-£1,233,170
85% AR : 15% SO	10%	£211,184	-£531,218	-£817,706	-£1,087,306	-£1,301,936	-£1,796,108
85% AR : 15% SO	15%	-£103,920	-£807,607	-£1,093,963	-£1,363,441	-£1,580,885	-£2,076,433
85% AR : 15% SO	20%	-£417,778	-£1,082,352	-£1,368,577	-£1,641,824	-£1,859,765	-£2,355,086
85% AR : 15% SO	25%	-£729,962	-£1,355,451	-£1,645,497	-£1,919,131	-£2,136,973	-£2,632,068
85% AR : 15% SO	30%	-£1,040,473	-£1,630,617	-£1,921,258	-£2,194,767	-£2,412,510	-£2,907,377
85% AR : 15% SO	35%	-£1,349,310	-£1,904,840	-£2,195,347	-£2,468,731	-£2,686,374	-£3,181,016
85% AR : 15% SO	40%	-£1,660,669	-£2,177,390	-£2,467,765	-£2,741,024	-£2,958,566	-£3,452,982
70% AR : 30% SO	25%	-£649,316	-£1,276,191	-£1,566,073	-£1,840,773	-£2,059,463	-£2,556,487
70% AR : 30% SO	30%	-£943,696	-£1,533,950	-£1,825,950	-£2,100,738	-£2,319,498	-£2,816,680

Table 6.39.3: Viability of Developments – Typology 4 (100 Flats) – Greenfield (upper end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,181,627	£578,346	£291,598	£21,750	-£193,658	-£689,886
85% AR : 15% SO	10%	£836,400	£89,698	-£197,433	-£471,442	-£689,584	-£1,185,357
85% AR : 15% SO	15%	£366,296	-£152,159	-£443,112	-£716,997	-£935,038	-£1,430,586
85% AR : 15% SO	20%	£97,866	-£396,213	-£687,120	-£960,879	-£1,178,821	-£1,674,143
85% AR : 15% SO	25%	-£169,077	-£638,682	-£929,456	-£1,203,090	-£1,420,932	-£1,916,028
85% AR : 15% SO	30%	-£438,495	-£879,480	-£1,170,121	-£1,443,630	-£1,661,373	-£2,155,240
85% AR : 15% SO	35%	-£708,212	-£1,118,606	-£1,409,114	-£1,682,497	-£1,900,140	-£2,394,782
85% AR : 15% SO	40%	-£972,228	-£1,358,060	-£1,646,434	-£1,919,693	-£2,137,236	-£2,631,651
70% AR : 30% SO	25%	-£88,243	-£558,127	-£850,032	-£1,124,732	-£1,343,423	-£1,840,446
70% AR : 30% SO	30%	-£340,137	-£782,812	-£1,074,812	-£1,349,600	-£1,568,361	-£2,065,543

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,082,383	£1,268,987	£982,239	£712,391	£497,565	£9,323
85% AR : 15% SO	10%	£1,453,676	£711,275	£424,787	£155,187	-£59,443	-£553,615
85% AR : 15% SO	15%	£1,138,573	£434,886	£148,530	-£120,948	-£338,392	-£833,940
85% AR : 15% SO	20%	£824,715	£160,141	-£126,084	-£399,331	-£617,273	-£1,112,593
85% AR : 15% SO	25%	£512,531	-£112,958	-£403,004	-£676,639	-£894,480	-£1,389,575
85% AR : 15% SO	30%	£202,020	-£388,124	-£678,765	-£952,274	-£1,170,017	-£1,664,885
85% AR : 15% SO	35%	-£106,817	-£662,347	-£952,555	-£1,226,238	-£1,443,881	-£1,938,523
85% AR : 15% SO	40%	-£418,176	-£934,898	-£1,225,272	-£1,498,532	-£1,716,074	-£2,210,489
70% AR : 30% SO	25%	£593,177	-£33,698	-£323,581	-£598,280	-£816,970	-£1,313,994
70% AR : 30% SO	30%	£298,796	-£291,457	-£583,457	-£858,245	-£1,077,005	-£1,574,187

Table 6.39.4: Viability of Developments – Typology 4 (100 Flats) – Greenfield (lower end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,232,691	£629,410	£342,662	£72,814	£142,594	£638,822
85% AR : 15% SO	10%	£687,463	£140,762	£146,369	£420,376	£638,520	£1,134,294
85% AR : 15% SO	15%	£417,360	£101,096	£392,048	£665,933	£883,974	£1,379,522
85% AR : 15% SO	20%	£148,930	£345,150	£636,056	£909,816	£1,127,757	£1,623,079
85% AR : 15% SO	25%	£118,013	£587,619	£878,392	£1,152,027	£1,369,868	£1,864,964
85% AR : 15% SO	30%	£387,431	£828,416	£1,110,057	£1,302,566	£1,610,309	£2,105,176
85% AR : 15% SO	35%	£655,148	£1,067,542	£1,358,050	£1,631,433	£1,849,076	£2,343,718
85% AR : 15% SO	40%	£921,164	£1,304,996	£1,595,370	£1,868,629	£2,086,172	£2,580,588
70% AR : 30% SO	25%	£37,179	£507,063	£798,969	£1,073,668	£1,292,359	£1,789,382
70% AR : 30% SO	30%	£289,073	£731,748	£1,023,748	£1,298,537	£1,517,297	£2,014,479

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£2,133,447	£1,320,051	£1,033,303	£763,455	£548,629	£60,387
85% AR : 15% SU	10%	£1,504,740	£1,623,338	£479,851	£206,291	£8,379	£502,551
85% AR : 15% SO	15%	£1,189,637	£485,950	£199,594	£69,884	£287,329	£782,876
85% AR : 15% SO	20%	£875,776	£211,205	£75,020	£348,267	£566,209	£1,061,529
85% AR : 15% SO	25%	£563,595	£61,894	£351,940	£625,575	£843,416	£1,338,511
85% AR : 15% SO	30%	£253,084	£337,061	£637,702	£901,211	£1,118,093	£1,613,821
85% AR : 15% SO	35%	£55,753	£611,284	£901,791	£1,175,175	£1,392,817	£1,887,459
85% AR : 15% SO	40%	£367,112	£883,834	£1,174,208	£1,447,468	£1,665,010	£2,159,425
70% AR : 30% SO	25%	£644,241	£17,365	£272,517	£547,216	£765,906	£1,262,930
70% AR : 30% SO	30%	£349,860	£240,393	£532,393	£807,181	£1,025,941	£1,523,124

- 6.40 The results for Typology 4 show that viability is challenging when a scheme comprising 100% flats is appraised predominantly due to an increase in construction costs. This Typology is largely unviable in both value areas when benchmarked against the office and industrial benchmarks. However, area 2 can support CIL and S106 at 0% affordable housing when benchmarked against the industrial land value.
- 6.41 Viability again is challenging in both value areas when benchmarked against Greenfield land values.
- 6.42 The next set of tables analyse the viability of Typology 5 comprising 100 houses compared to the four benchmark site values across the two postcode value areas

Table 6.42.1: Viability of Developments – Typology 5 (100 houses) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£5,066,632	£4,270,650	£3,993,648	£3,735,487	£3,247,268	£2,777,826
85% AR : 15% SO	10%	£4,148,200	£3,421,360	£3,193,923	£2,904,736	£2,433,416	£1,960,220
85% AR : 15% SO	15%	£3,689,252	£2,996,927	£2,733,641	£2,489,545	£2,026,670	£1,581,598
85% AR : 15% SO	20%	£3,230,362	£2,572,594	£2,313,880	£2,074,473	£1,620,046	£1,183,098
85% AR : 15% SO	25%	£2,771,591	£2,148,381	£1,894,240	£1,659,521	£1,213,542	£784,717
85% AR : 15% SO	30%	£2,312,939	£1,724,289	£1,474,720	£1,244,690	£807,159	£385,780
85% AR : 15% SO	35%	£1,854,004	£1,300,319	£1,055,321	£829,980	£400,898	£14,871
85% AR : 15% SO	40%	£1,394,196	£876,469	£636,044	£415,390	£5,243	£415,399
70% AR : 30% SO	25%	£2,858,867	£2,235,559	£1,980,695	£1,745,342	£1,298,126	£868,111
70% AR : 30% SO	30%	£2,417,623	£1,828,857	£1,578,420	£1,347,629	£908,613	£486,483

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£6,432,392	£5,377,771	£5,105,226	£4,851,218	£4,362,999	£3,893,557
85% AR : 15% SO	10%	£5,377,444	£4,419,820	£4,136,273	£3,908,897	£3,437,573	£2,984,379
85% AR : 15% SO	15%	£4,850,148	£3,941,020	£3,681,970	£3,437,917	£2,975,042	£2,529,970
85% AR : 15% SO	20%	£4,322,970	£3,462,335	£3,208,465	£2,967,057	£2,512,631	£2,075,682
85% AR : 15% SO	25%	£3,795,911	£2,983,767	£2,731,038	£2,496,319	£2,050,340	£1,621,516
85% AR : 15% SO	30%	£3,268,970	£2,505,302	£2,255,732	£2,025,701	£1,588,172	£1,167,470
85% AR : 15% SO	35%	£2,742,148	£2,025,544	£1,780,547	£1,555,205	£1,126,122	£713,545
85% AR : 15% SO	40%	£2,215,444	£1,545,907	£1,305,482	£1,084,828	£664,195	£259,740
70% AR : 30% SO	25%	£3,883,187	£3,069,542	£2,817,494	£2,582,140	£2,134,925	£1,704,909
70% AR : 30% SO	30%	£3,373,655	£2,608,200	£2,359,433	£2,128,640	£1,689,626	£1,267,496

Table 6.42.2: Viability of Developments – Typology 5 (100 houses) – Industrial Benchmark Land Value
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£7,227,712	£6,431,730	£6,154,728	£5,896,567	£5,408,348	£4,938,906
85% AR : 15% SO	10%	£6,309,340	£5,582,460	£5,314,602	£5,065,818	£4,594,495	£4,141,299
85% AR : 15% SO	15%	£5,850,332	£5,158,006	£4,894,720	£4,650,824	£4,187,750	£3,742,678
85% AR : 15% SO	20%	£5,391,442	£4,733,673	£4,474,959	£4,235,552	£3,781,125	£3,344,178
85% AR : 15% SO	25%	£4,932,671	£4,309,461	£4,055,320	£3,820,600	£3,374,622	£2,945,797
85% AR : 15% SO	30%	£4,474,018	£3,885,360	£3,636,800	£3,406,770	£2,968,230	£2,646,860
85% AR : 15% SO	35%	£4,015,084	£3,461,399	£3,216,401	£2,991,060	£2,561,977	£2,146,208
85% AR : 15% SO	40%	£3,555,276	£3,037,549	£2,797,123	£2,576,470	£2,155,837	£1,745,681
70% AR : 30% SO	25%	£5,019,947	£4,396,638	£4,141,775	£3,906,421	£3,459,206	£3,029,190
70% AR : 30% SO	30%	£4,578,703	£3,989,937	£3,739,500	£3,508,708	£3,069,693	£2,647,563

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,593,471	£7,538,851	£7,266,306	£7,012,298	£6,524,079	£6,054,637
85% AR : 15% SO	10%	£7,538,523	£6,580,900	£6,317,352	£6,069,976	£5,598,653	£5,145,458
85% AR : 15% SO	15%	£7,011,228	£6,102,099	£5,843,049	£5,598,996	£5,136,122	£4,691,050
85% AR : 15% SO	20%	£6,484,050	£5,623,414	£5,367,544	£5,128,137	£4,673,711	£4,236,762
85% AR : 15% SO	25%	£5,956,990	£5,144,847	£4,892,118	£4,657,399	£4,211,420	£3,782,595
85% AR : 15% SO	30%	£5,430,046	£4,666,382	£4,416,812	£4,186,781	£3,749,251	£3,328,540
85% AR : 15% SO	35%	£4,903,228	£4,186,824	£3,941,627	£3,716,284	£3,287,202	£2,874,624
85% AR : 15% SO	40%	£4,376,524	£3,706,987	£3,466,562	£3,245,908	£2,825,275	£2,420,820
70% AR : 30% SO	25%	£6,044,266	£5,230,622	£4,978,573	£4,743,220	£4,296,004	£3,865,989
70% AR : 30% SO	30%	£5,534,734	£4,769,280	£4,520,512	£4,289,720	£3,850,706	£3,428,576

Table 6.42.3: Viability of Developments – Typology 5 (100 houses) – Greenfield (upper end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,006,341	£7,210,359	£6,933,357	£6,675,196	£6,186,976	£5,717,535
85% AR : 15% SO	10%	£7,087,968	£6,361,089	£6,093,231	£5,844,446	£5,373,124	£4,919,928
85% AR : 15% SO	15%	£6,628,960	£5,936,635	£5,673,349	£5,429,523	£4,966,378	£4,521,306
85% AR : 15% SO	20%	£6,170,070	£5,512,302	£5,253,588	£5,014,181	£4,559,754	£4,122,806
85% AR : 15% SO	25%	£5,711,300	£5,088,090	£4,833,948	£4,599,229	£4,153,251	£3,724,426
85% AR : 15% SO	30%	£5,252,647	£4,663,998	£4,414,428	£4,184,398	£3,746,868	£3,325,489
85% AR : 15% SO	35%	£4,793,713	£4,240,028	£3,995,030	£3,769,688	£3,340,606	£2,924,837
85% AR : 15% SO	40%	£4,333,904	£3,816,178	£3,575,752	£3,355,990	£2,934,465	£2,524,310
70% AR : 30% SO	25%	£5,798,576	£5,175,267	£4,920,404	£4,685,050	£4,237,835	£3,807,819
70% AR : 30% SO	30%	£5,357,332	£4,768,565	£4,518,129	£4,287,337	£3,848,322	£3,426,192

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£9,372,100	£8,317,479	£8,044,935	£7,790,926	£7,302,708	£6,833,266
85% AR : 15% SO	10%	£8,317,152	£7,359,529	£7,095,981	£6,848,605	£6,377,282	£5,924,087
85% AR : 15% SO	15%	£7,789,857	£6,880,728	£6,621,678	£6,377,625	£5,914,750	£5,469,678
85% AR : 15% SO	20%	£7,262,678	£6,402,043	£6,146,173	£5,906,765	£5,452,339	£5,015,390
85% AR : 15% SO	25%	£6,735,619	£5,923,475	£5,670,747	£5,436,027	£4,990,049	£4,561,224
85% AR : 15% SO	30%	£6,208,678	£5,445,010	£5,195,441	£4,965,410	£4,527,880	£4,107,178
85% AR : 15% SO	35%	£5,681,856	£4,965,252	£4,720,256	£4,494,913	£4,065,831	£3,653,253
85% AR : 15% SO	40%	£5,155,153	£4,485,616	£4,245,191	£4,024,537	£3,603,903	£3,199,448
70% AR : 30% SO	25%	£6,822,895	£6,009,251	£5,757,202	£5,521,848	£5,074,633	£4,644,617
70% AR : 30% SO	30%	£6,313,363	£5,547,908	£5,299,141	£5,068,349	£4,629,335	£4,207,204

Table 6.42.4: Viability of Developments – Typology 5 (100 houses) – Greenfield (lower end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,038,341	£7,242,359	£6,965,357	£6,707,196	£6,218,976	£5,749,535
85% AR : 15% SO	10%	£7,119,968	£6,393,089	£6,125,231	£5,876,446	£5,405,124	£4,951,928
85% AR : 15% SO	15%	£6,660,960	£5,968,635	£5,705,349	£5,461,253	£4,998,378	£4,553,306
85% AR : 15% SO	20%	£6,202,070	£5,544,302	£5,285,588	£5,046,181	£4,591,754	£4,154,806
85% AR : 15% SO	25%	£5,743,300	£5,120,090	£4,865,948	£4,631,229	£4,185,251	£3,756,426
85% AR : 15% SO	30%	£5,284,647	£4,695,998	£4,446,428	£4,216,398	£3,778,868	£3,357,489
85% AR : 15% SO	35%	£4,825,713	£4,272,028	£4,027,030	£3,801,688	£3,372,606	£2,956,837
85% AR : 15% SO	40%	£4,365,904	£3,848,178	£3,607,752	£3,387,099	£2,966,465	£2,556,310
70% AR : 30% SO	25%	£5,830,576	£5,207,267	£4,952,404	£4,717,050	£4,269,835	£3,839,819
70% AR : 30% SO	30%	£5,389,332	£4,800,565	£4,550,129	£4,319,337	£3,880,322	£3,458,192

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£9,404,100	£8,349,479	£8,076,935	£7,822,926	£7,334,708	£6,865,266
85% AR : 15% SO	10%	£8,349,152	£7,391,529	£7,127,981	£6,880,905	£6,409,262	£5,956,087
85% AR : 15% SO	15%	£7,821,857	£6,912,728	£6,653,678	£6,409,625	£5,946,750	£5,501,678
85% AR : 15% SO	20%	£7,294,678	£6,434,043	£6,178,173	£5,938,765	£5,484,339	£5,047,390
85% AR : 15% SO	25%	£6,767,619	£5,955,475	£5,702,747	£5,468,027	£5,022,049	£4,593,224
85% AR : 15% SO	30%	£6,240,678	£5,477,010	£5,227,441	£4,997,410	£4,559,880	£4,139,178
85% AR : 15% SO	35%	£5,713,856	£4,997,252	£4,752,256	£4,526,913	£4,097,831	£3,685,253
85% AR : 15% SO	40%	£5,187,153	£4,517,616	£4,277,191	£4,056,537	£3,635,903	£3,231,448
70% AR : 30% SO	25%	£6,854,895	£6,041,251	£5,789,202	£5,553,848	£5,106,633	£4,676,617
70% AR : 30% SO	30%	£6,345,363	£5,579,908	£5,331,141	£5,100,349	£4,661,335	£4,239,204

6.43 In summary, Typology 5 (100 houses) can support all policy requirements in both value areas when benchmarked against the four benchmark land values.

6.44 The next set of tables analyse the viability of Typology 6 comprising 500 Flats compared to the four benchmark site values across the two postcode value areas.

Table 6.44.1: Viability of Developments – Typology 5 (500 Flats) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£30,746,613	-£33,388,058	-£34,764,123	-£35,957,726	-£36,949,526	-£39,203,621
85% AR : 15% SO	10%	-£33,360,546	-£35,720,120	-£37,094,929	-£38,267,441	-£39,276,337	-£41,530,373
85% AR : 15% SO	15%	-£34,655,855	-£36,874,689	-£38,248,870	-£39,440,837	-£40,431,281	-£42,682,288
85% AR : 15% SO	20%	-£35,943,386	-£38,021,617	-£39,395,170	-£40,586,593	-£41,576,583	-£43,826,563
85% AR : 15% SO	25%	-£37,223,143	-£39,160,905	-£40,533,830	-£41,724,708	-£42,714,246	-£44,963,195
85% AR : 15% SO	30%	-£38,495,125	-£40,292,552	-£41,664,848	-£42,855,182	-£43,844,267	-£46,092,187
85% AR : 15% SO	35%	-£39,759,333	-£41,416,558	-£42,788,226	-£43,978,014	-£44,966,647	-£47,213,539
85% AR : 15% SO	40%	-£41,015,766	-£42,532,922	-£43,903,963	-£45,093,206	-£46,081,386	-£48,327,250
70% AR : 30% SO	25%	-£36,921,913	-£39,864,856	-£40,243,128	-£41,438,643	-£42,432,035	-£44,689,744
70% AR : 30% SO	30%	-£38,133,649	-£39,937,293	-£41,316,005	-£42,511,905	-£43,505,614	-£45,764,046

Area 2- CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£26,526,126	-£30,255,520	-£31,631,586	-£32,825,188	-£33,816,989	-£36,071,083
85% AR : 15% SO	10%	-£29,562,110	-£32,900,836	-£34,275,645	-£35,466,157	-£36,459,053	-£38,711,088
85% AR : 15% SO	15%	-£31,068,442	-£34,212,032	-£35,586,213	-£36,778,180	-£37,768,623	-£40,019,630
85% AR : 15% SO	20%	-£32,566,997	-£35,515,588	-£36,889,139	-£38,080,563	-£39,070,553	-£41,320,532
85% AR : 15% SO	25%	-£34,057,778	-£36,811,502	-£38,184,426	-£39,375,304	-£40,364,842	-£42,613,792
85% AR : 15% SO	30%	-£35,540,784	-£38,099,775	-£39,472,071	-£40,662,405	-£41,651,491	-£43,909,411
85% AR : 15% SO	35%	-£37,016,016	-£39,380,408	-£40,752,076	-£41,941,865	-£42,930,498	-£45,177,389
85% AR : 15% SO	40%	-£38,483,474	-£40,653,400	-£42,024,440	-£43,213,684	-£44,201,864	-£46,447,727
70% AR : 30% SO	25%	-£33,756,549	-£36,515,453	-£37,893,724	-£39,089,240	-£40,082,632	-£42,340,340
70% AR : 30% SO	30%	-£35,179,309	-£37,744,516	-£39,123,229	-£40,319,128	-£41,312,838	-£43,571,269

Table 6.44.2: Viability of Developments – Typology 5 (500 Flats) – Industrial Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£20,083,391	-£22,724,836	-£24,100,900	-£25,294,503	-£26,286,304	-£28,540,398
85% AR : 15% SO	10%	-£22,697,326	-£25,056,898	-£26,431,706	-£27,624,218	-£28,615,114	-£30,867,151
85% AR : 15% SO	15%	-£23,992,632	-£26,211,467	-£27,585,648	-£28,777,615	-£29,768,058	-£32,019,065
85% AR : 15% SO	20%	-£25,280,164	-£27,358,395	-£28,731,948	-£29,923,370	-£30,913,361	-£33,163,340
85% AR : 15% SO	25%	-£26,559,920	-£28,497,682	-£29,870,607	-£31,061,486	-£32,051,024	-£34,299,973
85% AR : 15% SO	30%	-£27,831,902	-£29,629,330	-£31,001,626	-£32,191,959	-£33,181,045	-£35,428,965
85% AR : 15% SO	35%	-£29,096,110	-£30,753,335	-£32,125,004	-£33,314,792	-£34,303,424	-£36,550,317
85% AR : 15% SO	40%	-£30,352,543	-£31,869,700	-£33,240,740	-£34,429,984	-£35,418,164	-£37,664,027
70% AR : 30% SO	25%	-£26,258,690	-£28,201,633	-£29,579,905	-£30,775,421	-£31,768,813	-£34,026,522
70% AR : 30% SO	30%	-£27,470,427	-£29,274,071	-£30,652,783	-£31,848,683	-£32,842,392	-£35,100,823

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£15,862,904	-£19,592,298	-£20,968,363	-£22,161,965	-£23,153,767	-£25,407,860
85% AR : 15% SO	10%	-£18,898,888	-£22,237,614	-£23,612,422	-£24,804,934	-£25,795,830	-£28,047,866
85% AR : 15% SO	15%	-£20,405,219	-£23,548,810	-£24,922,990	-£26,114,958	-£27,105,401	-£29,356,408
85% AR : 15% SO	20%	-£21,903,775	-£24,852,365	-£26,225,917	-£27,417,341	-£28,407,330	-£30,657,310
85% AR : 15% SO	25%	-£23,394,555	-£26,148,279	-£27,521,203	-£28,712,082	-£29,701,820	-£31,950,570
85% AR : 15% SO	30%	-£24,877,562	-£27,436,553	-£28,808,849	-£29,999,183	-£30,988,268	-£33,236,189
85% AR : 15% SO	35%	-£26,352,794	-£28,717,186	-£30,088,854	-£31,278,643	-£32,267,276	-£34,514,167
85% AR : 15% SO	40%	-£27,820,252	-£29,990,178	-£31,361,218	-£32,550,462	-£33,538,642	-£35,784,505
70% AR : 30% SO	25%	-£23,093,326	-£25,852,230	-£27,230,502	-£28,426,018	-£29,419,410	-£31,677,118
70% AR : 30% SO	30%	-£24,516,086	-£27,081,294	-£28,460,007	-£29,655,906	-£30,649,615	-£32,908,047

Table 6.44.3: Viability of Developments – Typology 5 (500 Flats) – Greenfield (upper end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	-£16,241,473	-£18,882,918	-£20,258,982	-£21,452,585	-£22,444,385	-£24,698,480
85% AR : 15% SO	10%	-£18,856,408	-£21,214,979	-£22,589,788	-£23,782,300	-£24,773,198	-£27,025,233
85% AR : 15% SO	15%	-£20,150,714	-£22,369,549	-£23,743,729	-£24,935,697	-£25,926,140	-£28,177,147
85% AR : 15% SO	20%	-£21,438,245	-£23,516,476	-£24,890,029	-£26,081,452	-£27,071,443	-£29,321,422
85% AR : 15% SO	25%	-£22,718,002	-£24,655,764	-£26,028,689	-£27,219,567	-£28,209,105	-£30,458,054
85% AR : 15% SO	30%	-£23,989,984	-£25,787,411	-£27,159,707	-£28,350,041	-£29,339,128	-£31,587,047
85% AR : 15% SO	35%	-£25,254,192	-£26,911,417	-£28,283,085	-£29,472,873	-£30,461,506	-£32,708,398
85% AR : 15% SO	40%	-£26,510,625	-£28,027,781	-£29,398,822	-£30,588,066	-£31,576,245	-£33,822,109
70% AR : 30% SO	25%	-£22,416,772	-£24,359,715	-£25,737,987	-£26,933,502	-£27,926,894	-£30,184,803
70% AR : 30% SO	30%	-£23,628,508	-£25,432,152	-£26,810,865	-£28,006,764	-£29,000,473	-£31,258,905

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	-£12,020,986	-£15,750,380	-£17,126,445	-£18,320,047	-£19,311,848	-£21,565,942
85% AR : 15% SO	10%	-£15,056,970	-£18,395,695	-£19,770,504	-£20,963,016	-£21,953,912	-£24,205,948
85% AR : 15% SO	15%	-£16,563,301	-£19,706,891	-£21,081,072	-£22,273,039	-£23,263,483	-£25,514,490
85% AR : 15% SO	20%	-£18,061,856	-£21,010,447	-£22,383,999	-£23,575,422	-£24,565,412	-£26,815,391
85% AR : 15% SO	25%	-£19,552,637	-£22,306,361	-£23,679,285	-£24,870,163	-£25,859,701	-£28,108,651
85% AR : 15% SO	30%	-£21,035,644	-£23,594,635	-£24,966,931	-£26,157,265	-£27,146,350	-£29,394,270
85% AR : 15% SO	35%	-£22,510,876	-£24,875,267	-£26,246,935	-£27,436,725	-£28,425,357	-£30,672,249
85% AR : 15% SO	40%	-£23,978,334	-£26,148,259	-£27,519,299	-£28,708,543	-£29,696,723	-£31,942,587
70% AR : 30% SO	25%	-£19,251,408	-£22,010,312	-£23,388,584	-£24,584,099	-£25,577,491	-£27,835,199
70% AR : 30% SO	30%	-£20,674,168	-£23,239,376	-£24,618,088	-£25,813,988	-£26,807,697	-£29,066,129

Table 6.44.4: Viability of Developments – Typology 5 (500 Flats) – Greenfield (lower end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	-£16,083,578	-£18,725,023	-£20,101,087	-£21,294,690	-£22,286,491	-£24,540,585
85% AR : 15% SO	10%	-£18,697,513	-£21,057,085	-£22,431,893	-£23,624,405	-£24,615,301	-£26,867,338
85% AR : 15% SO	15%	-£19,992,819	-£22,211,654	-£23,585,834	-£24,777,802	-£25,768,245	-£28,019,252
85% AR : 15% SO	20%	-£21,280,351	-£23,358,582	-£24,732,134	-£25,923,557	-£26,913,548	-£29,163,527
85% AR : 15% SO	25%	-£22,560,107	-£24,497,869	-£25,870,794	-£27,061,672	-£28,051,210	-£30,300,160
85% AR : 15% SO	30%	-£23,832,089	-£25,629,516	-£27,001,812	-£28,192,146	-£29,181,231	-£31,429,152
85% AR : 15% SO	35%	-£25,096,297	-£26,753,522	-£28,125,190	-£29,314,979	-£30,303,611	-£32,550,504
85% AR : 15% SO	40%	-£26,352,730	-£27,869,887	-£29,240,927	-£30,430,171	-£31,418,351	-£33,664,214
70% AR : 30% SO	25%	-£22,258,877	-£24,201,820	-£25,580,092	-£26,775,608	-£27,769,000	-£30,026,709
70% AR : 30% SO	30%	-£23,470,614	-£25,274,257	-£26,652,970	-£27,848,869	-£28,842,579	-£31,101,010

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	-£11,863,091	-£15,592,485	-£16,968,550	-£18,162,152	-£19,153,954	-£21,408,047
85% AR : 15% SO	10%	-£14,899,075	-£18,237,801	-£19,612,609	-£20,805,121	-£21,796,017	-£24,048,053
85% AR : 15% SO	15%	-£16,405,406	-£19,548,997	-£20,923,177	-£22,115,145	-£23,105,588	-£25,356,595
85% AR : 15% SO	20%	-£17,903,961	-£20,852,552	-£22,226,104	-£23,417,528	-£24,407,517	-£26,657,496
85% AR : 15% SO	25%	-£19,394,742	-£22,148,466	-£23,521,390	-£24,712,268	-£25,701,806	-£27,950,757
85% AR : 15% SO	30%	-£20,877,749	-£23,436,740	-£24,809,036	-£26,009,370	-£26,988,455	-£29,236,375
85% AR : 15% SO	35%	-£22,352,981	-£24,717,372	-£26,089,041	-£27,278,830	-£28,267,462	-£30,514,354
85% AR : 15% SO	40%	-£23,820,439	-£25,990,364	-£27,361,405	-£28,550,649	-£29,538,828	-£31,784,692
70% AR : 30% SO	25%	-£19,093,513	-£21,852,417	-£23,230,689	-£24,428,205	-£25,419,597	-£27,677,305
70% AR : 30% SO	30%	-£20,516,273	-£23,081,481	-£24,460,193	-£25,656,093	-£26,649,802	-£28,908,234

6.45 In summary, this Typology is unviable when benchmarked against the four benchmark land values. This Typology is a high density scheme which adopts a higher construction cost than the previous flatted schemes. In addition, this Typology also adopts infrastructure costs

of £15,000 per unit which adds additional costs to the appraisal

6.46 The next set of tables analyse the viability of Typology 7 comprising 650 Flats compared to the four benchmark site values across the two postcode value areas.

Table 6.46.1: Viability of Developments – Typology 7 (650 Flats) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£54,560,744	£57,856,828	£59,569,749	£61,082,424	£62,327,390	£65,156,860
85% AR : 15% SO	10%	£57,938,528	£60,884,029	£62,603,560	£64,122,109	£65,371,894	£68,212,316
85% AR : 15% SO	15%	£59,610,950	£62,381,443	£64,104,310	£65,625,766	£66,877,961	£69,723,859
85% AR : 15% SO	20%	£61,272,395	£63,868,067	£65,594,249	£67,118,634	£68,373,238	£71,224,612
85% AR : 15% SO	25%	£62,922,860	£65,343,901	£67,073,399	£68,600,710	£69,857,724	£72,714,574
85% AR : 15% SO	30%	£64,567,346	£66,808,946	£68,541,757	£70,071,997	£71,331,470	£74,193,748
85% AR : 15% SO	35%	£66,190,853	£68,263,200	£69,999,327	£71,532,493	£72,794,326	£75,662,127
85% AR : 15% SO	40%	£67,808,381	£69,706,663	£71,446,106	£72,982,200	£74,246,442	£77,119,720
70% AR : 30% SO	25%	£62,544,738	£64,972,284	£66,708,758	£68,242,231	£69,504,316	£72,372,690
70% AR : 30% SO	30%	£64,108,601	£66,363,004	£68,104,189	£69,641,822	£70,907,331	£73,783,487

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£49,506,922	£54,143,450	£55,856,372	£57,369,045	£58,614,011	£61,443,481
85% AR : 15% SO	10%	£53,390,087	£57,541,988	£59,261,539	£60,780,068	£62,029,854	£64,870,275
85% AR : 15% SO	15%	£55,315,202	£59,225,071	£60,947,938	£62,469,394	£63,721,590	£66,567,487
85% AR : 15% SO	20%	£57,229,337	£60,897,365	£62,623,546	£64,147,930	£65,402,534	£68,253,908
85% AR : 15% SO	25%	£59,132,493	£62,558,867	£64,288,365	£65,815,676	£67,072,690	£69,929,540
85% AR : 15% SO	30%	£61,024,670	£64,209,581	£66,042,393	£67,472,632	£68,739,055	£71,594,381
85% AR : 15% SO	35%	£62,905,869	£65,849,504	£67,585,631	£69,118,798	£70,380,630	£73,248,432
85% AR : 15% SO	40%	£64,776,087	£67,478,636	£69,218,078	£70,754,173	£72,018,415	£74,891,692
70% AR : 30% SO	25%	£58,754,372	£62,187,250	£63,923,724	£65,457,197	£66,719,282	£69,587,658
70% AR : 30% SO	30%	£60,570,924	£63,763,639	£65,504,823	£67,042,456	£68,307,965	£71,184,121

Table 6.46.2: Viability of Developments – Typology 7 (650 Flats) – Industrial Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£29,476,783	£32,772,867	£34,485,788	£35,998,463	£37,243,429	£40,072,899
85% AR : 15% SO	10%	£32,854,567	£35,800,067	£37,519,619	£39,038,148	£40,287,933	£43,128,355
85% AR : 15% SO	15%	£34,526,989	£37,297,481	£39,020,349	£40,541,805	£41,794,000	£44,639,898
85% AR : 15% SO	20%	£36,188,433	£38,784,106	£40,510,288	£42,034,673	£43,289,277	£46,140,650
85% AR : 15% SO	25%	£37,838,899	£40,269,940	£41,989,437	£43,516,749	£44,773,763	£47,630,612
85% AR : 15% SO	30%	£39,478,385	£41,724,985	£43,457,796	£44,988,036	£46,247,459	£49,109,785
85% AR : 15% SO	35%	£41,106,892	£43,179,238	£44,915,365	£46,448,532	£47,710,365	£50,578,166
85% AR : 15% SO	40%	£42,724,420	£44,622,702	£46,362,144	£47,898,239	£49,162,461	£52,035,759
70% AR : 30% SO	25%	£37,460,777	£39,888,323	£41,624,797	£43,158,270	£44,420,355	£47,288,729
70% AR : 30% SO	30%	£39,024,639	£41,279,043	£43,020,228	£44,557,861	£45,823,389	£48,699,525

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£24,422,961	£29,059,489	£30,772,410	£32,285,084	£33,530,050	£36,359,520
85% AR : 15% SO	10%	£26,306,126	£32,456,027	£34,177,576	£35,696,107	£36,945,693	£39,766,314
85% AR : 15% SO	15%	£30,231,240	£34,141,110	£35,863,977	£37,385,433	£38,637,629	£41,483,526
85% AR : 15% SO	20%	£32,145,375	£35,813,404	£37,539,585	£39,063,969	£40,318,573	£43,169,947
85% AR : 15% SO	25%	£34,048,531	£37,474,906	£39,204,403	£40,731,715	£41,988,729	£44,845,578
85% AR : 15% SO	30%	£35,940,708	£39,125,620	£40,858,432	£42,388,670	£43,648,094	£46,510,420
85% AR : 15% SO	35%	£37,821,907	£40,765,543	£42,501,670	£44,034,837	£45,296,669	£48,164,471
85% AR : 15% SO	40%	£39,692,126	£42,394,675	£44,134,117	£45,670,212	£46,934,454	£49,807,731
70% AR : 30% SO	25%	£33,670,411	£37,103,289	£38,839,763	£40,373,236	£41,635,321	£44,503,695
70% AR : 30% SO	30%	£35,486,963	£38,679,678	£40,420,862	£41,958,495	£43,224,004	£46,100,160

Table 6.46.3: Viability of Developments – Typology 7 (650 Flats) – Greenfield (upper end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	-£20,439,127	-£23,735,211	-£25,448,133	-£26,960,807	-£28,205,773	-£31,035,243
85% AR : 15% SU	10%	-£23,816,911	-£26,162,412	-£28,481,983	-£30,000,492	-£31,250,278	-£34,090,699
85% AR : 15% SO	15%	-£25,489,333	-£28,259,826	-£29,982,693	-£31,504,149	-£32,756,344	-£35,602,242
85% AR : 15% SO	20%	-£27,150,778	-£29,746,450	-£31,472,633	-£32,997,017	-£34,251,621	-£37,102,995
85% AR : 15% SO	25%	-£28,801,243	-£31,222,285	-£32,951,782	-£34,479,093	-£35,736,107	-£38,592,957
85% AR : 15% SO	30%	-£30,440,729	-£32,687,329	-£34,420,140	-£35,950,380	-£37,209,804	-£40,072,129
85% AR : 15% SO	35%	-£32,069,236	-£34,141,583	-£35,877,710	-£37,410,877	-£38,672,709	-£41,540,511
85% AR : 15% SO	40%	-£33,686,764	-£35,585,047	-£37,324,489	-£38,860,584	-£40,124,626	-£42,998,103
70% AR : 30% SO	25%	-£28,423,121	-£30,850,667	-£32,587,141	-£34,120,614	-£35,382,699	-£38,251,074
70% AR : 30% SO	30%	-£29,986,984	-£32,241,387	-£33,982,572	-£35,520,205	-£36,785,714	-£39,661,870

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	-£15,385,305	-£20,021,833	-£21,734,755	-£23,247,428	-£24,492,395	-£27,321,864
85% AR : 15% SO	10%	-£19,266,471	-£23,420,371	-£25,139,922	-£26,656,451	-£27,908,237	-£30,746,658
85% AR : 15% SO	15%	-£21,193,585	-£25,103,455	-£26,826,321	-£28,347,777	-£29,599,973	-£32,445,870
85% AR : 15% SO	20%	-£23,107,720	-£26,775,748	-£28,501,929	-£30,026,313	-£31,280,917	-£34,132,291
85% AR : 15% SO	25%	-£25,010,876	-£28,437,251	-£30,166,748	-£31,694,059	-£32,951,074	-£35,807,923
85% AR : 15% SO	30%	-£26,903,053	-£30,087,964	-£31,820,776	-£33,351,015	-£34,610,438	-£37,472,764
85% AR : 15% SO	35%	-£28,784,252	-£31,727,887	-£33,464,014	-£34,997,181	-£36,259,014	-£39,126,815
85% AR : 15% SO	40%	-£30,654,471	-£33,357,019	-£35,096,461	-£36,632,556	-£37,896,798	-£40,770,075
70% AR : 30% SO	25%	-£24,632,755	-£28,065,633	-£29,802,107	-£31,335,580	-£32,597,665	-£35,466,040
70% AR : 30% SO	30%	-£26,449,307	-£29,642,022	-£31,383,207	-£32,920,840	-£34,186,348	-£37,062,504

Table 6.46.4: Viability of Developments – Typology 7 (650 Flats) – Greenfield (lower end of range)

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	-£20,067,699	-£23,363,783	-£25,076,704	-£26,589,379	-£27,834,345	-£30,663,814
85% AR : 15% SO	10%	-£23,445,483	-£26,390,983	-£28,110,534	-£29,629,063	-£30,878,849	-£33,719,271
85% AR : 15% SO	15%	-£25,117,905	-£27,888,397	-£29,611,264	-£31,132,721	-£32,384,915	-£35,230,814
85% AR : 15% SO	20%	-£26,779,349	-£29,375,022	-£31,101,204	-£32,625,588	-£33,880,192	-£36,731,586
85% AR : 15% SO	25%	-£28,429,814	-£30,850,856	-£32,580,353	-£34,107,665	-£35,364,679	-£38,221,528
85% AR : 15% SO	30%	-£30,069,301	-£32,315,001	-£34,048,712	-£35,578,952	-£36,838,375	-£39,700,701
85% AR : 15% SO	35%	-£31,697,808	-£33,770,154	-£35,506,281	-£37,039,448	-£38,301,281	-£41,169,082
85% AR : 15% SO	40%	-£33,315,336	-£35,213,618	-£36,953,060	-£38,489,155	-£39,753,397	-£42,626,675
70% AR : 30% SO	25%	-£28,051,693	-£30,479,238	-£32,215,713	-£33,749,185	-£35,011,271	-£37,879,645
70% AR : 30% SO	30%	-£29,615,555	-£31,869,959	-£33,611,143	-£35,148,776	-£36,414,285	-£39,290,441

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	-£15,013,877	-£19,650,405	-£21,363,326	-£22,876,000	-£24,120,966	-£26,950,436
85% AR : 15% SO	10%	-£18,897,042	-£23,048,942	-£24,768,494	-£26,287,023	-£27,536,808	-£30,377,230
85% AR : 15% SO	15%	-£20,822,156	-£24,732,026	-£26,454,892	-£27,976,348	-£29,228,544	-£32,074,441
85% AR : 15% SO	20%	-£22,736,291	-£26,404,319	-£28,130,500	-£29,654,885	-£30,909,489	-£33,760,863
85% AR : 15% SO	25%	-£24,639,447	-£28,065,822	-£29,795,319	-£31,322,631	-£32,579,645	-£35,436,494
85% AR : 15% SO	30%	-£26,531,624	-£29,716,535	-£31,449,348	-£32,970,586	-£34,230,010	-£37,101,235
85% AR : 15% SO	35%	-£28,412,823	-£31,356,458	-£33,092,585	-£34,625,752	-£35,887,585	-£38,755,386
85% AR : 15% SO	40%	-£30,283,042	-£32,985,591	-£34,725,033	-£36,261,128	-£37,525,370	-£40,398,647
70% AR : 30% SO	25%	-£24,261,327	-£27,694,204	-£29,430,679	-£30,964,151	-£32,226,237	-£35,094,611
70% AR : 30% SO	30%	-£26,077,879	-£29,270,593	-£31,011,778	-£32,549,411	-£33,814,920	-£36,691,076

- 6.47 In summary, this Typology is unviable when benchmarked against the four benchmark land values. This Typology is a high density scheme which adopts a higher construction cost than the previous flatted schemes. In addition, this Typology also adopts infrastructure costs of £15,000 per unit which adds additional costs to the appraisal.
- 6.48 The next set of tables analyse the viability of Typology 8 comprising 1,000 Flats and Houses compared to the four benchmark site values across the two postcode value areas.

Table 6.48.1: Viability of Developments – Typology 8 (1,000 Flats and Houses) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£5,762,970	£10,888,834	£12,537,508	£14,090,216	£16,561,864	£19,517,795
85% AR : 15% SO	10%	£12,316,410	£17,124,103	£18,804,417	£20,391,345	£22,942,811	£26,041,990
85% AR : 15% SO	15%	£15,627,928	£20,291,451	£22,000,789	£23,618,134	£26,242,818	£29,472,448
85% AR : 15% SO	20%	£18,972,316	£23,510,197	£25,263,677	£26,929,531	£29,666,260	£33,005,890
85% AR : 15% SO	25%	£22,366,854	£26,805,987	£28,624,724	£30,368,740	£33,213,930	£36,600,273
85% AR : 15% SO	30%	£25,837,507	£30,218,655	£32,130,105	£33,939,411	£36,820,180	£40,287,700
85% AR : 15% SO	35%	£29,430,508	£33,785,293	£35,751,413	£37,586,598	£40,542,438	£44,059,272
85% AR : 15% SO	40%	£33,232,082	£37,444,853	£39,461,336	£41,342,535	£44,343,315	£47,832,595
70% AR : 30% SO	25%	£21,885,707	£26,293,973	£28,102,414	£29,829,671	£32,665,354	£36,054,414
70% AR : 30% SO	30%	£25,238,663	£29,571,929	£31,472,772	£33,269,589	£36,160,464	£39,611,510

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,836,217	£4,824,960	£6,438,767	£7,952,183	£10,346,365	£13,184,866
85% AR : 15% SO	10%	£5,383,680	£11,575,025	£13,203,806	£14,731,422	£17,167,458	£20,079,923
85% AR : 15% SO	15%	£9,016,066	£14,984,905	£16,628,758	£18,170,991	£20,647,207	£23,625,292
85% AR : 15% SO	20%	£12,669,931	£18,428,710	£20,097,532	£21,666,177	£24,200,215	£27,281,388
85% AR : 15% SO	25%	£16,352,912	£21,923,351	£23,628,270	£25,237,858	£27,863,043	£31,098,085
85% AR : 15% SO	30%	£20,082,158	£25,490,947	£27,254,862	£28,930,041	£31,695,057	£35,012,075
85% AR : 15% SO	35%	£23,879,617	£29,174,835	£31,031,805	£32,797,267	£35,636,282	£39,025,154
85% AR : 15% SO	40%	£27,790,226	£33,041,775	£34,975,911	£36,778,394	£39,687,699	£43,160,544
70% AR : 30% SO	25%	£15,895,607	£21,439,212	£23,141,138	£24,744,180	£27,354,543	£30,569,653
70% AR : 30% SO	30%	£19,521,109	£24,891,937	£26,644,458	£28,305,590	£31,047,689	£34,361,973

Table 6.48.2: Viability of Developments – Typology 8 (1,000 Flats and Houses) – Industrial Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£23,180,062	£18,054,199	£16,405,524	£14,852,816	£12,381,168	£9,425,237
85% AR : 15% SO	10%	£16,626,622	£11,818,930	£10,138,615	£8,551,667	£6,000,221	£2,901,042
85% AR : 15% SO	15%	£13,315,104	£8,651,581	£6,942,243	£5,324,898	£2,700,215	£-529,416
85% AR : 15% SO	20%	£9,970,716	£5,432,835	£3,679,355	£2,013,501	£-723,228	£-4,062,858
85% AR : 15% SO	25%	£6,576,178	£2,137,045	£18,308	£-1,425,708	£-4,270,898	£-7,657,241
85% AR : 15% SO	30%	£3,105,435	£-1,275,522	£-3,198,073	£-4,996,379	£-7,886,148	£-11,344,758
85% AR : 15% SO	35%	£-487,476	£-4,842,261	£-6,808,381	£-8,643,566	£-11,599,406	£-15,116,240
85% AR : 15% SO	40%	£-4,289,050	£-8,501,821	£-10,518,304	£-12,399,502	£-15,400,283	£-18,889,563
70% AR : 30% SO	25%	£7,057,326	£2,649,059	£840,618	£-886,639	£-3,722,321	£-7,111,381
70% AR : 30% SO	30%	£3,704,369	£-628,896	£-2,529,740	£-4,326,557	£-7,217,432	£-10,668,478

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£30,779,249	£24,118,072	£22,504,265	£20,990,849	£18,596,668	£15,758,167
85% AR : 15% SO	10%	£23,559,352	£17,368,007	£15,739,226	£14,211,610	£11,775,574	£8,863,109
85% AR : 15% SO	15%	£19,926,966	£13,958,127	£12,314,274	£10,772,041	£8,295,825	£5,317,740
85% AR : 15% SO	20%	£16,273,101	£10,514,322	£8,845,500	£7,276,855	£4,742,817	£1,661,644
85% AR : 15% SO	25%	£12,590,120	£7,019,681	£5,314,762	£3,705,174	£1,079,990	£-2,155,053
85% AR : 15% SO	30%	£8,880,874	£3,452,085	£1,688,170	£12,381	£-2,752,025	£-6,069,043
85% AR : 15% SO	35%	£5,063,415	£-231,803	£-2,088,773	£-3,854,234	£-6,893,250	£-10,082,122
85% AR : 15% SO	40%	£1,152,806	£-4,098,742	£-6,032,879	£-7,835,362	£-10,744,668	£-14,217,512
70% AR : 30% SO	25%	£13,047,426	£7,503,820	£5,801,894	£4,198,852	£1,588,489	£-1,626,621
70% AR : 30% SO	30%	£9,421,923	£4,051,095	£2,298,575	£637,442	£-2,104,657	£-5,418,941

Table 6.48.3: Viability of Developments – Typology 8 (1,000 Flats and Houses – Greenfield (upper end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£33,608,127	£28,482,263	£26,833,588	£25,280,880	£22,809,232	£19,853,302
85% AR : 15% SO	10%	£27,054,686	£22,246,994	£20,566,680	£18,979,751	£16,428,286	£13,329,107
85% AR : 15% SO	15%	£23,743,168	£19,079,645	£17,370,307	£15,752,962	£13,128,279	£9,898,648
85% AR : 15% SO	20%	£20,398,781	£15,860,899	£14,107,420	£12,441,565	£9,704,836	£6,365,206
85% AR : 15% SO	25%	£17,004,242	£12,565,109	£10,746,372	£9,002,356	£6,157,167	£2,770,824
85% AR : 15% SO	30%	£13,533,500	£9,152,542	£7,231,981	£5,431,688	£2,541,918	£-916,684
85% AR : 15% SO	35%	£9,940,588	£5,585,803	£3,619,683	£1,784,498	£-1,171,342	£-4,688,176
85% AR : 15% SO	40%	£6,139,015	£1,926,243	£-90,240	£-1,971,438	£-4,972,219	£-8,461,499
70% AR : 30% SO	25%	£17,485,390	£13,077,123	£11,268,682	£9,541,426	£6,705,743	£3,316,883
70% AR : 30% SO	30%	£14,132,434	£9,799,168	£7,898,325	£6,101,507	£3,210,632	£-240,413

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£41,207,313	£34,546,136	£32,932,330	£31,418,913	£29,024,732	£26,186,231
85% AR : 15% SO	10%	£33,987,417	£27,796,072	£26,167,290	£24,639,674	£22,203,638	£19,291,173
85% AR : 15% SO	15%	£30,355,030	£24,386,192	£22,742,338	£21,200,106	£18,723,889	£15,745,804
85% AR : 15% SO	20%	£26,701,165	£20,942,386	£19,273,565	£17,704,920	£15,170,882	£12,089,708
85% AR : 15% SO	25%	£23,018,185	£17,447,745	£15,742,826	£14,133,238	£11,508,054	£8,273,012
85% AR : 15% SO	30%	£19,288,938	£13,880,149	£12,116,235	£10,441,056	£7,876,036	£4,358,021
85% AR : 15% SO	35%	£15,491,479	£10,196,262	£8,339,291	£6,573,830	£3,734,814	£345,943
85% AR : 15% SO	40%	£11,580,870	£6,329,322	£4,395,186	£2,592,702	£-316,602	£-3,789,447
70% AR : 30% SO	25%	£23,475,490	£17,931,884	£16,229,958	£14,626,916	£12,016,553	£8,801,444
70% AR : 30% SO	30%	£19,849,988	£14,479,160	£12,726,639	£11,065,506	£8,323,407	£5,009,123

Table 6.48.4: Viability of Developments – Typology 8 (1,000 Flats and Houses – Greenfield (lower end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£34,036,698	£28,910,834	£27,262,159	£25,709,452	£23,237,804	£20,281,873
85% AR : 15% SO	10%	£27,483,258	£22,675,565	£20,995,251	£19,408,323	£16,856,857	£13,757,678
85% AR : 15% SO	15%	£24,171,739	£19,508,217	£17,798,879	£16,181,534	£13,556,850	£10,327,220
85% AR : 15% SO	20%	£20,827,352	£16,289,471	£14,535,991	£12,870,137	£10,133,407	£6,793,778
85% AR : 15% SO	25%	£17,432,813	£12,993,681	£11,174,944	£9,430,928	£6,585,738	£3,199,395
85% AR : 15% SO	30%	£13,962,071	£9,581,113	£7,660,563	£5,860,257	£2,970,487	£-488,122
85% AR : 15% SO	35%	£10,369,160	£6,014,375	£4,048,254	£2,213,070	£-742,770	£-4,259,604
85% AR : 15% SO	40%	£6,567,586	£2,354,815	£338,332	£-1,542,867	£-4,543,647	£-8,032,928
70% AR : 30% SO	25%	£17,913,981	£13,505,694	£11,697,254	£9,969,997	£7,134,314	£3,745,254
70% AR : 30% SO	30%	£14,561,005	£10,227,739	£8,326,896	£6,530,079	£3,839,203	£188,158

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£41,635,885	£34,974,707	£33,360,901	£31,847,485	£29,453,303	£26,614,802
85% AR : 15% SO	10%	£34,415,988	£28,224,643	£26,595,862	£25,068,246	£22,632,210	£19,719,745
85% AR : 15% SO	15%	£30,783,601	£24,814,763	£23,170,910	£21,628,677	£19,152,460	£16,174,376
85% AR : 15% SO	20%	£27,129,736	£21,370,957	£19,702,136	£18,133,491	£15,599,453	£12,518,280
85% AR : 15% SO	25%	£23,446,756	£17,876,316	£16,171,398	£14,561,810	£11,936,625	£8,701,583
85% AR : 15% SO	30%	£19,717,510	£14,308,721	£12,544,806	£10,860,627	£8,104,611	£4,787,502
85% AR : 15% SO	35%	£15,920,051	£10,624,833	£8,767,863	£7,002,401	£4,163,386	£774,514
85% AR : 15% SO	40%	£12,009,442	£6,757,893	£4,823,757	£3,021,273	£1,111,969	£-3,360,876
70% AR : 30% SO	25%	£23,904,061	£18,360,456	£16,658,530	£15,055,488	£12,445,125	£9,230,015
70% AR : 30% SO	30%	£20,278,559	£14,907,731	£13,155,210	£11,494,078	£8,751,979	£5,437,695

- 6.49 Like many of the other typologies, viability is challenging for Typology 8 (1,000 flats and houses) when benchmarked against the office site value as each of the scenarios with affordable housing is unviable.
- 6.50 However, when the Typology in area 1 is benchmarked against an industrial land value the scheme can support all policy requirements up to 10% affordable housing whilst at 15% the policy requirements can be met with the exception of sustainability. When affordable housing increases to 25% the Typology can support CIL, S106 and SUDs whilst at 30% the Typology can only support the base build costs.
- 6.51 In relation to area 2, Typology 8 benchmarked against industrial can support all policy requirements up to 20% affordable housing whilst an increase to 30% affordable housing results in the Typology not being able to support sustainability and M4(3) Accessibility. However, a change to the affordable housing tenure split to 70/30 ensures that M4 (3) Accessibility can be provided.
- 6.52 In relation to the Greenfield benchmarks, the typologies in areas 1 and 2 can support all policy requirements.
- 6.53 The next set of tables analyse the viability of Typology 9 comprising 2,000 flats and houses compared to the four benchmark site values across the two postcode value areas.

Table 6.53.1: Viability of Developments – Typology 9 (2,000 Flats and Houses) – Office Benchmark Land Value

Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,262,467	£232,712	£-2,073,676	£-4,210,229	£-7,863,428	£-12,085,315
85% AR : 15% SO	10%	£-719,047	£-8,460,662	£-10,872,807	£-13,120,675	£-17,043,650	£-21,722,475
85% AR : 15% SO	15%	£-5,291,759	£-12,956,350	£-15,461,498	£-17,813,565	£-21,984,117	£-27,100,058
85% AR : 15% SO	20%	£-9,955,940	£-17,615,224	£-20,263,934	£-22,780,628	£-27,358,270	£-32,765,328
85% AR : 15% SO	25%	£-14,756,343	£-22,533,408	£-25,414,663	£-28,200,343	£-33,056,503	£-38,670,166
85% AR : 15% SO	30%	£-19,777,054	£-27,887,658	£-31,038,808	£-33,956,235	£-39,008,628	£-44,646,564
85% AR : 15% SO	35%	£-25,189,903	£-33,654,517	£-36,958,431	£-39,971,141	£-45,024,743	£-50,615,011
85% AR : 15% SO	40%	£-31,293,651	£-39,703,833	£-43,038,896	£-46,022,397	£-51,032,908	£-56,575,508
70% AR : 30% SO	25%	£-14,032,698	£-21,695,894	£-24,526,577	£-27,265,306	£-32,097,953	£-37,693,237
70% AR : 30% SO	30%	£-18,849,345	£-26,757,921	£-29,886,487	£-32,778,622	£-37,813,531	£-43,474,858

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£18,819,781	£8,528,607	£6,296,798	£4,242,045	£757,003	£3,204,061
85% AR : 15% SU	10%	£3,982,898	£1,733,883	£3,085,071	£3,181,984	£3,808,318	£13,001,407
85% AR : 15% SO	15%	£4,012,980	£5,524,212	£7,868,835	£10,038,962	£13,793,453	£18,198,141
85% AR : 15% SO	20%	£1,007,843	£10,378,468	£12,801,326	£15,055,556	£19,008,418	£23,753,180
85% AR : 15% SO	25%	£6,107,132	£15,387,775	£17,930,488	£20,319,039	£24,599,222	£29,512,680
85% AR : 15% SO	30%	£11,922,773	£20,839,956	£23,380,286	£28,001,133	£30,710,911	£38,466,283
85% AR : 15% SO	35%	£16,727,627	£26,305,467	£29,388,316	£32,210,702	£37,153,143	£42,743,412
85% AR : 15% SO	40%	£22,467,340	£32,539,090	£35,779,213	£38,756,305	£43,766,816	£49,309,416
70% AR : 30% SO	25%	£5,439,342	£14,633,951	£17,155,455	£19,518,755	£23,736,029	£28,897,131
70% AR : 30% SO	30%	£10,492,737	£19,671,152	£22,367,269	£24,932,697	£29,589,781	£35,016,632

Table 6.53.2: Viability of Developments – Typology 9 (2,000 Flats and Houses) Industrial Benchmark Land Value
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£33,989,606	£25,959,851	£23,653,464	£21,516,910	£17,863,712	£13,641,825
85% AR : 15% SO	10%	£25,008,093	£17,266,478	£14,854,333	£12,606,465	£8,683,490	£4,004,665
85% AR : 15% SO	15%	£20,435,381	£12,770,790	£10,265,642	£7,913,575	£3,743,023	£1,372,918
85% AR : 15% SO	20%	£15,771,200	£8,111,916	£5,463,205	£2,946,512	£1,631,131	£7,038,189
85% AR : 15% SO	25%	£10,970,796	£3,193,732	£3,12,477	£2,473,203	£7,329,364	£12,943,027
85% AR : 15% SO	30%	£5,950,085	£2,160,518	£5,311,668	£8,229,095	£13,281,488	£18,919,425
85% AR : 15% SO	35%	£537,236	£7,927,377	£11,231,291	£14,244,001	£19,297,603	£24,887,872
85% AR : 15% SO	40%	£5,566,511	£13,976,894	£17,311,757	£20,295,258	£25,305,769	£30,848,368
70% AR : 30% SO	25%	£11,694,441	£4,031,246	£1,200,563	£1,538,166	£6,370,814	£11,966,097
70% AR : 30% SO	30%	£6,877,795	£1,030,781	£4,159,348	£7,051,682	£12,086,392	£17,747,718

Area 2 - CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£44,546,921	£34,255,747	£32,023,938	£29,969,185	£26,484,143	£22,523,079
85% AR : 15% SU	10%	£34,710,135	£24,953,277	£22,662,122	£20,545,176	£16,918,822	£12,725,733
85% AR : 15% SO	15%	£29,740,119	£20,202,928	£17,858,305	£15,688,177	£11,933,686	£7,528,999
85% AR : 15% SO	20%	£24,719,297	£15,348,672	£12,925,814	£10,671,584	£6,718,721	£1,973,599
85% AR : 15% SO	25%	£19,620,008	£10,339,364	£7,796,652	£5,408,101	£1,127,917	£4,085,540
85% AR : 15% SO	30%	£14,404,367	£5,087,184	£2,346,854	£273,983	£4,983,774	£10,447,343
85% AR : 15% SO	35%	£8,999,512	£578,327	£3,841,177	£6,483,563	£11,426,004	£17,016,272
85% AR : 15% SO	40%	£3,259,800	£6,811,950	£10,052,074	£13,029,165	£18,039,676	£23,582,276
70% AR : 30% SO	25%	£20,287,797	£11,093,189	£8,571,684	£6,208,384	£1,991,111	£3,169,991
70% AR : 30% SO	30%	£15,234,403	£6,055,987	£3,359,871	£794,443	£3,862,642	£9,289,493

Table 6.53.3: Viability of Developments – Typology 9 (2,000 Flats and Houses) – Greenfield (upper end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£43,258,997	£35,229,242	£32,922,855	£30,786,301	£27,133,103	£22,911,216
85% AR : 15% SO	10%	£34,277,463	£26,535,069	£24,123,723	£21,873,630	£17,952,060	£13,274,055
85% AR : 15% SO	15%	£29,704,771	£22,040,181	£19,535,032	£17,182,965	£13,012,413	£7,896,472
85% AR : 15% SO	20%	£25,040,590	£17,381,306	£14,732,596	£12,215,902	£7,638,260	£2,231,202
85% AR : 15% SO	25%	£20,240,187	£12,463,123	£9,581,867	£6,796,187	£1,940,027	£3,673,636
85% AR : 15% SO	30%	£15,219,476	£7,108,872	£3,957,722	£1,040,296	£4,012,088	£9,650,034
85% AR : 15% SO	35%	£9,806,627	£1,342,014	£1,961,901	£4,874,611	£10,028,213	£15,618,481
85% AR : 15% SO	40%	£3,702,880	£4,707,303	£6,442,366	£8,025,867	£16,036,378	£21,578,978
70% AR : 30% SO	25%	£20,963,832	£13,300,637	£10,469,954	£7,731,224	£2,898,577	£2,696,707
70% AR : 30% SO	30%	£16,147,185	£8,238,610	£5,110,043	£2,217,708	£2,817,001	£8,478,328

Area 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£53,816,311	£43,525,137	£41,293,328	£39,238,575	£35,753,533	£31,792,470
85% AR : 15% SO	10%	£43,979,526	£34,222,667	£31,931,513	£29,614,566	£26,186,212	£21,995,123
85% AR : 15% SO	15%	£39,009,510	£29,472,319	£27,127,695	£24,957,568	£21,203,077	£16,798,390
85% AR : 15% SO	20%	£33,988,687	£24,618,062	£22,195,205	£19,940,974	£15,988,112	£11,243,350
85% AR : 15% SO	25%	£28,889,398	£19,608,755	£17,066,042	£14,677,492	£10,397,308	£5,183,850
85% AR : 15% SO	30%	£23,673,758	£14,356,575	£11,616,244	£8,995,397	£4,285,620	£1,172,953
85% AR : 15% SO	35%	£18,268,903	£8,691,064	£5,628,214	£2,785,828	£-2,156,613	£-7,746,882
85% AR : 15% SO	40%	£12,529,190	£2,457,440	£-782,683	£-3,759,775	£-8,770,286	£-14,312,885
70% AR : 30% SO	25%	£29,557,188	£20,362,579	£17,841,075	£15,477,775	£11,260,501	£6,099,399
70% AR : 30% SO	30%	£24,503,793	£15,325,378	£12,629,261	£10,063,833	£5,406,749	£-20,102

Table 6.53.4: Viability of Developments – Typology 9 (2,000 Flats and Houses) – Greenfield (lower end of range)
Area 1 – CM18, CM19, CM20

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£43,639,949	£35,610,194	£33,303,807	£31,167,253	£27,514,055	£23,292,168
85% AR : 15% SO	10%	£34,658,435	£26,916,821	£24,504,676	£22,256,808	£18,333,832	£13,655,008
85% AR : 15% SO	15%	£30,085,724	£22,421,133	£19,915,985	£17,563,918	£13,393,366	£8,277,425
85% AR : 15% SO	20%	£25,421,543	£17,762,259	£15,113,548	£12,596,855	£8,019,212	£2,612,154
85% AR : 15% SO	25%	£20,621,139	£12,844,075	£9,962,820	£7,177,139	£2,320,979	£-3,292,684
85% AR : 15% SO	30%	£15,600,428	£7,489,825	£4,338,674	£1,421,248	£-3,631,145	£-9,269,082
85% AR : 15% SO	35%	£10,187,579	£1,722,966	£-1,580,948	£-4,593,659	£-9,647,260	£-15,237,529
85% AR : 15% SO	40%	£4,083,832	£-4,326,351	£-7,661,414	£-10,644,915	£-15,655,426	£-21,198,025
70% AR : 30% SO	25%	£21,344,784	£13,681,589	£10,850,906	£8,112,177	£3,279,529	£-2,315,754
70% AR : 30% SO	30%	£16,528,138	£8,619,562	£5,490,995	£2,598,661	£-2,436,049	£-8,097,375

AREA 2 – CM17

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£54,197,264	£43,906,089	£41,674,280	£39,619,528	£36,134,486	£32,173,422
85% AR : 15% SO	10%	£44,360,478	£34,803,620	£32,312,465	£30,195,519	£26,569,165	£22,376,076
85% AR : 15% SO	15%	£39,390,462	£29,853,271	£27,508,647	£25,338,520	£21,584,029	£17,179,342
85% AR : 15% SO	20%	£34,369,640	£24,999,015	£22,576,157	£20,321,926	£16,369,064	£11,624,302
85% AR : 15% SO	25%	£29,270,350	£19,989,707	£17,446,995	£15,058,444	£10,778,260	£5,564,802
85% AR : 15% SO	30%	£24,054,710	£14,737,527	£11,997,196	£9,376,350	£4,666,572	£-792,001
85% AR : 15% SO	35%	£18,649,855	£9,072,016	£6,009,166	£3,166,780	£-1,775,661	£-7,365,929
85% AR : 15% SO	40%	£12,910,143	£2,838,392	£-401,731	£-3,378,822	£-8,389,333	£-13,931,933
70% AR : 30% SO	25%	£29,938,140	£20,743,532	£18,222,027	£15,858,727	£11,641,454	£6,480,351
70% AR : 30% SO	30%	£24,884,746	£15,706,330	£13,010,214	£10,444,786	£5,787,701	£360,850

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- 6.54 Like many of the other typologies, viability is challenging for Typology 9 (2,000 flats and houses) when benchmarked against the office site value and 10% affordable housing in area 2 is viable with CIL, S106 and SUDs.
- 6.55 However, when the Typology in area 1 is benchmarked against an industrial land value the scheme can support all policy requirements up to 10% affordable housing whilst at 15% the policy requirements can be met with the exception of sustainability. When affordable housing increases to 25% the Typology can support CIL, S106 and SUDs whilst at 30% the Typology can only support the base build costs. However, when affordable housing tenure split is amended to 70/30, the Typology can support CIL and S106 at 30% affordable housing which demonstrates that a flex in tenure split can increase the typologies ability to absorb additional policy requirements.
- 6.56 In relation to area 2, Typology 9 benchmarked against industrial can support all policy requirements up to 25% affordable housing whilst an increase to 30% affordable housing results in the Typology not being able to support sustainability and M4(3) Accessibility. However, a change to the affordable housing tenure split to 70/30 ensures that all policy requirements can be supported.
- 6.57 In relation to the Greenfield benchmarks, the typologies in areas 1 and 2 can generally support all policy requirements up to 20% affordable housing when benchmarked against the upper end of the range. However, when the affordable housing increases to 25% in both areas accessibility is can be absorbed whilst at 30% accessibility and sustainability cannot be absorbed. However, a change to the affordable housing tenure split to 70/30 ensures that all policy requirements can be supported when benchmarked at the upper end of the range.
- 6.58 When benchmarked at the lower end of the Greenfield land value range the Typology can support all policy requirements in with 20% affordable housing in area 1 and 25% affordable housing in area 2.

Affordable Housing Viability Testing

- 6.59 Using the appraisals and subsequent outputs outlined in the previous section, we have analysed the appraisal results in order to test the maximum affordable housing by floorspace that could be secured for each of the typologies by comparing the residual land values to Benchmark Land Values 1 to 4.
- 6.60 If we were to run the appraisals with zero affordable housing as a starting point, in most instances the residual land value would exceed the benchmark land value. The appraisals are structured to incrementally introduce affordable housing at increased percentages until the residual land value and the benchmark land value are equal. Clearly, the affordable housing levels will vary across the postcode value areas, types of sites and when the residual values are compared to various benchmark land values. The affordable housing target therefore needs to reflect as many scenarios as possible, although recognising that any target will be applied flexibly (subject to site specific viability).
- 6.61 We tabulate in Table 6.61.1 and 6.61.2 the results of our appraisal analysis which sets out the maximum affordable housing percentage each of the typologies can support in each of the two postcode value areas.

Table 6.61.1: Affordable Housing Viability Testing Results (CM18/19/20)

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
1	10	Houses	0%	40%	40%	40%
2	25	Flats & Houses	0%	20%	30%	30%
3	50	Flats & Houses	0%	20%	35%	35%
4	100	Flats	0%	0%	0%	0%
5	100	Houses	30%	40%	40%	40%
6	500	Flats	0%	0%	0%	0%
7	650	Flats	0%	0%	0%	0%
8	1,000	Flats & Houses	0%	10%	25%	25%
9	2000	Flats & Houses	0%	10%	20%	20%

Table 6.61.2: Affordable Housing Viability Testing Results (CM17)

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
1	10	Houses	0%	40%	40%	40%
2	25	Flats & Houses	0%	30%	40%	40%
3	50	Flats & Houses	0%	25%	40%	40%
4	100	Flats	0%	0%	0%	0%
5	100	Houses	40%	40%	40%	40%
6	500	Flats	0%	0%	0%	0%
7	650	Flats	0%	0%	0%	0%

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
8	1,000	Flats & Houses	0%	20%	35%	35%
9	2000	Flats & Houses	0%	20%	25%	25%

- 6.62 There is variance in the quantity of affordable housing that could be absorbed across the postcode value areas dependent upon the typology. In summary, the typologies based upon 100% flatted schemes are unable to support any affordable housing; however, this is primarily due to market factors, rather than the impact of the Council’s affordable housing and policy requirements. These typologies are identified in the appraisals as being unviable at 0% affordable housing as base build costs are higher than costs for houses and the appraisals have a lower gross to net floor area ratio in comparison to houses. These schemes will not come forward until changes in market conditions i.e. an improvement in sales values by comparison to build costs. In this regard their current unviable status should not be taken as an indication that the Council’s requirements cannot be accommodated.
- 6.63 By contrast, the typologies comprising houses only can support a range of affordable housing percentages (up to 40%) dependent upon the postcode value area and benchmark land value.
- 6.64 Similarly, whilst 100% flatted typologies cannot support any affordable housing the typologies that comprise flats and houses can support affordable housing from 10% to 30% in CM18/19/20 and 20% to 40% in CM17.

Affordable Housing Viability Testing – Sensitivity Analysis

- 6.65 We have also considered the affordable housing testing on the basis of a sensitivity analysis that demonstrates the performance of the typologies on the basis that 1) sales values increase by 10% and costs increase by 5% and 2) sales values reduce by 5%.
- 6.66 We tabulate in Table 6.66.1 and 6.66.2 the results of our first sensitivity analysis in which sales values increase by 10% and costs increase by 5%. In the table, next to each typologies affordable housing percentage in brackets we provide the increase/decrease in affordable housing in comparison to Table 6.63.1 and 6.63.2. We also summarise in Tables 6.66.3 and 6.66.4 the results of our sensitivity analysis when sales values reduce by 5%.

Table 6.66.1: Affordable Housing Viability Testing Sensitivity Analysis (values increase 10%/costs increase by 5%) (CM18/19/20)

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
1	10	Houses	0%	40%	40%	40%
2	25	Flats & Houses	0%	25% (+5%)	35% (+5%)	35% (+5%)
3	50	Flats & Houses	0%	25% (+5%)	40% (+5%)	40% (+5%)
4	100	Flats	0%	0%	0%	0%
5	100	Houses	40% (+10%)	40%	40%	40%
6	500	Flats	0%	0%	0%	0%
7	650	Flats	0%	0%	0%	0%

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
8	1,000	Flats & Houses	0%	20% (+10%)	30% (+5%)	35% (+10%)
9	2000	Flats & Houses	0%	10%	20%	20%

Table 6.66.2: Affordable Housing Viability Testing Sensitivity Analysis (values increase 10%/costs increase by 5%) (CM17))

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
1	10	Houses	0%	40%	40%	40%
2	25	Flats & Houses	10% (+10%)	30% (+5%)	40%	40%
3	50	Flats & Houses	0%	30% (+5%)	40%	40%
4	100	Flats	0%	0%	10% (+10%)	10% (+10%)
5	100	Houses	40%	40%	40%	40%
6	500	Flats	0%	0%	0%	0%
7	650	Flats	0%	0%	0%	0%
8	1,000	Flats & Houses	0%	25%	40%	40%
9	2000	Flats & Houses	0%	25% (+5%)	25% (+15%)	25% (+15)

Table 6.66.3: Affordable Housing Viability Sensitivity Analysis (sales values reduce 5%) (CM18/19/20)

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
1	10	Houses	0%	35% (-5%)	40%	40%
2	25	Flats & Houses	0%	10% (-10%)	25% (-5%)	25% (-5%)
3	50	Flats & Houses	0%	10% (-10%)	25% (10%)	30% (-5%)
4	100	Flats	0%	0%	0%	0%
5	100	Houses	25% (-5%)	40%	40%	40%
6	500	Flats	0%	0%	0%	0%
7	650	Flats	0%	0%	0%	0%
8	1,000	Flats & Houses	0%	0% (-10%)	20% (-5%)	20% (-5%)
9	2000	Flats & Houses	0%	0% (-10%)	10% (-10%)	10% (-10%)

Table 6.66.4: Affordable Housing Viability Testing Sensitivity Analysis (sales values reduce 5%) (CM17)

Typology	Number of units	Housing type	MAX AH % BLV 1 (Office)	MAX AH % BLV2 (Industrial)	MAX AH % BLV3 (Greenfield – Upper)	MAX AH % BLV4 (Greenfield – Lower)
1	10	Houses	0%	40%	40%	40%
2	25	Flats & Houses	10% (+10%)	30% (+5%)	40%	40%
3	50	Flats & Houses	0%	30% (+5%)	40%	40%
4	100	Flats	0%	0%	10% (=10%)	10% (+10%)
5	100	Houses	40% (+10%)	40%	40%	40%
6	500	Flats	0%	0%	0%	0%
7	650	Flats	0%	0%	0%	0%
8	1,000	Flats & Houses	0%	25%	40%	40%
9	2000	Flats & Houses	0%	25% (+5%)	25% (+15%)	25% (+15%)

'East of Harlow' Strategic Site Viability Testing

- 6.67 We have tested the viability of the strategic site 'East of Harlow' which is located in postcode value area 2 (CM17 - £4,500 per sq/m) comprising 2,600 units. We set out below our appraisal results which include site specific infrastructure for a Primary School at a cost of £12.5m as advised by Atkins. Further viability testing of this site will be required once more detailed infrastructure costs are established and in conjunction with a further 750 units which are identified on a further part of the site in Epping Forest District Council boundary. As the site comprises Greenfield Land we have benchmarked our appraisal results against the upper and lower end of the Greenfield benchmark land value range.

Table 6.67.1: East of Harlow Appraisal Results

Residual Land values compared to benchmark land values								£370,000
Greenfield (upper)								
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability	
85% AR: 15% SO	0%	£88,353,352	£71,702,894	£67,848,558	£64,290,795	£58,230,726	£51,271,145	
85% AR: 15% SO	10%	£71,280,246	£55,449,654	£51,449,301	£47,732,259	£41,295,827	£33,710,086	
85% AR: 15% SO	15%	£62,616,859	£47,096,091	£42,963,891	£39,101,822	£32,318,447	£24,506,085	
85% AR: 15% SO	20%	£53,818,571	£38,495,284	£34,161,524	£30,072,034	£23,066,300	£15,110,095	
85% AR: 15% SO	25%	£44,815,607	£29,517,284	£24,947,661	£20,763,985	£13,610,348	£5,480,234	
85% AR: 15% SO	30%	£35,483,868	£20,167,711	£15,498,040	£11,226,048	£3,897,429	£-4,457,772	
85% AR: 15% SO	35%	£25,583,646	£10,588,204	£5,786,790	£1,392,833	£-6,147,529	£-14,541,463	
85% AR: 15% SO	40%	£15,119,691	£683,918	£-4,287,606	£-8,767,412	£-16,290,626	£-24,613,185	
70% AR: 30% SO	30%	£36,997,647	£21,860,874	£17,199,130	£12,937,525	£5,634,610	£-2,698,424	
45% AR 55% SO	30%	£39,474,976	£24,659,373	£20,019,259	£15,776,874	£8,500,853	£205,487	
Residual Land values compared to benchmark land values								£250,000
Greenfield (lower)								
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability	
85% AR: 15% SO	0%	£88,848,590	£72,198,132	£68,343,796	£64,786,033	£58,725,964	£51,766,383	
85% AR: 15% SO	10%	£71,775,484	£55,944,892	£51,944,539	£48,227,497	£41,791,065	£34,205,325	
85% AR: 15% SO	15%	£63,112,097	£47,591,329	£43,459,129	£39,597,060	£32,813,885	£25,001,323	
85% AR: 15% SO	20%	£54,313,809	£38,990,522	£34,656,762	£30,567,272	£23,561,539	£15,605,333	
85% AR: 15% SO	25%	£45,310,845	£30,012,522	£25,442,899	£21,259,223	£14,105,586	£5,975,472	
85% AR: 15% SO	30%	£35,978,906	£20,662,949	£15,993,278	£11,721,286	£4,392,668	£-3,962,534	
85% AR: 15% SO	35%	£26,078,884	£11,083,442	£6,282,028	£1,888,072	£-5,652,291	£-14,046,225	
85% AR: 15% SO	40%	£15,614,929	£1,179,156	£-3,792,368	£-8,272,174	£-15,795,588	£-24,117,947	
70% AR: 30% SO	30%	£37,492,885	£22,356,112	£17,694,368	£13,432,763	£6,129,848	£-2,203,186	
45% AR 55% SO	30%	£39,970,214	£25,154,611	£20,514,497	£16,272,112	£8,996,091	£700,726	

- 6.68 To summarise, 'East of Harlow' when benchmarked against both the upper and lower end of the Greenfield benchmark land value range can support the Council's full policy requirements in addition to 25% affordable housing. The scheme is unable to support 30% affordable housing (85% AR/15% SO), however, when the tenure split is amended the scheme can support full policy requirements in addition to 30% affordable housing.
- 6.69 We have also undertaken a sensitivity analysis for the strategic site on the same basis as the Local Plan Sensitivity Analysis assuming:
- Values +10% and costs 5%;
 - - 5% values.
- 6.70 We set out below the results of our sensitivity analysis below:

Sensitivity 1 – Values + 10% and Costs + 5%

Residual Land values compared to benchmark land values Greenfield (upper)								£370,000
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)	
85% AR : 15% SO	0%	£108,461,786	£92,284,212	£88,421,360	£84,872,965	£78,885,520	£72,123,061	
85% AR : 15% SO	10%	£88,834,534	£73,641,457	£69,696,976	£66,072,851	£59,894,687	£52,809,006	
85% AR : 15% SO	15%	£78,920,720	£64,157,783	£60,141,265	£56,437,545	£50,073,367	£42,682,160	
85% AR : 15% SO	20%	£68,908,618	£54,604,929	£50,370,357	£46,542,773	£39,881,355	£32,004,354	
85% AR : 15% SO	25%	£58,746,198	£44,586,654	£40,269,787	£36,234,432	£29,115,956	£20,979,631	
85% AR : 15% SO	30%	£48,346,580	£34,257,433	£29,623,619	£25,337,039	£17,996,188	£9,649,492	
85% AR : 15% SO	35%	£37,550,555	£23,308,298	£18,484,967	£14,085,193	£6,538,932	£-2,078,745	
85% AR : 15% SO	40%	£26,016,792	£11,968,314	£6,989,729	£2,448,054	£-5,385,154	£-14,123,631	
70% AR : 30% SO	30%	£49,710,226	£35,777,383	£31,203,278	£26,920,951	£19,595,893	£11,266,826	
45% AR : 55% SO	30%	£51,955,459	£38,260,273	£33,772,390	£29,551,606	£22,244,100	£13,932,036	
Residual Land values compared to benchmark land values Greenfield (lower)								£250,000
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)	
85% AR : 15% SO	0%	£108,957,024	£92,779,450	£88,916,598	£85,368,203	£79,380,758	£72,618,299	
85% AR : 15% SO	10%	£89,329,772	£74,136,695	£70,192,214	£66,568,089	£60,389,925	£53,304,244	
85% AR : 15% SO	15%	£79,415,958	£64,653,021	£60,636,503	£56,932,783	£50,568,605	£43,177,398	
85% AR : 15% SO	20%	£69,403,856	£55,000,167	£50,865,595	£47,038,012	£40,376,593	£32,499,592	
85% AR : 15% SO	25%	£59,241,436	£45,081,892	£40,765,025	£36,729,670	£29,611,195	£21,474,869	
85% AR : 15% SO	30%	£48,841,818	£34,752,671	£30,118,858	£25,832,277	£18,491,426	£10,144,730	
85% AR : 15% SO	35%	£38,045,793	£23,803,536	£18,980,205	£14,580,432	£7,034,170	£-1,883,537	
85% AR : 15% SO	40%	£26,512,031	£12,463,552	£7,484,967	£2,943,292	£-4,889,916	£-13,628,393	
70% AR : 30% SO	30%	£50,205,464	£36,272,821	£31,698,616	£27,416,189	£20,091,131	£11,762,064	
45% AR : 55% SO	30%	£52,450,697	£38,755,511	£34,267,629	£30,046,844	£22,739,338	£14,427,274	

In summary, when values increase by 10% and costs increase by 5% the site can support full policy requirements in addition to 30% affordable housing.

Sensitivity 2 – Values – 5%

Residual Land values compared to benchmark land values Greenfield (upper)								£370,000
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)	
85% AR : 15% SO	0%	£73,745,900	£56,344,411	£52,237,920	£48,405,441	£41,767,531	£33,965,839	
85% AR : 15% SO	10%	£57,767,836	£40,892,056	£36,490,985	£32,324,841	£25,207,030	£17,139,558	
85% AR : 15% SO	15%	£49,580,518	£32,782,653	£28,161,115	£23,917,011	£16,696,237	£8,493,166	
85% AR : 15% SO	20%	£41,167,069	£24,363,683	£19,664,429	£15,355,484	£7,999,461	£-378,492	
85% AR : 15% SO	25%	£32,400,523	£15,784,366	£10,992,491	£6,695,761	£-693,387	£-9,460,762	
85% AR : 15% SO	30%	£23,088,710	£6,991,972	£2,077,061	£-2,431,517	£-10,084,337	£-18,549,846	
85% AR : 15% SO	35%	£13,461,881	£-2,075,825	£-7,121,245	£-11,644,910	£-19,233,026	£-27,628,961	
85% AR : 15% SO	40%	£3,507,865	£-11,358,843	£-16,366,527	£-20,846,333	£-28,369,746	£-36,692,105	
70% AR : 30% SO	30%	£24,783,780	£8,769,576	£3,868,090	£-620,130	£-8,289,868	£-16,790,498	
70% AR : 30% SO	30%	£27,587,578	£11,708,176	£6,836,116	£2,374,589	£-5,299,066	£-13,858,253	
Residual Land values compared to benchmark land values Greenfield (lower)								£250,000
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)	
85% AR : 15% SO	0%	£74,241,138	£56,839,649	£52,733,159	£48,900,679	£42,262,769	£34,451,077	
85% AR : 15% SO	10%	£58,263,074	£41,387,294	£36,986,224	£32,820,079	£25,702,268	£17,634,796	
85% AR : 15% SO	15%	£50,075,756	£33,277,891	£28,656,353	£24,412,249	£17,191,475	£8,988,424	
85% AR : 15% SO	20%	£41,662,307	£24,858,921	£20,159,667	£15,850,722	£8,494,699	£1,16,746	
85% AR : 15% SO	25%	£32,895,761	£16,279,605	£11,487,729	£7,090,999	£-438,149	£-8,965,524	
85% AR : 15% SO	30%	£23,583,948	£7,487,210	£2,572,299	£-1,938,279	£-9,589,099	£-18,054,608	
85% AR : 15% SO	35%	£13,957,119	£-1,580,587	£-6,826,007	£-11,149,671	£-18,737,788	£-27,131,723	
85% AR : 15% SO	40%	£4,003,103	£-10,865,605	£-16,871,289	£-20,351,095	£-27,874,508	£-36,196,867	
70% AR : 30% SO	30%	£25,279,018	£9,264,814	£4,363,328	£-124,891	£-7,794,630	£-16,295,260	
70% AR : 30% SO	30%	£28,082,816	£12,203,414	£7,331,354	£2,869,827	£-4,803,848	£-13,363,014	

By contrast, when sales values decrease by 5% the site can support full policy requirements with 15% affordable housing when benchmarked against the upper Greenfield land value and when compared to the lower land value the site can support up to 20% affordable housing and full policy requirements.

7 Conclusions and Recommendations

Local Plan Policy Viability Assessment

- 7.1 The NPPF states that the cumulative impact of emerging local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This report and its supporting appendices test this proposition within Harlow.
- 7.2 We have tested the impact of the Council’s affordable housing policy targets (30%) and other requirements (including sustainability, Lifetime Homes, Accessibility, SUDs and Section 106). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the District , particularly in Area 1 and flatted developments, that the Council needs to apply its policies flexibly.
- 7.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the Council’s requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council’s policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time
- 7.4 The results of our appraisals indicate that the Council’s affordable housing targets as are reasonable and reflect the viability of the various areas and likely development that is to be delivered in these locations. In particular the viability of developments when benchmarked against the office and in some cases industrial benchmark land values can be challenging. However, we note that a large proportion of the Council’s housing numbers are situated on Greenfield sites and our appraisal results demonstrate that viability and the ability to absorb policy requirements is not an issue for Greenfield developments.
- 7.5 Across the District schemes that comprise houses or a mix of flats and houses are identified by the appraisals as being the most viable form of development. Such schemes in the majority of the District are identified as being able to support varying levels of affordable housing, S106 contributions, sustainability requirements, SUDs and Lifetime Homes mainly across the industrial and Greenfield benchmark land values. It is evident from the results that flatted schemes however, are less viable given their increased build costs, particularly those which are of higher density.
- 7.6 The sensitivity testing in our appraisal results which models an affordable housing split of 70% affordable rent and 30% shared ownership demonstrates that viability can improve if the Council is flexible on the affordable housing mix.
- 7.7 It is evident from the results of our appraisals that the costs associated with delivering schemes with 10% accessible units, sustainability requirements, SUDs as well as typologies that trigger infrastructure payments impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes’ viable delivery. It is also identified that when these requirements are incorporated, the levels of affordable housing reduce to accommodate these requirements in some cases. In particular we would highlight that sustainability is identified as likely to be the largest of all of these costs (when considering that accessibility is based on delivery of 10% of units onsite).
- 7.8 In relation to sustainability, we would also highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce in the future as new technology and methods of attaining sustainable development are discovered.

- 7.9 The NPPF identifies at Para 173 that, *'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.'* On the basis of the results of this study, BNP Paribas Real Estate considers that the Council builds in an appropriate level of flexibility both specifically where policies have cost implications as well as identifying an overarching flexible approach to the implementation of the Local Plan to deal with *"wider changes that will inevitably occur during the Lifetime of the Plan"*. This approach should allow implementation of policies which will allow the Council to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. We consider that this approach will assist the Council, as and where appropriate, in lightening the *'scale of obligations and policy burdens'* (Para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably.
- 7.10 This study therefore demonstrates that a flexible approach to applying the affordable housing and sustainability policy requirements will ensure that these objectives are balanced appropriately to facilitate the growth envisaged by the Council's plans throughout the economic cycle.

Strategic Site to the East of Harlow Viability Assessment

- 7.11 We have tested the viability of the 2,600 unit strategic site to the East of Harlow factoring in an infrastructure payment of £12.5m for a Primary School (only infrastructure item cost currently identified for this site) in addition to a 10 year construction trajectory provided by the Council.
- 7.12 In summary, the site on the basis of current day values and costs can support the Council's full policy requirements in addition to 25% affordable housing when benchmarked against the upper and lower end of the Greenfield Site Value range. However, when the affordable housing mix is amended in the strategic site from 85% affordable rent and 15% shared ownership the site can support 30% affordable housing.
- 7.13 We have also undertaken a sensitivity analysis which demonstrates site performance in the event that sales values increase by 10% and costs increase by 5% in addition to a scenario in which sales values fall by 5%.
- 7.14 In summary, when values increase by 10% and costs increase by 5% the site can support full policy requirements in addition to 30% affordable housing when benchmarked against the upper and lower end of the benchmark land value range. By contrast, when sales values decrease by 5% the site can support full policy requirements in addition to up to 20% affordable housing.

Affordable Housing Viability Testing

- 7.15 The Council's affordable housing policy (H8) sets out that major residential development will be supported where affordable housing is provided at a rate of at least 30% and that a reduction of this rate will require an independent viability assessment. Consequently, we have tested affordable housing provision at percentages of up to 40% and the results of our testing identify that the maximum percentage of affordable housing that each typology can support varies dependent upon the typology and the benchmark land value.
- 7.16 For example, the typologies comprising of houses only can support up to 40% affordable housing whilst the typologies comprising flats and houses can generally support up to 35%.
- 7.17 The 100% flatted typologies we have tested are unviable due to market factors, rather than the Council's proposed policy requirements and standards. These developments are generally unviable at 0% affordable housing as base build costs are higher than costs for houses and they will not come forward until changes in market conditions (i.e. an improvement in sales values in comparison to build costs or a reduction in costs). In this regard, their current unviable status should not be taken as an indication that the Council's

requirements cannot be accommodated.

- 7.18 In most cases, schemes can accommodate the Council's affordable housing requirement as per policy H8 of 30%. However, the Council's flexible approach to application of its affordable housing targets (subject to viability) will ensure the viability of developments is not adversely affected over the economic cycle. In support of this, it is clear that the strategic site can support 30% affordable housing when the tenure mix is adjusted from 85% affordable rent and 15% shared ownership to 45% affordable rent and 55% shared ownership.

CIL

- 7.19 This study tests the ability of different types of development in different geographical areas of the District to accommodate a CIL charge. The study takes account of the cumulative impact of the Council's current planning requirements, in line with the requirements of the NPPF and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.
- 7.20 The results of our analysis indicate a degree of variation in viability of development in terms of residential typologies. However, we have identified two potential charging zones comprising area 1 (postcodes CM18, CM19 and CM20) and area 2 (postcode CM17).
- 7.21 We have referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important).
- 7.22 We have tested industrial, offices in addition to supermarkets, superstores and retail warehousing uses and in summary our appraisals indicate that the viability of these uses is challenging unless rents increase and yields harden significantly over the life of the charging schedule. Consequently, these uses cannot support a CIL charging rate and we would recommend that the Council considers adopting a nil or nominal CIL rate on these uses.
- 7.23 Should the Council wish to do so, they would be able to set a nominal rate of CIL on the commercial uses in the region of £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the District. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category, in line with the approach taken for the Mayoral CIL. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set.
- 7.24 The results of this study (both residential and commercial) are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule in the next three years and potentially earlier if the market is perceived to have changed significantly beyond the sensitivities tested in this assessment.

Residential

- 7.25 Our recommendations on levels of CIL are summarised as follows:
- 7.26 The ability of residential schemes to make CIL contributions along with other policy requirements including affordable housing varies depending on the area, unit mix and current use of the site. Having regard to these variations, individual residential schemes should be able to absorb a maximum CIL rate of between £60 to £250 per sq/m. However, we have undertaken a broad view of all of our appraisal results in order to determine appropriate blended CIL rates for each value area that reflect the broad range of

developments across Harlow.

7.27 The NPPG CIL guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 20% to 50%. We would recommend a buffer of c. 30% for Harlow Council.

7.28 We tabulate in Table 7.28.1 our suggested CIL rates.

Table 7.28.1: Maximum and Suggested CIL Rates – Residential

Area	Maximum CIL rate (£ per sq/m)	Suggested CIL rate after buffer (£ per sq/m)
CM18, CM19, CM20	£100	£70
CM17	£150	£100

Commercial

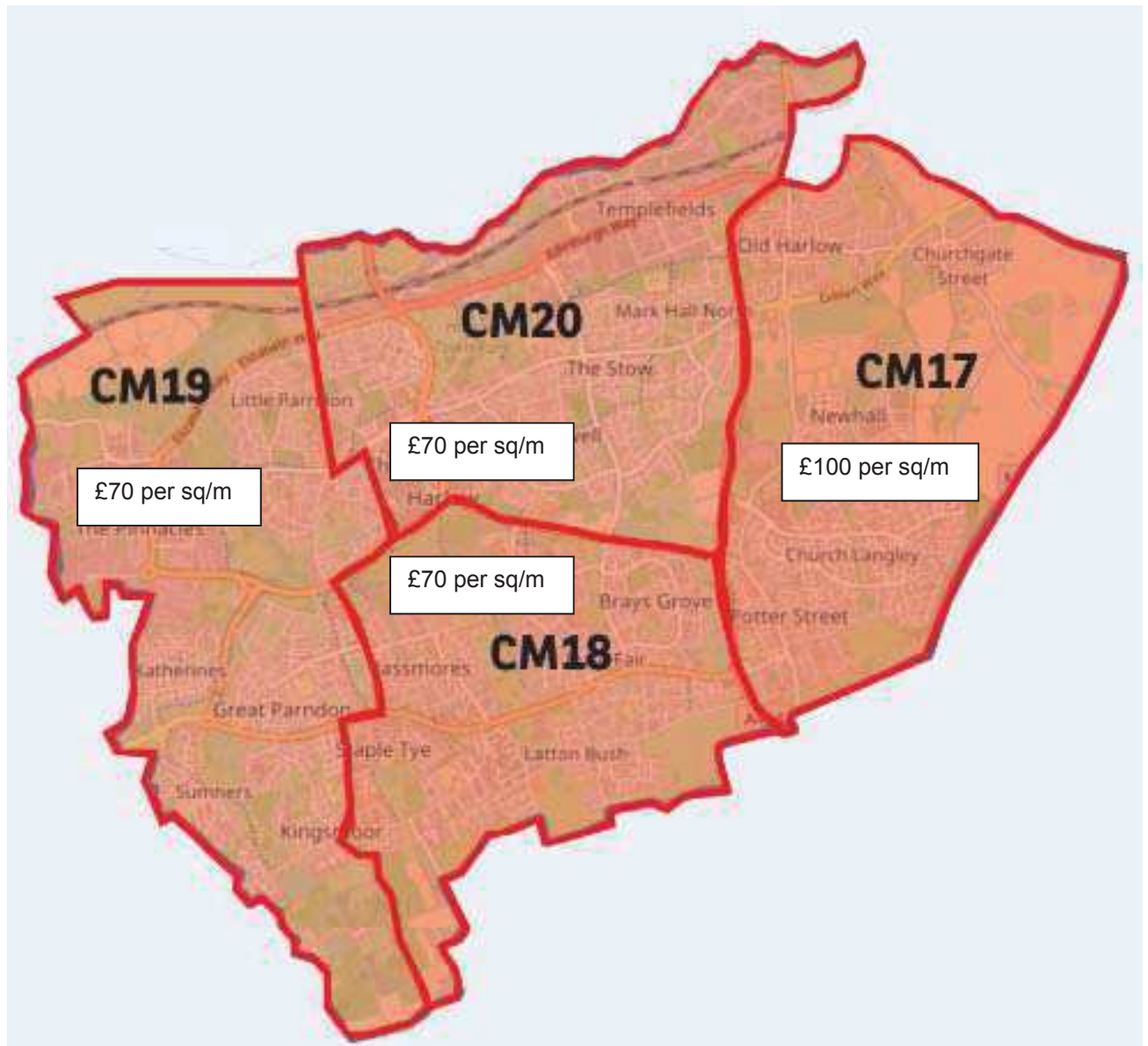
7.29 We summarise our recommended Harlow CIL rates in Table 7.29.1 below:

Table 7.29.1: Recommended CIL rates

Use	Residential Zone 1 (CM18, CM19, CM20) CIL Charge (£ per sq m)	Residential Zone 2 (CM17) CIL Charge (£ per sq m)
Residential	£70	£100
Offices	£NIL	
Industrial	£NIL	
Supermarkets superstores and retail warehouses	£NIL	

Appendix 1 - Proposed CIL Charging Areas

Appendix 1 - Proposed CIL Charging Areas



Appendix 2 - Residential CIL Testing (Base Sales Values and Costs)

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	40%			
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	0	20
CM17	NV	NV	175	175
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	80	90
CM17	NV	NV	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	100	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	100	120
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	0	20

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	480,626	4,806,256	-6,587,651	1,516,398	4,436,256	4,556,256
20	462,949	4,629,493	-6,764,414	1,339,635	4,259,493	4,379,493
35	455,892	4,558,916	-6,834,991	1,269,058	4,188,916	4,308,916
50	448,833	4,488,329	-6,905,578	1,198,471	4,118,329	4,238,329
60	444,128	4,441,284	-6,952,623	1,151,426	4,071,284	4,191,284
70	439,423	4,394,230	-6,999,677	1,104,372	4,024,230	4,144,230
80	434,717	4,347,175	-7,046,732	1,057,317	3,977,175	4,097,175
90	430,013	4,300,130	-7,093,777	1,010,272	3,930,130	4,050,130
100	425,308	4,253,076	-7,140,831	963,218	3,883,076	4,003,076
120	415,898	4,158,976	-7,234,931	869,118	3,788,976	3,908,976
135	408,840	4,088,399	-7,305,508	798,541	3,718,399	3,838,399
150	401,781	4,017,812	-7,376,095	727,954	3,647,812	3,767,812
175	390,019	3,900,190	-7,493,717	610,332	3,530,190	3,650,190
200	378,256	3,782,559	-7,611,348	492,701	3,412,559	3,532,559
225	366,493	3,664,927	-7,728,980	375,069	3,294,927	3,414,927
250	354,730	3,547,295	-7,846,612	257,437	3,177,295	3,297,295

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£575,878	5,758,783	-5,635,124	2,468,925	5,388,783	5,508,783
20	556,563	5,565,631	-5,828,276	2,275,773	5,195,631	5,315,631
35	549,505	5,495,054	-5,898,853	2,205,196	5,125,054	5,245,054
50	542,448	5,424,477	-5,969,430	2,134,619	5,054,477	5,174,477
60	537,743	5,377,433	-6,016,474	2,087,575	5,007,433	5,127,433
70	533,038	5,330,378	-6,063,529	2,040,520	4,960,378	5,080,378
80	528,332	5,283,323	-6,110,584	1,993,465	4,913,323	5,033,323
90	523,627	5,236,269	-6,157,638	1,946,411	4,866,269	4,986,269
100	518,922	5,189,224	-6,204,693	1,899,366	4,819,224	4,939,224
120	509,511	5,095,115	-6,298,792	1,805,257	4,725,115	4,845,115
135	502,454	5,024,538	-6,369,369	1,734,680	4,654,538	4,774,538
150	495,396	4,953,960	-6,439,947	1,664,102	4,583,960	4,703,960
175	483,633	4,836,329	-6,557,578	1,546,471	4,466,329	4,586,329
200	471,871	4,718,707	-6,675,200	1,428,849	4,348,707	4,468,707
225	460,108	4,601,075	-6,792,832	1,311,217	4,231,075	4,351,075
250	448,344	4,483,444	-6,910,463	1,193,586	4,113,444	4,233,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-964,760	-9,647,602	-21,041,509	-12,937,460	-10,017,602	-9,897,602
20	-957,742	-9,577,423	-20,971,330	-12,867,281	-9,947,423	-9,827,423
35	-964,924	-9,649,235	-21,043,142	-12,939,093	-10,019,235	-9,899,235
50	-972,105	-9,721,047	-21,114,954	-13,010,905	-10,091,047	-9,971,047
60	-976,893	-9,768,925	-21,162,832	-13,058,783	-10,138,925	-10,018,925
70	-981,679	-9,816,794	-21,210,701	-13,106,652	-10,186,794	-10,066,794
80	-986,467	-9,864,672	-21,258,579	-13,154,530	-10,234,672	-10,114,672
90	-991,255	-9,912,550	-21,306,457	-13,202,408	-10,282,550	-10,162,550
100	-996,042	-9,960,418	-21,354,325	-13,250,276	-10,330,418	-10,210,418
120	-1,005,617	-10,056,174	-21,450,081	-13,346,032	-10,426,174	-10,306,174
135	-1,012,799	-10,127,987	-21,521,894	-13,417,845	-10,497,987	-10,377,987
150	-1,019,980	-10,199,799	-21,593,706	-13,489,657	-10,569,799	-10,449,799
175	-1,031,949	-10,319,489	-21,713,396	-13,609,347	-10,689,489	-10,569,489
200	-1,043,917	-10,439,170	-21,833,077	-13,729,028	-10,809,170	-10,689,170
225	-1,055,886	-10,558,860	-21,952,767	-13,848,718	-10,928,860	-10,808,860
250	-1,067,855	-10,678,550	-22,072,457	-13,968,408	-11,048,550	-10,928,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-964,760	-9,647,602	-21,041,509	-12,937,460	-10,017,602	-9,897,602
20	-957,742	-9,577,423	-20,971,330	-12,867,281	-9,947,423	-9,827,423
35	-964,924	-9,649,235	-21,043,142	-12,939,093	-10,019,235	-9,899,235
50	-972,105	-9,721,047	-21,114,954	-13,010,905	-10,091,047	-9,971,047
60	-976,893	-9,768,925	-21,162,832	-13,058,783	-10,138,925	-10,018,925
70	-981,679	-9,816,794	-21,210,701	-13,106,652	-10,186,794	-10,066,794
80	-986,467	-9,864,672	-21,258,579	-13,154,530	-10,234,672	-10,114,672
90	-991,255	-9,912,550	-21,306,457	-13,202,408	-10,282,550	-10,162,550
100	-996,042	-9,960,418	-21,354,325	-13,250,276	-10,330,418	-10,210,418
120	-1,005,617	-10,056,174	-21,450,081	-13,346,032	-10,426,174	-10,306,174
135	-1,012,799	-10,127,987	-21,521,894	-13,417,845	-10,497,987	-10,377,987
150	-1,019,980	-10,199,799	-21,593,706	-13,489,657	-10,569,799	-10,449,799
175	-1,031,949	-10,319,489	-21,713,396	-13,609,347	-10,689,489	-10,569,489
200	-1,043,917	-10,439,170	-21,833,077	-13,729,028	-10,809,170	-10,689,170
225	-1,055,886	-10,558,860	-21,952,767	-13,848,718	-10,928,860	-10,808,860
250	-1,067,855	-10,678,550	-22,072,457	-13,968,408	-11,048,550	-10,928,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,822	641,512	-10,752,395	-2,648,346	271,512	391,512
20	24,024	336,330	-11,057,577	-2,953,528	-33,670	86,330
35	8,266	115,727	-11,278,180	-3,174,131	-254,273	-134,273
50	-7,614	-106,590	-11,500,497	-3,396,448	-476,590	-356,590
60	-18,290	-256,067	-11,649,974	-3,545,925	-626,067	-506,067
70	-26,967	-405,544	-11,799,451	-3,695,402	-775,544	-655,544
80	-39,644	-555,020	-11,948,927	-3,844,878	-925,020	-805,020
90	-50,321	-704,497	-12,098,404	-3,994,355	-1,074,497	-954,497
100	-60,998	-853,974	-12,247,881	-4,143,832	-1,223,974	-1,103,974
120	-82,352	-1,152,927	-12,546,834	-4,442,785	-1,522,927	-1,402,927
135	-98,368	-1,377,149	-12,771,056	-4,667,007	-1,747,149	-1,627,149
150	-114,383	-1,601,357	-12,995,264	-4,891,215	-1,971,357	-1,851,357
175	-141,075	-1,975,056	-13,368,963	-5,264,914	-2,345,056	-2,225,056
200	-167,767	-2,348,741	-13,742,648	-5,638,599	-2,718,741	-2,598,741
225	-194,460	-2,722,440	-14,116,347	-6,012,298	-3,092,440	-2,972,440
250	-221,152	-3,096,124	-14,490,031	-6,385,982	-3,466,124	-3,346,124

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£20

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	228,676	3,201,458	-8,192,449	-88,400	2,831,458	2,951,458
20	203,732	2,852,241	-8,541,666	-437,617	2,482,241	2,602,241
35	187,974	2,631,639	-8,762,268	-658,219	2,261,639	2,381,639
50	172,217	2,411,036	-8,982,871	-878,822	2,041,036	2,161,036
60	161,711	2,263,958	-9,129,949	-1,025,900	1,893,958	2,013,958
70	151,207	2,116,894	-9,277,013	-1,172,964	1,746,894	1,866,894
80	140,701	1,969,816	-9,424,091	-1,320,042	1,599,816	1,719,816
90	130,197	1,822,753	-9,571,154	-1,467,105	1,452,753	1,572,753
100	119,691	1,675,675	-9,718,232	-1,614,183	1,305,675	1,425,675
120	98,681	1,381,533	-10,012,374	-1,908,325	1,011,533	1,131,533
135	82,924	1,160,930	-10,232,977	-2,128,928	790,930	910,930
150	67,165	940,314	-10,453,593	-2,349,544	570,314	690,314
175	40,903	572,647	-10,821,260	-2,717,211	202,647	322,647
200	14,640	204,966	-11,188,941	-3,084,892	-165,034	-45,034
225	-11,812	-165,374	-11,559,281	-3,455,232	-535,374	-415,374
250	-38,505	-539,072	-11,932,979	-3,828,930	-909,072	-789,072

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£175

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	266,439	1,252,262	-10,141,645	-2,037,596	882,262	1,002,262
20	219,804	1,033,081	-10,360,826	-2,256,777	663,081	783,081
35	188,265	884,846	-10,509,061	-2,405,012	514,846	634,846
50	156,726	736,610	-10,657,297	-2,553,248	366,610	486,610
60	135,699	637,787	-10,756,120	-2,652,071	267,787	387,787
70	114,673	538,963	-10,854,944	-2,750,895	168,963	288,963
80	93,647	440,140	-10,953,767	-2,849,718	70,140	190,140
90	72,621	341,316	-11,052,591	-2,948,542	-28,684	91,316
100	51,595	242,498	-11,151,409	-3,047,360	-127,502	-7,502
120	9,543	44,851	-11,349,056	-3,245,007	-325,149	-205,149
135	-22,357	-105,077	-11,498,984	-3,394,935	-475,077	-355,077
150	-54,412	-255,734	-11,649,641	-3,545,592	-625,734	-505,734
175	-107,837	-506,833	-11,900,740	-3,796,691	-876,833	-756,833
200	-161,262	-757,931	-12,151,838	-4,047,789	-1,127,931	-1,007,931
225	-214,687	-1,009,029	-12,402,936	-4,298,887	-1,379,029	-1,259,029
250	-268,112	-1,260,127	-12,654,034	-4,549,985	-1,630,127	-1,510,127

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£90

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	637,467	2,996,097	-8,397,810	-293,761	2,626,097	2,746,097
20	584,451	2,746,920	-8,646,987	-542,938	2,376,920	2,496,920
35	552,912	2,598,685	-8,795,222	-691,173	2,228,685	2,348,685
50	521,372	2,450,450	-8,943,457	-839,408	2,080,450	2,200,450
60	500,346	2,351,626	-9,042,281	-938,232	1,981,626	2,101,626
70	479,320	2,252,803	-9,141,104	-1,037,055	1,882,803	2,002,803
80	458,294	2,153,980	-9,239,927	-1,135,878	1,783,980	1,903,980
90	437,267	2,055,156	-9,338,751	-1,234,702	1,685,156	1,805,156
100	416,241	1,956,333	-9,437,574	-1,333,525	1,586,333	1,706,333
120	374,189	1,758,690	-9,635,217	-1,531,168	1,388,690	1,508,690
135	342,650	1,610,455	-9,783,452	-1,679,403	1,240,455	1,360,455
150	311,111	1,462,220	-9,931,687	-1,827,638	1,092,220	1,212,220
175	258,545	1,215,161	-10,178,746	-2,074,697	845,161	965,161
200	205,979	968,103	-10,425,804	-2,321,755	598,103	718,103
225	153,415	721,049	-10,672,858	-2,568,809	351,049	471,049
250	100,849	473,990	-10,919,917	-2,815,868	103,990	223,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,548,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,668,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,100,802	-4,936,885	-16,330,792	-8,226,743	-5,306,885	-5,186,885
20	-2,146,911	-5,045,240	-16,439,147	-8,335,098	-5,415,240	-5,295,240
35	-2,208,592	-5,190,190	-16,584,097	-8,480,048	-5,560,190	-5,440,190
50	-2,270,273	-5,335,141	-16,729,048	-8,624,999	-5,705,141	-5,585,141
60	-2,311,393	-5,431,774	-16,825,681	-8,721,632	-5,801,774	-5,681,774
70	-2,352,513	-5,528,406	-16,922,313	-8,818,264	-5,898,406	-5,778,406
80	-2,393,634	-5,625,039	-17,018,946	-8,914,897	-5,995,039	-5,875,039
90	-2,434,755	-5,721,673	-17,115,580	-9,011,531	-6,091,673	-5,971,673
100	-2,475,875	-5,818,307	-17,212,214	-9,108,165	-6,188,307	-6,068,307
120	-2,558,116	-6,011,572	-17,405,479	-9,301,430	-6,381,572	-6,261,572
135	-2,619,797	-6,156,522	-17,550,429	-9,446,380	-6,526,522	-6,406,522
150	-2,681,478	-6,301,473	-17,695,380	-9,591,331	-6,671,473	-6,551,473
175	-2,784,279	-6,543,055	-17,936,962	-9,832,913	-6,913,055	-6,793,055
200	-2,887,080	-6,784,639	-18,178,546	-10,074,497	-7,154,639	-7,034,639
225	-2,989,881	-7,026,221	-18,420,128	-10,316,079	-7,396,221	-7,276,221
250	-3,092,683	-7,267,805	-18,661,712	-10,557,663	-7,637,805	-7,517,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,491,343	-3,504,657	-14,898,564	-6,794,515	-3,874,657	-3,754,657
20	-1,547,936	-3,637,649	-15,031,556	-6,927,507	-4,007,649	-3,887,649
35	-1,609,616	-3,782,597	-15,176,504	-7,072,455	-4,152,597	-4,032,597
50	-1,671,297	-3,927,548	-15,321,455	-7,217,406	-4,297,548	-4,177,548
60	-1,712,418	-4,024,182	-15,418,089	-7,314,040	-4,394,182	-4,274,182
70	-1,753,537	-4,120,813	-15,514,720	-7,410,671	-4,490,813	-4,370,813
80	-1,794,658	-4,217,447	-15,611,354	-7,507,305	-4,587,447	-4,467,447
90	-1,835,779	-4,314,080	-15,707,987	-7,603,938	-4,684,080	-4,564,080
100	-1,876,900	-4,410,714	-15,804,621	-7,700,572	-4,780,714	-4,660,714
120	-1,959,140	-4,603,979	-15,997,886	-7,893,837	-4,973,979	-4,853,979
135	-2,020,821	-4,748,929	-16,142,836	-8,038,787	-5,118,929	-4,998,929
150	-2,082,502	-4,893,880	-16,287,787	-8,183,738	-5,263,880	-5,143,880
175	-2,185,303	-5,135,462	-16,529,369	-8,425,320	-5,505,462	-5,385,462
200	-2,288,105	-5,377,046	-16,770,953	-8,666,904	-5,747,046	-5,627,046
225	-2,390,905	-5,618,628	-17,012,535	-8,908,486	-5,988,628	-5,868,628
250	-2,493,707	-5,860,212	-17,254,119	-9,150,070	-6,230,212	-6,110,212

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	40%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,623,692	13,588,844	2,194,937	10,298,986	13,218,844	13,338,844
20	3,465,197	12,994,489	1,600,582	9,704,631	12,624,489	12,744,489
35	3,393,069	12,724,010	1,330,103	9,434,152	12,354,010	12,474,010
50	3,320,942	12,453,531	1,059,624	9,163,673	12,083,531	12,203,531
60	3,272,852	12,273,196	879,289	8,983,338	11,903,196	12,023,196
70	3,223,981	12,089,928	696,021	8,800,070	11,719,928	11,839,928
80	3,175,109	11,906,659	512,752	8,616,801	11,536,659	11,656,659
90	3,126,237	11,723,387	329,480	8,433,529	11,353,387	11,473,387
100	3,077,365	11,540,119	146,212	8,250,261	11,170,119	11,290,119
120	2,979,622	11,173,582	-220,325	7,883,724	10,803,582	10,923,582
135	2,906,313	10,898,675	-495,232	7,608,817	10,528,675	10,648,675
150	2,833,006	10,623,772	-770,135	7,333,914	10,253,772	10,373,772
175	2,710,826	10,165,597	-1,228,310	6,875,739	9,795,597	9,915,597
200	2,588,647	9,707,426	-1,686,481	6,417,568	9,337,426	9,457,426
225	2,466,467	9,249,251	-2,144,656	5,959,393	8,879,251	8,999,251
250	2,344,288	8,791,080	-2,602,827	5,501,222	8,421,080	8,541,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,534,420	17,004,074	5,610,167	13,714,216	16,634,074	16,754,074
20	4,360,261	16,350,981	4,957,074	13,061,123	15,980,981	16,100,981
35	4,288,134	16,080,502	4,686,595	12,790,644	15,710,502	15,830,502
50	4,216,005	15,810,019	4,416,112	12,520,161	15,440,019	15,560,019
60	4,167,920	15,629,701	4,235,794	12,339,843	15,259,701	15,379,701
70	4,119,835	15,449,380	4,055,473	12,159,522	15,079,380	15,199,380
80	4,071,750	15,269,062	3,875,155	11,979,204	14,899,062	15,019,062
90	4,023,664	15,088,740	3,694,833	11,798,882	14,718,740	14,838,740
100	3,975,578	14,908,418	3,514,511	11,618,560	14,538,418	14,658,418
120	3,879,408	14,547,779	3,153,872	11,257,921	14,177,779	14,297,779
135	3,807,280	14,277,300	2,883,393	10,987,442	13,907,300	14,027,300
150	3,735,151	14,006,818	2,612,911	10,716,960	13,636,818	13,756,818
175	3,614,938	13,556,017	2,162,110	10,266,159	13,186,017	13,306,017
200	3,494,724	13,105,217	1,711,310	9,815,359	12,735,217	12,855,217
225	3,372,622	12,647,333	1,253,426	9,357,475	12,277,333	12,387,333
250	3,250,442	12,189,158	795,251	8,899,300	11,819,158	11,939,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	6
Flats	
No of units	500 units
Density:	380 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,660,690	-24,822,125	-36,216,032	-28,111,983	-25,192,125	-25,072,125
20	-32,505,103	-24,703,878	-36,097,785	-27,993,736	-25,073,878	-24,953,878
35	-32,809,711	-24,935,380	-36,329,287	-28,225,238	-25,305,380	-25,185,380
50	-33,114,319	-25,166,883	-36,560,790	-28,456,741	-25,536,883	-25,416,883
60	-33,317,391	-25,321,217	-36,715,124	-28,611,075	-25,691,217	-25,571,217
70	-33,520,463	-25,475,552	-36,869,459	-28,765,410	-25,845,552	-25,725,552
80	-33,723,536	-25,629,887	-37,023,794	-28,919,745	-25,999,887	-25,879,887
90	-33,926,607	-25,784,222	-37,178,129	-29,074,080	-26,154,222	-26,034,222
100	-34,129,680	-25,938,557	-37,332,464	-29,228,415	-26,308,557	-26,188,557
120	-34,535,824	-26,247,226	-37,641,133	-29,537,084	-26,617,226	-26,497,226
135	-34,840,432	-26,478,728	-37,872,635	-29,768,586	-26,848,728	-26,728,728
150	-35,145,040	-26,710,231	-38,104,138	-30,000,089	-27,080,231	-26,960,231
175	-35,652,721	-27,096,068	-38,489,975	-30,385,926	-27,466,068	-27,346,068
200	-36,160,401	-27,481,905	-38,875,812	-30,771,763	-27,851,905	-27,731,905
225	-36,668,080	-27,867,741	-39,261,648	-31,157,599	-28,237,741	-28,117,741
250	-37,175,760	-28,253,578	-39,647,485	-31,543,436	-28,623,578	-28,503,578

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,875,170	-22,705,129	-34,099,036	-25,994,987	-23,075,129	-22,955,129
20	-29,767,490	-22,623,292	-34,017,199	-25,913,150	-22,993,292	-22,873,292
35	-30,072,098	-22,854,794	-34,248,701	-26,144,652	-23,224,794	-23,104,794
50	-30,376,706	-23,086,297	-34,480,204	-26,376,155	-23,456,297	-23,336,297
60	-30,579,778	-23,240,631	-34,634,538	-26,530,489	-23,610,631	-23,490,631
70	-30,782,850	-23,394,966	-34,788,873	-26,684,824	-23,764,966	-23,644,966
80	-30,985,923	-23,549,301	-34,943,208	-26,839,159	-23,919,301	-23,799,301
90	-31,188,995	-23,703,636	-35,097,543	-26,993,494	-24,073,636	-23,953,636
100	-31,392,067	-23,857,971	-35,251,878	-27,147,829	-24,227,971	-24,107,971
120	-31,796,211	-24,166,640	-35,560,547	-27,456,498	-24,536,640	-24,416,640
135	-32,102,819	-24,398,142	-35,792,049	-27,688,000	-24,768,142	-24,648,142
150	-32,407,428	-24,629,645	-36,023,552	-27,919,503	-24,999,645	-24,879,645
175	-32,915,108	-25,015,482	-36,409,389	-28,305,340	-25,385,482	-25,265,482
200	-33,422,788	-25,401,319	-36,795,226	-28,691,177	-25,771,319	-25,651,319
225	-33,930,467	-25,787,155	-37,181,062	-29,077,013	-26,157,155	-26,037,155
250	-34,438,148	-26,172,992	-37,566,899	-29,462,850	-26,542,992	-26,422,992

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,134,341	-13,289,556	-24,683,463	-16,579,414	-13,659,556	-13,539,556
20	-40,928,280	-13,222,983	-24,616,890	-16,512,841	-13,592,983	-13,472,983
35	-41,304,337	-13,344,478	-24,738,385	-16,634,336	-13,714,478	-13,594,478
50	-41,680,394	-13,465,973	-24,859,880	-16,755,831	-13,835,973	-13,715,973
60	-41,931,098	-13,546,970	-24,940,877	-16,836,828	-13,916,970	-13,796,970
70	-42,181,804	-13,627,967	-25,021,874	-16,917,825	-13,997,967	-13,877,967
80	-42,432,508	-13,708,964	-25,102,871	-16,998,822	-14,078,964	-13,958,964
90	-42,683,212	-13,789,961	-25,183,868	-17,079,819	-14,159,961	-14,039,961
100	-42,933,917	-13,870,958	-25,264,865	-17,160,816	-14,240,958	-14,120,958
120	-43,435,326	-14,032,952	-25,426,859	-17,322,810	-14,402,952	-14,282,952
135	-43,811,383	-14,154,447	-25,548,354	-17,444,305	-14,524,447	-14,404,447
150	-44,187,440	-14,275,942	-25,669,849	-17,565,800	-14,645,942	-14,525,942
175	-44,814,201	-14,478,434	-25,872,341	-17,768,292	-14,848,434	-14,728,434
200	-45,440,963	-14,680,927	-26,074,834	-17,970,785	-15,050,927	-14,930,927
225	-46,067,725	-14,883,419	-26,277,326	-18,173,277	-15,253,419	-15,133,419
250	-46,694,486	-15,085,911	-26,479,818	-18,375,769	-15,455,911	-15,335,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,798,818	-12,211,926	-23,605,833	-15,501,784	-12,581,926	-12,461,926
20	-37,650,125	-12,163,887	-23,557,794	-15,453,745	-12,533,887	-12,413,887
35	-38,026,183	-12,285,382	-23,679,289	-15,575,240	-12,655,382	-12,535,382
50	-38,402,239	-12,406,877	-23,800,784	-15,696,735	-12,776,877	-12,656,877
60	-38,652,943	-12,487,874	-23,881,781	-15,777,732	-12,857,874	-12,737,874
70	-38,903,648	-12,568,871	-23,962,778	-15,858,729	-12,938,871	-12,818,871
80	-39,154,353	-12,649,868	-24,043,775	-15,939,726	-13,019,868	-12,899,868
90	-39,405,057	-12,730,865	-24,124,772	-16,020,723	-13,100,865	-12,980,865
100	-39,655,762	-12,811,862	-24,205,769	-16,101,720	-13,181,862	-13,061,862
120	-40,157,171	-12,973,855	-24,367,762	-16,263,713	-13,343,855	-13,223,855
135	-40,533,228	-13,095,351	-24,489,258	-16,385,209	-13,465,351	-13,345,351
150	-40,909,284	-13,216,846	-24,610,753	-16,506,704	-13,586,846	-13,466,846
175	-41,536,046	-13,419,338	-24,813,245	-16,709,196	-13,789,338	-13,669,338
200	-42,162,808	-13,621,830	-25,015,737	-16,911,688	-13,991,830	-13,871,830
225	-42,789,569	-13,824,322	-25,218,229	-17,114,180	-14,194,322	-14,074,322
250	-43,416,331	-14,026,815	-25,420,722	-17,316,673	-14,396,815	-14,276,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	40%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-125,734	-35,205	-11,429,112	-3,325,063	-405,205	-285,205
20	-1,061,462	-297,209	-11,691,116	-3,587,067	-667,209	-547,209
35	-1,764,881	-494,167	-11,888,074	-3,784,025	-864,167	-744,167
50	-2,468,299	-691,124	-12,085,031	-3,980,982	-1,061,124	-941,124
60	-2,937,246	-822,429	-12,216,336	-4,112,287	-1,192,429	-1,072,429
70	-3,406,191	-953,734	-12,347,641	-4,243,592	-1,323,734	-1,203,734
80	-3,875,137	-1,085,038	-12,478,945	-4,374,896	-1,455,038	-1,335,038
90	-4,344,082	-1,216,343	-12,610,250	-4,506,201	-1,586,343	-1,466,343
100	-4,813,028	-1,347,648	-12,741,555	-4,637,506	-1,717,648	-1,597,648
120	-5,750,919	-1,610,257	-13,004,164	-4,900,115	-1,980,257	-1,860,257
135	-6,454,338	-1,807,215	-13,201,122	-5,097,073	-2,177,215	-2,057,215
150	-7,157,756	-2,004,172	-13,398,079	-5,294,030	-2,374,172	-2,254,172
175	-8,330,120	-2,332,434	-13,726,341	-5,622,292	-2,702,434	-2,582,434
200	-9,502,484	-2,660,696	-14,054,603	-5,950,554	-3,030,696	-2,910,696
225	-10,674,848	-2,988,957	-14,382,864	-6,278,815	-3,358,957	-3,238,957
250	-11,847,212	-3,317,219	-14,711,126	-6,607,077	-3,687,219	-3,567,219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,443,430	1,804,160	-9,589,747	-1,485,698	1,434,160	1,554,160
20	5,449,470	1,525,852	-9,868,055	-1,764,006	1,155,852	1,275,852
35	4,779,467	1,338,251	-10,055,656	-1,951,607	968,251	1,088,251
50	4,109,462	1,150,649	-10,243,258	-2,139,209	780,649	900,649
60	3,660,451	1,024,926	-10,368,961	-2,264,932	654,926	774,926
70	3,206,477	897,813	-10,496,094	-2,392,045	527,813	647,813
80	2,752,502	770,701	-10,623,206	-2,519,157	400,701	520,701
90	2,298,527	643,588	-10,750,319	-2,646,270	273,588	393,588
100	1,844,597	516,207	-10,877,700	-2,773,651	146,207	266,207
120	920,798	257,823	-11,136,084	-3,032,035	-112,177	7,823
135	228,699	64,036	-11,329,871	-3,225,822	-305,964	-185,964
150	-470,979	-131,874	-11,525,781	-3,421,732	-501,874	-381,874
175	-1,643,343	-460,136	-11,854,043	-3,749,994	-830,136	-710,136
200	-2,815,707	-788,398	-12,182,305	-4,078,256	-1,158,398	-1,038,398
225	-3,988,071	-1,116,660	-12,510,567	-4,406,518	-1,486,660	-1,366,660
250	-5,160,436	-1,444,922	-12,838,829	-4,734,780	-1,814,922	-1,694,922

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£120

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,203,650	-2,584,150	-13,978,057	-5,874,008	-2,954,150	-2,834,150
20	-9,896,573	-3,117,421	-14,511,328	-6,407,279	-3,487,421	-3,367,421
35	-11,272,088	-3,550,708	-14,944,615	-6,840,566	-3,920,708	-3,800,708
50	-12,647,603	-3,983,995	-15,377,902	-7,273,853	-4,353,995	-4,233,995
60	-13,564,612	-4,272,853	-15,666,760	-7,562,711	-4,642,853	-4,522,853
70	-14,481,622	-4,561,711	-15,955,618	-7,851,569	-4,931,711	-4,811,711
80	-15,398,632	-4,850,569	-16,244,476	-8,140,427	-5,220,569	-5,100,569
90	-16,315,641	-5,139,427	-16,533,334	-8,429,285	-5,509,427	-5,389,427
100	-17,232,650	-5,428,285	-16,822,192	-8,718,143	-5,798,285	-5,678,285
120	-19,066,670	-6,006,001	-17,399,908	-9,295,859	-6,376,001	-6,256,001
135	-20,442,184	-6,439,288	-17,833,195	-9,729,146	-6,809,288	-6,689,288
150	-21,817,699	-6,872,575	-18,266,482	-10,162,433	-7,242,575	-7,122,575
175	-24,110,223	-7,594,720	-18,988,627	-10,884,578	-7,964,720	-7,844,720
200	-26,402,747	-8,316,865	-19,710,772	-11,606,723	-8,686,865	-8,566,865
225	-28,695,271	-9,039,010	-20,432,917	-12,328,868	-9,409,010	-9,289,010
250	-30,987,795	-9,761,155	-21,155,062	-13,051,013	-10,131,155	-10,011,155

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,940,463	926,246	-10,467,661	-2,363,612	556,246	676,246
20	1,104,200	347,823	-11,046,084	-2,942,035	-22,177	97,823
35	-253,255	-79,775	-11,473,682	-3,369,633	-449,775	-329,775
50	-1,628,769	-513,062	-11,906,969	-3,802,920	-883,062	-763,062
60	-2,545,778	-801,920	-12,195,827	-4,091,778	-1,171,920	-1,051,920
70	-3,462,788	-1,090,778	-12,484,685	-4,380,636	-1,460,778	-1,340,778
80	-4,379,798	-1,379,636	-12,773,543	-4,669,494	-1,749,636	-1,629,636
90	-5,296,808	-1,668,495	-13,062,402	-4,958,353	-2,038,495	-1,918,495
100	-6,213,817	-1,957,352	-13,351,259	-5,247,210	-2,327,352	-2,207,352
120	-8,047,837	-2,535,069	-13,928,976	-5,824,927	-2,905,069	-2,785,069
135	-9,423,351	-2,968,355	-14,362,262	-6,258,213	-3,338,355	-3,218,355
150	-10,798,866	-3,401,643	-14,795,550	-6,691,501	-3,771,643	-3,651,643
175	-13,091,389	-4,123,788	-15,517,695	-7,413,646	-4,493,788	-4,373,788
200	-15,383,914	-4,845,933	-16,239,840	-8,135,791	-5,215,933	-5,095,933
225	-17,676,438	-5,568,078	-16,961,985	-8,857,936	-5,938,078	-5,818,078
250	-19,968,962	-6,290,223	-17,684,130	-9,580,081	-6,660,223	-6,540,223

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£20

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	120	120
CM17	NV	100	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	175	200
CM17	NV	90	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	175	250	250	250
CM17	250	250	250	250

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	60	70
CM17	NV	NV	200	200
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	0	100	100

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	536,734	5,367,338	-6,026,569	2,077,480	4,997,338	5,117,338
20	517,308	5,173,076	-6,220,831	1,883,218	4,803,076	4,923,076
35	509,662	5,096,619	-6,297,288	1,806,761	4,726,619	4,846,619
50	502,016	5,020,161	-6,373,746	1,730,303	4,650,161	4,770,161
60	496,919	4,969,189	-6,424,718	1,679,331	4,599,189	4,719,189
70	491,822	4,918,218	-6,475,689	1,628,360	4,548,218	4,668,218
80	486,725	4,867,246	-6,526,661	1,577,388	4,497,246	4,617,246
90	481,627	4,816,274	-6,577,633	1,526,416	4,446,274	4,566,274
100	476,530	4,765,302	-6,628,605	1,475,444	4,395,302	4,515,302
120	466,336	4,663,359	-6,730,548	1,373,501	4,293,359	4,413,359
135	458,689	4,586,891	-6,807,016	1,297,033	4,216,891	4,336,891
150	451,043	4,510,434	-6,883,473	1,220,576	4,140,434	4,260,434
175	438,300	4,383,004	-7,010,903	1,093,146	4,013,004	4,133,004
200	425,558	4,255,575	-7,138,332	965,717	3,885,575	4,005,575
225	412,815	4,128,146	-7,265,761	838,288	3,758,146	3,878,146
250	400,071	4,000,706	-7,393,201	710,848	3,630,706	3,750,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£639,924	6,399,243	-4,994,664	3,109,385	6,029,243	6,149,243
20	618,724	6,187,239	-5,206,668	2,897,381	5,817,239	5,937,239
35	611,078	6,110,781	-5,283,126	2,820,923	5,740,781	5,860,781
50	603,432	6,034,323	-5,359,584	2,744,465	5,664,323	5,784,323
60	598,335	5,983,352	-5,410,555	2,693,494	5,613,352	5,733,352
70	593,238	5,932,380	-5,461,527	2,642,522	5,562,380	5,682,380
80	588,140	5,881,398	-5,512,509	2,591,540	5,511,398	5,631,398
90	583,043	5,830,426	-5,563,481	2,540,568	5,460,426	5,580,426
100	577,945	5,779,455	-5,614,452	2,489,597	5,409,455	5,529,455
120	567,751	5,677,511	-5,716,396	2,387,653	5,307,511	5,427,511
135	560,105	5,601,054	-5,792,853	2,311,196	5,231,054	5,351,054
150	552,460	5,524,596	-5,869,311	2,234,738	5,154,596	5,274,596
175	539,717	5,397,167	-5,996,740	2,107,309	5,027,167	5,147,167
200	526,973	5,269,727	-6,124,180	1,979,869	4,899,727	5,019,727
225	514,230	5,142,298	-6,251,609	1,852,440	4,772,298	4,892,298
250	501,487	5,014,869	-6,379,038	1,725,011	4,644,869	4,764,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,028,819	-10,288,195	-21,682,102	-13,578,053	-10,658,195	-10,538,195
20	-1,021,498	-10,214,975	-21,608,882	-13,504,833	-10,584,975	-10,464,975
35	-1,029,278	-10,292,779	-21,686,686	-13,582,637	-10,662,779	-10,542,779
50	-1,037,057	-10,370,572	-21,764,479	-13,660,430	-10,740,572	-10,620,572
60	-1,042,243	-10,422,431	-21,816,338	-13,712,289	-10,792,431	-10,672,431
70	-1,047,430	-10,474,300	-21,868,207	-13,764,158	-10,844,300	-10,724,300
80	-1,052,617	-10,526,168	-21,920,075	-13,816,026	-10,896,168	-10,776,168
90	-1,057,803	-10,578,027	-21,971,934	-13,867,885	-10,948,027	-10,828,027
100	-1,062,990	-10,629,896	-22,023,803	-13,919,754	-10,999,896	-10,879,896
120	-1,073,362	-10,733,624	-22,127,531	-14,023,482	-11,103,624	-10,983,624
135	-1,081,142	-10,811,417	-22,205,324	-14,101,275	-11,181,417	-11,061,417
150	-1,088,922	-10,889,220	-22,283,127	-14,179,078	-11,259,220	-11,139,220
175	-1,101,888	-11,018,882	-22,412,789	-14,308,740	-11,388,882	-11,268,882
200	-1,114,854	-11,148,544	-22,542,451	-14,438,402	-11,518,544	-11,398,544
225	-1,127,821	-11,278,207	-22,672,114	-14,568,065	-11,648,207	-11,528,207
250	-1,140,787	-11,407,869	-22,801,776	-14,697,727	-11,777,869	-11,657,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,028,819	-10,288,195	-21,682,102	-13,578,053	-10,658,195	-10,538,195
20	-1,021,498	-10,214,975	-21,608,882	-13,504,833	-10,584,975	-10,464,975
35	-1,029,278	-10,292,779	-21,686,686	-13,582,637	-10,662,779	-10,542,779
50	-1,037,057	-10,370,572	-21,764,479	-13,660,430	-10,740,572	-10,620,572
60	-1,042,243	-10,422,431	-21,816,338	-13,712,289	-10,792,431	-10,672,431
70	-1,047,430	-10,474,300	-21,868,207	-13,764,158	-10,844,300	-10,724,300
80	-1,052,617	-10,526,168	-21,920,075	-13,816,026	-10,896,168	-10,776,168
90	-1,057,803	-10,578,027	-21,971,934	-13,867,885	-10,948,027	-10,828,027
100	-1,062,990	-10,629,896	-22,023,803	-13,919,754	-10,999,896	-10,879,896
120	-1,073,362	-10,733,624	-22,127,531	-14,023,482	-11,103,624	-10,983,624
135	-1,081,142	-10,811,417	-22,205,324	-14,101,275	-11,181,417	-11,061,417
150	-1,088,922	-10,889,220	-22,283,127	-14,179,078	-11,259,220	-11,139,220
175	-1,101,888	-11,018,882	-22,412,789	-14,308,740	-11,388,882	-11,268,882
200	-1,114,854	-11,148,544	-22,542,451	-14,438,402	-11,518,544	-11,398,544
225	-1,127,821	-11,278,207	-22,672,114	-14,568,065	-11,648,207	-11,528,207
250	-1,140,787	-11,407,869	-22,801,776	-14,697,727	-11,777,869	-11,657,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2

Flats	
No of units	25 units
Density:	350 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	171,354	2,398,962	-8,994,945	-890,896	2,028,962	2,148,962
20	145,646	2,039,038	-9,354,869	-1,250,820	1,669,038	1,789,038
35	128,575	1,800,054	-9,593,853	-1,489,804	1,430,054	1,550,054
50	111,504	1,561,056	-9,832,851	-1,728,802	1,191,056	1,311,056
60	100,124	1,401,738	-9,992,169	-1,888,120	1,031,738	1,151,738
70	88,743	1,242,406	-10,151,501	-2,047,452	872,406	992,406
80	77,362	1,083,074	-10,310,833	-2,206,784	713,074	833,074
90	65,983	923,756	-10,470,151	-2,366,102	553,756	673,756
100	54,602	764,424	-10,629,483	-2,525,434	394,424	514,424
120	31,841	445,774	-10,948,133	-2,844,084	75,774	195,774
135	14,770	206,776	-11,187,131	-3,083,082	-163,224	-43,224
150	-2,338	-32,731	-11,426,638	-3,322,589	-402,731	-282,731
175	-31,255	-437,575	-11,831,482	-3,727,433	-807,575	-687,575
200	-60,172	-842,405	-12,236,312	-4,132,263	-1,212,405	-1,092,405
225	-89,088	-1,247,235	-12,641,142	-4,537,093	-1,617,235	-1,497,235
250	-118,005	-1,652,065	-13,045,972	-4,941,923	-2,022,065	-1,902,065

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£120

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,445	5,172,234	-6,221,673	1,882,376	4,802,234	4,922,234
20	340,330	4,764,618	-6,629,289	1,474,760	4,394,618	4,514,618
35	323,260	4,525,634	-6,868,273	1,235,776	4,155,634	4,275,634
50	306,188	4,286,636	-7,107,271	996,778	3,916,636	4,036,636
60	294,807	4,127,304	-7,266,603	837,446	3,757,304	3,877,304
70	283,428	3,967,986	-7,425,921	678,128	3,597,986	3,717,986
80	272,047	3,808,654	-7,585,253	518,796	3,438,654	3,558,654
90	260,666	3,649,322	-7,744,585	359,464	3,279,322	3,399,322
100	249,286	3,490,004	-7,903,903	200,146	3,120,004	3,240,004
120	226,524	3,171,340	-8,222,567	-118,518	2,801,340	2,921,340
135	209,454	2,932,356	-8,461,551	-357,502	2,562,356	2,682,356
150	192,383	2,693,358	-8,700,549	-596,500	2,323,358	2,443,358
175	163,932	2,295,042	-9,098,865	-994,816	1,925,042	2,045,042
200	135,480	1,896,726	-9,497,181	-1,393,132	1,526,726	1,646,726
225	107,029	1,498,410	-9,895,497	-1,791,448	1,128,410	1,248,410
250	78,578	1,100,094	-10,293,813	-2,189,764	730,094	850,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	35%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	528,664	2,484,721	-8,909,186	-805,137	2,114,721	2,234,721
20	474,015	2,227,868	-9,166,039	-1,061,990	1,857,868	1,977,868
35	439,847	2,067,281	-9,326,626	-1,222,577	1,697,281	1,817,281
50	405,680	1,906,694	-9,487,213	-1,383,164	1,536,694	1,656,694
60	382,901	1,799,636	-9,594,271	-1,490,222	1,429,636	1,549,636
70	360,123	1,692,578	-9,701,329	-1,597,280	1,322,578	1,442,578
80	337,345	1,585,520	-9,808,387	-1,704,338	1,215,520	1,335,520
90	314,566	1,478,462	-9,915,445	-1,811,396	1,108,462	1,228,462
100	291,788	1,371,404	-10,022,503	-1,918,454	1,001,404	1,121,404
120	246,232	1,157,288	-10,236,619	-2,132,570	787,288	907,288
135	212,064	996,701	-10,397,206	-2,293,157	626,701	746,701
150	177,896	836,110	-10,557,797	-2,453,748	466,110	586,110
175	120,950	568,465	-10,825,442	-2,721,393	198,465	318,465
200	64,004	300,820	-11,093,087	-2,989,038	-69,180	50,820
225	7,058	33,175	-11,360,732	-3,256,683	-336,825	-216,825
250	-50,704	-238,307	-11,632,214	-3,528,165	-608,307	-488,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	930,611	4,373,869	-7,020,038	1,084,011	4,003,869	4,123,869
20	869,049	4,084,528	-7,309,379	794,670	3,714,528	3,834,528
35	834,881	3,923,941	-7,469,966	634,083	3,553,941	3,673,941
50	800,714	3,763,354	-7,630,553	473,496	3,393,354	3,513,354
60	777,935	3,656,296	-7,737,611	366,438	3,296,296	3,406,296
70	755,157	3,549,238	-7,844,669	259,380	3,179,238	3,299,238
80	732,379	3,442,180	-7,951,727	152,322	3,072,180	3,192,180
90	709,600	3,335,122	-8,058,785	45,264	2,965,122	3,085,122
100	686,822	3,228,064	-8,165,843	-61,794	2,858,064	2,978,064
120	641,265	3,013,944	-8,379,963	-275,914	2,643,944	2,763,944
135	607,097	2,853,357	-8,540,550	-436,501	2,483,357	2,603,357
150	572,930	2,692,770	-8,701,137	-597,088	2,322,770	2,442,770
175	515,984	2,425,125	-8,968,782	-864,733	2,055,125	2,175,125
200	459,038	2,157,480	-9,236,427	-1,132,378	1,787,480	1,907,480
225	402,093	1,889,835	-9,504,072	-1,400,023	1,519,835	1,639,835
250	345,147	1,622,190	-9,771,717	-1,667,668	1,252,190	1,372,190

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,808,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,766,448	-4,151,153	-15,545,060	-7,441,011	-4,521,153	-4,401,153
20	-1,825,161	-4,289,129	-15,683,036	-7,578,987	-4,659,129	-4,539,129
35	-1,891,981	-4,446,156	-15,840,063	-7,736,014	-4,816,156	-4,696,156
50	-1,958,803	-4,603,186	-15,997,093	-7,893,044	-4,973,186	-4,853,186
60	-2,003,350	-4,707,872	-16,101,779	-7,997,730	-5,077,872	-4,957,872
70	-2,047,897	-4,812,559	-16,206,466	-8,102,417	-5,182,559	-5,062,559
80	-2,092,444	-4,917,243	-16,311,150	-8,207,101	-5,287,243	-5,167,243
90	-2,136,991	-5,021,930	-16,415,837	-8,311,788	-5,391,930	-5,271,930
100	-2,181,539	-5,126,616	-16,520,523	-8,416,474	-5,496,616	-5,376,616
120	-2,270,633	-5,335,987	-16,729,894	-8,625,845	-5,705,987	-5,585,987
135	-2,337,454	-5,493,016	-16,886,923	-8,782,874	-5,863,016	-5,743,016
150	-2,404,275	-5,650,046	-17,043,953	-8,939,904	-6,020,046	-5,900,046
175	-2,515,643	-5,911,760	-17,305,667	-9,201,618	-6,281,760	-6,161,760
200	-2,627,011	-6,173,476	-17,567,383	-9,463,334	-6,543,476	-6,423,476
225	-2,738,379	-6,435,190	-17,829,097	-9,725,048	-6,805,190	-6,685,190
250	-2,849,747	-6,696,906	-18,090,813	-9,986,764	-7,066,906	-6,946,906

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,106,202	-2,599,574	-13,993,481	-5,889,432	-2,969,574	-2,849,574
20	-1,178,271	-2,764,237	-14,158,144	-6,054,095	-3,134,237	-3,014,237
35	-1,243,091	-2,921,264	-14,315,171	-6,211,122	-3,291,264	-3,171,264
50	-1,309,912	-3,078,294	-14,472,201	-6,368,152	-3,448,294	-3,328,294
60	-1,354,460	-3,182,980	-14,576,887	-6,472,838	-3,552,980	-3,432,980
70	-1,399,007	-3,287,667	-14,681,574	-6,577,525	-3,657,667	-3,537,667
80	-1,443,554	-3,392,351	-14,786,259	-6,682,209	-3,762,351	-3,642,351
90	-1,488,101	-3,497,038	-14,890,945	-6,786,896	-3,867,038	-3,747,038
100	-1,532,649	-3,601,724	-14,995,631	-6,891,582	-3,971,724	-3,851,724
120	-1,621,742	-3,811,095	-15,205,002	-7,100,953	-4,181,095	-4,061,095
135	-1,688,564	-3,968,124	-15,362,031	-7,257,982	-4,338,124	-4,218,124
150	-1,755,385	-4,125,154	-15,519,061	-7,415,012	-4,495,154	-4,375,154
175	-1,866,752	-4,386,868	-15,780,775	-7,676,726	-4,756,868	-4,636,868
200	-1,978,121	-4,648,584	-16,042,491	-7,938,442	-5,018,584	-4,898,584
225	-2,089,489	-4,910,298	-16,304,205	-8,200,156	-5,280,298	-5,160,298
250	-2,200,856	-5,172,012	-16,565,919	-8,461,870	-5,542,012	-5,422,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,859	-40,440,765	-32,336,716	-29,416,859	-29,296,859
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	35%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,151,893	15,569,598	4,175,691	12,279,740	15,199,598	15,319,598
20	3,976,300	14,911,124	3,517,217	11,621,266	14,541,124	14,661,124
35	3,898,161	14,618,104	3,224,197	11,328,246	14,248,104	14,368,104
50	3,820,022	14,325,083	2,931,176	11,035,225	13,955,083	14,075,083
60	3,767,930	14,129,737	2,735,830	10,839,879	13,759,737	13,879,737
70	3,715,837	13,934,387	2,540,480	10,644,529	13,564,387	13,684,387
80	3,663,744	13,739,041	2,345,134	10,449,183	13,369,041	13,489,041
90	3,611,652	13,543,695	2,149,788	10,253,837	13,173,695	13,293,695
100	3,559,560	13,348,349	1,954,442	10,058,491	12,978,349	13,098,349
120	3,453,953	12,952,324	1,558,417	9,662,466	12,582,324	12,702,324
135	3,374,536	12,654,510	1,260,603	9,364,652	12,284,510	12,404,510
150	3,295,120	12,356,699	962,792	9,066,841	11,986,699	12,106,699
175	3,162,758	11,860,344	466,437	8,570,486	11,490,344	11,610,344
200	3,030,397	11,363,988	-29,919	8,074,130	10,993,988	11,113,988
225	2,898,035	10,867,633	-526,274	7,577,775	10,497,633	10,617,633
250	2,765,675	10,371,281	-1,022,626	7,081,423	10,001,281	10,121,281

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,138,515	19,269,432	7,875,525	15,979,574	18,899,432	19,019,432
20	4,945,953	18,547,324	7,153,417	15,257,466	18,177,324	18,297,324
35	4,867,814	18,254,304	6,860,397	14,964,446	17,884,304	18,004,304
50	4,789,675	17,961,283	6,567,376	14,671,425	17,591,283	17,711,283
60	4,737,582	17,765,933	6,372,026	14,476,075	17,395,933	17,515,933
70	4,685,490	17,570,587	6,176,680	14,280,729	17,200,587	17,320,587
80	4,633,398	17,375,241	5,981,334	14,085,383	17,005,241	17,125,241
90	4,581,305	17,179,895	5,785,988	13,890,037	16,809,895	16,929,895
100	4,529,212	16,984,545	5,590,638	13,694,687	16,614,545	16,734,545
120	4,425,028	16,593,853	5,199,946	13,303,995	16,223,853	16,343,853
135	4,348,889	16,300,833	4,906,926	13,010,975	15,930,833	16,050,833
150	4,268,750	16,007,812	4,613,905	12,717,954	15,637,812	15,757,812
175	4,138,519	15,519,445	4,125,538	12,229,587	15,149,445	15,269,445
200	4,008,287	15,031,078	3,637,171	11,741,220	14,661,078	14,781,078
225	3,878,056	14,542,711	3,148,804	11,252,853	14,172,711	14,292,711
250	3,747,342	14,052,534	2,658,627	10,762,676	13,682,534	13,802,534

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,808,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,092,248	-23,630,109	-35,024,016	-26,919,967	-24,000,109	-23,880,109
20	-30,997,481	-23,558,086	-34,951,993	-26,847,944	-23,928,086	-23,808,086
35	-31,327,474	-23,808,880	-35,202,787	-27,098,738	-24,178,880	-24,058,880
50	-31,657,466	-24,059,674	-35,453,581	-27,349,532	-24,429,674	-24,309,674
60	-31,877,461	-24,226,870	-35,620,777	-27,516,728	-24,596,870	-24,476,870
70	-32,097,456	-24,394,066	-35,787,973	-27,683,924	-24,764,066	-24,644,066
80	-32,317,449	-24,561,262	-35,955,169	-27,851,120	-24,931,262	-24,811,262
90	-32,537,444	-24,728,458	-36,122,365	-28,018,316	-25,098,458	-24,978,458
100	-32,757,439	-24,895,654	-36,289,561	-28,185,512	-25,265,654	-25,145,654
120	-33,197,429	-25,230,046	-36,623,953	-28,519,904	-25,600,046	-25,480,046
135	-33,527,421	-25,480,840	-36,874,747	-28,770,698	-25,850,840	-25,730,840
150	-33,857,414	-25,731,634	-37,125,541	-29,021,492	-26,101,634	-25,981,634
175	-34,407,400	-26,149,624	-37,543,531	-29,439,482	-26,519,624	-26,399,624
200	-34,957,387	-26,567,614	-37,961,521	-29,857,472	-26,937,614	-26,817,614
225	-35,507,374	-26,985,604	-38,379,511	-30,275,462	-27,355,604	-27,235,604
250	-36,057,361	-27,403,594	-38,797,501	-30,693,452	-27,773,594	-27,653,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,074,601	-21,336,696	-32,730,603	-24,626,554	-21,706,696	-21,586,696
20	-28,031,734	-21,304,118	-32,698,025	-24,593,976	-21,674,118	-21,554,118
35	-28,361,726	-21,554,912	-32,948,819	-24,844,770	-21,924,912	-21,804,912
50	-28,691,719	-21,805,706	-33,199,613	-25,095,564	-22,175,706	-22,055,706
60	-28,911,713	-21,972,902	-33,366,809	-25,262,760	-22,342,902	-22,222,902
70	-29,131,708	-22,140,098	-33,534,005	-25,429,956	-22,510,098	-22,390,098
80	-29,351,702	-22,307,294	-33,701,201	-25,597,152	-22,677,294	-22,557,294
90	-29,571,697	-22,474,490	-33,868,397	-25,764,348	-22,844,490	-22,724,490
100	-29,791,692	-22,641,686	-34,035,593	-25,931,544	-23,011,686	-22,891,686
120	-30,231,682	-22,976,078	-34,369,985	-26,265,936	-23,346,078	-23,226,078
135	-30,561,674	-23,226,872	-34,620,779	-26,516,730	-23,596,872	-23,476,872
150	-30,891,666	-23,477,666	-34,871,573	-26,767,524	-23,847,666	-23,727,666
175	-31,441,653	-23,895,656	-35,289,563	-27,185,514	-24,265,656	-24,145,656
200	-31,991,640	-24,313,646	-35,707,553	-27,603,504	-24,683,646	-24,563,646
225	-32,541,627	-24,731,636	-36,125,543	-28,021,494	-25,101,636	-24,981,636
250	-33,091,613	-25,149,626	-36,543,533	-28,439,484	-25,519,626	-25,399,626

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-39,114,095	-12,636,861	-24,030,768	-15,926,719	-13,006,861	-12,886,861
20	-38,984,565	-12,595,013	-23,988,920	-15,884,871	-12,965,013	-12,845,013
35	-39,391,960	-12,726,633	-24,120,540	-16,016,491	-13,096,633	-12,976,633
50	-39,799,354	-12,858,253	-24,252,160	-16,148,111	-13,228,253	-13,108,253
60	-40,070,926	-12,945,999	-24,339,906	-16,235,857	-13,315,999	-13,195,999
70	-40,342,547	-13,033,746	-24,427,653	-16,323,604	-13,403,746	-13,283,746
80	-40,614,144	-13,121,493	-24,515,400	-16,411,351	-13,491,493	-13,371,493
90	-40,885,740	-13,209,239	-24,603,146	-16,499,097	-13,579,239	-13,459,239
100	-41,157,337	-13,296,986	-24,690,893	-16,586,844	-13,666,986	-13,546,986
120	-41,700,531	-13,472,479	-24,866,386	-16,762,337	-13,842,479	-13,722,479
135	-42,107,926	-13,604,099	-24,998,006	-16,893,957	-13,974,099	-13,854,099
150	-42,515,321	-13,735,719	-25,129,626	-17,025,577	-14,105,719	-13,985,719
175	-43,194,312	-13,955,086	-25,348,993	-17,244,944	-14,325,086	-14,205,086
200	-43,873,304	-14,174,452	-25,568,359	-17,464,310	-14,544,452	-14,424,452
225	-44,552,295	-14,393,818	-25,787,725	-17,683,676	-14,763,818	-14,643,818
250	-45,231,287	-14,613,185	-26,007,092	-17,903,043	-14,983,185	-14,863,185

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,500,612	-11,469,429	-22,863,336	-14,759,287	-11,839,429	-11,719,429
20	-35,433,230	-11,447,659	-22,841,566	-14,737,517	-11,817,659	-11,697,659
35	-35,840,625	-11,579,279	-22,973,186	-14,869,137	-11,949,279	-11,829,279
50	-36,248,020	-11,710,899	-23,104,806	-15,000,757	-12,080,899	-11,960,899
60	-36,519,616	-11,798,645	-23,192,552	-15,088,503	-12,168,645	-12,048,645
70	-36,791,213	-11,886,392	-23,280,299	-15,176,250	-12,256,392	-12,136,392
80	-37,062,810	-11,974,139	-23,368,046	-15,263,997	-12,344,139	-12,224,139
90	-37,334,405	-12,061,885	-23,455,792	-15,351,743	-12,431,885	-12,311,885
100	-37,606,002	-12,149,631	-23,543,538	-15,439,489	-12,519,631	-12,399,631
120	-38,149,196	-12,325,125	-23,719,032	-15,614,983	-12,695,125	-12,575,125
135	-38,556,591	-12,456,745	-23,850,652	-15,746,603	-12,826,745	-12,706,745
150	-38,963,986	-12,588,365	-23,982,272	-15,878,223	-12,958,365	-12,838,365
175	-39,642,977	-12,807,731	-24,201,638	-16,097,589	-13,177,731	-13,057,731
200	-40,321,969	-13,027,098	-24,421,005	-16,316,956	-13,397,098	-13,277,098
225	-41,000,961	-13,246,464	-24,640,371	-16,536,322	-13,616,464	-13,496,464
250	-41,679,952	-13,465,831	-24,859,738	-16,755,689	-13,835,831	-13,715,831

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,617,745	1,292,969	-10,100,938	-1,996,889	922,969	1,042,969
20	3,565,736	998,406	-10,395,501	-2,291,452	628,406	748,406
35	2,828,027	791,848	-10,602,059	-2,498,010	421,848	541,848
50	2,090,319	585,289	-10,808,618	-2,704,569	215,289	335,289
60	1,593,056	446,056	-10,947,851	-2,843,802	76,056	196,056
70	1,093,207	306,098	-11,087,809	-2,983,760	-63,902	56,098
80	593,358	166,140	-11,227,767	-3,123,718	-203,860	-83,860
90	93,508	26,182	-11,367,725	-3,263,676	-343,818	-223,818
100	-412,987	-115,636	-11,509,543	-3,405,494	-485,636	-365,636
120	-1,429,036	-400,130	-11,794,037	-3,689,988	-770,130	-650,130
135	-2,191,072	-613,500	-12,007,407	-3,903,358	-983,500	-863,500
150	-2,953,109	-826,870	-12,220,777	-4,116,728	-1,196,870	-1,076,870
175	-4,223,170	-1,182,488	-12,576,395	-4,472,346	-1,552,488	-1,432,488
200	-5,493,231	-1,538,105	-12,932,012	-4,827,963	-1,908,105	-1,788,105
225	-6,763,292	-1,893,722	-13,287,629	-5,183,580	-2,263,722	-2,143,722
250	-8,033,354	-2,249,339	-13,643,246	-5,539,197	-2,619,339	-2,499,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£70

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,484,045	3,215,533	-8,178,374	-74,325	2,845,533	2,965,533
20	10,371,333	2,903,973	-8,489,934	-385,885	2,533,973	2,653,973
35	9,669,854	2,707,559	-8,686,348	-582,299	2,337,559	2,457,559
50	8,967,189	2,510,813	-8,883,094	-779,045	2,140,813	2,260,813
60	8,498,746	2,379,649	-9,014,258	-910,209	2,009,649	2,129,649
70	8,026,888	2,247,529	-9,146,378	-1,042,329	1,877,529	1,997,529
80	7,550,783	2,114,219	-9,279,688	-1,175,639	1,744,219	1,864,219
90	7,074,678	1,980,910	-9,412,997	-1,308,948	1,610,910	1,730,910
100	6,598,573	1,847,600	-9,546,307	-1,442,258	1,477,600	1,597,600
120	5,637,647	1,578,541	-9,815,366	-1,711,317	1,208,541	1,328,541
135	4,911,810	1,375,307	-10,018,600	-1,914,551	1,005,307	1,125,307
150	4,185,972	1,172,072	-10,221,835	-2,117,786	802,072	922,072
175	2,957,545	828,113	-10,565,794	-2,461,745	458,113	578,113
200	1,722,604	482,329	-10,911,578	-2,807,529	112,329	232,329
225	472,981	132,435	-11,261,472	-3,157,423	-237,565	-117,565
250	-789,344	-221,016	-11,614,923	-3,510,874	-591,016	-471,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£200

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,849	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	9
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-347,606	-109,496	-11,503,403	-3,399,354	-479,496	-359,496
20	-2,328,482	-733,472	-12,127,379	-4,023,330	-1,103,472	-983,472
35	-3,818,623	-1,202,866	-12,596,773	-4,492,724	-1,572,866	-1,452,866
50	-5,308,763	-1,672,260	-13,066,167	-4,962,118	-2,042,260	-1,922,260
60	-6,302,191	-1,985,190	-13,379,097	-5,275,048	-2,355,190	-2,235,190
70	-7,295,618	-2,298,120	-13,692,027	-5,587,978	-2,668,120	-2,548,120
80	-8,289,045	-2,611,049	-14,004,956	-5,900,907	-2,981,049	-2,861,049
90	-9,282,472	-2,923,979	-14,317,886	-6,213,837	-3,293,979	-3,173,979
100	-10,275,899	-3,236,908	-14,630,815	-6,526,766	-3,606,908	-3,486,908
120	-12,262,753	-3,862,767	-15,256,674	-7,152,625	-4,232,767	-4,112,767
135	-13,752,894	-4,332,162	-15,726,069	-7,622,020	-4,702,162	-4,582,162
150	-15,243,034	-4,801,556	-16,195,463	-8,091,414	-5,171,556	-5,051,556
175	-17,728,602	-5,583,880	-16,977,787	-8,873,738	-5,953,880	-5,833,880
200	-20,210,170	-6,366,203	-17,760,110	-9,656,061	-6,736,203	-6,616,203
225	-22,693,738	-7,148,527	-18,542,434	-10,438,385	-7,518,527	-7,398,527
250	-25,177,305	-7,930,851	-19,324,758	-11,220,709	-8,300,851	-8,180,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,130,259	3,506,031	-7,887,876	216,173	3,136,031	3,256,031
20	9,158,088	2,884,798	-8,509,109	-405,060	2,514,798	2,634,798
35	7,784,046	2,451,975	-8,941,932	-837,883	2,081,975	2,201,975
50	6,391,676	2,013,378	-9,380,529	-1,276,480	1,643,378	1,763,378
60	5,457,604	1,719,145	-9,674,762	-1,570,713	1,349,145	1,469,145
70	4,511,367	1,421,081	-9,972,826	-1,868,777	1,051,081	1,171,081
80	3,561,857	1,121,985	-10,271,922	-2,167,873	751,985	871,985
90	2,600,145	819,046	-10,574,861	-2,470,812	449,046	569,046
100	1,634,439	514,848	-10,879,059	-2,775,010	144,848	264,848
120	-325,684	-102,591	-11,496,498	-3,392,449	-472,591	-352,591
135	-1,815,824	-571,985	-11,965,892	-3,861,843	-941,985	-821,985
150	-3,305,965	-1,041,379	-12,435,286	-4,331,237	-1,411,379	-1,291,379
175	-5,789,533	-1,823,703	-13,217,610	-5,113,561	-2,193,703	-2,073,703
200	-8,273,100	-2,606,027	-13,999,934	-5,895,885	-2,976,027	-2,856,027
225	-10,756,669	-3,388,351	-14,782,258	-6,678,209	-3,758,351	-3,638,351
250	-13,240,236	-4,170,674	-15,564,581	-7,460,532	-4,540,674	-4,420,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£100

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,865,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	30%			
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	35	200	200
CM17	NV	200	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	20	250	250
CM17	NV	200	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	135	150
CM17	NV	80	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	50	60
CM17	NV	80	175	175

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	592,842	5,928,419	-5,465,468	2,638,561	5,558,419	5,678,419
20	571,667	5,716,669	-5,677,238	2,426,811	5,346,669	5,466,669
35	563,433	5,634,331	-5,759,576	2,344,473	5,264,331	5,384,331
50	555,199	5,551,993	-5,841,914	2,262,135	5,181,993	5,301,993
60	549,709	5,497,094	-5,896,813	2,207,236	5,127,094	5,247,094
70	544,221	5,442,205	-5,951,702	2,152,347	5,072,205	5,192,205
80	538,731	5,387,307	-6,006,600	2,097,449	5,017,307	5,137,307
90	533,242	5,332,418	-6,061,489	2,042,560	4,962,418	5,082,418
100	527,752	5,277,519	-6,116,388	1,987,661	4,907,519	5,027,519
120	516,773	5,167,732	-6,226,175	1,877,874	4,797,732	4,917,732
135	508,539	5,085,393	-6,308,514	1,795,535	4,715,393	4,835,393
150	500,306	5,003,055	-6,390,852	1,713,197	4,633,055	4,753,055
175	486,582	4,865,818	-6,528,089	1,575,960	4,495,818	4,615,818
200	472,859	4,728,591	-6,665,316	1,438,733	4,358,591	4,478,591
225	459,135	4,591,354	-6,802,553	1,301,496	4,221,354	4,341,354
250	445,412	4,454,117	-6,939,790	1,164,259	4,084,117	4,204,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£703,970	7,039,703	-4,354,204	3,749,845	6,669,703	6,789,703
20	680,885	6,808,846	-4,585,061	3,518,988	6,438,846	6,558,846
35	672,651	6,726,508	-4,667,399	3,436,650	6,356,508	6,476,508
50	664,416	6,644,159	-4,749,748	3,354,301	6,274,159	6,394,159
60	658,927	6,589,271	-4,804,636	3,299,413	6,219,271	6,339,271
70	653,437	6,534,372	-4,859,535	3,244,514	6,164,372	6,284,372
80	647,948	6,479,483	-4,914,424	3,189,625	6,109,483	6,229,483
90	642,458	6,424,584	-4,969,323	3,134,726	6,054,584	6,174,584
100	636,970	6,369,696	-5,024,211	3,079,838	5,999,696	6,119,696
120	625,991	6,259,908	-5,133,999	2,970,050	5,889,908	6,009,908
135	617,757	6,177,570	-5,216,337	2,887,712	5,807,570	5,927,570
150	609,522	6,095,222	-5,298,685	2,805,364	5,725,222	5,845,222
175	595,799	5,957,995	-5,435,912	2,668,137	5,587,995	5,707,995
200	582,076	5,820,758	-5,573,149	2,530,900	5,450,758	5,570,758
225	568,352	5,683,521	-5,710,386	2,393,663	5,313,521	5,433,521
250	554,629	5,546,294	-5,847,613	2,256,436	5,176,294	5,296,294

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,092,879	-10,928,787	-22,322,694	-14,218,645	-11,298,787	-11,178,787
20	-1,085,253	-10,852,528	-22,246,435	-14,142,386	-11,222,528	-11,102,528
35	-1,093,631	-10,936,312	-22,330,219	-14,226,170	-11,306,312	-11,186,312
50	-1,102,010	-11,020,096	-22,414,003	-14,309,954	-11,390,096	-11,270,096
60	-1,107,595	-11,075,946	-22,469,853	-14,365,804	-11,445,946	-11,325,946
70	-1,113,181	-11,131,806	-22,525,713	-14,421,664	-11,501,806	-11,381,806
80	-1,118,766	-11,187,655	-22,581,562	-14,477,513	-11,557,655	-11,437,655
90	-1,124,351	-11,243,515	-22,637,422	-14,533,373	-11,613,515	-11,493,515
100	-1,129,936	-11,299,364	-22,693,271	-14,589,222	-11,669,364	-11,549,364
120	-1,141,107	-11,411,073	-22,804,980	-14,700,931	-11,781,073	-11,661,073
135	-1,149,486	-11,494,857	-22,888,764	-14,784,715	-11,864,857	-11,744,857
150	-1,157,864	-11,578,642	-22,972,549	-14,868,500	-11,948,642	-11,828,642
175	-1,171,828	-11,718,275	-23,112,182	-15,008,133	-12,088,275	-11,968,275
200	-1,185,791	-11,857,909	-23,251,816	-15,147,767	-12,227,909	-12,107,909
225	-1,199,754	-11,997,543	-23,391,450	-15,287,401	-12,367,543	-12,247,543
250	-1,213,718	-12,137,177	-23,531,084	-15,427,035	-12,507,177	-12,387,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,092,879	-10,928,787	-22,322,694	-14,218,645	-11,298,787	-11,178,787
20	-1,085,253	-10,852,528	-22,246,435	-14,142,386	-11,222,528	-11,102,528
35	-1,093,631	-10,936,312	-22,330,219	-14,226,170	-11,306,312	-11,186,312
50	-1,102,010	-11,020,096	-22,414,003	-14,309,954	-11,390,096	-11,270,096
60	-1,107,595	-11,075,946	-22,469,853	-14,365,804	-11,445,946	-11,325,946
70	-1,113,181	-11,131,806	-22,525,713	-14,421,664	-11,501,806	-11,381,806
80	-1,118,766	-11,187,655	-22,581,562	-14,477,513	-11,557,655	-11,437,655
90	-1,124,351	-11,243,515	-22,637,422	-14,533,373	-11,613,515	-11,493,515
100	-1,129,936	-11,299,364	-22,693,271	-14,589,222	-11,669,364	-11,549,364
120	-1,141,107	-11,411,073	-22,804,980	-14,700,931	-11,781,073	-11,661,073
135	-1,149,486	-11,494,857	-22,888,764	-14,784,715	-11,864,857	-11,744,857
150	-1,157,864	-11,578,642	-22,972,549	-14,868,500	-11,948,642	-11,828,642
175	-1,171,828	-11,718,275	-23,112,182	-15,008,133	-12,088,275	-11,968,275
200	-1,185,791	-11,857,909	-23,251,816	-15,147,767	-12,227,909	-12,107,909
225	-1,199,754	-11,997,543	-23,391,450	-15,287,401	-12,367,543	-12,247,543
250	-1,213,718	-12,137,177	-23,531,084	-15,427,035	-12,507,177	-12,387,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	297,173	4,160,424	-7,233,483	870,566	3,790,424	3,910,424
20	267,550	3,745,698	-7,648,209	455,840	3,375,698	3,495,698
35	249,166	3,488,318	-7,905,589	198,460	3,118,318	3,238,318
50	230,782	3,230,953	-8,162,954	-58,905	2,860,953	2,980,953
60	218,526	3,059,367	-8,334,540	-230,491	2,689,367	2,809,367
70	206,270	2,887,781	-8,506,126	-402,077	2,517,781	2,637,781
80	194,014	2,716,195	-8,677,712	-573,663	2,346,195	2,466,195
90	181,759	2,544,623	-8,849,284	-745,235	2,174,623	2,294,623
100	169,503	2,373,036	-9,020,871	-916,822	2,003,036	2,123,036
120	144,990	2,029,864	-9,364,043	-1,259,994	1,659,864	1,779,864
135	128,607	1,772,499	-9,621,408	-1,517,359	1,402,499	1,522,499
150	108,223	1,515,120	-9,878,787	-1,774,738	1,145,120	1,265,120
175	77,582	1,086,154	-10,307,753	-2,203,704	716,154	836,154
200	46,943	657,203	-10,736,704	-2,632,655	287,203	407,203
225	16,303	228,238	-11,165,669	-3,061,620	-141,762	-21,762
250	-14,571	-203,998	-11,597,905	-3,493,856	-573,998	-453,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£200	£200

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	510,502	7,147,021	-4,246,886	3,857,163	6,777,021	6,897,021
20	477,209	6,680,933	-4,712,974	3,391,075	6,310,933	6,430,933
35	458,825	6,423,553	-4,970,354	3,133,695	6,053,553	6,173,553
50	440,442	6,166,188	-5,227,719	2,876,330	5,796,188	5,916,188
60	428,186	5,994,602	-5,399,305	2,704,744	5,624,602	5,744,602
70	415,930	5,823,016	-5,570,891	2,533,158	5,453,016	5,573,016
80	403,674	5,651,430	-5,742,477	2,361,572	5,281,430	5,401,430
90	391,418	5,479,858	-5,914,049	2,190,000	5,109,858	5,229,858
100	379,162	5,308,271	-6,085,636	2,018,413	4,938,271	5,058,271
120	354,650	4,965,099	-6,428,808	1,675,241	4,595,099	4,715,099
135	336,267	4,707,734	-6,686,173	1,417,876	4,337,734	4,457,734
150	317,882	4,450,355	-6,943,552	1,160,497	4,080,355	4,200,355
175	287,242	4,021,389	-7,372,518	731,531	3,651,389	3,771,389
200	256,603	3,592,438	-7,801,469	302,580	3,222,438	3,342,438
225	225,962	3,163,473	-8,230,434	-126,385	2,793,473	2,913,473
250	195,323	2,734,521	-8,659,386	-555,337	2,364,521	2,484,521

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,886	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,088,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	791,347	3,719,330	-7,674,577	429,472	3,349,330	3,469,330
20	728,676	3,424,776	-7,969,131	134,918	3,054,776	3,174,776
35	691,880	3,251,837	-8,142,070	-38,021	2,881,837	3,001,837
50	655,084	3,078,894	-8,315,013	-210,964	2,708,894	2,828,894
60	630,553	2,963,601	-8,430,306	-326,257	2,593,601	2,713,601
70	606,023	2,848,309	-8,545,598	-441,549	2,478,309	2,598,309
80	581,493	2,733,016	-8,660,891	-556,842	2,363,016	2,483,016
90	556,962	2,617,719	-8,776,188	-672,139	2,247,719	2,367,719
100	532,431	2,502,427	-8,891,480	-787,431	2,132,427	2,252,427
120	483,371	2,271,842	-9,122,065	-1,018,016	1,901,842	2,021,842
135	448,574	2,098,898	-9,295,009	-1,190,960	1,728,898	1,848,898
150	409,779	1,925,960	-9,467,947	-1,363,898	1,555,960	1,675,960
175	348,452	1,637,724	-9,756,183	-1,652,134	1,267,724	1,387,724
200	287,126	1,349,492	-10,044,415	-1,940,366	979,492	1,099,492
225	225,799	1,061,256	-10,332,651	-2,228,602	691,256	811,256
250	164,473	773,025	-10,620,882	-2,516,833	403,025	523,025

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,224,213	5,753,802	-5,640,105	2,463,944	5,383,802	5,503,802
20	1,154,097	5,424,256	-5,989,651	2,134,398	5,054,256	5,174,256
35	1,117,301	5,251,313	-6,142,594	1,961,455	4,881,313	5,001,313
50	1,080,505	5,078,374	-6,315,533	1,788,516	4,708,374	4,828,374
60	1,055,975	4,963,082	-6,430,825	1,673,224	4,593,082	4,713,082
70	1,031,443	4,847,784	-6,546,123	1,557,926	4,477,784	4,597,784
80	1,006,913	4,732,482	-6,661,415	1,442,634	4,362,482	4,482,482
90	982,383	4,617,199	-6,776,708	1,327,341	4,247,199	4,367,199
100	957,853	4,501,907	-6,892,000	1,212,049	4,131,907	4,251,907
120	908,791	4,271,317	-7,122,590	981,459	3,901,317	4,021,317
135	871,995	4,098,379	-7,295,528	808,521	3,728,379	3,848,379
150	835,200	3,925,440	-7,468,467	635,582	3,555,440	3,675,440
175	773,873	3,637,204	-7,756,703	347,346	3,267,204	3,387,204
200	712,547	3,348,973	-8,044,934	59,115	2,978,973	3,098,973
225	651,221	3,060,737	-8,333,170	-229,121	2,690,737	2,810,737
250	589,895	2,772,506	-8,621,401	-517,352	2,402,506	2,522,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,430,393	-3,361,424	-14,755,331	-6,651,282	-3,731,424	-3,611,424
20	-1,501,739	-3,529,087	-14,922,994	-6,818,945	-3,899,087	-3,779,087
35	-1,573,700	-3,698,196	-15,092,103	-6,988,054	-4,068,196	-3,948,196
50	-1,645,661	-3,867,302	-15,261,209	-7,157,160	-4,237,302	-4,117,302
60	-1,693,635	-3,980,042	-15,373,949	-7,269,900	-4,350,042	-4,230,042
70	-1,741,609	-4,092,781	-15,486,688	-7,382,639	-4,462,781	-4,342,781
80	-1,789,583	-4,205,520	-15,599,427	-7,495,378	-4,575,520	-4,455,520
90	-1,837,556	-4,318,257	-15,712,164	-7,608,115	-4,688,257	-4,568,257
100	-1,885,530	-4,430,997	-15,824,904	-7,720,855	-4,800,997	-4,680,997
120	-1,981,479	-4,656,475	-16,050,382	-7,946,333	-5,026,475	-4,906,475
135	-2,053,439	-4,825,582	-16,219,489	-8,115,440	-5,195,582	-5,075,582
150	-2,125,400	-4,994,691	-16,388,598	-8,284,549	-5,364,691	-5,244,691
175	-2,245,335	-5,276,537	-16,670,444	-8,566,395	-5,646,537	-5,526,537
200	-2,365,270	-5,558,385	-16,952,292	-8,848,243	-5,928,385	-5,808,385
225	-2,485,205	-5,840,231	-17,234,138	-9,130,089	-6,210,231	-6,090,231
250	-2,605,139	-6,122,077	-17,515,984	-9,411,935	-6,492,077	-6,372,077

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-719,359	-1,690,494	-13,084,401	-4,980,352	-2,060,494	-1,940,494
20	-802,934	-1,886,896	-13,280,803	-5,176,754	-2,256,896	-2,136,896
35	-874,895	-2,056,002	-13,449,909	-5,345,860	-2,426,002	-2,306,002
50	-946,856	-2,225,111	-13,619,018	-5,514,969	-2,595,111	-2,475,111
60	-994,830	-2,337,851	-13,731,758	-5,627,709	-2,707,851	-2,587,851
70	-1,042,804	-2,450,590	-13,844,497	-5,740,448	-2,820,590	-2,700,590
80	-1,090,777	-2,563,327	-13,957,234	-5,853,185	-2,933,327	-2,813,327
90	-1,138,752	-2,676,066	-14,069,973	-5,965,924	-3,046,066	-2,926,066
100	-1,186,726	-2,788,806	-14,182,713	-6,078,664	-3,158,806	-3,038,806
120	-1,282,673	-3,014,282	-14,408,189	-6,304,140	-3,384,282	-3,264,282
135	-1,354,634	-3,183,391	-14,577,298	-6,473,249	-3,553,391	-3,433,391
150	-1,426,596	-3,352,500	-14,746,407	-6,642,358	-3,722,500	-3,602,500
175	-1,546,530	-3,634,346	-15,028,253	-6,924,204	-4,004,346	-3,884,346
200	-1,666,464	-3,916,191	-15,310,098	-7,206,049	-4,286,191	-4,166,191
225	-1,786,400	-4,198,040	-15,591,947	-7,487,898	-4,568,040	-4,448,040
250	-1,906,334	-4,479,886	-15,873,793	-7,769,744	-4,849,886	-4,729,886

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,680,244	17,550,914	6,157,007	14,261,056	17,180,914	17,300,914
20	4,487,549	16,828,307	5,434,400	13,538,449	16,458,307	16,578,307
35	4,403,400	16,512,748	5,118,841	13,222,890	16,142,748	16,262,748
50	4,319,250	16,197,189	4,803,282	12,907,331	15,827,189	15,947,189
60	4,263,151	15,986,815	4,592,908	12,696,957	15,616,815	15,736,815
70	4,207,051	15,776,441	4,382,534	12,486,583	15,406,441	15,526,441
80	4,150,951	15,566,067	4,172,160	12,276,209	15,196,067	15,316,067
90	4,094,851	15,355,693	3,961,786	12,065,835	14,985,693	15,105,693
100	4,038,752	15,145,319	3,751,412	11,855,461	14,775,319	14,895,319
120	3,926,552	14,724,571	3,330,664	11,434,713	14,354,571	14,474,571
135	3,842,403	14,409,012	3,015,105	11,119,154	14,039,012	14,159,012
150	3,757,384	14,090,190	2,696,283	10,800,332	13,720,190	13,840,190
175	3,614,841	13,555,654	2,161,747	10,265,796	13,185,654	13,305,654
200	3,472,298	13,021,118	1,627,211	9,731,260	12,651,118	12,771,118
225	3,329,755	12,486,581	1,092,674	9,196,723	12,116,581	12,236,581
250	3,187,213	11,952,049	558,142	8,662,191	11,582,049	11,702,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,742,759	21,535,348	10,141,441	18,245,490	21,165,348	21,285,348
20	5,531,791	20,744,215	9,350,308	17,454,357	20,374,215	20,494,215
35	5,447,642	20,428,656	9,034,749	17,138,798	20,058,656	20,178,656
50	5,363,492	20,113,093	8,719,186	16,823,235	19,743,093	19,863,093
60	5,307,392	19,902,719	8,508,812	16,612,861	19,532,719	19,652,719
70	5,251,292	19,692,345	8,298,438	16,402,487	19,322,345	19,442,345
80	5,195,193	19,481,975	8,088,068	16,192,117	19,111,975	19,231,975
90	5,139,094	19,271,601	7,877,694	15,981,743	18,901,601	19,021,601
100	5,082,994	19,061,227	7,667,320	15,771,369	18,691,227	18,811,227
120	4,970,794	18,640,479	7,246,572	15,350,621	18,270,479	18,390,479
135	4,886,645	18,324,920	6,931,013	15,035,062	17,954,920	18,074,920
150	4,802,495	18,009,357	6,615,450	14,719,499	17,639,357	17,759,357
175	4,662,246	17,483,424	6,089,517	14,193,566	17,113,424	17,233,424
200	4,521,997	16,957,490	5,563,583	13,667,632	16,587,490	16,707,490
225	4,381,749	16,431,557	5,037,650	13,141,699	16,061,557	16,181,557
250	4,241,499	15,905,620	4,511,713	12,615,762	15,535,620	15,655,620

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,716,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	6
Flats	
No of units	500 units
Density:	380 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,516,031	-22,432,184	-33,826,091	-25,722,042	-22,802,184	-22,682,184
20	-29,482,219	-22,406,487	-33,800,394	-25,696,345	-22,776,487	-22,656,487
35	-29,837,595	-22,676,572	-34,070,479	-25,966,430	-23,046,572	-22,926,572
50	-30,192,971	-22,946,658	-34,340,565	-26,236,516	-23,316,658	-23,196,658
60	-30,429,889	-23,126,716	-34,520,623	-26,416,574	-23,496,716	-23,376,716
70	-30,666,807	-23,306,773	-34,700,680	-26,596,631	-23,676,773	-23,556,773
80	-30,903,724	-23,486,830	-34,880,737	-26,776,688	-23,856,830	-23,736,830
90	-31,140,641	-23,666,887	-35,060,794	-26,956,745	-24,036,887	-23,916,887
100	-31,377,558	-23,846,944	-35,240,851	-27,136,802	-24,216,944	-24,096,944
120	-31,851,394	-24,207,059	-35,600,966	-27,496,917	-24,577,059	-24,457,059
135	-32,206,770	-24,477,145	-35,871,052	-27,767,003	-24,847,145	-24,727,145
150	-32,562,146	-24,747,231	-36,141,138	-28,037,089	-25,117,231	-24,997,231
175	-33,154,440	-25,197,374	-36,591,281	-28,487,232	-25,567,374	-25,447,374
200	-33,746,733	-25,647,517	-37,041,424	-28,937,375	-26,017,517	-25,897,517
225	-34,339,026	-26,097,660	-37,491,567	-29,387,518	-26,467,660	-26,347,660
250	-34,931,320	-26,547,803	-37,941,710	-29,837,661	-26,917,803	-26,797,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,266,256	-19,962,355	-31,356,262	-23,252,213	-20,332,355	-20,212,355
20	-26,288,338	-19,979,137	-31,373,044	-23,268,995	-20,349,137	-20,229,137
35	-26,643,713	-20,249,222	-31,643,129	-23,539,080	-20,619,222	-20,499,222
50	-26,999,089	-20,519,308	-31,913,215	-23,809,166	-20,889,308	-20,769,308
60	-27,236,008	-20,699,366	-32,093,273	-23,989,224	-21,069,366	-20,949,366
70	-27,472,925	-20,879,423	-32,273,330	-24,169,281	-21,249,423	-21,129,423
80	-27,709,842	-21,059,480	-32,453,387	-24,349,338	-21,429,480	-21,309,480
90	-27,946,759	-21,239,537	-32,633,444	-24,529,395	-21,609,537	-21,489,537
100	-28,183,677	-21,419,594	-32,813,501	-24,709,452	-21,789,594	-21,669,594
120	-28,657,512	-21,779,709	-33,173,616	-25,069,567	-22,149,709	-22,029,709
135	-29,012,888	-22,049,795	-33,443,702	-25,339,653	-22,419,795	-22,299,795
150	-29,368,264	-22,319,881	-33,713,788	-25,609,739	-22,689,881	-22,569,881
175	-29,960,558	-22,770,024	-34,163,931	-26,059,882	-23,140,024	-23,020,024
200	-30,552,851	-23,220,167	-34,614,074	-26,510,025	-23,590,167	-23,470,167
225	-31,145,144	-23,670,310	-35,064,217	-26,960,168	-24,040,310	-23,920,310
250	-31,737,439	-24,120,453	-35,514,360	-27,410,311	-24,490,453	-24,370,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,082,869	-11,980,619	-23,374,526	-15,270,477	-12,350,619	-12,230,619
20	-37,030,058	-11,963,557	-23,357,464	-15,253,415	-12,333,557	-12,213,557
35	-37,468,791	-12,105,302	-23,499,209	-15,395,160	-12,475,302	-12,355,302
50	-37,907,524	-12,247,046	-23,640,953	-15,536,904	-12,617,046	-12,497,046
60	-38,200,013	-12,341,543	-23,735,450	-15,631,401	-12,711,543	-12,591,543
70	-38,492,501	-12,436,039	-23,829,946	-15,725,897	-12,806,039	-12,686,039
80	-38,784,990	-12,530,535	-23,924,442	-15,820,393	-12,900,535	-12,780,535
90	-39,077,478	-12,625,031	-24,018,938	-15,914,889	-12,995,031	-12,875,031
100	-39,369,967	-12,719,528	-24,113,435	-16,009,386	-13,089,528	-12,969,528
120	-39,954,944	-12,906,520	-24,302,427	-16,198,378	-13,278,520	-13,158,520
135	-40,393,678	-13,050,265	-24,444,172	-16,340,123	-13,420,265	-13,300,265
150	-40,832,411	-13,192,010	-24,585,917	-16,481,868	-13,562,010	-13,442,010
175	-41,563,632	-13,428,250	-24,822,157	-16,718,108	-13,798,250	-13,678,250
200	-42,294,854	-13,664,491	-25,058,398	-16,954,349	-14,034,491	-13,914,491
225	-43,026,076	-13,900,732	-25,294,639	-17,190,590	-14,270,732	-14,150,732
250	-43,757,297	-14,136,973	-25,530,880	-17,426,831	-14,506,973	-14,386,973

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,191,426	-10,723,384	-22,117,291	-14,013,242	-11,093,384	-10,973,384
20	-33,206,544	-10,727,945	-22,121,852	-14,017,803	-11,097,945	-10,977,945
35	-33,644,276	-10,869,689	-22,263,596	-14,159,547	-11,239,689	-11,119,689
50	-34,083,010	-11,011,434	-22,405,341	-14,301,292	-11,381,434	-11,261,434
60	-34,375,498	-11,105,930	-22,499,837	-14,395,788	-11,475,930	-11,355,930
70	-34,667,987	-11,200,427	-22,594,334	-14,490,285	-11,570,427	-11,450,427
80	-34,960,476	-11,294,923	-22,688,830	-14,584,781	-11,664,923	-11,544,923
90	-35,252,964	-11,389,419	-22,783,326	-14,679,277	-11,759,419	-11,639,419
100	-35,545,453	-11,483,916	-22,877,823	-14,773,774	-11,853,916	-11,733,916
120	-36,130,430	-11,672,908	-23,066,815	-14,962,766	-12,042,908	-11,922,908
135	-36,569,164	-11,814,653	-23,208,560	-15,104,511	-12,184,653	-12,064,653
150	-37,007,896	-11,956,397	-23,350,304	-15,246,255	-12,326,397	-12,206,397
175	-37,739,118	-12,192,638	-23,586,545	-15,482,496	-12,562,638	-12,442,638
200	-38,470,340	-12,428,879	-23,822,786	-15,718,737	-12,798,879	-12,678,879
225	-39,201,561	-12,665,120	-24,059,027	-15,954,978	-13,035,120	-12,915,120
250	-39,932,783	-12,901,361	-24,295,268	-16,191,219	-13,271,361	-13,151,361

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,229,079	2,277,160	-9,116,747	-1,012,698	1,907,160	2,027,160
20	5,089,654	1,603,241	-9,790,666	-1,686,617	1,233,241	1,353,241
35	3,557,198	1,120,517	-10,273,390	-2,169,341	750,517	870,517
50	2,003,664	631,154	-10,762,753	-2,658,704	261,154	381,154
60	952,724	300,108	-11,093,799	-2,989,750	-69,892	50,108
70	-101,539	-31,985	-11,425,892	-3,321,843	-401,985	-281,985
80	-1,171,383	-368,986	-11,762,893	-3,658,844	-738,986	-618,986
90	-2,241,228	-705,987	-12,099,894	-3,995,845	-1,075,987	-955,987
100	-3,311,073	-1,042,988	-12,436,895	-4,332,846	-1,412,988	-1,292,988
120	-5,450,762	-1,716,990	-13,110,897	-5,006,848	-2,086,990	-1,966,990
135	-7,055,529	-2,222,491	-13,616,398	-5,512,349	-2,592,491	-2,472,491
150	-8,660,295	-2,727,993	-14,121,900	-6,017,851	-3,097,993	-2,977,993
175	-11,334,907	-3,570,496	-14,964,403	-6,860,354	-3,940,496	-3,820,496
200	-14,009,518	-4,412,998	-15,806,905	-7,702,856	-4,782,998	-4,662,998
225	-16,684,130	-5,255,501	-16,649,408	-8,545,359	-5,625,501	-5,505,501
250	-19,358,741	-6,098,004	-17,491,911	-9,387,862	-6,468,004	-6,348,004

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£60

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,311,389	5,768,088	-5,625,819	2,478,230	5,398,088	5,518,088
20	16,380,382	5,161,395	-6,232,512	1,871,537	4,791,395	4,911,395
35	15,128,322	4,765,422	-6,628,485	1,475,564	4,395,422	4,515,422
50	13,826,490	4,355,344	-7,038,563	1,065,486	3,985,344	4,105,344
60	12,931,836	4,073,528	-7,320,379	783,670	3,703,528	3,823,528
70	12,014,613	3,784,603	-7,609,304	494,745	3,414,603	3,534,603
80	11,073,120	3,488,033	-7,905,874	198,175	3,118,033	3,238,033
90	10,107,938	3,184,000	-8,209,907	-105,858	2,814,000	2,934,000
100	9,121,447	2,873,256	-8,520,651	-416,602	2,503,256	2,623,256
120	7,132,836	2,246,843	-9,147,064	-1,043,015	1,876,843	1,996,843
135	5,621,552	1,770,789	-9,623,118	-1,519,069	1,400,789	1,520,789
150	4,093,017	1,289,300	-10,104,607	-2,000,558	919,300	1,039,300
175	1,495,933	471,219	-10,922,688	-2,816,639	101,219	221,219
200	-1,154,213	-363,577	-11,757,484	-3,653,435	-733,577	-613,577
225	-3,828,824	-1,206,080	-12,599,987	-4,495,938	-1,576,080	-1,456,080
250	-6,503,435	-2,048,582	-13,442,489	-5,338,440	-2,418,582	-2,298,582

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£175	£175

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	25%	+ 10% Values + 5 % Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	135	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	120	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	20	200	225
CM17	NV	175	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	35	120	120
CM17	NV	150	225	225

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1	
Houses	
No of units	10 units
Density:	100 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	648,951	6,489,511	-4,904,396	3,199,653	6,119,511	6,239,511
20	626,026	6,260,263	-5,133,644	2,970,405	5,890,263	6,010,263
35	617,204	6,172,044	-5,221,863	2,882,186	5,802,044	5,922,044
50	608,383	6,083,825	-5,310,082	2,793,967	5,713,825	5,833,825
60	602,501	6,025,009	-5,368,898	2,735,151	5,655,009	5,775,009
70	596,619	5,966,193	-5,427,714	2,676,335	5,596,193	5,716,193
80	590,738	5,907,378	-5,486,529	2,617,520	5,537,378	5,657,378
90	584,856	5,848,562	-5,545,345	2,558,704	5,478,562	5,598,562
100	578,975	5,789,746	-5,604,161	2,499,888	5,419,746	5,539,746
120	567,211	5,672,114	-5,721,793	2,382,256	5,302,114	5,422,114
135	558,390	5,583,895	-5,810,012	2,294,037	5,213,895	5,333,895
150	549,568	5,495,677	-5,898,230	2,205,819	5,125,677	5,245,677
175	534,864	5,348,642	-6,045,265	2,058,784	4,978,642	5,098,642
200	520,160	5,201,697	-6,192,310	1,911,739	4,831,697	4,951,697
225	505,456	5,054,663	-6,339,344	1,764,705	4,684,663	4,804,663
250	490,753	4,907,528	-6,486,379	1,617,670	4,537,528	4,657,528

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£788,016	7,680,164	-3,713,743	4,390,306	7,310,164	7,430,164
20	743,044	7,430,443	-3,963,464	4,140,585	7,060,443	7,180,443
35	734,222	7,342,224	-4,051,683	4,052,366	6,972,224	7,092,224
50	725,401	7,254,006	-4,139,901	3,964,148	6,884,006	7,004,006
60	719,519	7,195,190	-4,198,717	3,905,332	6,825,190	6,945,190
70	713,637	7,136,374	-4,257,533	3,846,516	6,766,374	6,886,374
80	707,756	7,077,558	-4,316,349	3,787,700	6,707,558	6,827,558
90	701,874	7,018,742	-4,375,165	3,728,884	6,648,742	6,768,742
100	695,993	6,959,926	-4,433,981	3,670,068	6,589,926	6,709,926
120	684,230	6,842,305	-4,551,602	3,552,447	6,472,305	6,592,305
135	675,408	6,754,076	-4,639,831	3,464,218	6,384,076	6,504,076
150	666,586	6,665,857	-4,728,050	3,375,999	6,295,857	6,415,857
175	651,882	6,518,822	-4,875,085	3,228,964	6,148,822	6,268,822
200	637,179	6,371,788	-5,022,119	3,081,930	6,001,788	6,121,788
225	622,474	6,224,743	-5,169,164	2,934,885	5,854,743	5,974,743
250	607,771	6,077,709	-5,316,198	2,787,851	5,707,709	5,827,709

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,156,938	-11,569,380	-22,963,287	-14,859,238	-11,939,380	-11,819,380
20	-1,149,009	-11,490,090	-22,883,997	-14,779,948	-11,860,090	-11,740,090
35	-1,157,986	-11,579,856	-22,973,763	-14,869,714	-11,949,856	-11,829,856
50	-1,166,962	-11,669,621	-23,063,528	-14,959,479	-12,039,621	-11,919,621
60	-1,172,946	-11,729,461	-23,123,368	-15,019,319	-12,099,461	-11,979,461
70	-1,178,931	-11,789,311	-23,183,218	-15,079,169	-12,159,311	-12,039,311
80	-1,184,915	-11,849,152	-23,243,059	-15,139,010	-12,219,152	-12,099,152
90	-1,190,899	-11,908,992	-23,302,899	-15,198,850	-12,278,992	-12,158,992
100	-1,196,884	-11,968,842	-23,362,749	-15,258,700	-12,338,842	-12,218,842
120	-1,208,852	-12,088,522	-23,482,429	-15,378,380	-12,458,522	-12,338,522
135	-1,217,830	-12,178,298	-23,572,205	-15,468,156	-12,548,298	-12,428,298
150	-1,226,806	-12,268,063	-23,661,970	-15,557,921	-12,638,063	-12,518,063
175	-1,241,767	-12,417,669	-23,811,576	-15,707,527	-12,787,669	-12,667,669
200	-1,256,727	-12,567,274	-23,961,181	-15,857,132	-12,937,274	-12,817,274
225	-1,271,689	-12,716,890	-24,110,797	-16,006,748	-13,086,890	-12,966,890
250	-1,286,649	-12,866,495	-24,260,402	-16,156,353	-13,236,495	-13,116,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,156,938	-11,569,380	-22,963,287	-14,859,238	-11,939,380	-11,819,380
20	-1,149,009	-11,490,090	-22,883,997	-14,779,948	-11,860,090	-11,740,090
35	-1,157,986	-11,579,856	-22,973,763	-14,869,714	-11,949,856	-11,829,856
50	-1,166,962	-11,669,621	-23,063,528	-14,959,479	-12,039,621	-11,919,621
60	-1,172,946	-11,729,461	-23,123,368	-15,019,319	-12,099,461	-11,979,461
70	-1,178,931	-11,789,311	-23,183,218	-15,079,169	-12,159,311	-12,039,311
80	-1,184,915	-11,849,152	-23,243,059	-15,139,010	-12,219,152	-12,099,152
90	-1,190,899	-11,908,992	-23,302,899	-15,198,850	-12,278,992	-12,158,992
100	-1,196,884	-11,968,842	-23,362,749	-15,258,700	-12,338,842	-12,218,842
120	-1,208,852	-12,088,522	-23,482,429	-15,378,380	-12,458,522	-12,338,522
135	-1,217,830	-12,178,298	-23,572,205	-15,468,156	-12,548,298	-12,428,298
150	-1,226,806	-12,268,063	-23,661,970	-15,557,921	-12,638,063	-12,518,063
175	-1,241,767	-12,417,669	-23,811,576	-15,707,527	-12,787,669	-12,667,669
200	-1,256,727	-12,567,274	-23,961,181	-15,857,132	-12,937,274	-12,817,274
225	-1,271,689	-12,716,890	-24,110,797	-16,006,748	-13,086,890	-12,966,890
250	-1,286,649	-12,866,495	-24,260,402	-16,156,353	-13,236,495	-13,116,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2

Flats	
No of units	25 units
Density:	350 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	423,278	5,925,897	-5,468,010	2,636,039	5,555,897	5,675,897
20	389,735	5,456,295	-5,937,612	2,166,437	5,086,295	5,206,295
35	370,038	5,180,535	-6,213,372	1,890,677	4,810,535	4,930,535
50	350,342	4,904,788	-6,489,119	1,614,930	4,534,788	4,654,788
60	337,211	4,720,948	-6,672,959	1,431,090	4,350,948	4,470,948
70	324,079	4,537,108	-6,856,799	1,247,250	4,167,108	4,287,108
80	310,948	4,353,267	-7,040,640	1,063,409	3,983,267	4,103,267
90	297,816	4,169,427	-7,224,480	879,569	3,799,427	3,919,427
100	284,685	3,985,587	-7,408,320	695,729	3,615,587	3,735,587
120	258,422	3,617,906	-7,776,001	328,048	3,247,906	3,367,906
135	238,725	3,342,146	-8,051,761	52,288	2,972,146	3,092,146
150	219,028	3,066,385	-8,327,522	-223,473	2,696,385	2,816,385
175	186,200	2,606,798	-8,787,109	-683,060	2,236,798	2,356,798
200	153,371	2,147,198	-9,246,709	-1,142,660	1,777,198	1,897,198
225	120,543	1,687,597	-9,706,310	-1,602,261	1,317,597	1,437,597
250	87,714	1,227,996	-10,165,911	-2,061,862	857,996	977,996

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	651,845	9,125,834	-2,268,073	5,835,976	8,755,834	8,875,834
20	614,371	8,601,199	-2,792,708	5,311,341	8,231,199	8,351,199
35	594,674	8,325,438	-3,068,469	5,035,580	7,955,438	8,075,438
50	574,977	8,049,678	-3,344,229	4,759,820	7,679,678	7,799,678
60	561,846	7,865,838	-3,528,069	4,575,980	7,495,838	7,615,838
70	548,714	7,681,997	-3,711,910	4,392,139	7,311,997	7,431,997
80	535,583	7,498,157	-3,895,750	4,208,299	7,128,157	7,248,157
90	522,451	7,314,317	-4,079,590	4,024,459	6,944,317	7,064,317
100	509,320	7,130,476	-4,263,431	3,840,618	6,760,476	6,880,476
120	483,057	6,762,796	-4,631,111	3,472,938	6,392,796	6,512,796
135	463,361	6,487,049	-4,906,858	3,197,191	6,117,049	6,237,049
150	443,663	6,211,289	-5,182,618	2,921,431	5,841,289	5,961,289
175	410,835	5,751,688	-5,642,219	2,461,830	5,381,688	5,501,688
200	378,006	5,292,087	-6,101,820	2,002,229	4,922,087	5,042,087
225	345,178	4,832,487	-6,561,420	1,542,629	4,462,487	4,582,487
250	312,350	4,372,900	-7,021,007	1,083,042	4,002,900	4,122,900

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3	
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,054,488	4,956,094	-6,437,813	1,666,236	4,586,094	4,706,094
20	983,787	4,623,799	-6,770,108	1,333,941	4,253,799	4,373,799
35	944,363	4,438,504	-6,955,403	1,148,646	4,068,504	4,188,504
50	904,938	4,253,209	-7,140,698	963,351	3,883,209	4,003,209
60	878,656	4,129,682	-7,264,225	839,824	3,759,682	3,879,682
70	852,373	4,006,155	-7,387,752	716,297	3,636,155	3,756,155
80	826,090	3,882,623	-7,511,284	592,765	3,512,623	3,632,623
90	799,808	3,759,096	-7,634,811	469,238	3,389,096	3,509,096
100	773,525	3,635,569	-7,758,338	345,711	3,265,569	3,385,569
120	720,960	3,388,511	-8,005,396	98,653	3,018,511	3,138,511
135	681,535	3,203,215	-8,190,692	-86,643	2,833,215	2,953,215
150	642,112	3,017,925	-8,375,982	-271,933	2,647,925	2,767,925
175	576,405	2,709,103	-8,684,804	-580,755	2,339,103	2,459,103
200	510,698	2,400,281	-8,993,626	-889,577	2,030,281	2,150,281
225	444,991	2,091,458	-9,302,449	-1,198,400	1,721,458	1,841,458
250	379,284	1,782,636	-9,611,271	-1,507,222	1,412,636	1,532,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,518,273	7,135,885	-4,258,022	3,846,027	6,765,885	6,885,885
20	1,439,595	6,766,095	-4,627,812	3,476,237	6,396,095	6,516,095
35	1,400,171	6,580,805	-4,813,102	3,290,947	6,210,805	6,330,805
50	1,360,747	6,395,510	-4,998,397	3,105,652	6,025,510	6,145,510
60	1,334,464	6,271,983	-5,121,924	2,982,125	5,901,983	6,021,983
70	1,308,181	6,148,451	-5,245,456	2,858,593	5,778,451	5,898,451
80	1,281,899	6,024,924	-5,368,983	2,735,066	5,654,924	5,774,924
90	1,255,616	5,901,397	-5,492,510	2,611,539	5,531,397	5,651,397
100	1,229,333	5,777,865	-5,616,042	2,488,007	5,407,865	5,527,865
120	1,176,767	5,530,807	-5,863,100	2,240,949	5,160,807	5,280,807
135	1,137,344	5,345,516	-6,048,391	2,055,658	4,975,516	5,095,516
150	1,097,919	5,160,221	-6,233,686	1,870,363	4,790,221	4,910,221
175	1,032,212	4,851,399	-6,542,508	1,561,541	4,481,399	4,601,399
200	966,506	4,542,576	-6,851,331	1,252,718	4,172,576	4,292,576
225	900,799	4,233,754	-7,160,153	943,896	3,863,754	3,983,754
250	835,093	3,924,937	-7,468,970	635,079	3,554,937	3,674,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,258,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,298,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,092,637	-2,567,697	-13,961,604	-5,857,555	-2,937,697	-2,817,697
20	-1,176,645	-2,765,116	-14,159,023	-6,054,974	-3,135,116	-3,015,116
35	-1,253,747	-2,946,304	-14,340,211	-6,236,162	-3,316,304	-3,196,304
50	-1,330,848	-3,127,493	-14,521,400	-6,417,351	-3,497,493	-3,377,493
60	-1,382,248	-3,248,282	-14,642,189	-6,538,140	-3,618,282	-3,498,282
70	-1,433,649	-3,369,075	-14,762,982	-6,658,933	-3,739,075	-3,619,075
80	-1,485,050	-3,489,867	-14,883,774	-6,779,725	-3,859,867	-3,739,867
90	-1,536,450	-3,610,656	-15,004,563	-6,900,514	-3,980,656	-3,860,656
100	-1,587,850	-3,731,448	-15,125,355	-7,021,306	-4,101,448	-3,981,448
120	-1,690,652	-3,973,033	-15,366,940	-7,262,891	-4,343,033	-4,223,033
135	-1,767,753	-4,154,218	-15,548,125	-7,444,076	-4,524,218	-4,404,218
150	-1,844,854	-4,335,407	-15,729,314	-7,625,265	-4,705,407	-4,585,407
175	-1,973,355	-4,637,385	-16,031,292	-7,927,243	-5,007,385	-4,887,385
200	-2,101,857	-4,939,365	-16,333,272	-8,229,223	-5,309,365	-5,189,365
225	-2,230,359	-5,241,343	-16,635,250	-8,531,201	-5,611,343	-5,491,343
250	-2,358,860	-5,543,321	-16,937,228	-8,833,179	-5,913,321	-5,793,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-330,814	-777,413	-12,171,320	-4,067,271	-1,147,413	-1,027,413
20	-427,926	-1,005,626	-12,399,533	-4,295,484	-1,375,626	-1,255,626
35	-505,027	-1,186,815	-12,580,722	-4,476,673	-1,556,815	-1,436,815
50	-582,128	-1,368,000	-12,761,907	-4,657,858	-1,738,000	-1,618,000
60	-633,529	-1,488,792	-12,882,699	-4,778,650	-1,858,792	-1,738,792
70	-684,930	-1,609,585	-13,003,492	-4,899,443	-1,979,585	-1,859,585
80	-736,329	-1,730,374	-13,124,281	-5,020,232	-2,100,374	-1,980,374
90	-787,730	-1,851,166	-13,245,073	-5,141,024	-2,221,166	-2,101,166
100	-839,131	-1,971,958	-13,365,865	-5,261,816	-2,341,958	-2,221,958
120	-941,932	-2,213,540	-13,607,447	-5,503,398	-2,583,540	-2,463,540
135	-1,019,033	-2,394,728	-13,788,635	-5,684,586	-2,764,728	-2,644,728
150	-1,096,135	-2,575,917	-13,969,824	-5,865,775	-2,945,917	-2,825,917
175	-1,224,636	-2,877,895	-14,271,802	-6,167,753	-3,247,895	-3,127,895
200	-1,353,137	-3,179,872	-14,573,779	-6,469,730	-3,549,872	-3,429,872
225	-1,481,639	-3,481,853	-14,875,760	-6,771,711	-3,851,853	-3,731,853
250	-1,610,141	-3,783,831	-15,177,738	-7,073,689	-4,153,831	-4,033,831

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,208,744	19,532,791	8,138,884	16,242,933	19,162,791	19,282,791
20	4,998,945	18,746,045	7,352,138	15,456,187	18,376,045	18,496,045
35	4,908,785	18,407,944	7,014,037	15,118,086	18,037,944	18,157,944
50	4,818,625	18,069,843	6,675,936	14,779,985	17,699,843	17,819,843
60	4,758,518	17,844,444	6,450,537	14,554,586	17,474,444	17,594,444
70	4,698,411	17,619,042	6,225,135	14,329,184	17,249,042	17,369,042
80	4,638,305	17,393,644	5,999,737	14,103,786	17,023,644	17,143,644
90	4,578,198	17,168,242	5,774,335	13,878,384	16,798,242	16,918,242
100	4,518,092	16,942,843	5,548,936	13,652,985	16,572,843	16,692,843
120	4,397,878	16,492,043	5,098,136	13,202,185	16,122,043	16,242,043
135	4,307,718	16,153,942	4,760,035	12,864,084	15,783,942	15,903,942
150	4,217,557	15,815,841	4,421,934	12,525,983	15,445,841	15,565,841
175	4,067,076	15,251,535	3,857,628	11,961,677	14,881,535	15,001,535
200	3,914,351	14,678,818	3,284,911	11,388,960	14,308,818	14,428,818
225	3,761,627	14,106,101	2,712,194	10,816,243	13,736,101	13,856,101
250	3,608,902	13,533,384	2,139,477	10,243,526	13,163,384	13,283,384

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,347,154	23,801,829	12,407,922	20,511,971	23,431,829	23,551,829
20	6,117,776	22,941,661	11,547,754	19,651,803	22,571,661	22,691,661
35	6,027,616	22,603,560	11,209,653	19,313,702	22,233,560	22,353,560
50	5,937,456	22,265,459	10,871,552	18,975,601	21,895,459	22,015,459
60	5,877,349	22,040,060	10,646,153	18,750,202	21,670,060	21,790,060
70	5,817,242	21,814,658	10,420,751	18,524,800	21,444,658	21,564,658
80	5,757,135	21,589,256	10,195,349	18,299,398	21,219,256	21,339,256
90	5,697,029	21,363,858	9,969,951	18,074,000	20,993,858	21,113,858
100	5,636,922	21,138,456	9,744,549	17,848,598	20,768,456	20,888,456
120	5,516,708	20,687,655	9,293,748	17,397,797	20,317,655	20,437,655
135	5,426,549	20,349,558	8,955,651	17,059,700	19,979,558	20,099,558
150	5,336,388	20,011,457	8,617,550	16,721,599	19,641,457	19,761,457
175	5,186,121	19,447,953	8,054,046	16,158,095	19,077,953	19,197,953
200	5,035,854	18,884,454	7,490,547	15,594,596	18,514,454	18,634,454
225	4,885,588	18,320,954	6,927,047	15,031,096	17,950,954	18,070,954
250	4,735,321	17,757,454	6,363,547	14,467,596	17,387,454	17,507,454

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,384,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,649	-62,046,555	-53,942,506	-51,022,649	-50,902,649
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,932,039	-21,228,350	-32,622,257	-24,518,208	-21,598,350	-21,478,350
20	-27,959,316	-21,249,080	-32,642,987	-24,538,938	-21,619,080	-21,499,080
35	-28,340,076	-21,538,458	-32,932,365	-24,828,316	-21,908,458	-21,788,458
50	-28,720,836	-21,827,835	-33,221,742	-25,117,693	-22,197,835	-22,077,835
60	-28,974,676	-22,020,754	-33,414,661	-25,310,612	-22,390,754	-22,270,754
70	-29,228,516	-22,213,672	-33,607,579	-25,503,530	-22,583,672	-22,463,672
80	-29,482,357	-22,406,591	-33,800,498	-25,696,449	-22,776,591	-22,656,591
90	-29,736,196	-22,599,509	-33,993,416	-25,889,367	-22,969,509	-22,849,509
100	-29,990,037	-22,792,428	-34,186,335	-26,082,286	-23,162,428	-23,042,428
120	-30,497,717	-23,178,265	-34,572,172	-26,468,123	-23,548,265	-23,428,265
135	-30,878,477	-23,467,643	-34,861,550	-26,757,501	-23,837,643	-23,717,643
150	-31,259,237	-23,757,020	-35,150,927	-27,046,878	-24,127,020	-24,007,020
175	-31,893,838	-24,239,317	-35,633,224	-27,529,175	-24,609,317	-24,489,317
200	-32,528,437	-24,721,612	-36,115,519	-28,011,470	-25,091,612	-24,971,612
225	-33,163,038	-25,203,909	-36,597,816	-28,493,767	-25,573,909	-25,453,909
250	-33,797,639	-25,686,205	-37,080,112	-28,976,063	-26,056,205	-25,936,205

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,450,138	-18,582,105	-29,976,012	-21,871,963	-18,952,105	-18,832,105
20	-24,537,300	-18,648,348	-30,042,255	-21,938,206	-19,018,348	-18,898,348
35	-24,918,060	-18,937,725	-30,331,632	-22,227,583	-19,307,725	-19,187,725
50	-25,298,820	-19,227,103	-30,621,010	-22,516,961	-19,597,103	-19,477,103
60	-25,552,660	-19,420,022	-30,813,929	-22,709,880	-19,790,022	-19,670,022
70	-25,806,500	-19,612,940	-31,006,847	-22,902,798	-19,982,940	-19,862,940
80	-26,060,341	-19,805,859	-31,199,766	-23,095,717	-20,175,859	-20,055,859
90	-26,314,180	-19,998,777	-31,392,684	-23,288,635	-20,368,777	-20,248,777
100	-26,568,021	-20,191,696	-31,585,603	-23,481,554	-20,561,696	-20,441,696
120	-27,075,701	-20,577,533	-31,971,440	-23,867,391	-20,947,533	-20,827,533
135	-27,456,461	-20,866,910	-32,260,817	-24,156,768	-21,236,910	-21,116,910
150	-27,837,221	-21,156,288	-32,550,195	-24,446,146	-21,526,288	-21,406,288
175	-28,471,822	-21,638,585	-33,032,492	-24,928,443	-22,008,585	-21,888,585
200	-29,106,421	-22,120,880	-33,514,787	-25,410,738	-22,490,880	-22,370,880
225	-29,741,022	-22,603,177	-33,997,084	-25,893,035	-22,973,177	-22,853,177
250	-30,375,622	-23,085,473	-34,479,380	-26,375,331	-23,455,473	-23,335,473

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,040,665	-11,320,830	-22,714,737	-14,610,688	-11,690,830	-11,570,830
20	-35,064,762	-11,328,615	-22,722,522	-14,618,473	-11,698,615	-11,578,615
35	-35,534,833	-11,480,484	-22,874,391	-14,770,342	-11,850,484	-11,730,484
50	-36,004,904	-11,632,354	-23,026,261	-14,922,212	-12,002,354	-11,882,354
60	-36,318,284	-11,733,600	-23,127,507	-15,023,458	-12,103,600	-11,983,600
70	-36,631,665	-11,834,846	-23,228,753	-15,124,704	-12,204,846	-12,084,846
80	-36,945,046	-11,936,092	-23,329,999	-15,225,950	-12,306,092	-12,186,092
90	-37,258,427	-12,037,338	-23,431,245	-15,327,196	-12,407,338	-12,287,338
100	-37,571,807	-12,138,584	-23,532,491	-15,428,442	-12,508,584	-12,388,584
120	-38,198,569	-12,341,076	-23,734,983	-15,630,934	-12,711,076	-12,591,076
135	-38,668,640	-12,492,945	-23,886,852	-15,782,803	-12,862,945	-12,742,945
150	-39,138,711	-12,644,814	-24,038,721	-15,934,672	-13,014,814	-12,894,814
175	-39,922,163	-12,897,929	-24,291,836	-16,187,787	-13,267,929	-13,147,929
200	-40,705,614	-13,151,045	-24,544,952	-16,440,903	-13,521,045	-13,401,045
225	-41,489,067	-13,404,160	-24,798,067	-16,694,018	-13,774,160	-13,654,160
250	-42,272,518	-13,657,275	-25,051,182	-16,947,133	-14,027,275	-13,907,275

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,871,261	-9,973,792	-21,367,699	-13,263,650	-10,343,792	-10,223,792
20	-30,967,067	-10,004,745	-21,398,652	-13,294,603	-10,374,745	-10,254,745
35	-31,437,138	-10,156,614	-21,550,521	-13,446,472	-10,526,614	-10,406,614
50	-31,907,210	-10,308,483	-21,702,390	-13,598,341	-10,678,483	-10,558,483
60	-32,220,590	-10,409,729	-21,803,636	-13,699,587	-10,779,729	-10,659,729
70	-32,533,971	-10,510,975	-21,904,882	-13,800,833	-10,880,975	-10,760,975
80	-32,847,352	-10,612,221	-22,006,128	-13,902,079	-10,982,221	-10,862,221
90	-33,160,732	-10,713,467	-22,107,374	-14,003,325	-11,083,467	-10,963,467
100	-33,474,114	-10,814,714	-22,208,621	-14,104,572	-11,184,714	-11,064,714
120	-34,100,875	-11,017,206	-22,411,113	-14,307,064	-11,387,206	-11,267,206
135	-34,570,946	-11,169,075	-22,562,982	-14,458,933	-11,539,075	-11,419,075
150	-35,041,017	-11,320,944	-22,714,851	-14,610,802	-11,690,944	-11,570,944
175	-35,824,469	-11,574,059	-22,967,966	-14,863,917	-11,944,059	-11,824,059
200	-36,607,921	-11,827,174	-23,221,081	-15,117,032	-12,197,174	-12,077,174
225	-37,391,373	-12,080,290	-23,474,197	-15,370,148	-12,450,290	-12,330,290
250	-38,174,824	-12,333,405	-23,727,312	-15,623,263	-12,703,405	-12,583,405

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	25%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,650,976	3,822,273	-7,571,634	532,415	3,452,273	3,572,273
20	12,392,635	3,469,938	-7,923,969	180,080	3,099,938	3,219,938
35	11,605,167	3,249,447	-8,144,460	-40,411	2,879,447	2,999,447
50	10,802,152	3,024,602	-8,369,305	-265,256	2,654,602	2,774,602
60	10,261,641	2,873,259	-8,520,648	-416,599	2,503,259	2,623,259
70	9,721,128	2,721,916	-8,671,991	-567,942	2,351,916	2,471,916
80	9,180,617	2,570,573	-8,823,334	-719,285	2,200,573	2,320,573
90	8,639,774	2,418,017	-8,975,890	-871,841	2,048,017	2,168,017
100	8,098,422	2,264,198	-9,129,709	-1,025,660	1,894,198	2,014,198
120	6,987,718	1,956,561	-9,437,346	-1,333,297	1,586,561	1,706,561
135	6,155,267	1,723,475	-9,670,432	-1,566,383	1,353,475	1,473,475
150	5,317,763	1,488,974	-9,904,933	-1,800,884	1,118,974	1,238,974
175	3,913,243	1,095,708	-10,298,199	-2,194,150	725,708	845,708
200	2,494,574	698,481	-10,695,426	-2,591,377	328,481	448,481
225	1,057,089	295,985	-11,097,922	-2,993,873	-74,015	45,985
250	-391,077	-109,502	-11,503,409	-3,399,360	-479,502	-359,502

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£225

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,720,197	5,801,655	-5,592,252	2,511,797	5,431,655	5,551,655
20	19,455,788	5,447,621	-5,946,286	2,157,763	5,077,621	5,197,621
35	18,764,191	5,253,973	-6,139,934	1,964,115	4,883,973	5,003,973
50	18,062,610	5,057,531	-6,336,376	1,767,673	4,687,531	4,807,531
60	17,587,886	4,924,608	-6,469,299	1,634,750	4,554,608	4,674,608
70	17,109,451	4,790,646	-6,603,261	1,500,788	4,420,646	4,540,646
80	16,626,963	4,655,550	-6,738,357	1,365,692	4,285,550	4,405,550
90	16,137,707	4,518,558	-6,875,349	1,228,700	4,148,558	4,268,558
100	15,645,216	4,380,661	-7,013,246	1,090,803	4,010,661	4,130,661
120	14,642,755	4,099,971	-7,293,936	810,113	3,729,971	3,849,971
135	13,877,532	3,885,709	-7,508,198	595,851	3,515,709	3,635,709
150	13,099,951	3,667,986	-7,725,921	378,128	3,297,986	3,417,986
175	11,776,322	3,297,370	-8,096,537	7,512	2,927,370	3,047,370
200	10,425,043	2,919,012	-8,474,895	-370,846	2,549,012	2,669,012
225	9,066,892	2,538,730	-8,855,177	-751,128	2,168,730	2,288,730
250	7,693,513	2,154,184	-9,239,723	-1,135,674	1,784,184	1,904,184

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,252,325	4,489,482	-6,904,425	1,199,624	4,119,482	4,239,482
20	12,081,891	3,805,796	-7,588,111	515,938	3,435,796	3,555,796
35	10,562,598	3,327,218	-8,066,689	37,360	2,957,218	3,077,218
50	8,983,520	2,829,809	-8,564,098	-460,049	2,459,809	2,579,809
60	7,923,086	2,495,772	-8,898,135	-794,086	2,125,772	2,245,772
70	6,848,844	2,157,386	-9,236,521	-1,132,472	1,787,386	1,907,386
80	5,769,208	1,817,301	-9,576,606	-1,472,557	1,447,301	1,567,301
90	4,677,397	1,473,380	-9,920,527	-1,816,478	1,103,380	1,223,380
100	3,577,669	1,126,966	-10,266,941	-2,162,892	756,966	876,966
120	1,347,270	424,390	-10,969,517	-2,865,468	54,390	174,390
135	-350,088	-110,278	-11,504,185	-3,400,136	-480,278	-360,278
150	-2,069,482	-651,887	-12,045,794	-3,941,745	-1,021,887	-901,887
175	-4,935,150	-1,554,568	-12,948,475	-4,844,426	-1,924,568	-1,804,568
200	-7,800,792	-2,457,250	-13,851,157	-5,747,108	-2,827,250	-2,707,250
225	-10,666,446	-3,359,931	-14,753,838	-6,649,789	-3,729,931	-3,609,931
250	-13,532,102	-4,262,612	-15,656,519	-7,552,470	-4,632,612	-4,512,612

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£120	£120

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,830,652	7,821,655	-3,572,252	4,531,797	7,451,655	7,571,655
20	22,858,200	7,200,333	-4,193,574	3,910,475	6,830,333	6,950,333
35	21,662,183	6,823,588	-4,570,319	3,533,730	6,453,588	6,573,588
50	20,429,695	6,435,354	-4,958,553	3,145,496	6,065,354	6,185,354
60	19,587,690	6,170,122	-5,223,785	2,880,264	5,800,122	5,920,122
70	18,727,551	5,899,179	-5,494,728	2,609,321	5,529,179	5,649,179
80	17,850,209	5,622,816	-5,771,091	2,332,958	5,252,816	5,372,816
90	16,955,150	5,340,872	-6,053,035	2,051,014	4,970,872	5,090,872
100	16,038,068	5,051,991	-6,341,916	1,762,133	4,681,991	4,801,991
120	14,144,430	4,455,495	-6,938,412	1,165,637	4,085,495	4,205,495
135	12,664,678	3,989,374	-7,404,533	699,516	3,619,374	3,739,374
150	11,131,060	3,506,284	-7,887,623	216,426	3,136,284	3,256,284
175	8,490,304	2,674,446	-8,719,461	-615,412	2,304,446	2,424,446
200	5,793,194	1,824,856	-9,569,051	-1,465,002	1,454,856	1,574,856
225	3,042,811	958,485	-10,435,422	-2,331,373	588,485	708,485
250	237,555	74,830	-11,319,077	-3,215,028	-295,170	-175,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£225	£225

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	20%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	#N/A	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	200	250	250
CM17	#N/A	250	250	250

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	200	250	250
CM17	#N/A	250	250	250

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A
0	#N/A	#N/A	#N/A	#N/A

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A
0	#N/A	#N/A	#N/A	#N/A

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	100	250	250
CM17	#N/A	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	90	175	175
CM17	#N/A	200	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	705,059	7,050,592	-4,343,315	3,760,734	6,680,592	6,800,592
20	680,386	6,803,856	-4,590,051	3,513,998	6,433,856	6,553,856
35	670,976	6,709,757	-4,684,150	3,419,899	6,339,757	6,459,757
50	661,565	6,615,647	-4,778,260	3,325,789	6,245,647	6,365,647
60	655,291	6,552,914	-4,840,993	3,263,056	6,182,914	6,302,914
70	649,018	6,490,181	-4,903,726	3,200,323	6,120,181	6,240,181
80	642,744	6,427,438	-4,966,469	3,137,580	6,057,438	6,177,438
90	636,471	6,364,706	-5,029,201	3,074,848	5,994,706	6,114,706
100	630,197	6,301,973	-5,091,934	3,012,115	5,931,973	6,051,973
120	617,650	6,176,497	-5,217,410	2,886,639	5,806,497	5,926,497
135	608,240	6,082,398	-5,311,509	2,792,540	5,712,398	5,832,398
150	598,830	5,988,298	-5,405,609	2,698,440	5,618,298	5,738,298
175	583,146	5,831,456	-5,562,451	2,541,598	5,461,456	5,581,456
200	567,461	5,674,614	-5,719,293	2,384,756	5,304,614	5,424,614
225	551,776	5,517,781	-5,876,126	2,227,923	5,147,781	5,267,781
250	536,094	5,360,939	-6,032,968	2,071,081	4,990,939	5,110,939

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£832,063	8,320,634	-3,073,273	5,030,776	7,950,634	8,070,634
20	805,205	8,052,050	-3,341,857	4,762,192	7,682,050	7,802,050
35	795,795	7,957,951	-3,435,956	4,668,093	7,587,951	7,707,951
50	786,384	7,863,842	-3,530,055	4,573,984	7,493,842	7,613,842
60	780,111	7,801,109	-3,592,798	4,511,251	7,431,109	7,551,109
70	773,838	7,738,376	-3,655,531	4,448,518	7,368,376	7,488,376
80	767,564	7,675,633	-3,718,274	4,385,775	7,305,633	7,425,633
90	761,291	7,612,900	-3,781,007	4,323,042	7,242,900	7,362,900
100	755,017	7,550,167	-3,843,740	4,260,309	7,180,167	7,300,167
120	742,469	7,424,691	-3,969,216	4,134,833	7,054,691	7,174,691
135	733,059	7,330,592	-4,063,315	4,040,734	6,960,592	7,080,592
150	723,649	7,236,493	-4,157,414	3,946,635	6,866,493	6,986,493
175	707,965	7,079,650	-4,314,257	3,789,792	6,709,650	6,829,650
200	692,281	6,922,808	-4,471,099	3,632,950	6,552,808	6,672,808
225	676,598	6,765,976	-4,627,931	3,476,118	6,395,976	6,515,976
250	660,913	6,609,134	-4,784,773	3,319,276	6,239,134	6,359,134

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,220,997	-12,209,973	-23,603,880	-15,499,831	-12,579,973	-12,459,973
20	-1,212,764	-12,127,643	-23,521,550	-15,417,501	-12,497,643	-12,377,643
35	-1,222,339	-12,223,389	-23,617,296	-15,513,247	-12,593,389	-12,473,389
50	-1,231,915	-12,319,146	-23,713,053	-15,609,004	-12,689,146	-12,569,146
60	-1,238,298	-12,382,977	-23,776,884	-15,672,835	-12,752,977	-12,632,977
70	-1,244,681	-12,446,807	-23,840,714	-15,736,665	-12,816,807	-12,696,807
80	-1,251,065	-12,510,648	-23,904,555	-15,800,506	-12,880,648	-12,760,648
90	-1,257,448	-12,574,479	-23,968,386	-15,864,337	-12,944,479	-12,824,479
100	-1,263,831	-12,638,310	-24,032,217	-15,928,168	-13,008,310	-12,888,310
120	-1,276,598	-12,765,982	-24,159,889	-16,055,840	-13,135,982	-13,015,982
135	-1,286,173	-12,861,728	-24,255,635	-16,151,586	-13,231,728	-13,111,728
150	-1,295,747	-12,957,474	-24,351,381	-16,247,332	-13,327,474	-13,207,474
175	-1,311,706	-13,117,062	-24,510,969	-16,406,920	-13,487,062	-13,367,062
200	-1,327,665	-13,276,649	-24,670,556	-16,566,507	-13,646,649	-13,526,649
225	-1,343,623	-13,436,226	-24,830,133	-16,726,084	-13,806,226	-13,686,226
250	-1,359,581	-13,595,813	-24,989,720	-16,885,671	-13,965,813	-13,845,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,220,997	-12,209,973	-23,603,880	-15,499,831	-12,579,973	-12,459,973
20	-1,212,764	-12,127,643	-23,521,550	-15,417,501	-12,497,643	-12,377,643
35	-1,222,339	-12,223,389	-23,617,296	-15,513,247	-12,593,389	-12,473,389
50	-1,231,915	-12,319,146	-23,713,053	-15,609,004	-12,689,146	-12,569,146
60	-1,238,298	-12,382,977	-23,776,884	-15,672,835	-12,752,977	-12,632,977
70	-1,244,681	-12,446,807	-23,840,714	-15,736,665	-12,816,807	-12,696,807
80	-1,251,065	-12,510,648	-23,904,555	-15,800,506	-12,880,648	-12,760,648
90	-1,257,448	-12,574,479	-23,968,386	-15,864,337	-12,944,479	-12,824,479
100	-1,263,831	-12,638,310	-24,032,217	-15,928,168	-13,008,310	-12,888,310
120	-1,276,598	-12,765,982	-24,159,889	-16,055,840	-13,135,982	-13,015,982
135	-1,286,173	-12,861,728	-24,255,635	-16,151,586	-13,231,728	-13,111,728
150	-1,295,747	-12,957,474	-24,351,381	-16,247,332	-13,327,474	-13,207,474
175	-1,311,706	-13,117,062	-24,510,969	-16,406,920	-13,487,062	-13,367,062
200	-1,327,665	-13,276,649	-24,670,556	-16,566,507	-13,646,649	-13,526,649
225	-1,343,623	-13,436,226	-24,830,133	-16,726,084	-13,806,226	-13,686,226
250	-1,359,581	-13,595,813	-24,989,720	-16,885,671	-13,965,813	-13,845,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	549,670	7,695,383	-3,698,524	4,405,525	7,325,383	7,445,383
20	512,203	7,170,844	-4,223,063	3,880,986	6,800,844	6,920,844
35	491,193	6,876,703	-4,517,204	3,586,845	6,506,703	6,626,703
50	470,183	6,582,561	-4,811,346	3,292,703	6,212,561	6,332,561
60	456,176	6,386,467	-5,007,440	3,096,609	6,016,467	6,136,467
70	442,169	6,190,372	-5,203,535	2,900,514	5,820,372	5,940,372
80	428,163	5,994,278	-5,399,629	2,704,420	5,624,278	5,744,278
90	414,156	5,798,183	-5,595,724	2,508,325	5,428,183	5,548,183
100	400,149	5,602,089	-5,791,818	2,312,231	5,232,089	5,362,089
120	372,136	5,209,900	-6,184,007	1,920,042	4,839,900	4,959,900
135	351,125	4,915,744	-6,478,163	1,625,886	4,545,744	4,665,744
150	330,114	4,621,602	-6,772,305	1,331,744	4,251,602	4,371,602
175	295,098	4,131,366	-7,262,541	841,508	3,761,366	3,881,366
200	260,081	3,641,130	-7,752,777	351,272	3,271,130	3,391,130
225	225,064	3,150,894	-8,243,013	-138,964	2,780,894	2,900,894
250	190,047	2,660,658	-8,733,249	-629,200	2,290,658	2,410,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	793,475	11,108,645	-285,262	7,818,787	10,738,645	10,858,645
20	751,814	10,525,403	-888,504	7,235,545	10,155,403	10,275,403
35	730,804	10,231,261	-1,182,646	6,941,403	9,861,261	9,981,261
50	709,793	9,937,105	-1,456,802	6,647,247	9,567,105	9,687,105
60	695,786	9,741,011	-1,652,896	6,451,153	9,371,011	9,491,011
70	681,780	9,544,916	-1,848,991	6,255,058	9,174,916	9,294,916
80	667,773	9,348,822	-2,045,085	6,058,964	8,978,822	9,098,822
90	653,766	9,152,727	-2,241,180	5,862,869	8,782,727	8,902,727
100	639,759	8,956,633	-2,437,274	5,666,775	8,586,633	8,706,633
120	611,746	8,564,444	-2,829,463	5,274,586	8,194,444	8,314,444
135	590,736	8,270,302	-3,123,605	4,980,444	7,900,302	8,020,302
150	569,726	7,976,161	-3,417,746	4,686,303	7,606,161	7,726,161
175	534,709	7,485,925	-3,907,982	4,196,067	7,115,925	7,235,925
200	499,692	6,995,688	-4,398,219	3,705,830	6,625,688	6,745,688
225	464,675	6,505,452	-4,888,455	3,215,594	6,135,452	6,255,452
250	429,658	6,015,216	-5,378,691	2,725,358	5,645,216	5,765,216

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,496	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,318,088	6,195,014	-5,198,893	2,905,156	5,825,014	5,945,014
20	1,239,348	5,824,933	-5,568,974	2,535,075	5,454,933	5,574,933
35	1,197,296	5,627,291	-5,766,616	2,337,433	5,257,291	5,377,291
50	1,155,243	5,429,644	-5,964,263	2,139,786	5,059,644	5,179,644
60	1,127,208	5,297,878	-6,096,029	2,008,020	4,927,878	5,047,878
70	1,099,174	5,166,117	-6,227,790	1,876,259	4,796,117	4,916,117
80	1,071,138	5,034,350	-6,359,557	1,744,492	4,664,350	4,784,350
90	1,043,104	4,902,589	-6,491,318	1,612,731	4,532,589	4,652,589
100	1,015,069	4,770,823	-6,623,084	1,480,965	4,400,823	4,520,823
120	958,999	4,507,295	-6,886,612	1,217,437	4,137,295	4,257,295
135	916,946	4,309,648	-7,084,259	1,019,790	3,939,648	4,059,648
150	874,895	4,112,006	-7,281,901	822,148	3,742,006	3,862,006
175	804,807	3,782,593	-7,611,314	492,735	3,412,593	3,532,593
200	734,720	3,453,184	-7,940,723	163,326	3,083,184	3,203,184
225	664,632	3,123,771	-8,270,136	-166,087	2,753,771	2,873,771
250	594,545	2,794,363	-8,599,544	-495,495	2,424,363	2,544,363

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,812,791	8,520,119	-2,873,788	5,230,261	8,150,119	8,270,119
20	1,725,544	8,110,055	-3,283,852	4,820,197	7,740,055	7,860,055
35	1,683,491	7,912,408	-3,481,499	4,622,550	7,542,408	7,662,408
50	1,641,438	7,714,761	-3,679,146	4,424,903	7,344,761	7,464,761
60	1,613,404	7,582,999	-3,810,908	4,293,141	7,212,999	7,332,999
70	1,585,369	7,451,233	-3,942,674	4,161,375	7,081,233	7,201,233
80	1,557,334	7,319,471	-4,074,436	4,029,613	6,949,471	7,069,471
90	1,529,299	7,187,705	-4,206,202	3,897,847	6,817,705	6,937,705
100	1,501,265	7,055,944	-4,337,963	3,766,086	6,685,944	6,805,944
120	1,445,195	6,792,416	-4,601,491	3,502,558	6,422,416	6,542,416
135	1,403,142	6,594,769	-4,799,138	3,304,911	6,224,769	6,344,769
150	1,361,090	6,397,122	-4,996,785	3,107,264	6,027,122	6,147,122
175	1,291,003	6,067,714	-5,326,193	2,777,856	5,697,714	5,817,714
200	1,220,915	5,738,301	-5,655,606	2,448,443	5,368,301	5,488,301
225	1,150,828	5,408,892	-5,985,015	2,119,034	5,038,892	5,158,892
250	1,080,741	5,079,484	-6,314,423	1,789,626	4,709,484	4,829,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,230	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-753,179	-1,769,972	-13,163,879	-5,059,830	-2,139,972	-2,019,972
20	-849,881	-1,997,220	-13,391,127	-5,287,078	-2,367,220	-2,247,220
35	-932,121	-2,190,485	-13,584,392	-5,480,343	-2,560,485	-2,440,485
50	-1,014,363	-2,383,752	-13,777,659	-5,673,610	-2,753,752	-2,633,752
60	-1,069,189	-2,512,594	-13,906,501	-5,802,452	-2,882,594	-2,762,594
70	-1,124,017	-2,641,439	-14,035,346	-5,931,297	-3,011,439	-2,891,439
80	-1,178,844	-2,770,284	-14,164,191	-6,060,142	-3,140,284	-3,020,284
90	-1,233,672	-2,899,129	-14,293,036	-6,188,987	-3,269,129	-3,149,129
100	-1,288,499	-3,027,972	-14,421,879	-6,317,830	-3,397,972	-3,277,972
120	-1,390,154	-3,285,662	-14,679,569	-6,575,520	-3,655,662	-3,535,662
135	-1,480,394	-3,478,927	-14,872,834	-6,768,785	-3,848,927	-3,728,927
150	-1,562,636	-3,672,194	-15,066,101	-6,962,052	-4,042,194	-3,922,194
175	-1,699,704	-3,994,304	-15,388,211	-7,284,162	-4,364,304	-4,244,304
200	-1,836,773	-4,316,416	-15,710,323	-7,606,274	-4,686,416	-4,566,416
225	-1,973,841	-4,638,526	-16,032,433	-7,928,384	-5,008,526	-4,888,526
250	-2,110,909	-4,960,636	-16,354,543	-8,250,494	-5,330,636	-5,210,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,475	137,416	-11,256,491	-3,152,442	-232,584	-112,584
20	-51,246	-120,428	-11,514,335	-3,410,286	-490,428	-370,428
35	-133,487	-313,696	-11,707,603	-3,603,554	-683,696	-563,696
50	-215,728	-506,961	-11,900,868	-3,796,819	-876,961	-756,961
60	-270,556	-635,805	-12,029,712	-3,925,663	-1,005,805	-885,805
70	-325,383	-764,650	-12,158,557	-4,054,508	-1,134,650	-1,014,650
80	-380,210	-893,493	-12,287,400	-4,183,351	-1,263,493	-1,143,493
90	-435,037	-1,022,338	-12,416,245	-4,312,196	-1,392,338	-1,272,338
100	-489,865	-1,151,183	-12,545,090	-4,441,041	-1,521,183	-1,401,183
120	-599,519	-1,408,870	-12,802,777	-4,698,728	-1,778,870	-1,658,870
135	-681,761	-1,602,138	-12,996,045	-4,891,996	-1,972,138	-1,852,138
150	-764,001	-1,795,403	-13,189,310	-5,085,261	-2,165,403	-2,045,403
175	-901,070	-2,117,515	-13,511,422	-5,407,373	-2,487,515	-2,367,515
200	-1,038,138	-2,439,625	-13,833,532	-5,729,483	-2,809,625	-2,689,625
225	-1,175,206	-2,761,735	-14,155,642	-6,051,593	-3,131,735	-3,011,735
250	-1,312,275	-3,083,847	-14,477,754	-6,373,705	-3,453,847	-3,333,847

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,046,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,737,395	21,515,230	10,121,323	18,225,372	21,145,230	21,265,230
20	5,510,489	20,664,334	9,270,427	17,374,476	20,294,334	20,414,334
35	5,414,319	20,303,694	8,909,787	17,013,836	19,933,694	20,053,694
50	5,318,148	19,943,055	8,549,148	16,653,197	19,573,055	19,693,055
60	5,254,033	19,702,625	8,308,718	16,412,767	19,332,625	19,452,625
70	5,189,920	19,462,198	8,068,291	16,172,340	19,092,198	19,212,198
80	5,125,806	19,221,772	7,827,865	15,931,914	18,851,772	18,971,772
90	5,061,692	18,981,345	7,587,438	15,691,487	18,611,345	18,731,345
100	4,997,578	18,740,919	7,347,012	15,451,061	18,370,919	18,490,919
120	4,869,350	18,260,063	6,866,156	14,970,205	17,890,063	18,010,063
135	4,773,179	17,899,423	6,505,516	14,609,565	17,529,423	17,649,423
150	4,677,009	17,538,783	6,144,876	14,248,925	17,168,783	17,288,783
175	4,516,725	16,937,717	5,543,810	13,647,859	16,567,717	16,687,717
200	4,356,439	16,336,648	4,942,741	13,046,790	15,966,648	16,086,648
225	4,193,649	15,726,184	4,332,277	12,436,326	15,356,184	15,476,184
250	4,030,742	15,115,283	3,721,376	11,825,425	14,745,283	14,865,283

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,951,699	26,068,871	14,674,964	22,779,013	25,698,871	25,818,871
20	6,703,909	25,139,658	13,745,751	21,849,800	24,769,658	24,889,658
35	6,607,737	24,779,015	13,385,108	21,489,157	24,409,015	24,529,015
50	6,511,567	24,418,375	13,024,468	21,128,517	24,048,375	24,168,375
60	6,447,453	24,177,949	12,784,042	20,888,091	23,807,949	23,927,949
70	6,383,339	23,937,522	12,543,615	20,647,664	23,567,522	23,687,522
80	6,319,226	23,697,096	12,303,189	20,407,238	23,327,096	23,447,096
90	6,255,111	23,456,666	12,062,759	20,166,808	23,086,666	23,206,666
100	6,190,997	23,216,239	11,822,332	19,926,381	22,846,239	22,966,239
120	6,062,770	22,735,386	11,341,479	19,445,528	22,365,386	22,485,386
135	5,966,599	22,374,747	10,980,840	19,084,889	22,004,747	22,124,747
150	5,870,429	22,014,107	10,620,200	18,724,249	21,644,107	21,764,107
175	5,710,143	21,413,038	10,019,131	18,123,180	21,043,038	21,163,038
200	5,549,859	20,811,972	9,418,065	17,522,114	20,441,972	20,561,972
225	5,389,574	20,210,902	8,816,995	16,921,044	19,840,902	19,960,902
250	5,229,290	19,609,836	8,215,929	16,319,978	19,239,836	19,359,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,340,273	-20,018,608	-31,412,515	-23,308,466	-20,388,608	-20,268,608
20	-26,428,772	-20,085,867	-31,479,774	-23,375,725	-20,455,867	-20,335,867
35	-26,834,916	-20,394,536	-31,788,443	-23,684,394	-20,764,536	-20,644,536
50	-27,241,060	-20,703,206	-32,097,113	-23,993,064	-21,073,206	-20,953,206
60	-27,511,823	-20,908,986	-32,302,893	-24,198,844	-21,278,986	-21,158,986
70	-27,782,585	-21,114,765	-32,508,672	-24,404,623	-21,484,765	-21,364,765
80	-28,053,348	-21,320,545	-32,714,452	-24,610,403	-21,690,545	-21,570,545
90	-28,324,111	-21,526,325	-32,920,232	-24,816,183	-21,896,325	-21,776,325
100	-28,594,874	-21,732,105	-33,126,012	-25,021,963	-22,102,105	-21,982,105
120	-29,136,399	-22,143,664	-33,537,571	-25,433,522	-22,513,664	-22,393,664
135	-29,542,543	-22,452,333	-33,846,240	-25,742,191	-22,822,333	-22,702,333
150	-29,948,688	-22,761,003	-34,154,910	-26,050,861	-23,131,003	-23,011,003
175	-30,625,995	-23,275,453	-34,669,360	-26,565,311	-23,645,453	-23,525,453
200	-31,302,501	-23,789,901	-35,183,808	-27,079,759	-24,159,901	-24,039,901
225	-31,979,408	-24,304,350	-35,698,257	-27,594,208	-24,674,350	-24,554,350
250	-32,656,316	-24,818,800	-36,212,707	-28,108,658	-25,188,800	-25,068,800

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,626,245	-17,195,946	-28,589,853	-20,485,804	-17,565,946	-17,445,946
20	-22,778,622	-17,311,753	-28,705,660	-20,601,611	-17,681,753	-17,561,753
35	-23,184,766	-17,620,422	-29,014,329	-20,910,280	-17,990,422	-17,870,422
50	-23,590,910	-17,929,091	-29,322,998	-21,218,949	-18,299,091	-18,179,091
60	-23,861,673	-18,134,871	-29,528,778	-21,424,729	-18,504,871	-18,384,871
70	-24,132,435	-18,340,650	-29,734,557	-21,630,508	-18,710,650	-18,590,650
80	-24,403,198	-18,546,430	-29,940,337	-21,836,288	-18,916,430	-18,796,430
90	-24,673,961	-18,752,210	-30,146,117	-22,042,068	-19,122,210	-19,002,210
100	-24,944,724	-18,957,990	-30,351,897	-22,247,848	-19,327,990	-19,207,990
120	-25,486,249	-19,369,549	-30,763,456	-22,659,407	-19,739,549	-19,619,549
135	-25,892,393	-19,678,219	-31,072,126	-22,968,077	-20,048,219	-19,928,219
150	-26,298,538	-19,986,889	-31,380,796	-23,276,747	-20,356,889	-20,236,889
175	-26,975,445	-20,501,338	-31,895,245	-23,791,196	-20,871,338	-20,751,338
200	-27,652,351	-21,015,787	-32,409,694	-24,305,645	-21,385,787	-21,265,787
225	-28,329,258	-21,530,236	-32,924,143	-24,820,094	-21,900,236	-21,780,236
250	-29,006,165	-22,044,685	-33,438,592	-25,334,543	-22,414,685	-22,294,685

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,987,481	-10,657,494	-22,051,401	-13,947,352	-11,027,494	-10,907,494
20	-33,088,675	-10,690,187	-22,084,094	-13,980,045	-11,060,187	-10,940,187
35	-33,590,084	-10,852,181	-22,246,088	-14,142,039	-11,222,181	-11,102,181
50	-34,091,493	-11,014,175	-22,408,082	-14,304,033	-11,384,175	-11,264,175
60	-34,425,766	-11,122,171	-22,516,078	-14,412,029	-11,492,171	-11,372,171
70	-34,760,039	-11,230,166	-22,624,073	-14,520,024	-11,600,166	-11,480,166
80	-35,094,312	-11,338,162	-22,732,069	-14,628,020	-11,708,162	-11,588,162
90	-35,428,584	-11,446,158	-22,840,065	-14,736,016	-11,816,158	-11,696,158
100	-35,762,857	-11,554,154	-22,948,061	-14,844,012	-11,924,154	-11,804,154
120	-36,431,403	-11,770,146	-23,164,053	-15,060,004	-12,140,146	-12,020,146
135	-36,932,811	-11,932,139	-23,326,046	-15,221,997	-12,302,139	-12,182,139
150	-37,434,221	-12,094,133	-23,488,040	-15,383,991	-12,464,133	-12,344,133
175	-38,269,903	-12,364,122	-23,758,029	-15,653,980	-12,734,122	-12,614,122
200	-39,105,585	-12,634,112	-24,028,019	-15,923,970	-13,004,112	-12,884,112
225	-39,941,267	-12,904,101	-24,298,008	-16,193,959	-13,274,101	-13,154,101
250	-40,776,949	-13,174,091	-24,567,998	-16,463,949	-13,544,091	-13,424,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,540,118	-9,220,653	-20,614,560	-12,510,511	-9,590,653	-9,470,653
20	-28,717,801	-9,278,059	-20,671,966	-12,567,917	-9,648,059	-9,528,059
35	-29,219,210	-9,440,053	-20,833,960	-12,729,911	-9,810,053	-9,690,053
50	-29,720,620	-9,602,046	-20,995,953	-12,891,904	-9,972,046	-9,852,046
60	-30,054,893	-9,710,042	-21,103,949	-12,999,900	-10,080,042	-9,960,042
70	-30,389,166	-9,818,038	-21,211,945	-13,107,896	-10,188,038	-10,068,038
80	-30,723,438	-9,926,034	-21,319,941	-13,215,892	-10,296,034	-10,176,034
90	-31,057,711	-10,034,030	-21,427,937	-13,323,888	-10,404,030	-10,284,030
100	-31,391,984	-10,142,026	-21,535,933	-13,431,884	-10,512,026	-10,392,026
120	-32,060,529	-10,358,017	-21,751,924	-13,647,875	-10,728,017	-10,608,017
135	-32,561,938	-10,520,011	-21,913,918	-13,809,869	-10,890,011	-10,770,011
150	-33,063,348	-10,682,005	-22,075,912	-13,971,863	-11,052,005	-10,932,005
175	-33,899,029	-10,951,994	-22,345,901	-14,241,852	-11,321,994	-11,201,994
200	-34,734,712	-11,221,984	-22,615,891	-14,511,842	-11,591,984	-11,471,984
225	-35,570,393	-11,491,973	-22,885,880	-14,781,831	-11,861,973	-11,741,973
250	-36,406,076	-11,761,963	-23,155,870	-15,051,821	-12,131,963	-12,011,963

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,049	-44,939,955	-36,835,906	-33,916,049	-33,796,049
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	20%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,840,296	4,995,283	-6,398,624	1,705,425	4,625,283	4,745,283
20	16,513,934	4,623,902	-6,770,005	1,334,044	4,253,902	4,373,902
35	15,734,277	4,405,597	-6,988,310	1,115,739	4,035,597	4,155,597
50	14,940,877	4,183,446	-7,210,461	893,588	3,813,446	3,933,446
60	14,403,463	4,032,970	-7,360,937	743,112	3,662,970	3,782,970
70	13,860,264	3,880,874	-7,513,033	591,016	3,510,874	3,630,874
80	13,311,043	3,727,092	-7,666,815	437,234	3,357,092	3,477,092
90	12,752,903	3,570,813	-7,823,094	280,955	3,200,813	3,320,813
100	12,188,284	3,412,720	-7,981,187	122,862	3,042,720	3,162,720
120	11,040,451	3,091,326	-8,302,581	-198,532	2,721,326	2,841,326
135	10,175,632	2,849,177	-8,544,730	-440,681	2,479,177	2,599,177
150	9,307,825	2,606,191	-8,787,716	-683,667	2,236,191	2,356,191
175	7,842,887	2,196,008	-9,197,899	-1,093,850	1,826,008	1,946,008
200	6,365,812	1,782,427	-9,611,480	-1,507,431	1,412,427	1,532,427
225	4,876,914	1,365,536	-10,028,371	-1,924,322	995,536	1,115,536
250	3,365,794	942,422	-10,451,485	-2,347,436	572,422	692,422

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,093,767	7,026,255	-4,367,652	3,736,397	6,656,255	6,776,255
20	23,737,419	6,646,477	-4,747,430	3,356,619	6,276,477	6,396,477
35	23,033,950	6,449,506	-4,944,401	3,159,648	6,079,506	6,199,506
50	22,321,746	6,250,089	-5,143,818	2,960,231	5,880,089	6,000,089
60	21,839,427	6,115,040	-5,278,867	2,825,182	5,745,040	5,865,040
70	21,355,368	5,979,503	-5,414,404	2,689,645	5,609,503	5,729,503
80	20,865,162	5,842,245	-5,551,662	2,552,387	5,472,245	5,592,245
90	20,371,562	5,704,037	-5,689,870	2,414,179	5,334,037	5,454,037
100	19,873,338	5,564,535	-5,829,372	2,274,677	5,194,535	5,314,535
120	18,863,407	5,281,754	-6,112,153	1,991,896	4,911,754	5,031,754
135	18,092,133	5,065,797	-6,328,110	1,775,939	4,695,797	4,815,797
150	17,310,030	4,846,809	-6,547,098	1,556,951	4,476,809	4,596,809
175	15,981,956	4,474,948	-6,918,959	1,185,090	4,104,948	4,224,948
200	14,620,286	4,093,680	-7,300,227	803,822	3,723,680	3,843,680
225	13,223,316	3,702,528	-7,691,379	412,670	3,332,528	3,452,528
250	11,791,292	3,301,562	-8,092,345	11,704	2,931,562	3,051,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,956,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,884,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,808,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,481,374	6,451,633	-4,942,274	3,161,775	6,081,633	6,201,633
20	18,331,258	5,774,346	-5,619,561	2,484,488	5,404,346	5,524,346
35	16,924,092	5,331,089	-6,062,818	2,041,231	4,961,089	5,081,089
50	15,464,253	4,871,240	-6,522,667	1,581,382	4,501,240	4,621,240
60	14,459,864	4,554,857	-6,839,050	1,264,999	4,184,857	4,304,857
70	13,428,362	4,229,934	-7,163,973	940,076	3,859,934	3,979,934
80	12,367,548	3,895,778	-7,498,129	605,920	3,525,778	3,645,778
90	11,277,487	3,552,408	-7,841,499	262,550	3,182,408	3,302,408
100	10,157,117	3,199,492	-8,194,415	-90,366	2,829,492	2,949,492
120	7,889,607	2,485,226	-8,908,681	-804,632	2,115,226	2,235,226
135	6,165,307	1,942,072	-9,451,835	-1,347,786	1,572,072	1,692,072
150	4,418,409	1,391,799	-10,002,108	-1,898,059	1,021,799	1,141,799
175	1,448,009	456,438	-10,937,469	-2,833,420	86,438	206,438
200	-1,583,990	-498,957	-11,892,864	-3,788,815	-868,957	-748,957
225	-4,640,689	-1,461,817	-12,855,724	-4,751,675	-1,831,817	-1,711,817
250	-7,697,388	-2,424,677	-13,818,584	-5,714,535	-2,794,677	-2,674,677

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£175	£175

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,006,250	9,766,969	-1,626,938	6,477,111	9,396,969	9,516,969
20	28,949,037	9,118,947	-2,274,960	5,829,089	8,748,947	8,868,947
35	27,773,704	8,748,717	-2,645,190	5,458,859	8,378,717	8,498,717
50	26,566,763	8,368,530	-3,025,377	5,078,672	7,998,530	8,118,530
60	25,745,280	8,109,763	-3,284,144	4,819,905	7,739,763	7,859,763
70	24,909,365	7,848,450	-3,547,457	4,556,592	7,476,450	7,596,450
80	24,058,562	7,578,447	-3,815,460	4,288,589	7,208,447	7,328,447
90	23,192,401	7,305,606	-4,088,301	4,015,748	6,935,606	7,055,606
100	22,310,401	7,027,778	-4,366,131	3,737,918	6,657,778	6,777,778
120	20,492,382	6,455,100	-4,938,807	3,165,242	6,085,100	6,205,100
135	19,083,084	6,011,172	-5,382,735	2,721,314	5,641,172	5,761,172
150	17,630,513	5,553,611	-5,840,296	2,263,753	5,183,611	5,303,611
175	15,104,035	4,757,771	-6,636,136	1,467,913	4,387,771	4,507,771
200	12,436,766	3,917,581	-7,476,326	627,723	3,547,581	3,667,581
225	9,634,235	3,034,784	-8,359,123	-255,074	2,664,784	2,784,784
250	6,773,191	2,133,555	-9,260,352	-1,156,303	1,763,555	1,883,555

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	15%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	#N/A	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	70	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	#N/A	250	250	250

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	35	50
0	#N/A	#N/A	#N/A	#N/A

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A
0	#N/A	#N/A	#N/A	#N/A

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	150	250	250
CM17	#N/A	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	150	225	225
CM17	0	250	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	0%
% Shared ownership	15%
% Shared ownership	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	761,167	7,611,674	-3,782,233	4,321,816	7,241,674	7,361,674
20	734,745	7,347,449	-4,046,458	4,057,591	6,977,449	7,097,449
35	724,747	7,247,469	-4,146,438	3,957,611	6,877,469	6,997,469
50	714,748	7,147,479	-4,246,428	3,857,621	6,777,479	6,897,479
60	708,082	7,080,819	-4,313,088	3,790,961	6,710,819	6,830,819
70	701,417	7,014,169	-4,379,738	3,724,311	6,644,169	6,764,169
80	694,751	6,947,509	-4,446,398	3,657,651	6,577,509	6,697,509
90	688,085	6,880,849	-4,513,058	3,590,991	6,510,849	6,630,849
100	681,420	6,814,199	-4,579,708	3,524,341	6,444,199	6,564,199
120	668,088	6,680,880	-4,713,027	3,391,022	6,310,880	6,430,880
135	658,090	6,580,900	-4,813,007	3,291,042	6,210,900	6,330,900
150	648,091	6,480,910	-4,912,997	3,191,052	6,110,910	6,230,910
175	631,427	6,314,270	-5,079,637	3,024,412	5,944,270	6,064,270
200	614,763	6,147,630	-5,246,277	2,857,772	5,777,630	5,897,630
225	598,099	5,980,990	-5,412,917	2,691,132	5,610,990	5,730,990
250	581,435	5,814,350	-5,579,557	2,524,492	5,444,350	5,564,350

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	896,109	8,961,094	-2,432,813	5,671,236	8,591,094	8,711,094
20	867,366	8,673,658	-2,720,249	5,383,800	8,303,658	8,423,658
35	857,367	8,573,668	-2,820,239	5,283,810	8,203,668	8,323,668
50	847,369	8,473,688	-2,920,219	5,183,830	8,103,688	8,223,688
60	840,703	8,407,028	-2,986,879	5,117,170	8,037,028	8,157,028
70	834,037	8,340,368	-3,053,539	5,050,510	7,970,368	8,090,368
80	827,372	8,273,718	-3,120,189	4,983,860	7,903,718	8,023,718
90	820,706	8,207,058	-3,186,849	4,917,200	7,837,058	7,957,058
100	814,041	8,140,408	-3,253,499	4,850,550	7,770,408	7,890,408
120	800,709	8,007,088	-3,386,819	4,717,230	7,637,088	7,757,088
135	790,711	7,907,108	-3,486,799	4,617,250	7,537,108	7,657,108
150	780,712	7,807,118	-3,586,789	4,517,260	7,437,118	7,557,118
175	764,048	7,640,478	-3,753,429	4,350,620	7,270,478	7,390,478
200	747,384	7,473,838	-3,920,069	4,183,980	7,103,838	7,223,838
225	730,720	7,307,199	-4,086,708	4,017,341	6,937,199	7,057,199
250	714,056	7,140,559	-4,253,348	3,850,701	6,770,559	6,890,559

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,285,057	-12,850,565	-24,244,472	-16,140,423	-13,220,565	-13,100,565
20	-1,276,520	-12,765,196	-24,159,103	-16,055,054	-13,135,196	-13,015,196
35	-1,286,693	-12,866,933	-24,260,840	-16,156,791	-13,236,933	-13,116,933
50	-1,296,867	-12,968,670	-24,362,577	-16,258,528	-13,338,670	-13,218,670
60	-1,303,649	-13,036,492	-24,430,399	-16,326,350	-13,406,492	-13,286,492
70	-1,310,431	-13,104,313	-24,498,220	-16,394,171	-13,474,313	-13,354,313
80	-1,317,213	-13,172,135	-24,566,042	-16,461,993	-13,542,135	-13,422,135
90	-1,323,996	-13,239,957	-24,633,864	-16,529,815	-13,609,957	-13,489,957
100	-1,330,779	-13,307,788	-24,701,695	-16,597,646	-13,677,788	-13,557,788
120	-1,344,343	-13,443,431	-24,837,338	-16,733,289	-13,813,431	-13,693,431
135	-1,354,517	-13,545,169	-24,939,076	-16,835,027	-13,915,169	-13,795,169
150	-1,364,690	-13,646,896	-25,040,803	-16,936,754	-14,016,896	-13,896,896
175	-1,381,645	-13,816,455	-25,210,362	-17,106,313	-14,186,455	-14,066,455
200	-1,398,601	-13,986,014	-25,379,921	-17,275,872	-14,356,014	-14,236,014
225	-1,415,557	-14,155,573	-25,549,480	-17,445,431	-14,525,573	-14,405,573
250	-1,432,513	-14,325,131	-25,719,038	-17,614,989	-14,695,131	-14,575,131

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,285,057	-12,850,565	-24,244,472	-16,140,423	-13,220,565	-13,100,565
20	-1,276,520	-12,765,196	-24,159,103	-16,055,054	-13,135,196	-13,015,196
35	-1,286,693	-12,866,933	-24,260,840	-16,156,791	-13,236,933	-13,116,933
50	-1,296,867	-12,968,670	-24,362,577	-16,258,528	-13,338,670	-13,218,670
60	-1,303,649	-13,036,492	-24,430,399	-16,326,350	-13,406,492	-13,286,492
70	-1,310,431	-13,104,313	-24,498,220	-16,394,171	-13,474,313	-13,354,313
80	-1,317,213	-13,172,135	-24,566,042	-16,461,993	-13,542,135	-13,422,135
90	-1,323,996	-13,239,957	-24,633,864	-16,529,815	-13,609,957	-13,489,957
100	-1,330,779	-13,307,788	-24,701,695	-16,597,646	-13,677,788	-13,557,788
120	-1,344,343	-13,443,431	-24,837,338	-16,733,289	-13,813,431	-13,693,431
135	-1,354,517	-13,545,169	-24,939,076	-16,835,027	-13,915,169	-13,795,169
150	-1,364,690	-13,646,896	-25,040,803	-16,936,754	-14,016,896	-13,896,896
175	-1,381,645	-13,816,455	-25,210,362	-17,106,313	-14,186,455	-14,066,455
200	-1,398,601	-13,986,014	-25,379,921	-17,275,872	-14,356,014	-14,236,014
225	-1,415,557	-14,155,573	-25,549,480	-17,445,431	-14,525,573	-14,405,573
250	-1,432,513	-14,325,131	-25,719,038	-17,614,989	-14,695,131	-14,575,131

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3	
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,582,146	7,436,084	-3,957,823	4,146,226	7,066,084	7,186,084
20	1,495,360	7,028,193	-4,365,714	3,738,335	6,658,193	6,778,193
35	1,450,679	6,818,189	-4,575,718	3,528,331	6,448,189	6,568,189
50	1,405,998	6,608,191	-4,785,716	3,318,333	6,238,191	6,358,191
60	1,376,212	6,468,195	-4,925,712	3,178,337	6,098,195	6,218,195
70	1,346,424	6,328,194	-5,065,713	3,038,336	5,958,194	6,078,194
80	1,316,637	6,188,193	-5,205,714	2,898,335	5,818,193	5,938,193
90	1,286,850	6,048,197	-5,345,710	2,758,339	5,678,197	5,798,197
100	1,257,063	5,908,196	-5,485,711	2,618,338	5,538,196	5,658,196
120	1,197,489	5,628,200	-5,765,707	2,338,342	5,258,200	5,378,200
135	1,152,809	5,418,201	-5,975,706	2,128,343	5,048,201	5,168,201
150	1,108,127	5,208,198	-6,185,709	1,918,340	4,838,198	4,958,198
175	1,033,660	4,858,203	-6,535,704	1,568,345	4,488,203	4,608,203
200	959,192	4,508,203	-6,885,704	1,218,345	4,138,203	4,258,203
225	884,724	4,158,204	-7,235,703	868,346	3,788,204	3,908,204
250	810,257	3,808,209	-7,585,698	518,351	3,438,209	3,558,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,107,247	9,904,059	-1,489,848	6,614,201	9,534,059	9,654,059
20	2,011,942	9,456,129	-1,937,778	6,166,271	9,086,129	9,206,129
35	1,967,262	9,246,131	-2,147,776	5,956,273	8,876,131	8,996,131
50	1,922,581	9,036,132	-2,357,775	5,746,274	8,666,132	8,786,132
60	1,892,794	8,896,131	-2,497,776	5,606,273	8,526,131	8,646,131
70	1,863,007	8,756,131	-2,637,776	5,466,273	8,386,131	8,506,131
80	1,833,220	8,616,135	-2,777,772	5,326,277	8,246,135	8,366,135
90	1,803,433	8,476,134	-2,917,773	5,186,276	8,106,134	8,226,134
100	1,773,645	8,336,133	-3,057,774	5,046,275	7,966,133	8,086,133
120	1,714,072	8,056,136	-3,337,771	4,766,278	7,686,136	7,806,136
135	1,669,391	7,846,138	-3,547,769	4,556,280	7,476,138	7,596,138
150	1,624,710	7,636,139	-3,757,768	4,346,281	7,266,139	7,386,139
175	1,550,242	7,286,140	-4,107,767	3,996,282	6,916,140	7,036,140
200	1,475,775	6,936,140	-4,457,767	3,646,282	6,566,140	6,686,140
225	1,401,308	6,586,145	-4,807,762	3,296,287	6,216,145	6,336,145
250	1,326,840	6,236,146	-5,157,761	2,946,288	5,866,146	5,986,146

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-412,021	-968,249	-12,362,156	-4,258,107	-1,338,249	-1,218,249
20	-521,443	-1,225,392	-12,619,299	-4,515,250	-1,595,392	-1,475,392
35	-608,824	-1,430,736	-12,824,643	-4,720,594	-1,800,736	-1,680,736
50	-696,205	-1,636,083	-13,029,990	-4,925,941	-2,006,083	-1,886,083
60	-754,460	-1,772,980	-13,166,887	-5,062,838	-2,142,980	-2,022,980
70	-812,713	-1,909,876	-13,303,783	-5,199,734	-2,279,876	-2,159,876
80	-870,967	-2,046,773	-13,440,680	-5,336,631	-2,416,773	-2,296,773
90	-929,222	-2,183,671	-13,577,578	-5,473,529	-2,553,671	-2,433,671
100	-987,475	-2,320,566	-13,714,473	-5,610,424	-2,690,566	-2,570,566
120	-1,103,984	-2,594,362	-13,988,269	-5,884,220	-2,964,362	-2,844,362
135	-1,191,364	-2,799,706	-14,193,613	-6,089,564	-3,169,706	-3,049,706
150	-1,278,746	-3,005,053	-14,398,960	-6,294,911	-3,375,053	-3,255,053
175	-1,424,381	-3,347,295	-14,741,202	-6,637,153	-3,717,295	-3,597,295
200	-1,570,016	-3,689,537	-15,083,444	-6,979,395	-4,059,537	-3,939,537
225	-1,716,651	-4,031,781	-15,425,688	-7,321,639	-4,401,781	-4,281,781
250	-1,861,286	-4,374,023	-15,767,930	-7,663,881	-4,744,023	-4,624,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	444,114	1,043,667	-10,350,240	-2,246,191	673,667	793,667
20	321,842	756,329	-10,637,578	-2,533,529	386,329	506,329
35	235,867	554,288	-10,839,619	-2,735,570	184,288	304,288
50	149,892	352,247	-11,041,660	-2,937,611	-17,759	102,247
60	92,576	217,559	-11,176,354	-3,072,305	-152,447	-32,447
70	35,258	82,857	-11,311,050	-3,207,001	-287,143	-167,143
80	-22,418	-52,683	-11,446,590	-3,342,541	-422,683	-302,683
90	-80,673	-189,581	-11,583,488	-3,479,439	-559,581	-439,581
100	-138,927	-326,478	-11,720,385	-3,616,336	-696,478	-576,478
120	-255,435	-600,271	-11,994,178	-3,890,129	-970,271	-850,271
135	-342,816	-805,618	-12,199,525	-4,095,476	-1,175,618	-1,055,618
150	-430,197	-1,010,962	-12,404,869	-4,300,820	-1,380,962	-1,260,962
175	-575,833	-1,353,207	-12,747,114	-4,643,065	-1,723,207	-1,603,207
200	-721,467	-1,695,449	-13,089,356	-4,985,307	-2,065,449	-1,945,449
225	-867,102	-2,037,690	-13,431,597	-5,327,548	-2,407,690	-2,287,690
250	-1,012,737	-2,379,932	-13,773,839	-5,669,790	-2,749,932	-2,629,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£35	£50

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	15%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,266,195	23,498,230	12,104,323	20,208,372	23,128,230	23,248,230
20	6,022,180	22,583,174	11,189,267	19,293,316	22,213,174	22,333,174
35	5,919,999	22,199,996	10,806,089	18,910,138	21,829,996	21,949,996
50	5,817,817	21,816,814	10,422,907	18,526,956	21,446,814	21,566,814
60	5,749,696	21,561,360	10,167,453	18,271,502	21,191,360	21,311,360
70	5,681,575	21,305,905	9,911,998	18,016,047	20,935,905	21,055,905
80	5,613,455	21,050,455	9,656,548	17,760,597	20,680,455	20,800,455
90	5,545,333	20,795,000	9,401,093	17,505,142	20,425,000	20,545,000
100	5,477,212	20,539,546	9,145,639	17,249,688	20,169,546	20,289,546
120	5,340,970	20,028,637	8,634,730	16,738,779	19,658,637	19,778,637
135	5,238,789	19,645,459	8,251,552	16,355,601	19,275,459	19,395,459
150	5,136,607	19,262,277	7,868,370	15,972,419	18,892,277	19,012,277
175	4,966,305	18,623,645	7,229,738	15,333,787	18,253,645	18,373,645
200	4,796,002	17,985,009	6,591,102	14,695,151	17,615,009	17,735,009
225	4,626,700	17,346,376	5,952,469	14,056,518	16,976,376	17,096,376
250	4,452,734	16,697,752	5,303,845	13,407,894	16,327,752	16,447,752

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,555,770	28,334,138	16,940,231	25,044,280	27,964,138	28,084,138
20	7,290,188	27,338,206	15,944,299	24,048,348	26,968,206	27,088,206
35	7,188,006	26,955,024	15,561,117	23,665,166	26,585,024	26,705,024
50	7,085,825	26,571,842	15,177,935	23,281,984	26,201,842	26,321,842
60	7,017,704	26,316,392	14,922,485	23,026,534	25,946,392	26,066,392
70	6,949,583	26,060,937	14,667,030	22,771,079	25,690,937	25,810,937
80	6,881,462	25,805,483	14,411,576	22,515,625	25,435,483	25,555,483
90	6,813,341	25,550,028	14,156,121	22,260,170	25,180,028	25,300,028
100	6,745,220	25,294,574	13,900,667	22,004,716	24,924,574	25,044,574
120	6,608,978	24,783,669	13,389,762	21,493,811	24,413,669	24,533,669
135	6,506,797	24,400,487	13,006,580	21,110,629	24,030,487	24,150,487
150	6,404,615	24,017,305	12,623,398	20,727,447	23,647,305	23,767,305
175	6,234,313	23,378,673	11,984,766	20,088,815	23,008,673	23,128,673
200	6,064,010	22,740,037	11,346,130	19,450,179	22,370,037	22,490,037
225	5,893,708	22,101,404	10,707,497	18,811,546	21,731,404	21,851,404
250	5,723,405	21,462,768	10,068,861	18,172,910	21,092,768	21,212,768

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,740,732	-18,802,956	-30,196,863	-22,092,814	-19,172,956	-19,052,956
20	-24,890,587	-18,916,846	-30,310,753	-22,206,704	-19,286,846	-19,166,846
35	-25,322,115	-19,244,808	-30,638,715	-22,534,666	-19,614,808	-19,494,808
50	-25,753,643	-19,572,769	-30,966,676	-22,862,627	-19,942,769	-19,822,769
60	-26,041,329	-19,791,410	-31,185,317	-23,081,268	-20,161,410	-20,041,410
70	-26,329,014	-20,010,051	-31,403,958	-23,299,909	-20,380,051	-20,260,051
80	-26,616,700	-20,228,692	-31,622,599	-23,518,550	-20,598,692	-20,478,692
90	-26,904,385	-20,447,333	-31,841,240	-23,737,191	-20,817,333	-20,697,333
100	-27,192,070	-20,665,973	-32,059,880	-23,955,831	-21,035,973	-20,915,973
120	-27,767,441	-21,103,255	-32,497,162	-24,393,113	-21,473,255	-21,353,255
135	-28,198,969	-21,431,217	-32,825,124	-24,721,075	-21,801,217	-21,681,217
150	-28,630,498	-21,759,179	-33,153,086	-25,049,037	-22,129,179	-22,009,179
175	-29,349,712	-22,305,781	-33,699,688	-25,595,639	-22,675,781	-22,555,781
200	-30,068,925	-22,852,383	-34,246,290	-26,142,241	-23,222,383	-23,102,383
225	-30,788,139	-23,398,985	-34,792,892	-26,688,843	-23,768,985	-23,648,985
250	-31,507,352	-23,945,588	-35,339,495	-27,235,446	-24,315,588	-24,195,588

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,794,577	-15,803,879	-27,197,786	-19,093,737	-16,173,879	-16,053,879
20	-21,012,302	-15,989,350	-27,383,257	-19,259,208	-16,339,350	-16,219,350
35	-21,443,830	-16,297,311	-27,691,218	-19,587,169	-16,687,311	-16,547,311
50	-21,875,359	-16,625,272	-28,019,179	-19,915,130	-16,995,272	-16,875,272
60	-22,163,044	-16,843,913	-28,237,820	-20,133,771	-17,213,913	-17,093,913
70	-22,450,729	-17,062,554	-28,456,461	-20,352,412	-17,432,554	-17,312,554
80	-22,738,415	-17,281,195	-28,675,102	-20,571,053	-17,651,195	-17,531,195
90	-23,026,100	-17,499,836	-28,893,743	-20,789,694	-17,869,836	-17,749,836
100	-23,313,785	-17,718,477	-29,112,384	-21,008,335	-18,088,477	-17,968,477
120	-23,889,156	-18,155,759	-29,549,666	-21,445,617	-18,525,759	-18,405,759
135	-24,320,684	-18,483,720	-29,877,627	-21,773,578	-18,853,720	-18,733,720
150	-24,752,213	-18,811,682	-30,205,589	-22,101,540	-19,181,682	-19,061,682
175	-25,471,427	-19,358,284	-30,752,191	-22,648,142	-19,728,284	-19,608,284
200	-26,190,640	-19,904,887	-31,298,794	-23,194,745	-20,274,887	-20,154,887
225	-26,909,854	-20,451,489	-31,845,396	-23,741,347	-20,821,489	-20,701,489
250	-27,629,067	-20,998,091	-32,391,998	-24,287,949	-21,368,091	-21,248,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,923,319	-9,990,611	-21,384,518	-13,280,469	-10,360,611	-10,240,611
20	-31,101,798	-10,048,273	-21,442,180	-13,338,131	-10,418,273	-10,298,273
35	-31,634,545	-10,220,391	-21,614,298	-13,510,249	-10,590,391	-10,470,391
50	-32,167,292	-10,392,510	-21,786,417	-13,682,368	-10,762,510	-10,642,510
60	-32,522,457	-10,507,255	-21,901,162	-13,797,113	-10,877,255	-10,757,255
70	-32,877,623	-10,622,001	-22,015,908	-13,911,859	-10,992,001	-10,872,001
80	-33,232,787	-10,736,746	-22,130,653	-14,026,604	-11,106,746	-10,986,746
90	-33,587,952	-10,851,492	-22,245,399	-14,141,350	-11,221,492	-11,101,492
100	-33,943,117	-10,966,238	-22,360,145	-14,256,096	-11,336,238	-11,216,238
120	-34,653,446	-11,195,729	-22,589,636	-14,485,587	-11,565,729	-11,445,729
135	-35,186,194	-11,367,847	-22,761,754	-14,657,705	-11,737,847	-11,617,847
150	-35,718,941	-11,539,965	-22,933,872	-14,829,823	-11,909,965	-11,789,965
175	-36,606,853	-11,826,829	-23,220,736	-15,116,687	-12,196,829	-12,076,829
200	-37,494,765	-12,113,693	-23,507,600	-15,403,551	-12,483,693	-12,363,693
225	-38,382,677	-12,400,557	-23,794,464	-15,690,415	-12,770,557	-12,650,557
250	-39,270,589	-12,687,421	-24,081,328	-15,977,279	-13,057,421	-12,937,421

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,197,995	-8,463,968	-19,857,875	-11,753,826	-8,833,968	-8,713,968
20	-26,457,745	-8,547,887	-19,941,794	-11,837,745	-8,917,887	-8,797,887
35	-26,990,492	-8,720,005	-20,113,912	-12,009,863	-9,090,005	-8,970,005
50	-27,523,240	-8,892,124	-20,286,031	-12,181,982	-9,262,124	-9,142,124
60	-27,878,404	-9,006,869	-20,400,776	-12,296,727	-9,376,869	-9,256,869
70	-28,233,569	-9,121,615	-20,515,522	-12,411,473	-9,491,615	-9,371,615
80	-28,588,734	-9,236,360	-20,630,267	-12,526,218	-9,606,360	-9,486,360
90	-28,943,898	-9,351,106	-20,745,013	-12,640,964	-9,721,106	-9,601,106
100	-29,299,063	-9,465,851	-20,859,758	-12,755,709	-9,835,851	-9,715,851
120	-30,009,393	-9,695,342	-21,089,249	-12,985,200	-10,065,342	-9,945,342
135	-30,542,140	-9,867,461	-21,261,368	-13,157,319	-10,237,461	-10,117,461
150	-31,074,888	-10,039,579	-21,433,486	-13,329,437	-10,409,579	-10,289,579
175	-31,962,800	-10,326,443	-21,720,350	-13,616,301	-10,696,443	-10,576,443
200	-32,850,712	-10,613,307	-22,007,214	-13,903,165	-10,983,307	-10,863,307
225	-33,738,624	-10,900,171	-22,294,078	-14,190,029	-11,270,171	-11,150,171
250	-34,626,536	-11,187,035	-22,580,942	-14,476,893	-11,557,035	-11,437,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,848,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,876,397	6,125,391	-5,268,516	2,835,533	5,755,391	5,875,391
20	20,470,894	5,731,850	-5,662,057	2,441,992	5,361,850	5,481,850
35	19,688,763	5,512,014	-5,881,893	2,222,156	5,142,014	5,262,014
50	18,888,111	5,288,671	-6,105,236	1,998,813	4,918,671	5,038,671
60	18,350,091	5,138,025	-6,255,882	1,848,167	4,768,025	4,888,025
70	17,804,113	4,985,152	-6,408,755	1,695,294	4,615,152	4,735,152
80	17,253,572	4,831,000	-6,562,907	1,541,142	4,461,000	4,581,000
90	16,697,808	4,675,386	-6,718,521	1,385,528	4,305,386	4,425,386
100	16,133,391	4,517,349	-6,876,558	1,227,491	4,147,349	4,267,349
120	14,988,835	4,196,874	-7,197,033	907,016	3,826,874	3,946,874
135	14,111,708	3,951,278	-7,442,629	661,420	3,581,278	3,701,278
150	13,218,996	3,701,319	-7,692,588	411,461	3,331,319	3,451,319
175	11,697,624	3,275,335	-8,118,572	-14,523	2,905,335	3,025,335
200	10,166,175	2,846,529	-8,547,378	-443,329	2,476,529	2,596,529
225	8,611,051	2,411,094	-8,982,813	-878,764	2,041,094	2,161,094
250	7,046,260	1,972,953	-9,420,954	-1,316,905	1,602,953	1,722,953

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,386,943	8,228,344	-3,165,563	4,938,486	7,858,344	7,978,344
20	27,933,023	7,821,246	-3,572,661	4,531,388	7,451,246	7,571,246
35	27,212,626	7,619,535	-3,774,372	4,329,677	7,249,535	7,369,535
50	26,481,224	7,414,743	-3,979,164	4,124,885	7,044,743	7,164,743
60	25,989,975	7,277,193	-4,116,714	3,987,335	6,907,193	7,027,193
70	25,493,872	7,138,284	-4,255,623	3,848,428	6,768,284	6,888,284
80	24,997,397	6,998,431	-4,395,476	3,708,573	6,628,431	6,748,431
90	24,490,181	6,857,251	-4,536,656	3,567,393	6,487,251	6,607,251
100	23,982,081	6,714,983	-4,678,924	3,425,125	6,344,983	6,464,983
120	22,952,483	6,426,695	-4,967,212	3,136,837	6,056,695	6,176,695
135	22,169,728	6,207,524	-5,186,383	2,917,666	5,837,524	5,957,524
150	21,375,684	5,985,192	-5,408,715	2,695,334	5,615,192	5,735,192
175	20,027,770	5,607,776	-5,786,131	2,317,918	5,237,776	5,357,776
200	18,649,930	5,221,980	-6,171,927	1,932,122	4,851,980	4,971,980
225	17,240,959	4,827,469	-6,566,438	1,537,611	4,457,469	4,577,469
250	15,796,358	4,422,980	-6,970,927	1,133,122	4,052,980	4,172,980

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283,675	-33,679,429	-45,073,336	-36,969,287	-34,049,429	-33,929,429
20	-119,543,593	-33,472,206	-44,866,113	-36,762,064	-33,842,206	-33,722,206
35	-120,540,103	-33,751,229	-45,145,136	-37,041,087	-34,121,229	-34,001,229
50	-121,536,613	-34,030,252	-45,424,159	-37,320,110	-34,400,252	-34,280,252
60	-122,200,952	-34,216,267	-45,610,174	-37,506,125	-34,586,267	-34,466,267
70	-122,865,292	-34,402,282	-45,796,189	-37,692,140	-34,772,282	-34,652,282
80	-123,529,631	-34,588,297	-45,982,204	-37,878,155	-34,958,297	-34,838,297
90	-124,193,971	-34,774,312	-46,168,219	-38,064,170	-35,144,312	-35,024,312
100	-124,858,310	-34,960,327	-46,354,234	-38,250,185	-35,330,327	-35,210,327
120	-126,186,990	-35,332,357	-46,726,264	-38,622,215	-35,702,357	-35,582,357
135	-127,183,499	-35,611,380	-47,005,287	-38,901,238	-35,981,380	-35,861,380
150	-128,180,009	-35,890,403	-47,284,310	-39,180,261	-36,260,403	-36,140,403
175	-129,840,858	-36,355,440	-47,749,347	-39,645,298	-36,725,440	-36,605,440
200	-131,801,707	-36,820,478	-48,214,385	-40,110,336	-37,190,478	-37,070,478
225	-133,162,556	-37,285,516	-48,679,423	-40,575,374	-37,655,516	-37,535,516
250	-134,823,405	-37,750,553	-49,144,460	-41,040,411	-38,120,553	-38,000,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,275,659	8,276,833	-3,117,074	4,986,975	7,906,833	8,026,833
20	24,080,382	7,585,320	-3,808,587	4,295,462	7,215,320	7,335,320
35	22,725,282	7,158,464	-4,235,443	3,868,606	6,788,464	6,908,464
50	21,326,234	6,717,764	-4,676,143	3,427,906	6,347,764	6,467,764
60	20,366,782	6,415,536	-4,978,371	3,125,678	6,045,536	6,165,536
70	19,387,290	6,106,996	-5,286,911	2,817,138	5,736,996	5,866,996
80	18,384,317	5,791,060	-5,602,847	2,501,202	5,421,060	5,541,060
90	17,357,782	5,467,701	-5,926,206	2,177,843	5,097,701	5,217,701
100	16,306,760	5,136,629	-6,257,278	1,846,771	4,766,629	4,886,629
120	14,124,302	4,449,155	-6,944,752	1,159,297	4,079,155	4,199,155
135	12,412,598	3,909,968	-7,483,939	620,110	3,539,968	3,659,968
150	10,633,532	3,349,563	-8,044,344	59,705	2,979,563	3,099,563
175	7,613,042	2,398,108	-8,995,799	-891,750	2,028,108	2,148,108
200	4,529,799	1,426,887	-9,967,020	-1,862,971	1,056,887	1,176,887
225	1,370,725	431,778	-10,962,129	-2,858,080	61,778	181,778
250	-1,854,599	-584,199	-11,978,106	-3,874,057	-954,199	-834,199

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£225	£225

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,985,612	11,650,468	256,561	8,360,610	11,280,468	11,400,468
20	34,820,058	10,988,318	-425,589	7,678,460	10,598,318	10,718,318
35	33,644,961	10,598,163	-795,744	7,308,305	10,228,163	10,348,163
50	32,440,708	10,218,823	-1,175,084	6,928,965	9,848,823	9,968,823
60	31,623,283	9,961,334	-1,432,573	6,671,476	9,591,334	9,711,334
70	30,793,010	9,699,798	-1,694,109	6,409,940	9,329,798	9,449,798
80	29,949,460	9,434,080	-1,959,827	6,144,222	9,064,080	9,184,080
90	29,092,191	9,164,040	-2,229,867	5,874,182	8,794,040	8,914,040
100	28,220,750	8,889,536	-2,504,371	5,599,678	8,519,536	8,639,536
120	26,433,491	8,326,550	-3,067,357	5,036,692	7,956,550	8,076,550
135	25,053,408	7,891,823	-3,502,084	4,601,965	7,521,823	7,641,823
150	23,634,358	7,444,823	-3,949,084	4,154,965	7,074,823	7,194,823
175	21,182,056	6,672,348	-4,721,559	3,382,490	6,302,348	6,422,348
200	18,610,697	5,862,370	-5,531,537	2,572,512	5,492,370	5,612,370
225	15,908,112	5,011,055	-6,382,852	1,721,197	4,641,055	4,761,055
250	13,059,949	4,113,884	-7,280,023	824,026	3,743,884	3,863,884

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,118,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	10%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	150	250	250	250

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	100	100
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	225	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	175	250	250
CM17	70	250	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	817,276	8,172,756	-3,221,151	4,882,898	7,802,756	7,922,756
20	789,104	7,891,042	-3,502,865	4,601,184	7,521,042	7,641,042
35	778,517	7,785,172	-3,608,735	4,495,314	7,415,172	7,535,172
50	767,931	7,679,311	-3,714,596	4,389,453	7,309,311	7,429,311
60	760,873	7,608,734	-3,785,173	4,318,876	7,238,734	7,358,734
70	753,816	7,538,157	-3,855,750	4,248,299	7,168,157	7,288,157
80	746,758	7,467,580	-3,926,327	4,177,722	7,097,580	7,217,580
90	739,699	7,396,993	-3,996,914	4,107,135	7,026,993	7,146,993
100	732,642	7,326,416	-4,067,491	4,036,558	6,956,416	7,076,416
120	718,526	7,185,262	-4,208,645	3,895,404	6,815,262	6,935,262
135	707,940	7,079,402	-4,314,505	3,789,544	6,709,402	6,829,402
150	697,353	6,973,531	-4,420,376	3,683,673	6,603,531	6,723,531
175	679,709	6,797,094	-4,596,813	3,507,236	6,427,094	6,547,094
200	662,065	6,620,646	-4,773,261	3,330,788	6,250,646	6,370,646
225	644,420	6,444,199	-4,949,708	3,154,341	6,074,199	6,194,199
250	626,776	6,267,761	-5,126,146	2,977,903	5,897,761	6,017,761

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£960,155	9,601,555	-1,792,352	6,311,697	9,231,555	9,351,555
20	929,526	9,295,265	-2,098,642	6,005,407	8,925,265	9,045,265
35	918,939	9,189,394	-2,204,513	5,899,536	8,819,394	8,939,394
50	908,352	9,083,524	-2,310,383	5,793,666	8,713,524	8,833,524
60	901,295	9,012,947	-2,380,960	5,723,089	8,642,947	8,762,947
70	894,237	8,942,370	-2,451,537	5,652,512	8,572,370	8,692,370
80	887,179	8,871,793	-2,522,114	5,581,935	8,501,793	8,621,793
90	880,122	8,801,216	-2,592,691	5,511,358	8,431,216	8,551,216
100	873,064	8,730,639	-2,663,268	5,440,781	8,360,639	8,480,639
120	858,948	8,589,485	-2,804,422	5,299,627	8,219,485	8,339,485
135	848,361	8,483,614	-2,910,293	5,193,756	8,113,614	8,233,614
150	837,775	8,377,754	-3,016,153	5,087,886	8,007,754	8,127,754
175	820,131	8,201,306	-3,192,601	4,911,448	7,831,306	7,951,306
200	802,486	8,024,859	-3,369,048	4,735,001	7,654,859	7,774,859
225	784,842	7,848,421	-3,545,486	4,558,563	7,478,421	7,598,421
250	767,197	7,671,974	-3,721,933	4,382,116	7,301,974	7,421,974

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,349,117	-13,491,168	-24,885,075	-16,781,026	-13,861,168	-13,741,168
20	-1,340,276	-13,402,758	-24,796,665	-16,692,616	-13,772,758	-13,652,758
35	-1,351,048	-13,510,477	-24,904,384	-16,800,335	-13,880,477	-13,760,477
50	-1,361,819	-13,618,195	-25,012,102	-16,908,053	-13,988,195	-13,868,195
60	-1,369,001	-13,690,007	-25,083,914	-16,979,865	-14,060,007	-13,940,007
70	-1,376,182	-13,761,819	-25,155,726	-17,051,677	-14,131,819	-14,011,819
80	-1,383,363	-13,833,632	-25,227,539	-17,123,490	-14,203,632	-14,083,632
90	-1,390,544	-13,905,444	-25,299,351	-17,195,302	-14,275,444	-14,155,444
100	-1,397,726	-13,977,256	-25,371,163	-17,267,114	-14,347,256	-14,227,256
120	-1,412,088	-14,120,881	-25,514,788	-17,410,739	-14,490,881	-14,370,881
135	-1,422,860	-14,228,599	-25,622,506	-17,518,457	-14,598,599	-14,478,599
150	-1,433,632	-14,336,317	-25,730,224	-17,626,175	-14,706,317	-14,586,317
175	-1,451,585	-14,515,848	-25,909,755	-17,805,706	-14,885,848	-14,765,848
200	-1,469,538	-14,695,378	-26,089,285	-17,985,236	-15,065,378	-14,945,378
225	-1,487,492	-14,874,919	-26,268,826	-18,164,777	-15,244,919	-15,124,919
250	-1,505,445	-15,054,450	-26,448,357	-18,344,308	-15,424,450	-15,304,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,349,117	-13,491,168	-24,885,075	-16,781,026	-13,861,168	-13,741,168
20	-1,340,276	-13,402,758	-24,796,665	-16,692,616	-13,772,758	-13,652,758
35	-1,351,048	-13,510,477	-24,904,384	-16,800,335	-13,880,477	-13,760,477
50	-1,361,819	-13,618,195	-25,012,102	-16,908,053	-13,988,195	-13,868,195
60	-1,369,001	-13,690,007	-25,083,914	-16,979,865	-14,060,007	-13,940,007
70	-1,376,182	-13,761,819	-25,155,726	-17,051,677	-14,131,819	-14,011,819
80	-1,383,363	-13,833,632	-25,227,539	-17,123,490	-14,203,632	-14,083,632
90	-1,390,544	-13,905,444	-25,299,351	-17,195,302	-14,275,444	-14,155,444
100	-1,397,726	-13,977,256	-25,371,163	-17,267,114	-14,347,256	-14,227,256
120	-1,412,088	-14,120,881	-25,514,788	-17,410,739	-14,490,881	-14,370,881
135	-1,422,860	-14,228,599	-25,622,506	-17,518,457	-14,598,599	-14,478,599
150	-1,433,632	-14,336,317	-25,730,224	-17,626,175	-14,706,317	-14,586,317
175	-1,451,585	-14,515,848	-25,909,755	-17,805,706	-14,885,848	-14,765,848
200	-1,469,538	-14,695,378	-26,089,285	-17,985,236	-15,065,378	-14,945,378
225	-1,487,492	-14,874,919	-26,268,826	-18,164,777	-15,244,919	-15,124,919
250	-1,505,445	-15,054,450	-26,448,357	-18,344,308	-15,424,450	-15,304,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	2
Flats	
No of units	25 units
Density:	350 dph

Affordable %	10%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	803,315	11,246,403	-147,504	7,956,545	10,876,403	10,996,403
20	757,984	10,611,770	-782,137	7,321,912	10,241,770	10,361,770
35	734,347	10,280,852	-1,113,055	6,990,994	9,910,852	10,030,852
50	710,711	9,949,948	-1,443,959	6,660,090	9,579,948	9,699,948
60	694,952	9,729,331	-1,664,576	6,439,473	9,359,331	9,479,331
70	679,195	9,508,728	-1,885,179	6,218,870	9,138,728	9,258,728
80	663,438	9,288,126	-2,105,781	5,998,268	8,918,126	9,038,126
90	647,679	9,067,509	-2,326,398	5,777,651	8,697,509	8,817,509
100	631,922	8,846,906	-2,547,001	5,557,048	8,476,906	8,596,906
120	600,407	8,405,700	-2,988,207	5,115,842	8,035,700	8,155,700
135	576,770	8,074,782	-3,319,125	4,784,924	7,704,782	7,824,782
150	553,134	7,743,878	-3,650,029	4,454,020	7,373,878	7,493,878
175	513,740	7,192,357	-4,201,550	3,902,499	6,822,357	6,942,357
200	474,345	6,640,836	-4,753,071	3,350,978	6,270,836	6,390,836
225	434,951	6,089,316	-5,304,591	2,799,458	5,719,316	5,839,316
250	395,558	5,537,809	-5,856,098	2,247,951	5,167,809	5,287,809

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,077,594	15,086,316	3,692,409	11,796,458	14,716,316	14,836,316
20	1,027,546	14,385,638	2,991,731	11,095,780	14,015,638	14,135,638
35	1,003,909	14,054,719	2,680,812	10,764,861	13,684,719	13,804,719
50	980,273	13,723,815	2,329,908	10,433,957	13,353,815	13,473,815
60	964,515	13,503,213	2,109,306	10,213,355	13,133,213	13,253,213
70	948,757	13,282,596	1,888,689	9,992,738	12,912,596	13,032,596
80	933,000	13,061,993	1,668,086	9,772,135	12,691,993	12,811,993
90	917,242	12,841,390	1,447,483	9,551,532	12,471,390	12,591,390
100	901,484	12,620,774	1,226,867	9,330,916	12,250,774	12,370,774
120	869,969	12,179,568	785,661	8,889,710	11,809,568	11,929,568
135	846,332	11,848,650	454,743	8,558,792	11,478,650	11,598,650
150	822,696	11,517,746	123,839	8,227,888	11,147,746	11,267,746
175	783,302	10,966,225	-427,682	7,676,367	10,596,225	10,716,225
200	743,907	10,414,704	-979,203	7,124,846	10,044,704	10,164,704
225	704,514	9,863,197	-1,530,710	6,573,339	9,493,197	9,613,197
250	665,120	9,311,676	-2,082,231	6,021,818	8,941,676	9,061,676

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,067,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,846,661	8,679,305	-2,714,602	5,389,447	8,309,305	8,429,305
20	1,751,822	8,233,563	-3,160,344	4,943,705	7,863,563	7,983,563
35	1,704,512	8,011,208	-3,382,699	4,721,350	7,641,208	7,761,208
50	1,657,204	7,788,857	-3,605,050	4,498,999	7,418,857	7,538,857
60	1,625,664	7,640,622	-3,753,285	4,350,764	7,270,622	7,390,622
70	1,594,125	7,492,387	-3,901,520	4,202,529	7,122,387	7,242,387
80	1,562,586	7,344,156	-4,049,751	4,054,298	6,974,156	7,094,156
90	1,531,047	7,195,921	-4,197,986	3,906,063	6,825,921	6,945,921
100	1,499,508	7,047,686	-4,346,221	3,757,828	6,677,686	6,797,686
120	1,436,429	6,751,215	-4,642,692	3,461,357	6,381,215	6,501,215
135	1,389,120	6,528,865	-4,865,042	3,239,007	6,158,865	6,278,865
150	1,341,812	6,306,514	-5,087,393	3,016,656	5,936,514	6,056,514
175	1,262,686	5,935,924	-5,457,983	2,646,066	5,565,924	5,685,924
200	1,184,115	5,565,338	-5,828,569	2,275,480	5,195,338	5,315,338
225	1,105,267	5,194,753	-6,199,154	1,904,895	4,824,753	4,944,753
250	1,026,419	4,824,167	-6,569,740	1,534,309	4,454,167	4,574,167

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,399,885	11,279,458	-114,449	7,989,600	10,909,458	11,029,458
20	2,298,546	10,793,765	-600,142	7,503,907	10,423,765	10,543,765
35	2,249,998	10,574,990	-818,917	7,285,132	10,204,990	10,324,990
50	2,203,450	10,356,216	-1,037,691	7,066,358	9,986,216	10,106,216
60	2,172,418	10,210,366	-1,183,541	6,920,508	9,840,366	9,960,366
70	2,141,095	10,063,148	-1,330,759	6,773,290	9,693,148	9,813,148
80	2,109,556	9,914,913	-1,478,994	6,625,055	9,544,913	9,664,913
90	2,078,017	9,766,678	-1,627,229	6,476,820	9,396,678	9,516,678
100	2,046,477	9,618,443	-1,775,464	6,328,585	9,248,443	9,368,443
120	1,983,398	9,321,972	-2,071,935	6,032,114	8,951,972	9,071,972
135	1,936,090	9,099,622	-2,294,285	5,809,764	8,729,622	8,849,622
150	1,888,781	8,877,271	-2,516,636	5,587,413	8,507,271	8,627,271
175	1,809,933	8,506,686	-2,887,221	5,216,828	8,136,686	8,256,686
200	1,731,085	8,136,100	-3,257,807	4,846,242	7,766,100	7,886,100
225	1,652,237	7,765,514	-3,628,393	4,475,656	7,395,514	7,515,514
250	1,573,388	7,394,924	-3,998,983	4,105,066	7,024,924	7,144,924

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,696,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,928,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,169,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-69,162	-162,531	-11,556,438	-3,452,389	-532,531	-412,531
20	-191,334	-449,635	-11,843,542	-3,739,493	-819,635	-699,635
35	-283,856	-667,061	-12,060,968	-3,956,919	-1,037,061	-917,061
50	-376,376	-884,485	-12,278,392	-4,174,343	-1,254,485	-1,134,485
60	-438,057	-1,029,435	-12,423,342	-4,319,293	-1,399,435	-1,279,435
70	-499,738	-1,174,383	-12,568,290	-4,464,241	-1,544,383	-1,424,383
80	-561,419	-1,319,334	-12,713,241	-4,609,192	-1,689,334	-1,569,334
90	-623,100	-1,464,284	-12,858,191	-4,754,142	-1,834,284	-1,714,284
100	-684,780	-1,609,232	-13,003,139	-4,899,090	-1,979,232	-1,859,232
120	-808,142	-1,899,133	-13,293,040	-5,188,991	-2,269,133	-2,149,133
135	-900,663	-2,116,557	-13,510,464	-5,406,415	-2,486,557	-2,366,557
150	-993,184	-2,333,983	-13,727,890	-5,623,841	-2,703,983	-2,583,983
175	-1,147,386	-2,696,357	-14,090,264	-5,986,215	-3,066,357	-2,946,357
200	-1,301,588	-3,058,731	-14,452,638	-6,348,589	-3,428,731	-3,308,731
225	-1,455,790	-3,421,107	-14,815,014	-6,710,965	-3,791,107	-3,671,107
250	-1,609,992	-3,783,481	-15,177,388	-7,073,339	-4,153,481	-4,033,481

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	831,426	1,953,852	-9,440,055	-1,336,006	1,583,852	1,703,852
20	695,750	1,635,013	-9,758,894	-1,654,845	1,265,013	1,385,013
35	604,718	1,421,087	-9,972,820	-1,868,771	1,051,087	1,171,087
50	513,686	1,207,162	-10,186,745	-2,082,696	837,162	957,162
60	452,998	1,064,545	-10,329,362	-2,225,313	694,545	814,545
70	392,310	921,928	-10,471,979	-2,367,930	551,928	671,928
80	331,621	779,308	-10,614,599	-2,510,550	409,308	529,308
90	270,932	636,691	-10,757,216	-2,653,167	266,691	386,691
100	210,244	494,074	-10,899,833	-2,795,784	124,074	244,074
120	88,868	208,840	-11,185,067	-3,081,018	-161,160	-41,160
135	-2,200	-5,170	-11,399,077	-3,295,028	-375,170	-255,170
150	-94,721	-222,593	-11,616,500	-3,512,451	-592,593	-472,593
175	-248,922	-584,967	-11,978,874	-3,874,825	-954,967	-834,967
200	-403,124	-947,341	-12,341,248	-4,237,199	-1,317,341	-1,197,341
225	-557,327	-1,309,718	-12,703,625	-4,599,576	-1,679,718	-1,559,718
250	-711,528	-1,672,092	-13,065,999	-4,961,950	-2,042,092	-1,922,092

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£100

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,795,144	25,481,791	14,087,884	22,191,933	25,111,791	25,231,791
20	6,534,018	24,502,568	13,108,661	21,212,710	24,132,568	24,252,568
35	6,425,826	24,096,848	12,702,941	20,806,990	23,726,848	23,846,848
50	6,317,634	23,691,128	12,297,221	20,401,270	23,321,128	23,441,128
60	6,245,506	23,420,646	12,026,739	20,130,788	23,050,646	23,170,646
70	6,173,378	23,150,167	11,756,260	19,860,309	22,780,167	22,900,167
80	6,101,249	22,879,684	11,485,777	19,589,826	22,509,684	22,629,684
90	6,029,122	22,609,206	11,215,299	19,319,348	22,239,206	22,359,206
100	5,956,994	22,338,727	10,944,820	19,048,869	21,968,727	22,088,727
120	5,812,738	21,797,766	10,403,859	18,507,908	21,427,766	21,547,766
135	5,704,546	21,392,046	9,998,139	18,102,188	21,022,046	21,142,046
150	5,596,352	20,986,322	9,592,415	17,696,464	20,616,322	20,736,322
175	5,416,033	20,310,123	8,916,216	17,020,265	19,940,123	20,060,123
200	5,235,712	19,633,921	8,240,014	16,344,063	19,263,921	19,383,921
225	5,055,392	18,957,722	7,563,815	15,667,864	18,587,722	18,707,722
250	4,874,877	18,280,789	6,886,882	14,990,931	17,910,789	18,030,789

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,157,925	30,592,219	19,198,312	27,302,361	30,222,219	30,342,219
20	7,875,681	29,533,804	18,139,897	26,243,946	29,163,804	29,283,804
35	7,768,422	29,131,584	17,737,677	25,841,726	28,761,584	28,881,584
50	7,660,230	28,725,864	17,331,957	25,436,006	28,355,864	28,475,864
60	7,588,103	28,455,386	17,061,479	25,165,528	28,085,386	28,205,386
70	7,515,974	28,184,903	16,790,996	24,895,045	27,814,903	27,934,903
80	7,443,846	27,914,424	16,520,517	24,624,566	27,544,424	27,664,424
90	7,371,718	27,643,942	16,250,035	24,354,084	27,273,942	27,393,942
100	7,299,590	27,373,463	15,979,556	24,083,605	27,003,463	27,123,463
120	7,155,334	26,832,502	15,438,595	23,542,644	26,462,502	26,582,502
135	7,047,142	26,426,782	15,032,875	23,136,924	26,056,782	26,176,782
150	6,938,950	26,021,062	14,627,155	22,731,204	25,651,062	25,771,062
175	6,758,629	25,344,859	13,950,952	22,055,001	24,974,859	25,094,859
200	6,578,309	24,668,661	13,274,754	21,378,803	24,298,661	24,418,661
225	6,397,989	23,992,458	12,598,551	20,702,600	23,622,458	23,742,458
250	6,217,668	23,316,255	11,922,348	20,026,397	22,946,255	23,066,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,133,417	-17,581,397	-28,975,304	-20,871,255	-17,951,397	-17,831,397
20	-23,344,761	-17,742,018	-29,135,925	-21,031,876	-18,112,018	-17,992,018
35	-23,801,673	-18,089,271	-29,483,178	-21,379,129	-18,459,271	-18,339,271
50	-24,258,585	-18,436,525	-29,830,432	-21,726,383	-18,806,525	-18,686,525
60	-24,563,194	-18,668,027	-30,061,934	-21,957,885	-19,038,027	-18,918,027
70	-24,867,802	-18,899,529	-30,293,436	-22,189,387	-19,269,529	-19,149,529
80	-25,172,409	-19,131,031	-30,524,938	-22,420,889	-19,501,031	-19,381,031
90	-25,477,018	-19,362,534	-30,756,441	-22,652,392	-19,732,534	-19,612,534
100	-25,781,626	-19,594,036	-30,987,943	-22,883,894	-19,964,036	-19,844,036
120	-26,390,842	-20,057,040	-31,450,947	-23,346,898	-20,427,040	-20,307,040
135	-26,847,755	-20,404,294	-31,798,201	-23,694,152	-20,774,294	-20,654,294
150	-27,304,667	-20,751,547	-32,145,454	-24,041,405	-21,121,547	-21,001,547
175	-28,066,187	-21,330,302	-32,724,209	-24,620,160	-21,700,302	-21,580,302
200	-28,827,708	-21,909,058	-33,302,965	-25,198,916	-22,279,058	-22,159,058
225	-29,589,228	-22,487,813	-33,881,720	-25,777,671	-22,857,813	-22,737,813
250	-30,350,748	-23,066,569	-34,460,476	-26,356,427	-23,436,569	-23,316,569

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,955,135	-14,405,903	-25,799,810	-17,695,761	-14,775,903	-14,655,903
20	-19,238,342	-14,621,140	-26,015,047	-17,910,998	-14,991,140	-14,871,140
35	-19,695,254	-14,988,393	-26,382,300	-18,258,251	-15,338,393	-15,218,393
50	-20,152,166	-15,315,646	-26,709,553	-18,605,504	-15,685,646	-15,565,646
60	-20,456,775	-15,547,149	-26,941,056	-18,837,007	-15,917,149	-15,797,149
70	-20,761,382	-15,778,651	-27,172,558	-19,068,509	-16,148,651	-16,028,651
80	-21,065,990	-16,010,153	-27,404,060	-19,300,011	-16,380,153	-16,260,153
90	-21,370,599	-16,241,655	-27,635,562	-19,531,513	-16,611,655	-16,491,655
100	-21,675,207	-16,473,157	-27,867,064	-19,763,015	-16,843,157	-16,723,157
120	-22,284,423	-16,936,162	-28,330,069	-20,226,020	-17,306,162	-17,186,162
135	-22,741,335	-17,283,415	-28,677,322	-20,573,273	-17,653,415	-17,533,415
150	-23,198,248	-17,630,668	-29,024,575	-20,920,526	-18,000,668	-17,880,668
175	-23,959,767	-18,209,423	-29,603,330	-21,499,281	-18,579,423	-18,459,423
200	-24,721,288	-18,788,179	-30,182,086	-22,078,037	-19,158,179	-19,038,179
225	-25,482,808	-19,366,934	-30,760,841	-22,656,792	-19,736,934	-19,616,934
250	-26,244,329	-19,945,690	-31,339,597	-23,235,548	-20,315,690	-20,195,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,848,177	-9,320,180	-20,714,087	-12,610,038	-9,690,180	-9,570,180
20	-29,104,131	-9,402,873	-20,796,780	-12,692,731	-9,772,873	-9,652,873
35	-29,668,216	-9,585,116	-20,979,023	-12,874,974	-9,955,116	-9,835,116
50	-30,232,302	-9,767,359	-21,161,266	-13,057,217	-10,137,359	-10,017,359
60	-30,608,358	-9,888,854	-21,282,761	-13,178,712	-10,258,854	-10,138,854
70	-30,984,416	-10,010,350	-21,404,257	-13,300,208	-10,380,350	-10,260,350
80	-31,360,472	-10,131,845	-21,525,752	-13,421,703	-10,501,845	-10,381,845
90	-31,736,529	-10,253,340	-21,647,247	-13,543,198	-10,623,340	-10,503,340
100	-32,112,586	-10,374,836	-21,768,743	-13,664,694	-10,744,836	-10,624,836
120	-32,864,699	-10,617,826	-22,011,733	-13,907,684	-10,987,826	-10,867,826
135	-33,428,785	-10,800,069	-22,193,976	-14,089,927	-11,170,069	-11,050,069
150	-33,992,870	-10,982,312	-22,376,219	-14,272,170	-11,352,312	-11,232,312
175	-34,933,012	-11,286,050	-22,679,957	-14,575,908	-11,656,050	-11,536,050
200	-35,873,155	-11,589,788	-22,983,695	-14,879,646	-11,959,788	-11,839,788
225	-36,813,297	-11,893,527	-23,287,434	-15,183,385	-12,263,527	-12,143,527
250	-37,753,439	-12,197,265	-23,591,172	-15,487,123	-12,567,265	-12,447,265

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,844,893	-7,703,735	-19,097,642	-10,993,593	-8,073,735	-7,953,735
20	-24,188,899	-7,814,229	-19,208,136	-11,104,087	-8,184,229	-8,064,229
35	-24,750,983	-7,996,472	-19,390,379	-11,286,330	-8,366,472	-8,246,472
50	-25,315,069	-8,178,715	-19,572,622	-11,468,573	-8,548,715	-8,428,715
60	-25,691,126	-8,300,210	-19,694,117	-11,590,068	-8,670,210	-8,550,210
70	-26,067,183	-8,421,705	-19,815,612	-11,711,563	-8,791,705	-8,671,705
80	-26,443,240	-8,543,201	-19,937,108	-11,833,059	-8,913,201	-8,793,201
90	-26,819,296	-8,664,696	-20,058,603	-11,954,554	-9,034,696	-8,914,696
100	-27,195,354	-8,786,191	-20,180,098	-12,076,049	-9,156,191	-9,036,191
120	-27,947,467	-9,029,182	-20,423,089	-12,319,040	-9,399,182	-9,279,182
135	-28,511,552	-9,211,425	-20,605,332	-12,501,283	-9,581,425	-9,461,425
150	-29,075,638	-9,393,668	-20,787,575	-12,683,526	-9,763,668	-9,643,668
175	-30,015,780	-9,697,406	-21,091,313	-12,987,264	-10,067,406	-9,947,406
200	-30,955,922	-10,001,144	-21,395,051	-13,291,002	-10,371,144	-10,251,144
225	-31,896,064	-10,304,882	-21,698,789	-13,594,740	-10,674,882	-10,554,882
250	-32,836,206	-10,608,621	-22,002,528	-13,898,479	-10,978,621	-10,858,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,406,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8

Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,815,000	7,228,200	-4,165,707	3,938,342	6,858,200	6,978,200
20	24,325,150	6,811,042	-4,582,865	3,521,184	6,441,042	6,561,042
35	23,526,717	6,587,481	-4,806,426	3,297,623	6,217,481	6,337,481
50	22,716,904	6,360,733	-5,033,174	3,070,875	5,990,733	6,110,733
60	22,171,051	6,207,894	-5,186,013	2,918,036	5,837,894	5,957,894
70	21,619,569	6,053,479	-5,340,428	2,763,621	5,683,479	5,803,479
80	21,061,523	5,897,226	-5,496,681	2,607,368	5,527,226	5,647,226
90	20,499,959	5,739,988	-5,653,919	2,450,130	5,369,988	5,489,988
100	19,930,290	5,580,481	-5,813,426	2,290,623	5,210,481	5,330,481
120	18,776,695	5,257,475	-6,136,432	1,967,617	4,887,475	5,007,475
135	17,894,298	5,010,403	-6,383,504	1,720,545	4,640,403	4,760,403
150	16,997,808	4,759,386	-6,634,521	1,469,528	4,389,386	4,509,386
175	15,469,569	4,331,479	-7,062,428	1,041,621	3,961,479	4,081,479
200	13,899,581	3,891,883	-7,502,024	602,025	3,521,883	3,641,883
225	12,287,215	3,440,420	-7,953,487	150,562	3,070,420	3,190,420
250	10,665,589	2,986,365	-8,407,542	-303,493	2,616,365	2,736,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,625,321	9,415,090	-1,978,817	6,125,232	9,045,090	9,165,090
20	32,070,015	8,979,604	-2,414,303	5,689,746	8,609,604	8,729,604
35	31,328,779	8,772,058	-2,621,849	5,482,200	8,402,058	8,522,058
50	30,578,281	8,561,919	-2,831,988	5,272,061	8,191,919	8,311,919
60	30,072,296	8,420,243	-2,973,664	5,130,385	8,050,243	8,170,243
70	29,563,781	8,277,859	-3,116,048	4,988,001	7,907,859	8,027,859
80	29,050,552	8,134,155	-3,259,752	4,844,297	7,764,155	7,884,155
90	28,533,720	7,989,442	-3,404,465	4,699,584	7,619,442	7,739,442
100	28,012,856	7,843,600	-3,550,307	4,553,742	7,473,600	7,593,600
120	26,958,670	7,548,428	-3,845,479	4,258,570	7,178,428	7,298,428
135	26,157,856	7,324,200	-4,069,707	4,034,342	6,954,200	7,074,200
150	25,344,838	7,096,555	-4,297,352	3,806,697	6,726,555	6,846,555
175	23,971,392	6,711,990	-4,681,917	3,422,132	6,341,990	6,461,990
200	22,565,818	6,318,429	-5,075,478	3,028,571	5,948,429	6,068,429
225	21,131,157	5,916,724	-5,477,183	2,626,866	5,546,724	5,666,724
250	19,667,022	5,506,766	-5,887,141	2,216,908	5,136,766	5,256,766

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,822,180	10,023,987	-1,369,920	6,734,129	9,653,987	9,773,987
20	29,549,267	9,308,019	-2,085,888	6,018,161	8,938,019	9,058,019
35	28,211,987	8,886,776	-2,507,131	5,596,918	8,516,776	8,636,776
50	26,837,732	8,453,885	-2,940,022	5,164,027	8,083,885	8,203,885
60	25,899,116	8,158,221	-3,235,686	4,868,363	7,788,221	7,908,221
70	24,942,491	7,856,885	-3,537,022	4,567,027	7,486,885	7,606,885
80	23,967,309	7,549,702	-3,844,205	4,259,844	7,179,702	7,299,702
90	22,969,668	7,235,445	-4,158,462	3,945,587	6,865,445	6,985,445
100	21,951,926	6,914,857	-4,479,050	3,624,999	6,544,857	6,664,857
120	19,850,974	6,253,057	-5,140,850	2,963,199	5,883,057	6,003,057
135	18,212,537	5,736,949	-5,656,958	2,447,091	5,366,949	5,486,949
150	16,516,717	5,202,766	-6,191,141	1,912,908	4,832,766	4,962,766
175	13,551,831	4,268,827	-7,125,080	978,969	3,898,827	4,018,827
200	10,412,764	3,280,021	-8,113,886	-9,837	2,910,021	3,030,021
225	7,198,947	2,267,668	-9,126,239	-1,022,190	1,897,668	2,017,668
250	3,907,923	1,230,996	-10,162,911	-2,058,862	860,996	980,996

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,838,101	13,494,002	2,100,095	10,204,144	13,124,002	13,244,002
20	40,553,849	12,774,462	1,380,555	9,484,604	12,404,462	12,524,462
35	39,365,166	12,400,027	1,006,120	9,110,169	12,030,027	12,150,027
50	38,150,840	12,017,515	623,608	8,727,657	11,647,515	11,767,515
60	37,327,984	11,758,315	364,408	8,468,457	11,388,315	11,508,315
70	36,493,538	11,495,464	101,557	8,205,606	11,125,464	11,245,464
80	35,647,092	11,228,834	-165,073	7,938,976	10,858,834	10,978,834
90	34,787,790	10,958,154	-435,753	7,668,296	10,588,154	10,708,154
100	33,914,867	10,683,183	-710,724	7,393,325	10,313,183	10,433,183
120	32,129,314	10,120,734	-1,273,173	6,830,876	9,750,734	9,870,734
135	30,753,734	9,687,426	-1,706,481	6,397,568	9,317,426	9,437,426
150	29,344,837	9,243,624	-2,150,283	5,953,766	8,873,624	8,993,624
175	26,918,538	8,479,340	-2,914,567	5,189,482	8,109,340	8,229,340
200	24,388,247	7,682,298	-3,711,609	4,392,440	7,312,298	7,432,298
225	21,740,636	6,848,300	-4,545,607	3,558,442	6,478,300	6,598,300
250	18,968,088	5,974,948	-5,418,959	2,685,090	5,604,948	5,724,948

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,811,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	0%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	120	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	135	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	60	70
CM17	NV	20	200	200
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	0	250	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	60	250	250	250
CM17	175	250	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	929,493	9,294,929	-2,098,978	6,005,071	8,924,929	9,044,929
20	897,823	8,978,229	-2,415,678	5,688,371	8,608,229	8,728,229
35	866,060	8,660,597	-2,533,310	5,570,739	8,490,597	8,610,597
50	874,297	8,742,965	-2,650,942	5,453,107	8,372,965	8,492,965
60	866,454	8,664,544	-2,729,363	5,374,686	8,294,544	8,414,544
70	858,612	8,586,123	-2,807,784	5,296,265	8,216,123	8,336,123
80	850,771	8,507,712	-2,886,195	5,217,854	8,137,712	8,257,712
90	842,929	8,429,291	-2,964,616	5,139,433	8,059,291	8,179,291
100	835,087	8,350,870	-3,043,037	5,061,012	7,980,870	8,100,870
120	819,403	8,194,028	-3,199,879	4,904,170	7,824,028	7,944,028
135	807,640	8,076,396	-3,317,511	4,786,538	7,706,396	7,826,396
150	795,877	7,958,774	-3,435,133	4,668,916	7,588,774	7,708,774
175	776,272	7,762,721	-3,631,186	4,472,863	7,392,721	7,512,721
200	756,668	7,566,679	-3,827,228	4,276,821	7,196,679	7,316,679
225	737,063	7,370,626	-4,023,281	4,080,768	7,000,626	7,120,626
250	717,457	7,174,573	-4,219,334	3,884,715	6,804,573	6,924,573

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,088,248	10,882,476	-511,431	7,592,618	10,512,476	10,632,476
20	1,053,847	10,538,469	-855,438	7,248,611	10,168,469	10,288,469
35	1,042,084	10,420,838	-973,069	7,130,980	10,050,838	10,170,838
50	1,030,321	10,303,206	-1,090,701	7,013,348	9,933,206	10,053,206
60	1,022,479	10,224,795	-1,169,112	6,934,937	9,854,795	9,974,795
70	1,014,637	10,146,374	-1,247,533	6,856,516	9,776,374	9,896,374
80	1,006,795	10,067,953	-1,325,954	6,778,095	9,697,953	9,817,953
90	998,953	9,989,532	-1,404,375	6,699,674	9,619,532	9,739,532
100	991,111	9,911,110	-1,482,797	6,621,252	9,541,110	9,661,110
120	975,427	9,754,268	-1,639,639	6,464,410	9,384,268	9,504,268
135	963,665	9,636,646	-1,757,261	6,346,788	9,266,646	9,386,646
150	951,901	9,519,015	-1,874,892	6,229,157	9,149,015	9,269,015
175	932,296	9,322,962	-2,070,945	6,033,104	8,952,962	9,072,962
200	912,692	9,126,919	-2,266,988	5,837,061	8,756,919	8,876,919
225	893,087	8,930,866	-2,463,041	5,641,008	8,560,866	8,680,866
250	873,482	8,734,824	-2,659,083	5,444,966	8,364,824	8,484,824

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,477,235	-14,772,353	-26,166,260	-18,062,211	-15,142,353	-15,022,353
20	-1,467,786	-14,677,863	-26,071,770	-17,967,721	-15,047,863	-14,927,863
35	-1,479,755	-14,797,554	-26,191,461	-18,087,412	-15,167,554	-15,047,554
50	-1,491,724	-14,917,244	-26,311,151	-18,207,102	-15,287,244	-15,167,244
60	-1,499,704	-14,997,038	-26,390,945	-18,286,896	-15,367,038	-15,247,038
70	-1,507,682	-15,076,821	-26,470,728	-18,366,679	-15,446,821	-15,326,821
80	-1,515,661	-15,156,615	-26,550,522	-18,446,473	-15,526,615	-15,406,615
90	-1,523,641	-15,236,408	-26,630,315	-18,526,266	-15,606,408	-15,486,408
100	-1,531,620	-15,316,202	-26,710,109	-18,606,060	-15,686,202	-15,566,202
120	-1,547,579	-15,475,789	-26,869,696	-18,765,647	-15,845,789	-15,725,789
135	-1,559,547	-15,595,470	-26,989,377	-18,885,328	-15,965,470	-15,845,470
150	-1,571,516	-15,715,160	-27,109,067	-19,005,018	-16,085,160	-15,965,160
175	-1,591,464	-15,914,644	-27,308,551	-19,204,502	-16,284,644	-16,164,644
200	-1,611,412	-16,114,118	-27,508,025	-19,403,976	-16,484,118	-16,364,118
225	-1,631,360	-16,313,602	-27,707,509	-19,603,460	-16,683,602	-16,563,602
250	-1,651,308	-16,513,076	-27,906,983	-19,802,934	-16,883,076	-16,763,076

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,477,235	-14,772,353	-26,166,260	-18,062,211	-15,142,353	-15,022,353
20	-1,467,786	-14,677,863	-26,071,770	-17,967,721	-15,047,863	-14,927,863
35	-1,479,755	-14,797,554	-26,191,461	-18,087,412	-15,167,554	-15,047,554
50	-1,491,724	-14,917,244	-26,311,151	-18,207,102	-15,287,244	-15,167,244
60	-1,499,704	-14,997,038	-26,390,945	-18,286,896	-15,367,038	-15,247,038
70	-1,507,682	-15,076,821	-26,470,728	-18,366,679	-15,446,821	-15,326,821
80	-1,515,661	-15,156,615	-26,550,522	-18,446,473	-15,526,615	-15,406,615
90	-1,523,641	-15,236,408	-26,630,315	-18,526,266	-15,606,408	-15,486,408
100	-1,531,620	-15,316,202	-26,710,109	-18,606,060	-15,686,202	-15,566,202
120	-1,547,579	-15,475,789	-26,869,696	-18,765,647	-15,845,789	-15,725,789
135	-1,559,547	-15,595,470	-26,989,377	-18,885,328	-15,965,470	-15,845,470
150	-1,571,516	-15,715,160	-27,109,067	-19,005,018	-16,085,160	-15,965,160
175	-1,591,464	-15,914,644	-27,308,551	-19,204,502	-16,284,644	-16,164,644
200	-1,611,412	-16,114,118	-27,508,025	-19,403,976	-16,484,118	-16,364,118
225	-1,631,360	-16,313,602	-27,707,509	-19,603,460	-16,683,602	-16,563,602
250	-1,651,308	-16,513,076	-27,906,983	-19,802,934	-16,883,076	-16,763,076

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,058,105	14,813,471	3,419,564	11,523,613	14,443,471	14,563,471
20	1,004,890	14,068,461	2,674,554	10,778,603	13,698,461	13,818,461
35	978,627	13,700,780	2,306,873	10,410,922	13,330,780	13,450,780
50	952,364	13,333,100	1,939,193	10,043,242	12,963,100	13,083,100
60	934,856	13,087,988	1,694,081	9,798,130	12,717,988	12,837,988
70	917,347	12,842,863	1,448,956	9,553,005	12,472,863	12,592,863
80	899,839	12,597,752	1,203,845	9,307,894	12,227,752	12,347,752
90	882,331	12,352,627	958,720	9,062,769	11,982,627	12,102,627
100	864,822	12,107,502	713,595	8,817,644	11,737,502	11,857,502
120	829,805	11,617,266	223,359	8,327,408	11,247,266	11,367,266
135	803,542	11,249,586	-144,321	7,959,728	10,879,586	10,999,586
150	777,280	10,881,919	-511,988	7,592,061	10,511,919	10,631,919
175	733,508	10,269,113	-1,124,794	6,979,255	9,899,113	10,019,113
200	689,737	9,656,322	-1,737,585	6,366,464	9,286,322	9,406,322
225	645,965	9,043,516	-2,350,391	5,753,658	8,673,516	8,793,516
250	602,195	8,430,724	-2,963,183	5,140,866	8,060,724	8,180,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,362,861	19,080,049	7,686,142	15,790,191	18,710,049	18,830,049
20	1,304,404	18,281,652	6,867,745	14,971,794	17,891,652	18,011,652
35	1,278,141	17,893,971	6,500,064	14,604,113	17,523,971	17,643,971
50	1,251,878	17,526,290	6,132,383	14,236,432	17,156,290	17,276,290
60	1,234,370	17,281,179	5,887,272	13,991,321	16,911,179	17,031,179
70	1,216,861	17,036,054	5,642,147	13,746,196	16,666,054	16,786,054
80	1,199,353	16,790,943	5,397,036	13,501,085	16,420,943	16,540,943
90	1,181,844	16,545,818	5,151,911	13,255,960	16,175,818	16,295,818
100	1,164,335	16,300,693	4,906,786	13,010,835	15,930,693	16,050,693
120	1,129,318	15,810,457	4,416,550	12,520,599	15,440,457	15,560,457
135	1,103,056	15,442,790	4,048,883	12,152,932	15,072,790	15,192,790
150	1,076,794	15,075,110	3,681,203	11,785,252	14,705,110	14,825,110
175	1,033,022	14,462,304	3,068,397	11,172,446	14,092,304	14,212,304
200	989,251	13,849,512	2,455,605	10,559,654	13,479,512	13,599,512
225	945,480	13,236,721	1,842,814	9,946,863	12,866,721	12,986,721
250	901,708	12,623,915	1,230,008	9,334,057	12,253,915	12,373,915

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,375,661	11,165,606	-228,301	7,875,748	10,795,606	10,915,606
20	2,265,843	10,649,461	-744,446	7,359,603	10,279,461	10,399,461
35	2,213,531	10,403,596	-990,311	7,113,738	10,033,596	10,153,596
50	2,160,965	10,156,537	-1,237,370	6,866,679	9,786,537	9,906,537
60	2,125,922	9,991,833	-1,402,074	6,701,975	9,621,833	9,741,833
70	2,090,878	9,827,129	-1,566,778	6,537,271	9,457,129	9,577,129
80	2,055,834	9,662,420	-1,731,487	6,372,562	9,292,420	9,412,420
90	2,020,791	9,497,715	-1,896,192	6,207,857	9,127,715	9,247,715
100	1,985,747	9,333,011	-2,060,896	6,043,153	8,963,011	9,083,011
120	1,915,660	9,003,603	-2,390,304	5,713,745	8,633,603	8,753,603
135	1,863,094	8,756,544	-2,637,363	5,466,686	8,386,544	8,506,544
150	1,810,529	8,509,485	-2,884,422	5,219,627	8,139,485	8,259,485
175	1,722,920	8,097,722	-3,296,185	4,807,864	7,727,722	7,847,722
200	1,635,311	7,685,960	-3,707,947	4,396,102	7,315,960	7,435,960
225	1,547,702	7,274,201	-4,119,706	3,984,343	6,904,201	7,024,201
250	1,460,093	6,862,438	-4,531,469	3,572,580	6,492,438	6,612,438

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,986,518	14,036,635	2,642,728	10,746,777	13,666,635	13,786,635
20	2,866,194	13,471,110	2,077,203	10,181,252	13,101,110	13,221,110
35	2,814,473	13,228,025	1,834,118	9,938,167	12,858,025	12,978,025
50	2,762,754	12,984,945	1,591,038	9,695,087	12,614,945	12,734,945
60	2,728,274	12,822,888	1,428,981	9,533,030	12,452,888	12,572,888
70	2,693,795	12,660,835	1,266,928	9,370,977	12,290,835	12,410,835
80	2,659,315	12,498,781	1,104,874	9,208,923	12,128,781	12,248,781
90	2,624,835	12,336,724	942,817	9,046,866	11,966,724	12,086,724
100	2,590,355	12,174,670	780,763	8,884,812	11,804,670	11,924,670
120	2,521,396	11,850,560	456,653	8,560,702	11,480,560	11,600,560
135	2,469,677	11,607,480	213,573	8,317,622	11,237,480	11,357,480
150	2,417,957	11,364,400	-29,507	8,074,542	10,994,400	11,114,400
175	2,330,665	10,954,125	-439,782	7,664,267	10,584,125	10,704,125
200	2,243,066	10,542,362	-851,545	7,252,504	10,172,362	10,292,362
225	2,155,447	10,130,599	-1,263,308	6,840,741	9,760,599	9,880,599
250	2,067,837	9,718,836	-1,675,071	6,428,978	9,348,836	9,468,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£135	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,016,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	611,656	1,437,391	-9,956,516	-1,852,467	1,067,391	1,187,391
20	466,273	1,095,741	-10,298,166	-2,194,117	725,741	845,741
35	366,126	858,046	-10,535,861	-2,431,812	488,046	608,046
50	263,979	620,351	-10,773,556	-2,669,507	250,351	370,351
60	196,548	461,888	-10,932,019	-2,827,970	91,888	211,888
70	129,116	303,422	-11,090,485	-2,986,436	-66,578	53,422
80	61,685	144,959	-11,248,948	-3,144,899	-225,041	-105,041
90	-5,840	-13,725	-11,407,632	-3,303,583	-383,725	-263,725
100	-74,375	-174,781	-11,566,688	-3,464,639	-544,781	-424,781
120	-211,443	-496,891	-11,890,798	-3,786,749	-866,891	-746,891
135	-314,244	-738,473	-12,132,380	-4,028,331	-1,108,473	-988,473
150	-417,046	-980,057	-12,373,964	-4,269,915	-1,350,057	-1,230,057
175	-588,381	-1,382,695	-12,776,602	-4,672,553	-1,752,695	-1,632,695
200	-759,716	-1,785,333	-13,179,240	-5,075,191	-2,155,333	-2,035,333
225	-931,051	-2,187,971	-13,581,878	-5,477,829	-2,557,971	-2,437,971
250	-1,102,387	-2,590,609	-13,984,516	-5,880,467	-2,960,609	-2,840,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£70

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,611,073	3,786,021	-7,607,886	496,163	3,416,021	3,536,021
20	1,448,501	3,403,977	-7,989,930	114,119	3,033,977	3,153,977
35	1,347,354	3,166,282	-8,227,625	-123,576	2,796,282	2,916,282
50	1,246,207	2,928,587	-8,465,320	-361,271	2,558,587	2,678,587
60	1,176,776	2,770,124	-8,623,783	-519,734	2,400,124	2,520,124
70	1,111,345	2,611,660	-8,782,247	-678,198	2,241,660	2,361,660
80	1,049,914	2,453,197	-8,940,710	-836,661	2,083,197	2,203,197
90	976,482	2,294,734	-9,099,173	-995,124	1,924,734	2,044,734
100	909,050	2,136,268	-9,257,639	-1,153,590	1,766,268	1,886,268
120	774,188	1,819,341	-9,574,566	-1,470,517	1,449,341	1,569,341
135	673,041	1,581,646	-9,812,261	-1,708,212	1,211,646	1,331,646
150	571,894	1,343,951	-10,049,956	-1,945,907	973,951	1,093,951
175	403,316	947,793	-10,446,114	-2,342,065	577,793	697,793
200	234,737	551,632	-10,842,275	-2,738,226	181,632	301,632
225	66,159	155,474	-11,238,433	-3,134,384	-214,526	-94,526
250	-104,094	-244,621	-11,638,528	-3,534,479	-614,621	-494,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£200

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,188,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,853.493	29,450.598	18,056.691	26,160.740	29,080.598	29,200.598
20	7,558.136	28,343.010	16,949.103	25,053.152	27,973.010	28,093.010
35	7,437.923	27,892.210	16,498.303	24,602.352	27,522.210	27,642.210
50	7,317.709	27,441.409	16,047.502	24,151.551	27,071.409	27,191.409
60	7,237.567	27,140.874	15,746.967	23,851.016	26,770.874	26,890.874
70	7,157.424	26,840.340	15,446.433	23,550.482	26,470.340	26,590.340
80	7,077.282	26,539.808	15,145.901	23,249.950	26,169.808	26,289.808
90	6,997.140	26,239.274	14,845.367	22,949.416	25,869.274	25,989.274
100	6,916.997	25,938.739	14,544.832	22,648.881	25,568.739	25,688.739
120	6,756.713	25,337.673	13,943.766	22,047.815	24,967.673	25,087.673
135	6,636.499	24,886.872	13,492.965	21,597.014	24,516.872	24,636.872
150	6,516.286	24,436.072	13,042.165	21,146.214	24,066.072	24,186.072
175	6,315.930	23,684.737	12,290.830	20,394.879	23,314.737	23,434.737
200	6,115.574	22,933.401	11,539.494	19,643.543	22,563.401	22,683.401
225	5,915.219	22,182.070	10,788.163	18,892.212	21,812.070	21,932.070
250	5,714.863	21,430.734	10,036.827	18,140.876	21,060.734	21,180.734

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,362.670	35,110.012	23,716.105	31,820.154	34,740.012	34,860.012
20	9,043.935	33,914.758	22,520.851	30,624.900	33,544.758	33,664.758
35	8,925.657	33,471.212	22,077.305	30,181.354	33,101.212	33,221.212
50	8,807.378	33,027.667	21,633.760	29,737.809	32,657.667	32,777.667
60	8,728.525	32,731.968	21,338.061	29,442.110	32,361.968	32,481.968
70	8,649.199	32,434.495	21,040.588	29,144.637	32,064.495	32,184.495
80	8,569.056	32,133.961	20,740.054	28,844.103	31,763.961	31,883.961
90	8,488.914	31,833.426	20,439.519	28,543.568	31,463.426	31,583.426
100	8,408.771	31,532.891	20,138.984	28,243.033	31,162.891	31,282.891
120	8,248.487	30,931.825	19,537.918	27,641.967	30,561.825	30,681.825
135	8,128.273	30,481.024	19,087.117	27,191.166	30,111.024	30,231.024
150	8,008.060	30,030.224	18,636.317	26,740.366	29,660.224	29,780.224
175	7,807.704	29,278.889	17,884.982	25,989.031	28,908.889	29,028.889
200	7,607.348	28,527.553	17,133.646	25,237.695	28,157.553	28,277.553
225	7,406.992	27,776.222	16,382.315	24,486.364	27,406.222	27,526.222
250	7,206.636	27,024.887	15,630.980	23,735.029	26,654.887	26,774.887

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746.928	-59,050.982	-70,444.889	-62,340.840	-59,420.982	-59,300.982
20	-15,645.326	-58,669.972	-70,063.879	-61,959.830	-59,039.972	-58,919.972
35	-15,772.247	-59,145.925	-70,539.832	-62,435.783	-59,515.925	-59,395.925
50	-15,899.168	-59,621.881	-71,015.788	-62,911.739	-59,991.881	-59,871.881
60	-15,983.782	-59,939.182	-71,333.089	-63,229.040	-60,309.182	-60,189.182
70	-16,068.397	-60,256.487	-71,650.394	-63,546.345	-60,626.487	-60,506.487
80	-16,153.010	-60,573.789	-71,967.696	-63,863.647	-60,943.789	-60,823.789
90	-16,237.625	-60,891.094	-72,285.001	-64,180.952	-61,261.094	-61,141.094
100	-16,322.239	-61,208.396	-72,602.303	-64,498.254	-61,578.396	-61,458.396
120	-16,491.467	-61,843.003	-73,236.910	-65,132.861	-62,213.003	-62,093.003
135	-16,618.389	-62,318.959	-73,712.866	-65,608.817	-62,688.959	-62,568.959
150	-16,746.310	-62,794.911	-74,188.818	-66,084.769	-63,164.911	-63,044.911
175	-16,958.845	-63,588.168	-74,982.075	-66,878.026	-63,958.168	-63,838.168
200	-17,168.380	-64,381.426	-75,775.333	-67,671.284	-64,751.426	-64,631.426
225	-17,379.916	-65,174.684	-76,568.591	-68,464.542	-65,544.684	-65,424.684
250	-17,591.452	-65,967.945	-77,361.852	-69,257.803	-66,337.945	-66,217.945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	6
Flats	
No of units	500 units
Density:	380 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,895,463	-15,120,552	-26,514,459	-18,410,410	-15,490,552	-15,370,552
20	-20,230,187	-15,374,942	-26,768,849	-18,664,800	-15,744,942	-15,624,942
35	-20,737,867	-15,760,779	-27,154,686	-19,050,637	-16,130,779	-16,010,779
50	-21,245,548	-16,146,616	-27,540,523	-19,436,474	-16,516,616	-16,396,616
60	-21,584,001	-16,403,841	-27,797,748	-19,693,699	-16,773,841	-16,653,841
70	-21,922,455	-16,661,066	-28,054,973	-19,950,924	-17,031,066	-16,911,066
80	-22,260,908	-16,918,290	-28,312,197	-20,208,148	-17,288,290	-17,168,290
90	-22,599,362	-17,175,515	-28,569,422	-20,465,373	-17,545,515	-17,425,515
100	-22,937,815	-17,432,740	-28,826,647	-20,722,598	-17,802,740	-17,682,740
120	-23,614,721	-17,947,188	-29,341,095	-21,237,046	-18,317,188	-18,197,188
135	-24,122,401	-18,333,025	-29,726,932	-21,622,883	-18,703,025	-18,583,025
150	-24,630,082	-18,718,862	-30,112,769	-22,008,720	-19,088,862	-18,968,862
175	-25,476,216	-19,361,924	-30,755,831	-22,651,782	-19,731,924	-19,611,924
200	-26,322,349	-20,004,985	-31,398,892	-23,294,843	-20,374,985	-20,254,985
225	-27,168,483	-20,648,047	-32,041,954	-23,937,905	-21,018,047	-20,898,047
250	-28,014,617	-21,291,109	-32,685,016	-24,580,967	-21,661,109	-21,541,109

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,252,927	-11,592,224	-22,986,131	-14,882,082	-11,962,224	-11,842,224
20	-15,667,499	-11,907,299	-23,301,206	-15,197,157	-12,277,299	-12,157,299
35	-16,175,179	-12,293,136	-23,687,043	-15,582,994	-12,663,136	-12,543,136
50	-16,682,860	-12,678,973	-24,072,880	-15,968,831	-13,048,973	-12,928,973
60	-17,021,313	-12,936,198	-24,330,105	-16,226,056	-13,306,198	-13,186,198
70	-17,359,767	-13,193,423	-24,587,330	-16,483,281	-13,563,423	-13,443,423
80	-17,698,220	-13,450,647	-24,844,554	-16,740,505	-13,820,647	-13,700,647
90	-18,036,674	-13,707,872	-25,101,779	-16,997,730	-14,077,872	-13,957,872
100	-18,375,127	-13,965,097	-25,359,004	-17,254,955	-14,335,097	-14,215,097
120	-19,052,033	-14,479,545	-25,873,452	-17,769,403	-14,849,545	-14,729,545
135	-19,559,713	-14,865,382	-26,259,289	-18,155,240	-15,235,382	-15,115,382
150	-20,067,394	-15,251,219	-26,645,126	-18,541,077	-15,621,219	-15,501,219
175	-20,913,527	-15,894,281	-27,288,188	-19,184,139	-16,264,281	-16,144,281
200	-21,759,661	-16,537,343	-27,931,250	-19,827,201	-16,907,343	-16,787,343
225	-22,605,795	-17,180,404	-28,574,311	-20,470,262	-17,550,404	-17,430,404
250	-23,451,929	-17,823,466	-29,217,373	-21,113,324	-18,193,466	-18,073,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,664,958	-7,968,679	-19,362,586	-11,258,537	-8,338,679	-8,218,679
20	-25,076,426	-8,101,615	-19,495,522	-11,391,473	-8,471,615	-8,351,615
35	-25,703,188	-8,304,107	-19,698,014	-11,593,965	-8,674,107	-8,554,107
50	-26,329,950	-8,506,599	-19,900,506	-11,796,457	-8,876,599	-8,756,599
60	-26,747,790	-8,641,594	-20,035,501	-11,931,452	-9,011,594	-8,891,594
70	-27,165,631	-8,776,589	-20,170,496	-12,066,447	-9,146,589	-9,026,589
80	-27,583,472	-8,911,583	-20,305,490	-12,201,441	-9,281,583	-9,161,583
90	-28,001,314	-9,046,578	-20,440,485	-12,336,436	-9,416,578	-9,296,578
100	-28,419,154	-9,181,573	-20,575,480	-12,471,431	-9,551,573	-9,431,573
120	-29,254,836	-9,451,563	-20,845,470	-12,741,421	-9,821,563	-9,701,563
135	-29,881,598	-9,654,055	-21,047,962	-12,943,913	-10,024,055	-9,904,055
150	-30,508,359	-9,856,547	-21,250,454	-13,146,405	-10,226,547	-10,106,547
175	-31,552,962	-10,194,034	-21,587,941	-13,483,892	-10,564,034	-10,444,034
200	-32,597,564	-10,531,521	-21,925,428	-13,821,379	-10,901,521	-10,781,521
225	-33,642,166	-10,869,008	-22,262,915	-14,158,866	-11,239,008	-11,119,008
250	-34,686,769	-11,206,495	-22,600,402	-14,496,353	-11,576,495	-11,456,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,105,753	-6,172,628	-17,566,535	-9,462,486	-6,542,628	-6,422,628
20	-19,612,835	-6,336,454	-17,730,361	-9,626,312	-6,706,454	-6,586,454
35	-20,239,596	-6,538,946	-17,932,853	-9,828,804	-6,908,946	-6,788,946
50	-20,866,358	-6,741,439	-18,135,346	-10,031,297	-7,111,439	-6,991,439
60	-21,284,199	-6,876,434	-18,270,341	-10,166,292	-7,246,434	-7,126,434
70	-21,702,039	-7,011,428	-18,405,335	-10,301,286	-7,381,428	-7,261,428
80	-22,119,880	-7,146,423	-18,540,330	-10,436,281	-7,516,423	-7,396,423
90	-22,537,722	-7,281,418	-18,675,325	-10,571,276	-7,651,418	-7,531,418
100	-22,955,563	-7,416,413	-18,810,320	-10,706,271	-7,786,413	-7,666,413
120	-23,791,244	-7,686,402	-19,080,309	-10,976,260	-8,056,402	-7,936,402
135	-24,418,006	-7,888,894	-19,282,801	-11,178,752	-8,258,894	-8,138,894
150	-25,044,767	-8,091,386	-19,485,293	-11,381,244	-8,461,386	-8,341,386
175	-26,089,370	-8,428,873	-19,822,780	-11,718,731	-8,798,873	-8,678,873
200	-27,133,972	-8,766,360	-20,160,267	-12,056,218	-9,136,360	-9,016,360
225	-28,178,574	-9,103,847	-20,497,754	-12,393,705	-9,473,847	-9,353,847
250	-29,223,177	-9,441,334	-20,835,241	-12,731,192	-9,811,334	-9,691,334

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,523,691	9,386,633	-2,007,274	6,096,775	9,016,633	9,136,633
20	31,848,461	8,917,569	-2,476,338	5,627,711	8,547,569	8,667,569
35	31,013,874	8,683,885	-2,710,022	5,394,027	8,313,885	8,433,885
50	30,166,349	8,446,578	-2,947,329	5,156,720	8,076,578	8,196,578
60	29,595,231	8,286,665	-3,107,242	4,996,807	7,916,665	8,036,665
70	29,020,973	8,125,872	-3,268,035	4,836,014	7,755,872	7,875,872
80	28,439,442	7,963,044	-3,430,863	4,673,186	7,593,044	7,713,044
90	27,855,793	7,799,622	-3,594,285	4,509,764	7,429,622	7,549,622
100	27,263,373	7,633,744	-3,760,163	4,343,886	7,263,744	7,383,744
120	26,066,377	7,298,585	-4,095,322	4,008,727	6,928,585	7,048,585
135	25,154,175	7,043,169	-4,350,738	3,753,311	6,673,169	6,793,169
150	24,229,733	6,784,325	-4,609,582	3,494,467	6,414,325	6,534,325
175	22,659,641	6,344,700	-5,049,207	3,054,842	5,974,700	6,094,700
200	21,051,538	5,894,431	-5,499,476	2,604,573	5,524,431	5,644,431
225	19,403,685	5,433,032	-5,960,875	2,143,174	5,063,032	5,183,032
250	17,713,832	4,959,873	-6,434,034	1,670,015	4,589,873	4,709,873

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,004,190	11,761,173	367,266	8,471,315	11,391,173	11,511,173
20	40,239,767	11,287,135	-126,772	7,977,277	10,897,135	11,017,135
35	39,447,757	11,045,372	-348,535	7,755,514	10,675,372	10,795,372
50	38,650,728	10,822,204	-571,703	7,532,346	10,452,204	10,572,204
60	38,112,551	10,671,514	-722,393	7,381,656	10,301,514	10,421,514
70	37,574,374	10,520,825	-873,082	7,230,967	10,150,825	10,270,825
80	37,027,914	10,367,816	-1,026,091	7,077,958	9,997,816	10,117,816
90	36,480,936	10,214,662	-1,179,245	6,924,804	9,844,662	9,964,662
100	35,928,571	10,060,000	-1,333,907	6,770,142	9,690,000	9,810,000
120	34,813,986	9,747,916	-1,645,991	6,458,058	9,377,916	9,487,916
135	33,966,460	9,510,609	-1,883,298	6,220,751	9,140,609	9,260,609
150	33,109,356	9,270,620	-2,123,287	5,980,762	8,900,620	9,020,620
175	31,661,419	8,865,197	-2,528,710	5,575,339	8,495,197	8,615,197
200	30,186,860	8,452,321	-2,941,586	5,162,463	8,082,321	8,202,321
225	28,684,854	8,031,759	-3,362,148	4,741,901	7,661,759	7,781,759
250	27,152,045	7,602,573	-3,791,334	4,312,715	7,232,573	7,352,573

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,206,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	9
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,503,402	13,388,572	1,994,665	10,098,714	13,018,572	13,138,572
20	40,024,813	12,607,816	1,213,909	9,317,958	12,237,816	12,357,816
35	38,676,337	12,183,046	789,139	8,893,188	11,813,046	11,933,046
50	37,298,866	11,749,143	355,236	8,459,285	11,379,143	11,499,143
60	36,361,365	11,453,830	59,923	8,163,972	11,083,830	11,203,830
70	35,408,634	11,153,720	-240,187	7,863,862	10,783,720	10,903,720
80	34,440,174	10,848,655	-545,252	7,558,797	10,478,655	10,598,655
90	33,455,470	10,538,473	-855,434	7,248,615	10,168,473	10,288,473
100	32,453,999	10,223,010	-1,170,897	6,933,152	9,853,010	9,973,010
120	30,995,917	9,574,714	-1,819,193	6,284,856	9,204,714	9,324,714
135	28,804,271	9,073,345	-2,320,562	5,783,487	8,703,345	8,823,345
150	27,166,847	8,557,557	-2,836,350	5,267,699	8,187,557	8,307,557
175	24,332,910	7,664,867	-3,729,040	4,375,009	7,294,867	7,414,867
200	21,354,509	6,726,670	-4,667,237	3,436,812	6,356,670	6,476,670
225	18,216,403	5,738,167	-5,655,740	2,448,309	5,368,167	5,488,167
250	14,896,976	4,692,548	-6,701,359	1,402,690	4,322,548	4,442,548

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	54,319,162	17,110,536	5,716,629	13,820,678	16,740,536	16,860,536
20	51,772,665	16,308,389	4,914,482	13,018,531	15,938,389	16,058,389
35	50,538,422	15,919,603	4,525,696	12,629,745	15,549,603	15,669,603
50	49,281,596	15,523,703	4,129,796	12,233,845	15,153,703	15,273,703
60	48,429,311	15,255,233	3,861,326	11,965,375	14,885,233	15,005,233
70	47,586,984	14,983,600	3,589,693	11,693,742	14,613,600	14,733,600
80	46,694,787	14,708,858	3,314,951	11,419,000	14,338,858	14,458,858
90	45,812,330	14,430,884	3,036,977	11,141,026	14,060,884	14,180,884
100	44,917,539	14,149,025	2,755,118	10,859,167	13,779,025	13,899,025
120	43,090,707	13,573,573	2,179,666	10,283,715	13,203,573	13,323,573
135	41,690,177	13,132,406	1,738,499	9,842,548	12,762,406	12,882,406
150	40,261,236	12,682,289	1,288,382	9,392,431	12,312,289	12,432,289
175	37,808,982	11,909,829	515,922	8,619,971	11,539,829	11,659,829
200	35,267,426	11,109,239	-284,668	7,819,381	10,739,239	10,859,239
225	32,630,900	10,278,734	-1,115,173	6,988,876	9,908,734	10,028,734
250	29,888,632	9,414,919	-1,978,988	6,125,061	9,044,919	9,164,919

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 3 - Residential CIL Testing (10% increase in Sales Values & 5% increase in Costs)

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	40%			
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	0	20
CM17	NV	NV	175	175
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	80	90
CM17	NV	NV	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	100	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	100	120
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	0	20

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	480,626	4,806,256	-6,587,651	1,516,398	4,436,256	4,556,256
20	462,949	4,629,493	-6,764,414	1,339,635	4,259,493	4,379,493
35	455,892	4,558,916	-6,834,991	1,269,058	4,188,916	4,308,916
50	448,833	4,488,329	-6,905,578	1,198,471	4,118,329	4,238,329
60	444,128	4,441,284	-6,952,623	1,151,426	4,071,284	4,191,284
70	439,423	4,394,230	-6,999,677	1,104,372	4,024,230	4,144,230
80	434,717	4,347,175	-7,046,732	1,057,317	3,977,175	4,097,175
90	430,013	4,300,130	-7,093,777	1,010,272	3,930,130	4,050,130
100	425,308	4,253,076	-7,140,831	963,218	3,883,076	4,003,076
120	415,898	4,158,976	-7,234,931	869,118	3,788,976	3,908,976
135	408,840	4,088,399	-7,305,508	798,541	3,718,399	3,838,399
150	401,781	4,017,812	-7,376,095	727,954	3,647,812	3,767,812
175	390,019	3,900,190	-7,493,717	610,332	3,530,190	3,650,190
200	378,256	3,782,559	-7,611,348	492,701	3,412,559	3,532,559
225	366,493	3,664,927	-7,728,980	375,069	3,294,927	3,414,927
250	354,730	3,547,295	-7,846,612	257,437	3,177,295	3,297,295

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£575,878	5,758,783	-5,635,124	2,468,925	5,388,783	5,508,783
20	556,563	5,565,631	-5,828,276	2,275,773	5,195,631	5,315,631
35	549,505	5,495,054	-5,898,853	2,205,196	5,125,054	5,245,054
50	542,448	5,424,477	-5,969,430	2,134,619	5,054,477	5,174,477
60	537,743	5,377,433	-6,016,474	2,087,575	5,007,433	5,127,433
70	533,038	5,330,378	-6,063,529	2,040,520	4,960,378	5,080,378
80	528,332	5,283,323	-6,110,584	1,993,465	4,913,323	5,033,323
90	523,627	5,236,269	-6,157,638	1,946,411	4,866,269	4,986,269
100	518,922	5,189,224	-6,204,693	1,899,356	4,819,224	4,939,224
120	509,511	5,095,115	-6,298,792	1,805,257	4,725,115	4,845,115
135	502,454	5,024,538	-6,369,369	1,734,680	4,654,538	4,774,538
150	495,396	4,953,960	-6,439,947	1,664,102	4,583,960	4,703,960
175	483,633	4,836,329	-6,557,578	1,546,471	4,466,329	4,586,329
200	471,871	4,718,707	-6,675,200	1,428,849	4,348,707	4,468,707
225	460,108	4,601,075	-6,792,832	1,311,217	4,231,075	4,351,075
250	448,344	4,483,444	-6,910,463	1,193,586	4,113,444	4,233,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-964,760	-9,647,602	-21,041,509	-12,937,460	-10,017,602	-9,897,602
20	-957,742	-9,577,423	-20,971,330	-12,867,281	-9,947,423	-9,827,423
35	-964,924	-9,649,235	-21,043,142	-12,939,093	-10,019,235	-9,899,235
50	-972,105	-9,721,047	-21,114,954	-13,010,905	-10,091,047	-9,971,047
60	-976,893	-9,768,925	-21,162,832	-13,058,783	-10,138,925	-10,018,925
70	-981,679	-9,816,794	-21,210,701	-13,106,652	-10,186,794	-10,066,794
80	-986,467	-9,864,672	-21,258,579	-13,154,530	-10,234,672	-10,114,672
90	-991,255	-9,912,550	-21,306,457	-13,202,408	-10,282,550	-10,162,550
100	-996,042	-9,960,418	-21,354,325	-13,250,276	-10,330,418	-10,210,418
120	-1,005,617	-10,056,174	-21,450,081	-13,346,032	-10,426,174	-10,306,174
135	-1,012,799	-10,127,987	-21,521,894	-13,417,845	-10,497,987	-10,377,987
150	-1,019,980	-10,199,799	-21,593,706	-13,489,657	-10,569,799	-10,449,799
175	-1,031,949	-10,319,489	-21,713,396	-13,609,347	-10,689,489	-10,569,489
200	-1,043,917	-10,439,170	-21,833,077	-13,729,028	-10,809,170	-10,689,170
225	-1,055,886	-10,558,860	-21,952,767	-13,848,718	-10,928,860	-10,808,860
250	-1,067,855	-10,678,550	-22,072,457	-13,968,408	-11,048,550	-10,928,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-964,760	-9,647,602	-21,041,509	-12,937,460	-10,017,602	-9,897,602
20	-957,742	-9,577,423	-20,971,330	-12,867,281	-9,947,423	-9,827,423
35	-964,924	-9,649,235	-21,043,142	-12,939,093	-10,019,235	-9,899,235
50	-972,105	-9,721,047	-21,114,954	-13,010,905	-10,091,047	-9,971,047
60	-976,893	-9,768,925	-21,162,832	-13,058,783	-10,138,925	-10,018,925
70	-981,679	-9,816,794	-21,210,701	-13,106,652	-10,186,794	-10,066,794
80	-986,467	-9,864,672	-21,258,579	-13,154,530	-10,234,672	-10,114,672
90	-991,255	-9,912,550	-21,306,457	-13,202,408	-10,282,550	-10,162,550
100	-996,042	-9,960,418	-21,354,325	-13,250,276	-10,330,418	-10,210,418
120	-1,005,617	-10,056,174	-21,450,081	-13,346,032	-10,426,174	-10,306,174
135	-1,012,799	-10,127,987	-21,521,894	-13,417,845	-10,497,987	-10,377,987
150	-1,019,980	-10,199,799	-21,593,706	-13,489,657	-10,569,799	-10,449,799
175	-1,031,949	-10,319,489	-21,713,396	-13,609,347	-10,689,489	-10,569,489
200	-1,043,917	-10,439,170	-21,833,077	-13,729,028	-10,809,170	-10,689,170
225	-1,055,886	-10,558,860	-21,952,767	-13,848,718	-10,928,860	-10,808,860
250	-1,067,855	-10,678,550	-22,072,457	-13,968,408	-11,048,550	-10,928,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	40%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,822	641,512	-10,752,395	-2,648,346	271,512	391,512
20	24,024	336,330	-11,057,577	-2,953,528	-33,670	86,330
35	8,266	115,727	-11,278,180	-3,174,131	-254,273	-134,273
50	-7,614	-106,590	-11,500,497	-3,396,448	-476,590	-356,590
60	-18,290	-256,067	-11,649,974	-3,545,925	-626,067	-506,067
70	-26,967	-405,544	-11,799,451	-3,695,402	-775,544	-655,544
80	-39,644	-555,020	-11,948,927	-3,844,878	-925,020	-805,020
90	-50,321	-704,497	-12,098,404	-3,994,355	-1,074,497	-954,497
100	-60,998	-853,974	-12,247,881	-4,143,832	-1,223,974	-1,103,974
120	-82,352	-1,152,927	-12,546,834	-4,442,785	-1,522,927	-1,402,927
135	-98,368	-1,377,149	-12,771,056	-4,667,007	-1,747,149	-1,627,149
150	-114,383	-1,601,357	-12,995,264	-4,891,215	-1,971,357	-1,851,357
175	-141,075	-1,975,056	-13,368,963	-5,264,914	-2,345,056	-2,225,056
200	-167,767	-2,348,741	-13,742,648	-5,638,599	-2,718,741	-2,598,741
225	-194,460	-2,722,440	-14,116,347	-6,012,298	-3,092,440	-2,972,440
250	-221,152	-3,096,124	-14,490,031	-6,385,982	-3,466,124	-3,346,124

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£20

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	228,676	3,201,458	-8,192,449	-88,400	2,831,458	2,951,458
20	203,732	2,852,241	-8,541,666	-437,617	2,482,241	2,602,241
35	187,974	2,631,639	-8,762,268	-658,219	2,261,639	2,381,639
50	172,217	2,411,036	-8,982,871	-878,822	2,041,036	2,161,036
60	161,711	2,283,958	-9,129,949	-1,025,900	1,893,958	2,013,958
70	151,207	2,116,894	-9,277,013	-1,172,964	1,746,894	1,866,894
80	140,701	1,969,816	-9,424,091	-1,320,042	1,599,816	1,719,816
90	130,197	1,822,753	-9,571,154	-1,467,105	1,452,753	1,572,753
100	119,691	1,675,675	-9,718,232	-1,614,183	1,305,675	1,425,675
120	98,681	1,381,533	-10,012,374	-1,908,325	1,011,533	1,131,533
135	82,924	1,160,930	-10,232,977	-2,128,928	790,930	910,930
150	67,165	940,314	-10,453,593	-2,349,544	570,314	690,314
175	40,903	572,647	-10,821,260	-2,717,211	202,647	322,647
200	14,640	204,966	-11,188,941	-3,084,892	-165,034	-45,034
225	-11,812	-165,374	-11,559,281	-3,455,232	-535,374	-415,374
250	-38,505	-539,072	-11,932,979	-3,828,930	-909,072	-789,072

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£175

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,741,084	-38,375,181	-49,769,088	-41,665,039	-38,745,181	-38,625,181
20	-2,715,294	-38,014,109	-49,408,016	-41,303,967	-38,384,109	-38,264,109
35	-2,731,309	-38,238,331	-49,632,238	-41,528,189	-38,608,331	-38,488,331
50	-2,747,324	-38,462,539	-49,856,446	-41,752,397	-38,832,539	-38,712,539
60	-2,758,001	-38,612,016	-50,005,923	-41,901,874	-38,982,016	-38,862,016
70	-2,768,678	-38,761,493	-50,155,400	-42,051,351	-39,131,493	-39,011,493
80	-2,779,355	-38,910,970	-50,304,877	-42,200,828	-39,280,970	-39,160,970
90	-2,790,032	-39,060,446	-50,454,353	-42,350,304	-39,430,446	-39,310,446
100	-2,800,709	-39,209,923	-50,603,830	-42,499,781	-39,579,923	-39,459,923
120	-2,822,063	-39,508,876	-50,902,783	-42,798,734	-39,878,876	-39,758,876
135	-2,838,078	-39,733,098	-51,127,005	-43,022,956	-40,103,098	-39,983,098
150	-2,854,093	-39,957,307	-51,351,214	-43,247,165	-40,327,307	-40,207,307
175	-2,880,786	-40,331,005	-51,724,912	-43,620,863	-40,701,005	-40,581,005
200	-2,907,478	-40,704,690	-52,098,597	-43,994,548	-41,074,690	-40,954,690
225	-2,934,171	-41,078,389	-52,472,296	-44,368,247	-41,448,389	-41,328,389
250	-2,960,862	-41,452,074	-52,845,981	-44,741,932	-41,822,074	-41,702,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	266,439	1,252,262	-10,141,645	-2,037,596	882,262	1,002,262
20	219,804	1,033,081	-10,360,826	-2,256,777	663,081	783,081
35	188,265	884,846	-10,509,061	-2,405,012	514,846	634,846
50	156,726	736,610	-10,657,297	-2,553,248	366,610	486,610
60	135,699	637,787	-10,756,120	-2,652,071	267,787	387,787
70	114,673	538,963	-10,854,944	-2,750,895	168,963	288,963
80	93,647	440,140	-10,953,767	-2,849,718	70,140	190,140
90	72,621	341,316	-11,052,591	-2,948,542	-28,684	91,316
100	51,595	242,498	-11,151,409	-3,047,360	-127,502	-7,502
120	9,543	44,851	-11,349,056	-3,245,007	-325,149	-205,149
135	-22,357	-105,077	-11,498,984	-3,394,935	-475,077	-355,077
150	-54,412	-255,734	-11,649,641	-3,545,592	-625,734	-505,734
175	-107,837	-506,833	-11,900,740	-3,796,691	-876,833	-756,833
200	-161,262	-757,931	-12,151,838	-4,047,789	-1,127,931	-1,007,931
225	-214,687	-1,009,029	-12,402,936	-4,298,887	-1,379,029	-1,259,029
250	-268,112	-1,260,127	-12,654,034	-4,549,985	-1,630,127	-1,510,127

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£90

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	637,467	2,996,097	-8,397,810	-293,761	2,626,097	2,746,097
20	584,451	2,746,920	-8,646,987	-642,938	2,376,920	2,496,920
35	552,912	2,598,685	-8,795,222	-691,173	2,228,685	2,348,685
50	521,372	2,450,450	-8,943,457	-739,408	2,080,450	2,200,450
60	500,346	2,351,626	-9,042,281	-788,232	1,981,626	2,101,626
70	479,320	2,252,803	-9,141,104	-837,055	1,882,803	2,002,803
80	458,294	2,153,980	-9,239,927	-885,878	1,783,980	1,903,980
90	437,267	2,055,156	-9,338,751	-934,702	1,685,156	1,805,156
100	416,241	1,956,333	-9,437,574	-983,525	1,586,333	1,706,333
120	374,189	1,758,690	-9,635,217	-1,531,168	1,388,690	1,508,690
135	342,650	1,610,455	-9,783,452	-1,679,403	1,240,455	1,360,455
150	311,111	1,462,220	-9,931,687	-1,827,638	1,092,220	1,212,220
175	258,545	1,215,161	-10,178,746	-2,074,697	845,161	965,161
200	205,979	968,103	-10,425,804	-2,321,755	598,103	718,103
225	153,415	721,049	-10,672,858	-2,568,809	351,049	471,049
250	100,849	473,990	-10,919,917	-2,815,868	103,990	223,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,548,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,668,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,549,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,666,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,549,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,666,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,549,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,666,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,549,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,666,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,549,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,666,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,385,645	-25,312,534	-36,706,441	-28,602,392	-25,682,534	-25,562,534
20	-5,335,758	-25,078,062	-36,471,969	-28,367,920	-25,448,062	-25,328,062
35	-5,367,813	-25,228,720	-36,622,627	-28,518,578	-25,598,720	-25,478,720
50	-5,399,868	-25,379,378	-36,773,285	-28,669,236	-25,749,378	-25,629,378
60	-5,421,238	-25,479,818	-36,873,725	-28,769,676	-25,849,818	-25,729,818
70	-5,442,608	-25,580,258	-36,974,165	-28,870,116	-25,950,258	-25,830,258
80	-5,463,978	-25,680,698	-37,074,605	-28,970,556	-26,050,698	-25,930,698
90	-5,485,348	-25,781,134	-37,175,041	-29,070,992	-26,151,134	-26,031,134
100	-5,506,718	-25,881,574	-37,275,481	-29,171,432	-26,251,574	-26,131,574
120	-5,549,458	-26,082,454	-37,476,361	-29,372,312	-26,452,454	-26,332,454
135	-5,581,513	-26,233,112	-37,627,019	-29,522,970	-26,603,112	-26,483,112
150	-5,613,568	-26,383,770	-37,777,677	-29,673,628	-26,753,770	-26,633,770
175	-5,666,993	-26,634,868	-38,028,775	-29,924,726	-27,004,868	-26,884,868
200	-5,720,418	-26,885,966	-38,279,873	-30,175,824	-27,255,966	-27,135,966
225	-5,773,843	-27,137,064	-38,530,971	-30,426,922	-27,507,064	-27,387,064
250	-5,827,269	-27,388,162	-38,782,069	-30,678,020	-27,758,162	-27,638,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,100,802	-4,936,885	-16,330,792	-8,226,743	-5,306,885	-5,186,885
20	-2,146,911	-5,045,240	-16,439,147	-8,335,098	-5,415,240	-5,295,240
35	-2,208,592	-5,190,190	-16,584,097	-8,480,048	-5,560,190	-5,440,190
50	-2,270,273	-5,335,141	-16,729,048	-8,624,999	-5,705,141	-5,585,141
60	-2,311,393	-5,431,774	-16,825,681	-8,721,632	-5,801,774	-5,681,774
70	-2,352,513	-5,528,406	-16,922,313	-8,818,264	-5,898,406	-5,778,406
80	-2,393,634	-5,625,039	-17,018,946	-8,914,897	-5,995,039	-5,875,039
90	-2,434,755	-5,721,673	-17,115,580	-9,011,531	-6,091,673	-5,971,673
100	-2,475,875	-5,818,307	-17,212,214	-9,108,165	-6,188,307	-6,068,307
120	-2,558,116	-6,011,572	-17,405,479	-9,301,430	-6,381,572	-6,261,572
135	-2,619,797	-6,156,522	-17,550,429	-9,446,380	-6,526,522	-6,406,522
150	-2,681,478	-6,301,473	-17,695,380	-9,591,331	-6,671,473	-6,551,473
175	-2,784,279	-6,543,055	-17,936,962	-9,832,913	-6,913,055	-6,793,055
200	-2,887,080	-6,784,639	-18,178,546	-10,074,497	-7,154,639	-7,034,639
225	-2,989,881	-7,026,221	-18,420,128	-10,316,079	-7,396,221	-7,276,221
250	-3,092,683	-7,267,805	-18,661,712	-10,557,663	-7,637,805	-7,517,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,491,343	-3,504,657	-14,898,564	-6,794,515	-3,874,657	-3,754,657
20	-1,547,936	-3,637,649	-15,031,556	-6,927,507	-4,007,649	-3,887,649
35	-1,609,616	-3,782,597	-15,176,504	-7,072,455	-4,152,597	-4,032,597
50	-1,671,297	-3,927,548	-15,321,455	-7,217,406	-4,297,548	-4,177,548
60	-1,712,418	-4,024,182	-15,418,089	-7,314,040	-4,394,182	-4,274,182
70	-1,753,537	-4,120,813	-15,514,720	-7,410,671	-4,490,813	-4,370,813
80	-1,794,658	-4,217,447	-15,611,354	-7,507,305	-4,587,447	-4,467,447
90	-1,835,779	-4,314,080	-15,707,987	-7,603,938	-4,684,080	-4,564,080
100	-1,876,900	-4,410,714	-15,804,621	-7,700,572	-4,780,714	-4,660,714
120	-1,959,140	-4,603,979	-15,997,886	-7,893,837	-4,973,979	-4,853,979
135	-2,020,821	-4,748,929	-16,142,836	-8,038,787	-5,118,929	-4,998,929
150	-2,082,502	-4,893,880	-16,287,787	-8,183,738	-5,263,880	-5,143,880
175	-2,185,303	-5,135,462	-16,529,369	-8,425,320	-5,505,462	-5,385,462
200	-2,288,105	-5,377,046	-16,770,953	-8,666,904	-5,747,046	-5,627,046
225	-2,390,905	-5,618,628	-17,012,535	-8,908,486	-5,988,628	-5,868,628
250	-2,493,707	-5,860,212	-17,254,119	-9,150,070	-6,230,212	-6,110,212

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,242,668	-26,420,269	-37,814,176	-29,710,127	-26,790,269	-26,670,269
20	-11,131,545	-26,159,131	-37,553,038	-29,448,989	-26,529,131	-26,409,131
35	-11,193,226	-26,304,082	-37,697,989	-29,593,940	-26,674,082	-26,554,082
50	-11,254,907	-26,449,032	-37,842,939	-29,738,890	-26,819,032	-26,699,032
60	-11,296,027	-26,545,664	-37,939,571	-29,835,522	-26,915,664	-26,795,664
70	-11,337,148	-26,642,297	-38,036,204	-29,932,155	-27,012,297	-26,892,297
80	-11,378,269	-26,738,931	-38,132,838	-30,028,789	-27,108,931	-26,988,931
90	-11,419,389	-26,835,565	-38,229,472	-30,125,423	-27,205,565	-27,085,565
100	-11,460,509	-26,932,196	-38,326,103	-30,222,054	-27,302,196	-27,182,196
120	-11,542,750	-27,125,463	-38,519,370	-30,415,321	-27,495,463	-27,375,463
135	-11,604,431	-27,270,414	-38,664,321	-30,560,272	-27,640,414	-27,520,414
150	-11,666,112	-27,415,362	-38,809,269	-30,705,220	-27,785,362	-27,665,362
175	-11,768,913	-27,656,946	-39,050,853	-30,946,804	-28,026,946	-27,906,946
200	-11,871,714	-27,898,528	-39,292,435	-31,188,386	-28,268,528	-28,148,528
225	-11,974,516	-28,140,112	-39,534,019	-31,429,970	-28,510,112	-28,390,112
250	-12,077,317	-28,381,694	-39,775,601	-31,671,552	-28,751,694	-28,631,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,623,692	13,588,844	2,194,937	10,298,986	13,218,844	13,338,844
20	3,465,197	12,994,489	1,600,582	9,704,631	12,624,489	12,744,489
35	3,393,069	12,724,010	1,330,103	9,434,152	12,354,010	12,474,010
50	3,320,942	12,453,531	1,059,624	9,163,673	12,083,531	12,203,531
60	3,272,852	12,273,196	879,289	8,983,338	11,903,196	12,023,196
70	3,223,981	12,089,928	696,021	8,800,070	11,719,928	11,839,928
80	3,175,109	11,906,659	512,752	8,616,801	11,536,659	11,656,659
90	3,126,237	11,723,387	329,480	8,433,529	11,353,387	11,473,387
100	3,077,365	11,540,119	146,212	8,250,261	11,170,119	11,290,119
120	2,979,622	11,173,582	-220,325	7,883,724	10,803,582	10,923,582
135	2,906,313	10,898,675	-495,232	7,608,817	10,528,675	10,648,675
150	2,833,006	10,623,772	-770,135	7,333,914	10,253,772	10,373,772
175	2,710,826	10,165,597	-1,228,310	6,875,739	9,795,597	9,915,597
200	2,588,647	9,707,426	-1,686,481	6,417,568	9,337,426	9,457,426
225	2,466,467	9,249,251	-2,144,656	5,959,393	8,879,251	8,999,251
250	2,344,288	8,791,080	-2,602,827	5,501,222	8,421,080	8,541,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,534,420	17,004,074	5,610,167	13,714,216	16,634,074	16,754,074
20	4,360,261	16,350,981	4,957,074	13,061,123	15,980,981	16,100,981
35	4,288,134	16,080,502	4,686,595	12,790,644	15,710,502	15,830,502
50	4,216,005	15,810,019	4,416,112	12,520,161	15,440,019	15,560,019
60	4,167,920	15,629,701	4,235,794	12,339,843	15,259,701	15,379,701
70	4,119,835	15,449,380	4,055,473	12,159,522	15,079,380	15,199,380
80	4,071,750	15,269,062	3,875,155	11,979,204	14,899,062	15,019,062
90	4,023,664	15,088,740	3,694,833	11,798,882	14,718,740	14,838,740
100	3,975,578	14,908,418	3,514,511	11,618,560	14,538,418	14,658,418
120	3,879,408	14,547,779	3,153,872	11,257,921	14,177,779	14,297,779
135	3,807,280	14,277,300	2,883,393	10,987,442	13,907,300	14,027,300
150	3,735,151	14,006,818	2,612,911	10,716,960	13,636,818	13,756,818
175	3,614,938	13,556,017	2,162,110	10,266,159	13,186,017	13,306,017
200	3,494,724	13,105,217	1,711,310	9,815,359	12,735,217	12,855,217
225	3,372,622	12,647,333	1,253,426	9,357,475	12,277,333	12,397,333
250	3,250,442	12,189,158	795,251	8,899,300	11,819,158	11,939,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,538,284	-39,518,564	-50,912,471	-42,808,422	-39,888,564	-39,768,564
20	-10,458,003	-39,217,512	-50,611,419	-42,507,370	-39,587,512	-39,467,512
35	-10,533,728	-39,501,482	-50,895,389	-42,791,340	-39,871,482	-39,751,482
50	-10,609,454	-39,785,452	-51,179,359	-43,075,310	-40,155,452	-40,035,452
60	-10,659,937	-39,974,763	-51,368,670	-43,264,621	-40,344,763	-40,224,763
70	-10,710,421	-40,164,077	-51,557,984	-43,453,935	-40,534,077	-40,414,077
80	-10,760,904	-40,353,392	-51,747,299	-43,643,250	-40,723,392	-40,603,392
90	-10,811,387	-40,542,702	-51,936,609	-43,832,560	-40,912,702	-40,792,702
100	-10,861,871	-40,732,017	-52,125,924	-44,021,875	-41,102,017	-40,982,017
120	-10,962,838	-41,110,642	-52,504,549	-44,400,500	-41,480,642	-41,360,642
135	-11,038,563	-41,394,612	-52,788,519	-44,684,470	-41,764,612	-41,644,612
150	-11,114,289	-41,678,582	-53,072,489	-44,968,440	-42,048,582	-41,928,582
175	-11,240,498	-42,151,867	-53,545,774	-45,441,725	-42,521,867	-42,401,867
200	-11,366,706	-42,625,147	-54,019,054	-45,915,005	-42,995,147	-42,875,147
225	-11,492,915	-43,098,432	-54,492,339	-46,388,290	-43,468,432	-43,348,432
250	-11,619,124	-43,571,716	-54,965,623	-46,861,574	-43,941,716	-43,821,716

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,660,690	-24,822,125	-36,216,032	-28,111,983	-25,192,125	-25,072,125
20	-32,505,103	-24,703,878	-36,097,785	-27,993,736	-25,073,878	-24,953,878
35	-32,809,711	-24,935,380	-36,329,287	-28,225,238	-25,305,380	-25,185,380
50	-33,114,319	-25,166,883	-36,560,790	-28,456,741	-25,536,883	-25,416,883
60	-33,317,391	-25,321,217	-36,715,124	-28,611,075	-25,691,217	-25,571,217
70	-33,520,463	-25,475,552	-36,869,459	-28,765,410	-25,845,552	-25,725,552
80	-33,723,536	-25,629,887	-37,023,794	-28,919,745	-25,999,887	-25,879,887
90	-33,926,607	-25,784,222	-37,178,129	-29,074,080	-26,154,222	-26,034,222
100	-34,129,680	-25,938,557	-37,332,464	-29,228,415	-26,308,557	-26,188,557
120	-34,535,824	-26,247,226	-37,641,133	-29,537,084	-26,617,226	-26,497,226
135	-34,840,432	-26,478,728	-37,872,635	-29,768,586	-26,848,728	-26,728,728
150	-35,145,040	-26,710,231	-38,104,138	-30,000,089	-27,080,231	-26,960,231
175	-35,652,721	-27,096,068	-38,489,975	-30,385,926	-27,466,068	-27,346,068
200	-36,160,401	-27,481,905	-38,875,812	-30,771,763	-27,851,905	-27,731,905
225	-36,668,080	-27,867,741	-39,261,648	-31,157,599	-28,237,741	-28,117,741
250	-37,175,760	-28,253,578	-39,647,485	-31,543,436	-28,623,578	-28,503,578

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,875,170	-22,705,129	-34,099,036	-25,994,987	-23,075,129	-22,955,129
20	-29,767,490	-22,623,292	-34,017,199	-25,913,150	-22,993,292	-22,873,292
35	-30,072,098	-22,854,794	-34,248,701	-26,144,652	-23,224,794	-23,104,794
50	-30,376,706	-23,086,297	-34,480,204	-26,376,155	-23,456,297	-23,336,297
60	-30,579,778	-23,240,631	-34,634,538	-26,530,489	-23,610,631	-23,490,631
70	-30,782,850	-23,394,966	-34,788,873	-26,684,824	-23,764,966	-23,644,966
80	-30,985,923	-23,549,301	-34,943,208	-26,839,159	-23,919,301	-23,799,301
90	-31,188,995	-23,703,636	-35,097,543	-26,993,494	-24,073,636	-23,953,636
100	-31,392,067	-23,857,971	-35,251,878	-27,147,829	-24,227,971	-24,107,971
120	-31,796,211	-24,166,640	-35,560,547	-27,456,498	-24,536,640	-24,416,640
135	-32,102,819	-24,398,142	-35,792,049	-27,688,000	-24,768,142	-24,648,142
150	-32,407,428	-24,629,645	-36,023,552	-27,919,503	-24,999,645	-24,879,645
175	-32,915,108	-25,015,482	-36,409,389	-28,305,340	-25,385,482	-25,265,482
200	-33,422,788	-25,401,319	-36,795,226	-28,691,177	-25,771,319	-25,651,319
225	-33,930,467	-25,787,155	-37,181,062	-29,077,013	-26,157,155	-26,037,155
250	-34,438,148	-26,172,992	-37,566,899	-29,462,850	-26,542,992	-26,422,992

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,443,507	-56,577,065	-67,970,972	-59,866,923	-56,947,065	-56,827,065
20	-73,569,295	-55,912,665	-67,306,572	-59,202,523	-56,282,665	-56,162,665
35	-73,873,904	-56,144,167	-67,538,074	-59,434,025	-56,514,167	-56,394,167
50	-74,178,512	-56,375,669	-67,769,576	-59,665,527	-56,745,669	-56,625,669
60	-74,381,584	-56,530,003	-67,923,910	-59,819,861	-56,900,003	-56,780,003
70	-74,584,656	-56,684,339	-68,078,246	-59,974,197	-57,054,339	-56,934,339
80	-74,787,729	-56,838,674	-68,232,581	-60,128,532	-57,208,674	-57,088,674
90	-74,990,800	-56,993,008	-68,386,915	-60,282,866	-57,363,008	-57,243,008
100	-75,193,873	-57,147,343	-68,541,250	-60,437,201	-57,517,343	-57,397,343
120	-75,600,017	-57,456,013	-68,849,920	-60,745,871	-57,826,013	-57,706,013
135	-75,904,624	-57,687,514	-69,081,421	-60,977,372	-58,057,514	-57,937,514
150	-76,209,233	-57,919,017	-69,312,924	-61,208,875	-58,289,017	-58,169,017
175	-76,716,913	-58,304,854	-69,698,761	-61,594,712	-58,674,854	-58,554,854
200	-77,224,594	-58,690,691	-70,084,598	-61,980,549	-59,060,691	-58,940,691
225	-77,732,274	-59,076,528	-70,470,435	-62,366,386	-59,446,528	-59,326,528
250	-78,239,954	-59,462,365	-70,856,272	-62,752,223	-59,832,365	-59,712,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,134,341	-13,289,556	-24,683,463	-16,579,414	-13,659,556	-13,539,556
20	-40,928,280	-13,222,983	-24,616,890	-16,512,841	-13,592,983	-13,472,983
35	-41,304,337	-13,344,478	-24,738,385	-16,634,336	-13,714,478	-13,594,478
50	-41,680,394	-13,465,973	-24,859,880	-16,755,831	-13,835,973	-13,715,973
60	-41,931,098	-13,546,970	-24,940,877	-16,836,828	-13,916,970	-13,796,970
70	-42,181,804	-13,627,967	-25,021,874	-16,917,825	-13,997,967	-13,877,967
80	-42,432,508	-13,708,964	-25,102,871	-16,998,822	-14,078,964	-13,958,964
90	-42,683,212	-13,789,961	-25,183,868	-17,079,819	-14,159,961	-14,039,961
100	-42,933,917	-13,870,958	-25,264,865	-17,160,816	-14,240,958	-14,120,958
120	-43,435,326	-14,032,952	-25,426,859	-17,322,810	-14,402,952	-14,282,952
135	-43,811,383	-14,154,447	-25,548,354	-17,444,305	-14,524,447	-14,404,447
150	-44,187,440	-14,275,942	-25,669,849	-17,565,800	-14,645,942	-14,525,942
175	-44,814,201	-14,478,434	-25,872,341	-17,768,292	-14,848,434	-14,728,434
200	-45,440,963	-14,680,927	-26,074,834	-17,970,785	-15,050,927	-14,930,927
225	-46,067,725	-14,883,419	-26,277,326	-18,173,277	-15,253,419	-15,133,419
250	-46,694,486	-15,085,911	-26,479,818	-18,375,769	-15,455,911	-15,335,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,798,818	-12,211,926	-23,605,833	-15,501,784	-12,581,926	-12,461,926
20	-37,650,125	-12,163,887	-23,557,794	-15,453,745	-12,533,887	-12,413,887
35	-38,026,183	-12,285,382	-23,679,289	-15,575,240	-12,655,382	-12,535,382
50	-38,402,239	-12,406,877	-23,800,784	-15,696,735	-12,776,877	-12,656,877
60	-38,652,943	-12,487,874	-23,681,781	-15,777,732	-12,857,874	-12,737,874
70	-38,903,648	-12,568,871	-23,962,778	-15,858,729	-12,938,871	-12,818,871
80	-39,154,353	-12,649,868	-24,043,775	-15,939,726	-13,019,868	-12,899,868
90	-39,405,057	-12,730,865	-24,124,772	-16,020,723	-13,100,865	-12,980,865
100	-39,655,762	-12,811,862	-24,205,769	-16,101,720	-13,181,862	-13,061,862
120	-40,157,171	-12,973,855	-24,367,762	-16,263,713	-13,343,855	-13,223,855
135	-40,533,228	-13,095,351	-24,489,258	-16,385,209	-13,465,351	-13,345,351
150	-40,909,284	-13,216,846	-24,610,753	-16,506,704	-13,586,846	-13,466,846
175	-41,536,046	-13,419,338	-24,813,245	-16,709,196	-13,789,338	-13,669,338
200	-42,162,808	-13,621,830	-25,015,737	-16,911,688	-13,991,830	-13,871,830
225	-42,789,569	-13,824,322	-25,218,229	-17,114,180	-14,194,322	-14,074,322
250	-43,416,331	-14,026,815	-25,420,722	-17,316,673	-14,396,815	-14,276,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-91,167,183	-29,454,013	-40,847,920	-32,743,871	-29,824,013	-29,704,013
20	-90,100,607	-29,109,427	-40,503,334	-32,399,285	-29,479,427	-29,359,427
35	-90,476,663	-29,230,922	-40,624,829	-32,520,780	-29,600,922	-29,480,922
50	-90,852,721	-29,352,417	-40,746,324	-32,642,275	-29,722,417	-29,602,417
60	-91,103,425	-29,433,414	-40,827,321	-32,723,272	-29,803,414	-29,683,414
70	-91,354,129	-29,514,411	-40,908,318	-32,804,269	-29,884,411	-29,764,411
80	-91,604,834	-29,595,408	-40,989,315	-32,885,266	-29,965,408	-29,845,408
90	-91,855,539	-29,676,405	-41,070,312	-32,966,263	-30,046,405	-29,926,405
100	-92,106,243	-29,757,402	-41,151,309	-33,047,260	-30,127,402	-30,007,402
120	-92,607,652	-29,919,395	-41,313,302	-33,209,253	-30,289,395	-30,169,395
135	-92,983,710	-30,040,891	-41,434,798	-33,330,749	-30,410,891	-30,290,891
150	-93,359,766	-30,162,386	-41,556,293	-33,452,244	-30,532,386	-30,412,386
175	-93,986,528	-30,364,878	-41,758,785	-33,654,736	-30,734,878	-30,614,878
200	-94,613,289	-30,567,370	-41,961,277	-33,857,228	-30,937,370	-30,817,370
225	-95,240,051	-30,769,863	-42,163,770	-34,059,721	-31,139,863	-31,019,863
250	-95,866,813	-30,972,355	-42,366,262	-34,262,213	-31,342,355	-31,222,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	40%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-125,734	-35,205	-11,429,112	-3,325,063	-405,205	-285,205
20	-1,061,462	-297,209	-11,691,116	-3,587,067	-667,209	-547,209
35	-1,764,881	-494,167	-11,888,074	-3,784,025	-864,167	-744,167
50	-2,468,299	-691,124	-12,085,031	-3,980,982	-1,061,124	-941,124
60	-2,937,246	-822,429	-12,216,336	-4,112,287	-1,192,429	-1,072,429
70	-3,406,191	-953,734	-12,347,641	-4,243,592	-1,323,734	-1,203,734
80	-3,875,137	-1,085,038	-12,478,945	-4,374,896	-1,455,038	-1,335,038
90	-4,344,082	-1,216,343	-12,610,250	-4,506,201	-1,586,343	-1,466,343
100	-4,813,028	-1,347,648	-12,741,555	-4,637,506	-1,717,648	-1,597,648
120	-5,750,919	-1,610,257	-13,004,164	-4,900,115	-1,980,257	-1,860,257
135	-6,454,338	-1,807,215	-13,201,122	-5,097,073	-2,177,215	-2,057,215
150	-7,157,756	-2,004,172	-13,398,079	-5,294,030	-2,374,172	-2,254,172
175	-8,330,120	-2,332,434	-13,726,341	-5,622,292	-2,702,434	-2,582,434
200	-9,502,484	-2,660,696	-14,054,603	-5,950,554	-3,030,696	-2,910,696
225	-10,674,848	-2,988,957	-14,382,864	-6,278,815	-3,358,957	-3,238,957
250	-11,847,212	-3,317,219	-14,711,126	-6,607,077	-3,687,219	-3,567,219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,443,430	1,804,160	-9,589,747	-1,485,698	1,434,160	1,554,160
20	5,449,470	1,525,852	-9,868,055	-1,764,006	1,155,852	1,275,852
35	4,779,467	1,338,251	-10,055,656	-1,951,607	968,251	1,088,251
50	4,109,462	1,150,649	-10,243,258	-2,139,209	780,649	900,649
60	3,660,451	1,024,926	-10,368,981	-2,264,932	654,926	774,926
70	3,206,477	897,813	-10,496,094	-2,392,045	527,813	647,813
80	2,752,502	770,701	-10,623,206	-2,519,157	400,701	520,701
90	2,298,527	643,588	-10,750,319	-2,646,270	273,588	393,588
100	1,844,552	516,475	-10,877,432	-2,773,383	146,475	266,475
120	920,798	257,823	-11,136,084	-3,032,035	-112,177	7,823
135	228,699	64,036	-11,329,871	-3,225,822	-305,964	-185,964
150	-470,979	-131,874	-11,525,781	-3,421,732	-501,874	-381,874
175	-1,643,343	-460,136	-11,854,043	-3,749,994	-830,136	-710,136
200	-2,815,707	-788,398	-12,182,305	-4,078,256	-1,158,398	-1,038,398
225	-3,988,071	-1,116,660	-12,510,567	-4,406,518	-1,486,660	-1,366,660
250	-5,160,436	-1,444,922	-12,838,829	-4,734,780	-1,814,922	-1,694,922

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£120

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,182,670	-28,611,147	-40,005,054	-31,901,005	-28,981,147	-28,861,147
20	-101,363,120	-28,381,674	-39,775,581	-31,671,532	-28,751,674	-28,631,674
35	-102,066,538	-28,578,631	-39,972,538	-31,868,489	-28,948,631	-28,828,631
50	-102,769,957	-28,775,588	-40,169,495	-32,065,446	-29,145,588	-29,025,588
60	-103,238,902	-28,906,893	-40,300,800	-32,196,751	-29,276,893	-29,156,893
70	-103,707,848	-29,038,197	-40,432,104	-32,328,055	-29,408,197	-29,288,197
80	-104,176,793	-29,169,502	-40,563,409	-32,459,360	-29,539,502	-29,419,502
90	-104,645,739	-29,300,807	-40,694,714	-32,590,665	-29,670,807	-29,550,807
100	-105,114,684	-29,432,112	-40,826,019	-32,721,970	-29,802,112	-29,682,112
120	-106,052,575	-29,694,721	-41,088,628	-32,984,579	-30,064,721	-29,944,721
135	-106,755,994	-29,891,678	-41,285,585	-33,181,536	-30,261,678	-30,141,678
150	-107,459,413	-30,088,636	-41,482,543	-33,378,494	-30,458,636	-30,338,636
175	-108,631,776	-30,416,897	-41,810,804	-33,706,755	-30,786,897	-30,666,897
200	-109,804,141	-30,745,159	-42,139,066	-34,035,017	-31,115,159	-30,995,159
225	-110,976,505	-31,073,421	-42,467,328	-34,363,279	-31,443,421	-31,323,421
250	-112,148,869	-31,401,683	-42,795,590	-34,691,541	-31,771,683	-31,651,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,203,650	-2,584,150	-13,978,057	-5,874,008	-2,954,150	-2,834,150
20	-9,896,573	-3,117,421	-14,511,328	-6,407,279	-3,487,421	-3,367,421
35	-11,272,088	-3,550,708	-14,944,615	-6,840,566	-3,920,708	-3,800,708
50	-12,647,603	-3,983,995	-15,377,902	-7,273,853	-4,353,995	-4,233,995
60	-13,564,612	-4,272,853	-15,666,760	-7,562,711	-4,642,853	-4,522,853
70	-14,481,622	-4,561,711	-15,955,618	-7,851,569	-4,931,711	-4,811,711
80	-15,398,632	-4,850,569	-16,244,476	-8,140,427	-5,220,569	-5,100,569
90	-16,315,641	-5,139,427	-16,533,334	-8,429,285	-5,509,427	-5,389,427
100	-17,232,650	-5,428,285	-16,822,192	-8,718,143	-5,798,285	-5,678,285
120	-19,066,670	-6,006,001	-17,399,908	-9,295,859	-6,376,001	-6,256,001
135	-20,442,184	-6,439,288	-17,833,195	-9,729,146	-6,809,288	-6,689,288
150	-21,817,699	-6,872,575	-18,266,482	-10,162,433	-7,242,575	-7,122,575
175	-24,110,223	-7,594,720	-18,988,627	-10,884,578	-7,964,720	-7,844,720
200	-26,402,747	-8,316,865	-19,710,772	-11,606,723	-8,686,865	-8,566,865
225	-28,695,271	-9,039,010	-20,432,917	-12,328,868	-9,409,010	-9,289,010
250	-30,987,795	-9,761,155	-21,155,062	-13,051,013	-10,131,155	-10,011,155

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,940,463	926,246	-10,467,661	-2,363,612	556,246	676,246
20	1,104,200	347,823	-11,046,084	-2,942,035	-22,177	97,823
35	-253,255	-79,775	-11,473,682	-3,369,633	-449,775	-329,775
50	-1,628,769	-513,062	-11,906,969	-3,802,920	-883,062	-763,062
60	-2,545,778	-801,920	-12,195,827	-4,091,778	-1,171,920	-1,051,920
70	-3,462,788	-1,090,778	-12,484,685	-4,380,636	-1,460,778	-1,340,778
80	-4,379,798	-1,379,636	-12,773,543	-4,669,494	-1,749,636	-1,629,636
90	-5,296,808	-1,668,495	-13,062,402	-4,958,353	-2,038,495	-1,918,495
100	-6,213,817	-1,957,352	-13,351,259	-5,247,210	-2,327,352	-2,207,352
120	-8,047,837	-2,535,069	-13,928,976	-5,824,927	-2,905,069	-2,785,069
135	-9,423,351	-2,968,355	-14,362,262	-6,258,213	-3,338,355	-3,218,355
150	-10,798,866	-3,401,643	-14,795,550	-6,691,501	-3,771,643	-3,651,643
175	-13,091,389	-4,123,788	-15,517,695	-7,413,646	-4,493,788	-4,373,788
200	-15,383,914	-4,845,933	-16,239,840	-8,135,791	-5,215,933	-5,095,933
225	-17,676,438	-5,568,078	-16,961,985	-8,857,936	-5,938,078	-5,818,078
250	-19,968,962	-6,290,223	-17,684,130	-9,580,081	-6,660,223	-6,540,223

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£20

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-176,378,592	-55,559,256	-66,953,163	-58,849,114	-55,929,256	-55,809,256
20	-175,179,072	-55,181,408	-66,575,315	-58,471,266	-55,551,408	-55,431,408
35	-176,554,587	-55,614,695	-67,008,602	-58,904,553	-55,984,695	-55,864,695
50	-177,930,101	-56,047,982	-67,441,889	-59,337,840	-56,417,982	-56,297,982
60	-178,847,111	-56,336,840	-67,730,747	-59,626,698	-56,706,840	-56,586,840
70	-179,764,121	-56,625,698	-68,019,605	-59,915,556	-56,995,698	-56,875,698
80	-180,681,130	-56,914,556	-68,308,463	-60,204,414	-57,284,556	-57,164,556
90	-181,598,139	-57,203,414	-68,597,321	-60,493,272	-57,573,414	-57,453,414
100	-182,515,149	-57,492,272	-68,886,179	-60,782,130	-57,862,272	-57,742,272
120	-184,349,168	-58,069,988	-69,463,895	-61,359,846	-58,439,988	-58,319,988
135	-185,724,683	-58,503,275	-69,897,182	-61,793,133	-58,873,275	-58,753,275
150	-187,100,198	-58,936,562	-70,330,469	-62,226,420	-59,306,562	-59,186,562
175	-189,392,722	-59,658,707	-71,052,614	-62,948,565	-60,028,707	-59,908,707
200	-191,685,245	-60,380,852	-71,774,759	-63,670,710	-60,750,852	-60,630,852
225	-193,977,770	-61,102,998	-72,496,905	-64,392,856	-61,472,998	-61,352,998
250	-196,270,294	-61,825,143	-73,219,050	-65,115,001	-62,195,143	-62,075,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	120	120
CM17	NV	100	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	175	200
CM17	NV	90	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	175	250	250	250
CM17	250	250	250	250

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	60	70
CM17	NV	NV	200	200
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	0	100	100

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	536,734	5,367,338	-6,026,569	2,077,480	4,997,338	5,117,338
20	517,308	5,173,076	-6,220,831	1,883,218	4,803,076	4,923,076
35	509,662	5,096,619	-6,297,288	1,806,761	4,726,619	4,846,619
50	502,016	5,020,161	-6,373,746	1,730,303	4,650,161	4,770,161
60	496,919	4,969,189	-6,424,718	1,679,331	4,599,189	4,719,189
70	491,822	4,918,218	-6,475,689	1,628,360	4,548,218	4,668,218
80	486,725	4,867,246	-6,526,661	1,577,388	4,497,246	4,617,246
90	481,627	4,816,274	-6,577,633	1,526,416	4,446,274	4,566,274
100	476,530	4,765,302	-6,628,605	1,475,444	4,395,302	4,515,302
120	466,336	4,663,359	-6,730,548	1,373,501	4,293,359	4,413,359
135	458,689	4,586,891	-6,807,016	1,297,033	4,216,891	4,336,891
150	451,043	4,510,434	-6,883,473	1,220,576	4,140,434	4,260,434
175	438,300	4,383,004	-7,010,903	1,093,146	4,013,004	4,133,004
200	425,558	4,255,575	-7,138,332	965,717	3,885,575	4,005,575
225	412,815	4,128,146	-7,265,761	838,288	3,758,146	3,878,146
250	400,071	4,000,706	-7,393,201	710,848	3,630,706	3,750,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£639,924	6,399,243	-4,994,664	3,109,385	6,029,243	6,149,243
20	618,724	6,187,239	-5,206,668	2,897,381	5,817,239	5,937,239
35	611,078	6,110,781	-5,283,126	2,820,923	5,740,781	5,860,781
50	603,432	6,034,323	-5,359,584	2,744,465	5,664,323	5,784,323
60	598,335	5,983,352	-5,410,555	2,693,494	5,613,352	5,733,352
70	593,238	5,932,380	-5,461,527	2,642,522	5,562,380	5,682,380
80	588,140	5,881,398	-5,512,509	2,591,540	5,511,398	5,631,398
90	583,043	5,830,426	-5,563,481	2,540,568	5,460,426	5,580,426
100	577,945	5,779,455	-5,614,452	2,489,597	5,409,455	5,529,455
120	567,751	5,677,511	-5,716,396	2,387,653	5,307,511	5,427,511
135	560,105	5,601,054	-5,792,853	2,311,196	5,231,054	5,351,054
150	552,460	5,524,596	-5,869,311	2,234,738	5,154,596	5,274,596
175	539,717	5,397,167	-5,996,740	2,107,309	5,027,167	5,147,167
200	526,973	5,269,727	-6,124,180	1,979,869	4,899,727	5,019,727
225	514,230	5,142,298	-6,251,609	1,852,440	4,772,298	4,892,298
250	501,487	5,014,869	-6,379,038	1,725,011	4,644,869	4,764,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,028,819	-10,288,195	-21,682,102	-13,578,053	-10,658,195	-10,538,195
20	-1,021,498	-10,214,975	-21,608,882	-13,504,833	-10,584,975	-10,464,975
35	-1,029,278	-10,292,779	-21,686,686	-13,582,637	-10,662,779	-10,542,779
50	-1,037,057	-10,370,572	-21,764,479	-13,660,430	-10,740,572	-10,620,572
60	-1,042,243	-10,422,431	-21,816,338	-13,712,289	-10,792,431	-10,672,431
70	-1,047,430	-10,474,300	-21,868,207	-13,764,158	-10,844,300	-10,724,300
80	-1,052,617	-10,526,168	-21,920,075	-13,816,026	-10,896,168	-10,776,168
90	-1,057,803	-10,578,027	-21,971,934	-13,867,885	-10,948,027	-10,828,027
100	-1,062,990	-10,629,896	-22,023,803	-13,919,754	-10,999,896	-10,879,896
120	-1,073,362	-10,733,624	-22,127,531	-14,023,482	-11,103,624	-10,983,624
135	-1,081,142	-10,811,417	-22,205,324	-14,101,275	-11,181,417	-11,061,417
150	-1,088,922	-10,889,220	-22,283,127	-14,179,078	-11,259,220	-11,139,220
175	-1,101,888	-11,018,882	-22,412,789	-14,308,740	-11,388,882	-11,268,882
200	-1,114,854	-11,148,544	-22,542,451	-14,438,402	-11,518,544	-11,398,544
225	-1,127,821	-11,278,207	-22,672,114	-14,568,065	-11,648,207	-11,528,207
250	-1,140,787	-11,407,869	-22,801,776	-14,697,727	-11,777,869	-11,657,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,028,819	-10,288,195	-21,682,102	-13,578,053	-10,658,195	-10,538,195
20	-1,021,498	-10,214,975	-21,608,882	-13,504,833	-10,584,975	-10,464,975
35	-1,029,278	-10,292,779	-21,686,686	-13,582,637	-10,662,779	-10,542,779
50	-1,037,057	-10,370,572	-21,764,479	-13,660,430	-10,740,572	-10,620,572
60	-1,042,243	-10,422,431	-21,816,338	-13,712,289	-10,792,431	-10,672,431
70	-1,047,430	-10,474,300	-21,868,207	-13,764,158	-10,844,300	-10,724,300
80	-1,052,617	-10,526,168	-21,920,075	-13,816,026	-10,896,168	-10,776,168
90	-1,057,803	-10,578,027	-21,971,934	-13,867,885	-10,948,027	-10,828,027
100	-1,062,990	-10,629,896	-22,023,803	-13,919,754	-10,999,896	-10,879,896
120	-1,073,362	-10,733,624	-22,127,531	-14,023,482	-11,103,624	-10,983,624
135	-1,081,142	-10,811,417	-22,205,324	-14,101,275	-11,181,417	-11,061,417
150	-1,088,922	-10,889,220	-22,283,127	-14,179,078	-11,259,220	-11,139,220
175	-1,101,888	-11,018,882	-22,412,789	-14,308,740	-11,388,882	-11,268,882
200	-1,114,854	-11,148,544	-22,542,451	-14,438,402	-11,518,544	-11,398,544
225	-1,127,821	-11,278,207	-22,672,114	-14,568,065	-11,648,207	-11,528,207
250	-1,140,787	-11,407,869	-22,801,776	-14,697,727	-11,777,869	-11,657,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	35%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	171,354	2,398,962	-8,994,945	-890,896	2,028,962	2,148,962
20	145,646	2,039,038	-9,354,869	-1,250,820	1,669,038	1,789,038
35	128,575	1,800,054	-9,593,853	-1,489,804	1,430,054	1,550,054
50	111,504	1,561,056	-9,832,851	-1,728,802	1,191,056	1,311,056
60	100,124	1,401,738	-9,992,169	-1,888,120	1,031,738	1,151,738
70	88,743	1,242,406	-10,151,501	-2,047,452	872,406	992,406
80	77,362	1,083,074	-10,310,833	-2,206,784	713,074	833,074
90	65,983	923,756	-10,470,151	-2,366,102	553,756	673,756
100	54,602	764,424	-10,629,483	-2,525,434	394,424	514,424
120	31,841	445,774	-10,948,133	-2,844,084	75,774	195,774
135	14,770	206,776	-11,187,131	-3,083,082	-163,224	-43,224
150	-2,338	-32,731	-11,426,638	-3,322,589	-402,731	-282,731
175	-31,255	-437,575	-11,831,482	-3,727,433	-807,575	-687,575
200	-60,172	-842,405	-12,236,312	-4,132,263	-1,212,405	-1,092,405
225	-89,088	-1,247,235	-12,641,142	-4,537,093	-1,617,235	-1,497,235
250	-118,005	-1,652,065	-13,045,972	-4,941,923	-2,022,065	-1,902,065

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£120

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,445	5,172,234	-6,221,673	1,882,376	4,802,234	4,922,234
20	340,330	4,764,618	-6,629,289	1,474,760	4,394,618	4,514,618
35	323,260	4,525,634	-6,868,273	1,235,776	4,155,634	4,275,634
50	306,188	4,286,636	-7,107,271	996,778	3,916,636	4,036,636
60	294,807	4,127,304	-7,266,603	837,446	3,757,304	3,877,304
70	283,428	3,967,986	-7,425,921	678,128	3,597,986	3,717,986
80	272,047	3,808,654	-7,585,253	518,796	3,438,654	3,558,654
90	260,666	3,649,322	-7,744,585	359,464	3,279,322	3,399,322
100	249,286	3,490,004	-7,903,903	200,146	3,120,004	3,240,004
120	226,524	3,171,340	-8,222,567	-118,518	2,801,340	2,921,340
135	209,454	2,932,356	-8,461,551	-357,502	2,562,356	2,682,356
150	192,383	2,693,358	-8,700,549	-596,500	2,323,358	2,443,358
175	163,932	2,295,042	-9,098,865	-894,816	1,925,042	2,045,042
200	135,480	1,896,726	-9,497,181	-1,393,132	1,526,726	1,646,726
225	107,029	1,498,410	-9,895,497	-1,791,448	1,128,410	1,248,410
250	78,578	1,100,094	-10,293,813	-2,189,764	730,094	850,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,845,803	-39,841,245	-51,235,152	-43,131,103	-40,211,245	-40,091,245
20	-2,819,992	-39,479,891	-50,873,798	-42,769,749	-39,849,891	-39,729,891
35	-2,837,342	-39,722,789	-51,116,696	-43,012,647	-40,092,789	-39,972,789
50	-2,854,692	-39,965,687	-51,359,594	-43,255,545	-40,335,687	-40,215,687
60	-2,866,258	-40,127,619	-51,521,526	-43,417,477	-40,497,619	-40,377,619
70	-2,877,825	-40,289,551	-51,683,458	-43,579,409	-40,659,551	-40,539,551
80	-2,889,392	-40,451,483	-51,845,390	-43,741,341	-40,821,483	-40,701,483
90	-2,900,958	-40,613,415	-52,007,322	-43,903,273	-40,983,415	-40,863,415
100	-2,912,525	-40,775,346	-52,169,253	-44,065,204	-41,145,346	-41,025,346
120	-2,935,658	-41,099,210	-52,493,117	-44,389,068	-41,469,210	-41,349,210
135	-2,953,008	-41,342,108	-52,736,015	-44,631,966	-41,712,108	-41,592,108
150	-2,970,359	-41,585,020	-52,978,927	-44,874,878	-41,955,020	-41,835,020
175	-2,999,275	-41,989,850	-53,383,757	-45,279,708	-42,359,850	-42,239,850
200	-3,028,191	-42,394,680	-53,788,587	-45,684,538	-42,764,680	-42,644,680
225	-3,057,108	-42,799,510	-54,193,417	-46,089,368	-43,169,510	-43,049,510
250	-3,086,024	-43,204,339	-54,598,246	-46,494,197	-43,574,339	-43,454,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	35%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	528,664	2,484,721	-8,909,186	-805,137	2,114,721	2,234,721
20	474,015	2,227,868	-9,166,039	-1,061,990	1,857,868	1,977,868
35	439,847	2,067,281	-9,326,626	-1,222,577	1,697,281	1,817,281
50	405,680	1,906,694	-9,487,213	-1,383,164	1,536,694	1,656,694
60	382,901	1,799,636	-9,594,271	-1,490,222	1,429,636	1,549,636
70	360,123	1,692,578	-9,701,329	-1,597,280	1,322,578	1,442,578
80	337,345	1,585,520	-9,808,387	-1,704,338	1,215,520	1,335,520
90	314,566	1,478,462	-9,915,445	-1,811,396	1,108,462	1,228,462
100	291,788	1,371,404	-10,022,503	-1,918,454	1,001,404	1,121,404
120	246,232	1,157,288	-10,236,619	-2,132,570	787,288	907,288
135	212,064	996,701	-10,397,206	-2,293,157	626,701	746,701
150	177,896	836,110	-10,557,797	-2,453,748	466,110	586,110
175	120,950	568,465	-10,825,442	-2,721,393	198,465	318,465
200	64,004	300,820	-11,093,087	-2,989,038	-69,180	50,820
225	7,058	33,175	-11,360,732	-3,256,683	-336,825	-216,825
250	-50,704	-238,307	-11,632,214	-3,528,165	-608,307	-488,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	930,611	4,373,869	-7,020,038	1,084,011	4,003,869	4,123,869
20	869,049	4,084,528	-7,309,379	794,670	3,714,528	3,834,528
35	834,881	3,923,941	-7,489,966	634,083	3,553,941	3,673,941
50	800,714	3,763,354	-7,630,553	473,496	3,393,354	3,513,354
60	777,935	3,656,296	-7,737,611	366,438	3,286,296	3,406,296
70	755,157	3,549,238	-7,844,669	259,380	3,179,238	3,299,238
80	732,379	3,442,180	-7,951,727	152,322	3,072,180	3,192,180
90	709,600	3,335,122	-8,058,785	45,264	2,965,122	3,085,122
100	686,822	3,228,064	-8,165,843	-61,794	2,858,064	2,978,064
120	641,265	3,013,944	-8,379,963	-275,914	2,643,944	2,763,944
135	607,097	2,853,357	-8,540,550	-436,501	2,483,357	2,603,357
150	572,930	2,692,770	-8,701,137	-597,088	2,322,770	2,442,770
175	515,984	2,425,125	-8,968,782	-864,733	2,055,125	2,175,125
200	459,038	2,157,480	-9,236,427	-1,132,378	1,787,480	1,907,480
225	402,093	1,889,835	-9,504,072	-1,400,023	1,519,835	1,639,835
250	345,147	1,622,190	-9,771,717	-1,667,668	1,252,190	1,372,190

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,808,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,806,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,806,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,806,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,806,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,806,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,590,502	-26,275,357	-37,669,264	-29,565,215	-26,645,357	-26,525,357
20	-5,540,652	-26,041,065	-37,434,972	-29,330,923	-26,411,065	-26,291,065
35	-5,575,379	-26,204,282	-37,598,189	-29,494,140	-26,574,282	-26,454,282
50	-5,610,105	-26,367,495	-37,761,402	-29,657,353	-26,737,495	-26,617,495
60	-5,633,256	-26,476,304	-37,870,211	-29,766,162	-26,846,304	-26,726,304
70	-5,656,407	-26,585,114	-37,979,021	-29,874,972	-26,955,114	-26,835,114
80	-5,679,558	-26,693,924	-38,087,831	-29,983,782	-27,063,924	-26,943,924
90	-5,702,709	-26,802,734	-38,196,641	-30,092,592	-27,172,734	-27,052,734
100	-5,725,859	-26,911,539	-38,305,446	-30,201,397	-27,281,539	-27,161,539
120	-5,772,161	-27,129,158	-38,523,065	-30,419,016	-27,499,158	-27,379,158
135	-5,806,887	-27,292,371	-38,686,278	-30,582,229	-27,662,371	-27,542,371
150	-5,841,614	-27,455,588	-38,849,495	-30,745,446	-27,825,588	-27,705,588
175	-5,899,491	-27,727,610	-39,121,517	-31,017,468	-28,097,610	-27,977,610
200	-5,957,369	-27,999,632	-39,393,539	-31,289,490	-28,369,632	-28,249,632
225	-6,015,246	-28,271,654	-39,665,561	-31,561,512	-28,641,654	-28,521,654
250	-6,073,124	-28,543,681	-39,937,588	-31,833,539	-28,913,681	-28,793,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,766,448	-4,151,153	-15,545,060	-7,441,011	-4,521,153	-4,401,153
20	-1,825,161	-4,289,129	-15,683,036	-7,578,987	-4,659,129	-4,539,129
35	-1,891,981	-4,446,156	-15,840,063	-7,736,014	-4,816,156	-4,696,156
50	-1,958,803	-4,603,186	-15,997,093	-7,893,044	-4,973,186	-4,853,186
60	-2,003,350	-4,707,872	-16,101,779	-7,997,730	-5,077,872	-4,957,872
70	-2,047,897	-4,812,559	-16,206,466	-8,102,417	-5,182,559	-5,062,559
80	-2,092,444	-4,917,243	-16,311,150	-8,207,101	-5,287,243	-5,167,243
90	-2,136,991	-5,021,930	-16,415,837	-8,311,788	-5,391,930	-5,271,930
100	-2,181,539	-5,126,616	-16,520,523	-8,416,474	-5,496,616	-5,376,616
120	-2,270,633	-5,335,987	-16,729,894	-8,625,845	-5,705,987	-5,585,987
135	-2,337,454	-5,493,016	-16,886,923	-8,782,874	-5,863,016	-5,743,016
150	-2,404,275	-5,650,046	-17,043,953	-8,939,904	-6,020,046	-5,900,046
175	-2,515,643	-5,911,760	-17,305,667	-9,201,618	-6,281,760	-6,161,760
200	-2,627,011	-6,173,476	-17,567,383	-9,463,334	-6,543,476	-6,423,476
225	-2,738,379	-6,435,190	-17,829,097	-9,725,048	-6,805,190	-6,685,190
250	-2,849,747	-6,696,906	-18,090,813	-9,986,764	-7,066,906	-6,946,906

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,106,202	-2,599,574	-13,993,481	-5,889,432	-2,969,574	-2,849,574
20	-1,178,271	-2,764,237	-14,158,144	-6,054,095	-3,134,237	-3,014,237
35	-1,243,091	-2,921,264	-14,315,171	-6,211,122	-3,291,264	-3,171,264
50	-1,309,912	-3,078,294	-14,472,201	-6,368,152	-3,448,294	-3,328,294
60	-1,354,460	-3,182,980	-14,576,887	-6,472,838	-3,552,980	-3,432,980
70	-1,399,007	-3,287,667	-14,681,574	-6,577,525	-3,657,667	-3,537,667
80	-1,443,554	-3,392,351	-14,786,259	-6,682,209	-3,762,351	-3,642,351
90	-1,488,101	-3,497,038	-14,890,945	-6,786,896	-3,867,038	-3,747,038
100	-1,532,649	-3,601,724	-14,995,631	-6,891,582	-3,971,724	-3,851,724
120	-1,621,742	-3,811,095	-15,205,002	-7,100,953	-4,181,095	-4,061,095
135	-1,688,564	-3,968,124	-15,362,031	-7,257,982	-4,338,124	-4,218,124
150	-1,755,385	-4,125,154	-15,519,061	-7,415,012	-4,495,154	-4,375,154
175	-1,866,752	-4,386,868	-15,780,775	-7,676,726	-4,756,868	-4,636,868
200	-1,978,121	-4,648,584	-16,042,491	-7,938,442	-5,018,584	-4,898,584
225	-2,089,489	-4,910,298	-16,304,205	-8,200,156	-5,280,298	-5,160,298
250	-2,200,856	-5,172,012	-16,565,919	-8,461,870	-5,542,012	-5,422,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,859	-40,440,765	-32,336,716	-29,416,859	-29,296,859
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,858	-40,440,765	-32,336,716	-29,416,858	-29,296,858
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,858	-40,440,765	-32,336,716	-29,416,858	-29,296,858
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,858	-40,440,765	-32,336,716	-29,416,858	-29,296,858
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,858	-40,440,765	-32,336,716	-29,416,858	-29,296,858
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,858	-40,440,765	-32,336,716	-29,416,858	-29,296,858
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,670,135	-27,424,818	-38,818,725	-30,714,676	-27,794,818	-27,674,818
20	-11,558,515	-27,162,510	-38,556,417	-30,452,368	-27,532,510	-27,412,510
35	-11,625,336	-27,319,540	-38,713,447	-30,609,398	-27,689,540	-27,569,540
50	-11,692,156	-27,476,567	-38,870,474	-30,766,425	-27,846,567	-27,726,567
60	-11,736,704	-27,581,254	-38,975,161	-30,871,112	-27,951,254	-27,831,254
70	-11,781,251	-27,685,940	-39,079,847	-30,975,798	-28,055,940	-27,935,940
80	-11,825,799	-27,790,627	-39,184,534	-31,080,485	-28,160,627	-28,040,627
90	-11,870,345	-27,895,311	-39,289,218	-31,185,169	-28,265,311	-28,145,311
100	-11,914,893	-27,999,998	-39,393,905	-31,289,856	-28,369,998	-28,249,998
120	-12,003,987	-28,209,371	-39,603,278	-31,499,229	-28,579,371	-28,459,371
135	-12,070,808	-28,366,398	-39,760,305	-31,656,256	-28,736,398	-28,616,398
150	-12,137,629	-28,523,428	-39,917,335	-31,813,286	-28,893,428	-28,773,428
175	-12,248,996	-28,785,142	-40,179,049	-32,075,000	-29,155,142	-29,035,142
200	-12,360,365	-29,046,858	-40,440,765	-32,336,716	-29,416,858	-29,296,858
225	-12,471,733	-29,308,572	-40,702,479	-32,598,430	-29,678,572	-29,558,572
250	-12,583,101	-29,570,288	-40,964,195	-32,860,146	-29,940,288	-29,820,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	35%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,151,893	15,569,598	4,175,691	12,279,740	15,199,598	15,319,598
20	3,976,300	14,911,124	3,517,217	11,621,266	14,541,124	14,661,124
35	3,898,161	14,618,104	3,224,197	11,328,246	14,248,104	14,368,104
50	3,820,022	14,325,083	2,931,176	11,035,225	13,955,083	14,075,083
60	3,767,930	14,129,737	2,735,830	10,839,879	13,759,737	13,879,737
70	3,715,837	13,934,387	2,540,480	10,644,529	13,564,387	13,684,387
80	3,663,744	13,739,041	2,345,134	10,449,183	13,369,041	13,489,041
90	3,611,652	13,543,695	2,149,788	10,253,837	13,173,695	13,293,695
100	3,559,560	13,348,349	1,954,442	10,058,491	12,978,349	13,098,349
120	3,453,953	12,952,324	1,558,417	9,662,466	12,582,324	12,702,324
135	3,374,536	12,654,510	1,260,603	9,364,652	12,284,510	12,404,510
150	3,295,120	12,356,699	962,792	9,066,841	11,986,699	12,106,699
175	3,162,758	11,860,344	466,437	8,570,486	11,490,344	11,610,344
200	3,030,397	11,363,988	-29,919	8,074,130	10,993,988	11,113,988
225	2,898,035	10,867,633	-526,274	7,577,775	10,497,633	10,617,633
250	2,765,675	10,371,281	-1,022,626	7,081,423	10,001,281	10,121,281

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,138,515	19,269,432	7,875,525	15,979,574	18,899,432	19,019,432
20	4,945,953	18,547,324	7,153,417	15,257,466	18,177,324	18,297,324
35	4,867,814	18,254,304	6,860,397	14,964,446	17,884,304	18,004,304
50	4,789,675	17,961,283	6,567,376	14,671,425	17,591,283	17,711,283
60	4,737,582	17,765,933	6,372,026	14,476,075	17,395,933	17,515,933
70	4,685,490	17,570,587	6,176,680	14,280,729	17,200,587	17,320,587
80	4,633,398	17,375,241	5,981,334	14,085,383	17,005,241	17,125,241
90	4,581,305	17,179,895	5,785,988	13,890,037	16,809,895	16,929,895
100	4,529,212	16,984,545	5,590,638	13,694,687	16,614,545	16,734,545
120	4,425,028	16,593,853	5,199,946	13,303,995	16,223,853	16,343,853
135	4,346,889	16,300,833	4,906,926	13,010,975	15,930,833	16,050,833
150	4,268,750	16,007,812	4,613,905	12,717,954	15,637,812	15,757,812
175	4,138,519	15,519,445	4,125,538	12,229,587	15,149,445	15,269,445
200	4,008,287	15,031,078	3,637,171	11,741,220	14,661,078	14,781,078
225	3,878,056	14,542,711	3,148,804	11,252,853	14,172,711	14,292,711
250	3,747,342	14,052,344	2,658,627	10,762,676	13,682,344	13,802,344

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,096,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,808,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,806,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,806,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,806,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,806,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,806,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,178,875	-41,920,781	-53,314,688	-45,210,639	-42,290,781	-42,170,781
20	-11,095,990	-41,609,962	-53,003,869	-44,899,820	-41,979,962	-41,859,962
35	-11,178,026	-41,917,598	-53,311,505	-45,207,456	-42,287,598	-42,167,598
50	-11,260,061	-42,225,230	-53,619,137	-45,515,088	-42,595,230	-42,475,230
60	-11,314,752	-42,430,320	-53,824,227	-45,720,178	-42,800,320	-42,680,320
70	-11,369,443	-42,635,411	-54,029,318	-45,925,269	-43,005,411	-42,885,411
80	-11,424,134	-42,840,501	-54,234,408	-46,130,359	-43,210,501	-43,090,501
90	-11,478,823	-43,045,588	-54,439,495	-46,335,446	-43,415,588	-43,295,588
100	-11,533,514	-43,250,678	-54,644,585	-46,540,536	-43,620,678	-43,500,678
120	-11,642,895	-43,660,855	-55,054,762	-46,950,713	-44,030,855	-43,910,855
135	-11,724,931	-43,968,491	-55,362,398	-47,258,349	-44,338,491	-44,218,491
150	-11,806,966	-44,276,123	-55,670,030	-47,565,981	-44,646,123	-44,526,123
175	-11,943,693	-44,788,849	-56,182,756	-48,078,707	-45,158,849	-45,038,849
200	-12,080,419	-45,301,572	-56,695,479	-48,591,430	-45,671,572	-45,551,572
225	-12,217,145	-45,814,294	-57,208,201	-49,104,152	-46,184,294	-46,064,294
250	-12,353,872	-46,327,020	-57,720,927	-49,616,878	-46,697,020	-46,577,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,092,248	-23,630,109	-35,024,016	-26,919,967	-24,000,109	-23,880,109
20	-30,997,481	-23,558,086	-34,951,993	-26,847,944	-23,928,086	-23,808,086
35	-31,327,474	-23,808,880	-35,202,787	-27,098,738	-24,178,880	-24,058,880
50	-31,657,466	-24,059,674	-35,453,581	-27,349,532	-24,429,674	-24,309,674
60	-31,877,461	-24,226,870	-35,620,777	-27,516,728	-24,596,870	-24,476,870
70	-32,097,456	-24,394,066	-35,787,973	-27,683,924	-24,764,066	-24,644,066
80	-32,317,449	-24,561,262	-35,955,169	-27,851,120	-24,931,262	-24,811,262
90	-32,537,444	-24,728,458	-36,122,365	-28,018,316	-25,098,458	-24,978,458
100	-32,757,439	-24,895,654	-36,289,561	-28,185,512	-25,265,654	-25,145,654
120	-33,197,429	-25,230,046	-36,623,953	-28,519,904	-25,600,046	-25,480,046
135	-33,527,421	-25,480,840	-36,874,747	-28,770,698	-25,850,840	-25,730,840
150	-33,857,414	-25,731,634	-37,125,541	-29,021,492	-26,101,634	-25,981,634
175	-34,407,400	-26,149,624	-37,543,531	-29,439,482	-26,519,624	-26,399,624
200	-34,957,387	-26,567,614	-37,961,521	-29,857,472	-26,937,614	-26,817,614
225	-35,507,374	-26,985,604	-38,379,511	-30,275,462	-27,355,604	-27,235,604
250	-36,057,361	-27,403,594	-38,797,501	-30,693,452	-27,773,594	-27,653,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,074,601	-21,336,696	-32,730,603	-24,626,554	-21,706,696	-21,586,696
20	-28,031,734	-21,304,118	-32,698,025	-24,593,976	-21,674,118	-21,554,118
35	-28,361,726	-21,554,912	-32,948,819	-24,844,770	-21,924,912	-21,804,912
50	-28,691,719	-21,805,706	-33,199,613	-25,095,564	-22,175,706	-22,055,706
60	-28,911,713	-21,972,902	-33,366,809	-25,262,760	-22,342,902	-22,222,902
70	-29,131,708	-22,140,098	-33,534,005	-25,429,956	-22,510,098	-22,390,098
80	-29,351,702	-22,307,294	-33,701,201	-25,597,152	-22,677,294	-22,557,294
90	-29,571,697	-22,474,490	-33,868,397	-25,764,348	-22,844,490	-22,724,490
100	-29,791,692	-22,641,686	-34,035,593	-25,931,544	-23,011,686	-22,891,686
120	-30,231,682	-22,976,078	-34,369,985	-26,265,936	-23,346,078	-23,226,078
135	-30,561,674	-23,226,872	-34,620,779	-26,516,730	-23,596,872	-23,476,872
150	-30,891,666	-23,477,666	-34,871,573	-26,767,524	-23,847,666	-23,727,666
175	-31,441,653	-23,895,656	-35,289,563	-27,185,514	-24,265,656	-24,145,656
200	-31,991,640	-24,313,646	-35,707,553	-27,603,504	-24,683,646	-24,563,646
225	-32,541,627	-24,731,636	-36,125,543	-28,021,494	-25,101,636	-24,981,636
250	-33,091,613	-25,149,626	-36,543,533	-28,439,484	-25,519,626	-25,399,626

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,356,966	-58,031,294	-69,425,201	-61,321,152	-58,401,294	-58,281,294
20	-75,483,690	-57,367,604	-68,761,511	-60,657,462	-57,737,604	-57,617,604
35	-75,813,683	-57,618,399	-69,012,306	-60,908,257	-57,988,399	-57,868,399
50	-76,143,675	-57,869,193	-69,263,100	-61,159,051	-58,239,193	-58,119,193
60	-76,363,669	-58,036,389	-69,430,296	-61,326,247	-58,406,389	-58,286,389
70	-76,583,664	-58,203,585	-69,597,492	-61,493,443	-58,573,585	-58,453,585
80	-76,803,659	-58,370,781	-69,764,688	-61,660,639	-58,740,781	-58,620,781
90	-77,023,653	-58,537,976	-69,931,883	-61,827,834	-58,907,976	-58,787,976
100	-77,243,648	-58,705,172	-70,099,079	-61,995,030	-59,075,172	-58,955,172
120	-77,683,638	-59,039,565	-70,433,472	-62,329,423	-59,409,565	-59,289,565
135	-78,013,630	-59,290,358	-70,684,265	-62,580,216	-59,660,358	-59,540,358
150	-78,343,622	-59,541,153	-70,935,060	-62,831,011	-59,911,153	-59,791,153
175	-78,893,609	-59,959,143	-71,353,050	-63,249,001	-60,329,143	-60,209,143
200	-79,443,596	-60,377,133	-71,771,040	-63,666,991	-60,747,133	-60,627,133
225	-79,993,583	-60,795,123	-72,189,030	-64,084,981	-61,165,123	-61,045,123
250	-80,543,570	-61,213,113	-72,607,020	-64,502,971	-61,583,113	-61,463,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-39,114,095	-12,636,861	-24,030,768	-15,926,719	-13,006,861	-12,886,861
20	-38,984,565	-12,595,013	-23,988,920	-15,884,871	-12,965,013	-12,845,013
35	-39,391,960	-12,726,633	-24,120,540	-16,016,491	-13,096,633	-12,976,633
50	-39,799,354	-12,858,253	-24,252,160	-16,148,111	-13,228,253	-13,108,253
60	-40,070,950	-12,945,999	-24,339,906	-16,235,857	-13,315,999	-13,195,999
70	-40,342,547	-13,033,746	-24,427,653	-16,323,604	-13,403,746	-13,283,746
80	-40,614,144	-13,121,493	-24,515,400	-16,411,351	-13,491,493	-13,371,493
90	-40,885,740	-13,209,239	-24,603,146	-16,499,097	-13,579,239	-13,459,239
100	-41,157,337	-13,296,986	-24,690,893	-16,586,844	-13,666,986	-13,546,986
120	-41,700,531	-13,472,479	-24,866,386	-16,762,337	-13,842,479	-13,722,479
135	-42,107,926	-13,604,099	-24,998,006	-16,893,957	-13,974,099	-13,854,099
150	-42,515,321	-13,735,719	-25,129,626	-17,025,577	-14,105,719	-13,985,719
175	-43,194,312	-13,955,086	-25,348,993	-17,244,944	-14,325,086	-14,205,086
200	-43,873,304	-14,174,452	-25,568,359	-17,464,310	-14,544,452	-14,424,452
225	-44,552,295	-14,393,818	-25,787,725	-17,683,676	-14,763,818	-14,643,818
250	-45,231,287	-14,613,185	-26,007,092	-17,903,043	-14,983,185	-14,863,185

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,500,612	-11,469,429	-22,863,336	-14,759,287	-11,839,429	-11,719,429
20	-35,433,230	-11,447,659	-22,841,566	-14,737,517	-11,817,659	-11,697,659
35	-35,840,625	-11,579,279	-22,973,186	-14,869,137	-11,949,279	-11,829,279
50	-36,248,020	-11,710,899	-23,104,806	-15,000,757	-12,080,899	-11,960,899
60	-36,519,616	-11,798,645	-23,192,552	-15,088,503	-12,168,645	-12,048,645
70	-36,791,213	-11,886,392	-23,280,299	-15,176,250	-12,256,392	-12,136,392
80	-37,062,810	-11,974,139	-23,368,046	-15,263,997	-12,344,139	-12,224,139
90	-37,334,405	-12,061,885	-23,455,792	-15,351,743	-12,431,885	-12,311,885
100	-37,606,002	-12,149,631	-23,543,538	-15,439,489	-12,519,631	-12,399,631
120	-38,149,196	-12,325,125	-23,719,032	-15,614,983	-12,695,125	-12,575,125
135	-38,556,591	-12,456,745	-23,850,652	-15,746,603	-12,826,745	-12,706,745
150	-38,963,986	-12,588,365	-23,982,272	-15,878,223	-12,958,365	-12,838,365
175	-39,642,977	-12,807,731	-24,201,638	-16,097,589	-13,177,731	-13,057,731
200	-40,321,969	-13,027,098	-24,421,005	-16,316,956	-13,397,098	-13,277,098
225	-41,000,961	-13,246,464	-24,640,371	-16,536,322	-13,616,464	-13,496,464
250	-41,679,952	-13,465,831	-24,859,738	-16,755,689	-13,835,831	-13,715,831

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,316,341	-30,148,356	-41,542,263	-33,438,214	-30,518,356	-30,398,356
20	-92,254,585	-29,805,327	-41,199,234	-33,095,185	-30,175,327	-30,055,327
35	-92,661,980	-29,936,947	-41,330,854	-33,226,805	-30,306,947	-30,186,947
50	-93,069,375	-30,068,567	-41,462,474	-33,358,425	-30,438,567	-30,318,567
60	-93,340,971	-30,156,314	-41,550,221	-33,446,172	-30,526,314	-30,406,314
70	-93,612,567	-30,244,060	-41,637,967	-33,533,918	-30,614,060	-30,494,060
80	-93,884,164	-30,331,807	-41,725,714	-33,621,665	-30,701,807	-30,581,807
90	-94,155,761	-30,419,553	-41,813,460	-33,709,411	-30,789,553	-30,669,553
100	-94,427,357	-30,507,300	-41,901,207	-33,797,158	-30,877,300	-30,757,300
120	-94,970,551	-30,682,793	-42,076,700	-33,972,651	-31,052,793	-30,932,793
135	-95,377,946	-30,814,413	-42,208,320	-34,104,271	-31,184,413	-31,064,413
150	-95,785,341	-30,946,033	-42,339,940	-34,235,891	-31,316,033	-31,196,033
175	-96,464,333	-31,165,400	-42,559,307	-34,455,258	-31,535,400	-31,415,400
200	-97,143,324	-31,384,766	-42,778,673	-34,674,624	-31,754,766	-31,634,766
225	-97,822,316	-31,604,133	-42,998,040	-34,893,991	-31,974,133	-31,854,133
250	-98,501,307	-31,823,499	-43,217,406	-35,113,357	-32,193,499	-32,073,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8

Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,617,745	1,292,969	-10,100,938	-1,996,889	922,969	1,042,969
20	3,565,736	998,406	-10,395,501	-2,291,452	628,406	748,406
35	2,828,027	791,848	-10,602,059	-2,498,010	421,848	541,848
50	2,090,319	585,289	-10,808,618	-2,704,569	215,289	335,289
60	1,593,056	446,056	-10,947,851	-2,843,802	76,056	196,056
70	1,093,207	306,098	-11,087,809	-2,983,760	-63,902	56,098
80	593,358	166,140	-11,227,767	-3,123,718	-203,860	-83,860
90	93,508	26,182	-11,367,725	-3,263,676	-343,818	-223,818
100	-412,987	-115,636	-11,509,543	-3,405,494	-485,636	-365,636
120	-1,429,036	-400,130	-11,794,037	-3,689,988	-770,130	-650,130
135	-2,191,072	-613,500	-12,007,407	-3,903,358	-983,500	-863,500
150	-2,953,109	-826,870	-12,220,777	-4,116,728	-1,196,870	-1,076,870
175	-4,223,170	-1,182,488	-12,576,395	-4,472,346	-1,552,488	-1,432,488
200	-5,493,231	-1,538,105	-12,932,012	-4,827,963	-1,908,105	-1,788,105
225	-6,763,292	-1,893,722	-13,287,629	-5,183,580	-2,263,722	-2,143,722
250	-8,033,354	-2,249,339	-13,643,246	-5,539,197	-2,619,339	-2,499,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£70

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,484,045	3,215,533	-8,178,374	-74,325	2,845,533	2,965,533
20	10,371,333	2,903,973	-8,489,934	-385,885	2,533,973	2,653,973
35	9,669,854	2,707,559	-8,686,348	-582,299	2,337,559	2,457,559
50	8,967,189	2,510,813	-8,883,094	-779,045	2,140,813	2,260,813
60	8,498,746	2,379,649	-9,014,258	-910,209	2,009,649	2,129,649
70	8,026,888	2,247,529	-9,146,378	-1,042,329	1,877,529	1,997,529
80	7,550,783	2,114,219	-9,279,688	-1,175,639	1,744,219	1,864,219
90	7,074,678	1,980,910	-9,412,997	-1,308,948	1,610,910	1,730,910
100	6,598,573	1,847,600	-9,546,307	-1,442,258	1,477,600	1,597,600
120	5,637,647	1,578,541	-9,815,366	-1,711,317	1,208,541	1,328,541
135	4,911,810	1,375,307	-10,018,600	-1,914,551	1,005,307	1,125,307
150	4,185,972	1,172,072	-10,221,835	-2,117,786	802,072	922,072
175	2,957,545	828,113	-10,565,794	-2,461,745	458,113	578,113
200	1,722,604	482,329	-10,911,578	-2,807,529	112,329	232,329
225	472,981	132,435	-11,261,472	-3,157,423	-237,565	-117,565
250	-789,344	-221,016	-11,614,923	-3,510,874	-591,016	-471,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£200

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,849	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,848	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,848	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,848	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,848	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,848	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-105,812,746	-29,627,569	-41,021,476	-32,917,427	-29,997,569	-29,877,569
20	-105,008,919	-29,402,497	-40,796,404	-32,692,355	-29,772,497	-29,652,497
35	-105,770,956	-29,615,868	-41,009,775	-32,905,726	-29,985,868	-29,865,868
50	-106,532,993	-29,829,238	-41,223,145	-33,119,096	-30,199,238	-30,079,238
60	-107,041,017	-29,971,485	-41,365,392	-33,261,343	-30,341,485	-30,221,485
70	-107,549,041	-30,113,732	-41,507,639	-33,403,590	-30,483,732	-30,363,732
80	-108,057,066	-30,255,978	-41,649,885	-33,545,836	-30,625,978	-30,505,978
90	-108,565,090	-30,398,225	-41,792,132	-33,688,083	-30,768,225	-30,648,225
100	-109,073,115	-30,540,472	-41,934,379	-33,830,330	-30,910,472	-30,790,472
120	-110,089,163	-30,824,966	-42,218,873	-34,114,824	-31,194,966	-31,074,966
135	-110,851,200	-31,038,336	-42,432,243	-34,328,194	-31,408,336	-31,288,336
150	-111,613,237	-31,251,706	-42,645,613	-34,541,564	-31,621,706	-31,501,706
175	-112,883,299	-31,607,324	-43,001,231	-34,897,182	-31,977,324	-31,857,324
200	-114,153,359	-31,962,941	-43,356,848	-35,252,799	-32,332,941	-32,212,941
225	-115,423,421	-32,318,558	-43,712,465	-35,608,416	-32,688,558	-32,568,558
250	-116,693,481	-32,674,175	-44,068,082	-35,964,033	-33,044,175	-32,924,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-347,606	-109,496	-11,503,403	-3,399,354	-479,496	-359,496
20	-2,328,482	-733,472	-12,127,379	-4,023,330	-1,103,472	-983,472
35	-3,818,623	-1,202,866	-12,596,773	-4,492,724	-1,572,866	-1,452,866
50	-5,308,763	-1,672,260	-13,066,167	-4,962,118	-2,042,260	-1,922,260
60	-6,302,191	-1,985,190	-13,379,097	-5,275,048	-2,355,190	-2,235,190
70	-7,295,618	-2,298,120	-13,692,027	-5,587,978	-2,668,120	-2,548,120
80	-8,289,045	-2,611,049	-14,004,956	-5,900,907	-2,981,049	-2,861,049
90	-9,282,472	-2,923,979	-14,317,886	-6,213,837	-3,293,979	-3,173,979
100	-10,275,899	-3,236,908	-14,630,815	-6,526,766	-3,606,908	-3,486,908
120	-12,262,753	-3,862,767	-15,256,674	-7,152,625	-4,232,767	-4,112,767
135	-13,752,894	-4,332,162	-15,726,069	-7,622,020	-4,702,162	-4,582,162
150	-15,243,034	-4,801,556	-16,195,463	-8,091,414	-5,171,556	-5,051,556
175	-17,728,602	-5,583,880	-16,977,787	-8,873,738	-5,953,880	-5,833,880
200	-20,210,170	-6,366,203	-17,760,110	-9,656,061	-6,736,203	-6,616,203
225	-22,693,738	-7,148,527	-18,542,434	-10,438,385	-7,518,527	-7,398,527
250	-25,177,305	-7,930,851	-19,324,758	-11,220,709	-8,300,851	-8,180,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,130,259	3,506,031	-7,887,876	216,173	3,136,031	3,256,031
20	9,158,088	2,884,798	-8,509,109	-405,060	2,514,798	2,634,798
35	7,784,046	2,451,975	-8,941,932	-837,883	2,081,975	2,201,975
50	6,391,676	2,013,378	-9,380,529	-1,276,480	1,643,378	1,763,378
60	5,457,604	1,719,145	-9,674,762	-1,570,713	1,349,145	1,469,145
70	4,511,367	1,421,081	-9,972,826	-1,868,777	1,051,081	1,171,081
80	3,561,857	1,121,985	-10,271,922	-2,167,873	751,985	871,985
90	2,600,145	819,046	-10,574,861	-2,470,812	449,046	569,046
100	1,634,439	514,848	-10,879,059	-2,775,010	144,848	264,848
120	-325,684	-102,591	-11,496,498	-3,392,449	-472,591	-352,591
135	-1,815,824	-571,985	-11,965,892	-3,861,843	-941,985	-821,985
150	-3,305,965	-1,041,379	-12,435,286	-4,331,237	-1,411,379	-1,291,379
175	-5,789,533	-1,823,703	-13,217,610	-5,113,561	-2,193,703	-2,073,703
200	-8,273,100	-2,606,027	-13,999,934	-5,895,885	-2,976,027	-2,856,027
225	-10,756,669	-3,388,351	-14,782,258	-6,678,209	-3,758,351	-3,638,351
250	-13,240,236	-4,170,674	-15,564,581	-7,460,532	-4,540,674	-4,420,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£100

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,537,127	-57,499,195	-68,893,102	-60,789,053	-57,869,195	-57,749,195
20	-181,384,522	-57,136,125	-68,530,032	-60,425,983	-57,506,125	-57,386,125
35	-182,874,663	-57,605,519	-68,999,426	-60,895,377	-57,975,519	-57,855,519
50	-184,364,804	-58,074,913	-69,468,820	-61,364,771	-58,444,913	-58,324,913
60	-185,358,231	-58,387,843	-69,781,750	-61,677,701	-58,757,843	-58,637,843
70	-186,351,658	-58,700,772	-70,094,679	-61,990,630	-59,070,772	-58,950,772
80	-187,345,085	-59,013,702	-70,407,609	-62,303,560	-59,383,702	-59,263,702
90	-188,338,512	-59,326,631	-70,720,538	-62,616,489	-59,696,631	-59,576,631
100	-189,331,940	-59,639,561	-71,033,468	-62,929,419	-60,009,561	-59,889,561
120	-191,318,793	-60,265,420	-71,659,327	-63,555,278	-60,635,420	-60,515,420
135	-192,808,934	-60,734,814	-72,128,721	-64,024,672	-61,104,814	-60,984,814
150	-194,299,075	-61,204,209	-72,598,116	-64,494,067	-61,574,209	-61,454,209
175	-196,782,642	-61,986,532	-73,380,439	-65,276,390	-62,356,532	-62,236,532
200	-199,266,211	-62,768,856	-74,162,763	-66,058,714	-63,138,856	-63,018,856
225	-201,749,778	-63,551,180	-74,945,087	-66,841,038	-63,921,180	-63,801,180
250	-204,233,346	-64,333,504	-75,727,411	-67,623,362	-64,703,504	-64,583,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	30%			
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	35	200	200
CM17	NV	200	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	20	250	250
CM17	NV	200	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	135	150
CM17	NV	80	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	50	60
CM17	NV	80	175	175

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	592,842	5,928,419	-5,465,488	2,638,561	5,558,419	5,678,419
20	571,667	5,716,669	-5,677,238	2,426,811	5,346,669	5,466,669
35	563,433	5,634,331	-5,759,576	2,344,473	5,264,331	5,384,331
50	555,199	5,551,993	-5,841,914	2,262,135	5,181,993	5,301,993
60	549,709	5,497,094	-5,896,813	2,207,236	5,127,094	5,247,094
70	544,221	5,442,205	-5,951,702	2,152,347	5,072,205	5,192,205
80	538,731	5,387,307	-6,006,600	2,097,449	5,017,307	5,137,307
90	533,242	5,332,418	-6,061,489	2,042,560	4,962,418	5,082,418
100	527,752	5,277,519	-6,116,388	1,987,661	4,907,519	5,027,519
120	516,773	5,167,732	-6,226,175	1,877,874	4,797,732	4,917,732
135	508,539	5,085,393	-6,308,514	1,795,535	4,715,393	4,835,393
150	500,306	5,003,055	-6,390,852	1,713,197	4,633,055	4,753,055
175	486,582	4,865,818	-6,528,089	1,575,960	4,495,818	4,615,818
200	472,859	4,728,591	-6,665,316	1,438,733	4,358,591	4,478,591
225	459,135	4,591,354	-6,802,553	1,301,496	4,221,354	4,341,354
250	445,412	4,454,117	-6,939,790	1,164,259	4,084,117	4,204,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£703,970	7,039,703	-4,354,204	3,749,845	6,669,703	6,789,703
20	680,885	6,808,846	-4,585,061	3,518,988	6,438,846	6,558,846
35	672,651	6,726,508	-4,667,399	3,436,650	6,356,508	6,476,508
50	664,416	6,644,159	-4,749,748	3,354,301	6,274,159	6,394,159
60	658,927	6,589,271	-4,804,636	3,299,413	6,219,271	6,339,271
70	653,437	6,534,372	-4,859,535	3,244,514	6,164,372	6,284,372
80	647,948	6,479,483	-4,914,424	3,189,625	6,109,483	6,229,483
90	642,458	6,424,584	-4,969,323	3,134,726	6,054,584	6,174,584
100	636,970	6,369,696	-5,024,211	3,079,838	5,999,696	6,119,696
120	625,991	6,259,908	-5,133,999	2,970,050	5,889,908	6,009,908
135	617,757	6,177,570	-5,216,337	2,887,712	5,807,570	5,927,570
150	609,522	6,095,222	-5,298,685	2,805,364	5,725,222	5,845,222
175	595,799	5,957,995	-5,435,912	2,668,137	5,587,995	5,707,995
200	582,076	5,820,758	-5,573,149	2,530,900	5,450,758	5,570,758
225	568,352	5,683,521	-5,710,386	2,393,663	5,313,521	5,433,521
250	554,629	5,546,284	-5,847,613	2,256,436	5,176,284	5,296,284

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,092,879	-10,928,787	-22,322,694	-14,218,645	-11,298,787	-11,178,787
20	-1,085,253	-10,852,528	-22,246,435	-14,142,386	-11,222,528	-11,102,528
35	-1,093,631	-10,936,312	-22,330,219	-14,226,170	-11,306,312	-11,186,312
50	-1,102,010	-11,020,096	-22,414,003	-14,309,954	-11,390,096	-11,270,096
60	-1,107,595	-11,075,946	-22,469,853	-14,365,804	-11,445,946	-11,325,946
70	-1,113,181	-11,131,806	-22,525,713	-14,421,664	-11,501,806	-11,381,806
80	-1,118,766	-11,187,655	-22,581,562	-14,477,513	-11,557,655	-11,437,655
90	-1,124,351	-11,243,515	-22,637,422	-14,533,373	-11,613,515	-11,493,515
100	-1,129,936	-11,299,364	-22,693,271	-14,589,222	-11,669,364	-11,549,364
120	-1,141,107	-11,411,073	-22,804,980	-14,700,931	-11,781,073	-11,661,073
135	-1,149,486	-11,494,857	-22,888,764	-14,784,715	-11,864,857	-11,744,857
150	-1,157,864	-11,578,642	-22,972,549	-14,868,500	-11,948,642	-11,828,642
175	-1,171,828	-11,718,275	-23,112,182	-15,008,133	-12,088,275	-11,968,275
200	-1,185,791	-11,857,909	-23,251,816	-15,147,767	-12,227,909	-12,107,909
225	-1,199,754	-11,997,543	-23,391,450	-15,287,401	-12,367,543	-12,247,543
250	-1,213,718	-12,137,177	-23,531,084	-15,427,035	-12,507,177	-12,387,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,092,879	-10,928,787	-22,322,694	-14,218,645	-11,298,787	-11,178,787
20	-1,085,253	-10,852,528	-22,246,435	-14,142,386	-11,222,528	-11,102,528
35	-1,093,631	-10,936,312	-22,330,219	-14,226,170	-11,306,312	-11,186,312
50	-1,102,010	-11,020,096	-22,414,003	-14,309,954	-11,390,096	-11,270,096
60	-1,107,595	-11,075,946	-22,469,853	-14,365,804	-11,445,946	-11,325,946
70	-1,113,181	-11,131,806	-22,525,713	-14,421,664	-11,501,806	-11,381,806
80	-1,118,766	-11,187,655	-22,581,562	-14,477,513	-11,557,655	-11,437,655
90	-1,124,351	-11,243,515	-22,637,422	-14,533,373	-11,613,515	-11,493,515
100	-1,129,936	-11,299,364	-22,693,271	-14,589,222	-11,669,364	-11,549,364
120	-1,141,107	-11,411,073	-22,804,980	-14,700,931	-11,781,073	-11,661,073
135	-1,149,486	-11,494,857	-22,888,764	-14,784,715	-11,864,857	-11,744,857
150	-1,157,864	-11,578,642	-22,972,549	-14,868,500	-11,948,642	-11,828,642
175	-1,171,828	-11,718,275	-23,112,182	-15,008,133	-12,088,275	-11,968,275
200	-1,185,791	-11,857,909	-23,251,816	-15,147,767	-12,227,909	-12,107,909
225	-1,199,754	-11,997,543	-23,391,450	-15,287,401	-12,367,543	-12,247,543
250	-1,213,718	-12,137,177	-23,531,084	-15,427,035	-12,507,177	-12,387,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	297,173	4,160,424	-7,233,483	870,566	3,790,424	3,910,424
20	267,550	3,745,698	-7,648,209	455,840	3,375,698	3,495,698
35	249,166	3,488,318	-7,905,589	198,460	3,118,318	3,238,318
50	230,782	3,230,953	-8,162,954	-58,905	2,860,953	2,980,953
60	218,526	3,059,367	-8,334,540	-230,491	2,689,367	2,809,367
70	206,270	2,887,781	-8,506,126	-402,077	2,517,781	2,637,781
80	194,014	2,716,195	-8,677,712	-573,663	2,346,195	2,466,195
90	181,759	2,544,623	-8,849,284	-745,235	2,174,623	2,294,623
100	169,503	2,373,036	-9,020,871	-916,822	2,003,036	2,123,036
120	144,990	2,029,864	-9,364,043	-1,259,994	1,659,864	1,779,864
135	128,607	1,772,499	-9,621,408	-1,517,359	1,402,499	1,522,499
150	108,223	1,515,120	-9,878,787	-1,774,738	1,145,120	1,265,120
175	77,582	1,086,154	-10,307,753	-2,203,704	716,154	836,154
200	46,943	657,203	-10,736,704	-2,632,655	287,203	407,203
225	16,303	228,238	-11,165,669	-3,061,620	-141,762	-21,762
250	-14,571	-203,998	-11,597,905	-3,493,856	-573,998	-453,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£200	£200

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	510,502	7,147,021	-4,246,886	3,857,163	6,777,021	6,897,021
20	477,209	6,680,933	-4,712,974	3,391,075	6,310,933	6,430,933
35	458,825	6,423,553	-4,970,354	3,133,695	6,053,553	6,173,553
50	440,442	6,166,188	-5,227,719	2,876,330	5,796,188	5,916,188
60	428,186	5,994,602	-5,399,305	2,704,744	5,624,602	5,744,602
70	415,930	5,823,016	-5,570,891	2,533,158	5,453,016	5,573,016
80	403,674	5,651,430	-5,742,477	2,361,572	5,281,430	5,401,430
90	391,418	5,479,858	-5,914,049	2,190,000	5,109,858	5,229,858
100	379,162	5,308,271	-6,085,636	2,018,413	4,938,271	5,058,271
120	354,650	4,965,099	-6,428,808	1,675,241	4,595,099	4,715,099
135	336,267	4,707,734	-6,686,173	1,417,876	4,337,734	4,457,734
150	317,882	4,450,355	-6,943,552	1,160,497	4,080,355	4,200,355
175	287,242	4,021,389	-7,372,518	731,531	3,651,389	3,771,389
200	256,603	3,592,438	-7,801,469	302,580	3,222,438	3,342,438
225	225,962	3,163,473	-8,230,434	-126,385	2,793,473	2,913,473
250	195,323	2,734,521	-8,659,386	-555,337	2,364,521	2,484,521

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,886	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,088,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,896	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,086,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,896	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,086,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,896	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,086,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,896	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,086,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,896	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,086,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,950,231	-41,303,240	-52,697,147	-44,593,098	-41,673,240	-41,553,240
20	-2,924,404	-40,941,652	-52,335,559	-44,231,510	-41,311,652	-41,191,652
35	-2,943,088	-41,203,225	-52,597,132	-44,493,083	-41,573,225	-41,453,225
50	-2,961,772	-41,464,813	-52,858,720	-44,754,671	-41,834,813	-41,714,813
60	-2,974,229	-41,639,200	-53,033,107	-44,929,058	-42,009,200	-41,889,200
70	-2,986,685	-41,813,587	-53,207,494	-45,103,445	-42,183,587	-42,063,587
80	-2,999,142	-41,987,989	-53,381,896	-45,277,847	-42,357,989	-42,237,989
90	-3,011,598	-42,162,376	-53,556,283	-45,452,234	-42,532,376	-42,412,376
100	-3,024,054	-42,336,763	-53,730,670	-45,626,621	-42,706,763	-42,586,763
120	-3,048,967	-42,685,537	-54,079,444	-45,975,395	-43,055,537	-42,935,537
135	-3,067,652	-42,947,125	-54,341,032	-46,236,983	-43,317,125	-43,197,125
150	-3,086,337	-43,208,713	-54,602,620	-46,498,571	-43,578,713	-43,458,713
175	-3,117,478	-43,644,688	-55,038,595	-46,934,546	-44,014,688	-43,894,688
200	-3,148,618	-44,080,649	-55,474,556	-47,370,507	-44,450,649	-44,330,649
225	-3,179,759	-44,516,623	-55,910,530	-47,806,481	-44,886,623	-44,766,623
250	-3,210,900	-44,952,598	-56,346,505	-48,242,456	-45,322,598	-45,202,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	791,347	3,719,330	-7,674,577	429,472	3,349,330	3,469,330
20	728,676	3,424,776	-7,969,131	134,918	3,054,776	3,174,776
35	691,880	3,251,837	-8,142,070	-38,021	2,881,837	3,001,837
50	655,084	3,078,894	-8,315,013	-210,964	2,708,894	2,828,894
60	630,553	2,963,601	-8,430,306	-326,257	2,593,601	2,713,601
70	606,023	2,848,309	-8,545,598	-441,549	2,478,309	2,598,309
80	581,493	2,733,016	-8,660,891	-556,842	2,363,016	2,483,016
90	556,962	2,617,719	-8,776,188	-672,139	2,247,719	2,367,719
100	532,431	2,502,427	-8,891,480	-787,431	2,132,427	2,252,427
120	483,371	2,271,842	-9,122,065	-1,018,016	1,901,842	2,021,842
135	448,574	2,098,898	-9,295,009	-1,190,960	1,728,898	1,848,898
150	409,779	1,925,960	-9,467,947	-1,363,898	1,555,960	1,675,960
175	348,452	1,637,724	-9,756,183	-1,652,134	1,267,724	1,387,724
200	287,126	1,349,492	-10,044,415	-1,940,366	979,492	1,099,492
225	225,799	1,061,256	-10,332,651	-2,228,602	691,256	811,256
250	164,473	773,025	-10,620,882	-2,516,833	403,025	523,025

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,224,213	5,753,802	-5,640,105	2,463,944	5,383,802	5,503,802
20	1,154,097	5,424,256	-5,989,651	2,134,398	5,054,256	5,174,256
35	1,117,301	5,251,313	-6,142,594	1,961,455	4,881,313	5,001,313
50	1,080,505	5,078,374	-6,315,533	1,788,516	4,708,374	4,828,374
60	1,055,975	4,963,082	-6,430,825	1,673,224	4,593,082	4,713,082
70	1,031,443	4,847,784	-6,546,123	1,557,926	4,477,784	4,597,784
80	1,006,913	4,732,482	-6,661,415	1,442,634	4,362,482	4,482,482
90	982,383	4,617,199	-6,776,708	1,327,341	4,247,199	4,367,199
100	957,853	4,501,907	-6,892,000	1,212,049	4,131,907	4,251,907
120	908,791	4,271,317	-7,122,590	981,459	3,901,317	4,021,317
135	871,995	4,098,379	-7,295,528	808,521	3,728,379	3,848,379
150	835,200	3,925,440	-7,468,467	635,582	3,555,440	3,675,440
175	773,873	3,637,204	-7,756,703	347,346	3,267,204	3,387,204
200	712,547	3,348,973	-8,044,934	59,115	2,978,973	3,098,973
225	651,221	3,060,737	-8,333,170	-229,121	2,690,737	2,810,737
250	589,895	2,772,506	-8,621,401	-517,352	2,402,506	2,522,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,794,893	-27,235,998	-38,629,905	-30,525,856	-27,605,998	-27,485,998
20	-5,745,089	-27,001,920	-38,395,827	-30,291,778	-27,371,920	-27,251,920
35	-5,782,488	-27,177,692	-38,571,599	-30,467,550	-27,547,692	-27,427,692
50	-5,819,885	-27,353,459	-38,747,366	-30,643,317	-27,723,459	-27,603,459
60	-5,844,817	-27,470,638	-38,864,545	-30,760,496	-27,840,638	-27,720,638
70	-5,869,748	-27,587,817	-38,981,724	-30,877,675	-27,957,817	-27,837,817
80	-5,894,680	-27,704,997	-39,098,904	-30,994,855	-28,074,997	-27,954,997
90	-5,919,612	-27,822,176	-39,216,083	-31,112,034	-28,192,176	-28,072,176
100	-5,944,544	-27,939,356	-39,333,263	-31,229,214	-28,309,356	-28,189,356
120	-5,994,407	-28,173,714	-39,567,621	-31,463,572	-28,543,714	-28,423,714
135	-6,031,805	-28,349,481	-39,743,388	-31,639,339	-28,719,481	-28,599,481
150	-6,069,203	-28,525,253	-39,919,160	-31,815,111	-28,895,253	-28,775,253
175	-6,131,532	-28,818,199	-40,212,106	-32,108,057	-29,188,199	-29,068,199
200	-6,193,861	-29,111,145	-40,505,052	-32,401,003	-29,481,145	-29,361,145
225	-6,256,191	-29,404,096	-40,798,003	-32,693,954	-29,774,096	-29,654,096
250	-6,318,520	-29,697,042	-41,090,949	-32,986,900	-30,067,042	-29,947,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4

Flats	
No of units	100 units
Density:	235 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,430,393	-3,361,424	-14,755,331	-6,651,282	-3,731,424	-3,611,424
20	-1,501,739	-3,529,087	-14,922,994	-6,818,945	-3,899,087	-3,779,087
35	-1,573,700	-3,698,196	-15,092,103	-6,988,054	-4,068,196	-3,948,196
50	-1,645,661	-3,867,302	-15,261,209	-7,157,160	-4,237,302	-4,117,302
60	-1,693,635	-3,980,042	-15,373,949	-7,269,900	-4,350,042	-4,230,042
70	-1,741,609	-4,092,781	-15,486,688	-7,382,639	-4,462,781	-4,342,781
80	-1,789,583	-4,205,520	-15,599,427	-7,495,378	-4,575,520	-4,455,520
90	-1,837,556	-4,318,257	-15,712,164	-7,608,115	-4,688,257	-4,568,257
100	-1,885,530	-4,430,997	-15,824,904	-7,720,855	-4,800,997	-4,680,997
120	-1,981,479	-4,656,475	-16,050,382	-7,946,333	-5,026,475	-4,906,475
135	-2,053,439	-4,825,582	-16,219,489	-8,115,440	-5,195,582	-5,075,582
150	-2,125,400	-4,994,691	-16,388,598	-8,284,549	-5,364,691	-5,244,691
175	-2,245,335	-5,276,537	-16,670,444	-8,566,395	-5,646,537	-5,526,537
200	-2,365,270	-5,558,385	-16,952,292	-8,848,243	-5,928,385	-5,808,385
225	-2,485,205	-5,840,231	-17,234,138	-9,130,089	-6,210,231	-6,090,231
250	-2,605,139	-6,122,077	-17,515,984	-9,411,935	-6,492,077	-6,372,077

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-719,359	-1,690,494	-13,084,401	-4,980,352	-2,060,494	-1,940,494
20	-802,934	-1,886,896	-13,280,803	-5,176,754	-2,256,896	-2,136,896
35	-874,895	-2,056,002	-13,449,909	-5,345,860	-2,426,002	-2,306,002
50	-946,856	-2,225,111	-13,619,018	-5,514,969	-2,595,111	-2,475,111
60	-994,830	-2,337,851	-13,731,758	-5,627,709	-2,707,851	-2,587,851
70	-1,042,804	-2,450,590	-13,844,497	-5,740,448	-2,820,590	-2,700,590
80	-1,090,777	-2,563,327	-13,957,234	-5,853,185	-2,933,327	-2,813,327
90	-1,138,752	-2,676,066	-14,069,973	-5,965,924	-3,046,066	-2,926,066
100	-1,186,726	-2,788,806	-14,182,713	-6,078,664	-3,158,806	-3,038,806
120	-1,282,673	-3,014,282	-14,408,189	-6,304,140	-3,384,282	-3,264,282
135	-1,354,634	-3,183,391	-14,577,298	-6,473,249	-3,553,391	-3,433,391
150	-1,426,596	-3,352,500	-14,746,407	-6,642,358	-3,722,500	-3,602,500
175	-1,546,530	-3,634,346	-15,028,253	-6,924,204	-4,004,346	-3,884,346
200	-1,666,464	-3,916,191	-15,310,098	-7,206,049	-4,286,191	-4,166,191
225	-1,786,400	-4,198,040	-15,591,947	-7,487,898	-4,568,040	-4,448,040
250	-1,906,334	-4,479,886	-15,873,793	-7,769,744	-4,849,886	-4,729,886

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,095,902	-28,425,370	-39,819,277	-31,715,228	-28,795,370	-28,675,370
20	-11,983,813	-28,161,961	-39,555,868	-31,451,819	-28,531,961	-28,411,961
35	-12,055,773	-28,331,067	-39,724,974	-31,620,925	-28,701,067	-28,581,067
50	-12,127,735	-28,500,176	-39,894,083	-31,790,034	-28,870,176	-28,750,176
60	-12,175,709	-28,612,916	-40,006,823	-31,902,774	-28,982,916	-28,862,916
70	-12,223,682	-28,725,653	-40,119,560	-32,015,511	-29,095,653	-28,975,653
80	-12,271,656	-28,838,392	-40,232,299	-32,128,250	-29,208,392	-29,088,392
90	-12,319,630	-28,951,131	-40,345,038	-32,240,989	-29,321,131	-29,201,131
100	-12,367,604	-29,063,870	-40,457,777	-32,353,728	-29,433,870	-29,313,870
120	-12,463,552	-29,289,347	-40,683,254	-32,579,205	-29,659,347	-29,539,347
135	-12,535,513	-29,458,456	-40,852,363	-32,748,314	-29,828,456	-29,708,456
150	-12,607,473	-29,627,562	-41,021,469	-32,917,420	-29,997,562	-29,877,562
175	-12,727,409	-29,909,410	-41,303,317	-33,199,268	-30,279,410	-30,159,410
200	-12,847,343	-30,191,256	-41,585,163	-33,481,114	-30,561,256	-30,441,256
225	-12,967,279	-30,473,105	-41,867,012	-33,762,963	-30,843,105	-30,723,105
250	-13,087,213	-30,754,950	-42,148,857	-34,044,808	-31,124,950	-31,004,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,680,244	17,550,914	6,157,007	14,261,056	17,180,914	17,300,914
20	4,487,549	16,828,307	5,434,400	13,538,449	16,458,307	16,578,307
35	4,403,400	16,512,748	5,118,841	13,222,890	16,142,748	16,262,748
50	4,319,250	16,197,189	4,803,282	12,907,331	15,827,189	15,947,189
60	4,263,151	15,986,815	4,592,908	12,696,957	15,616,815	15,736,815
70	4,207,051	15,776,441	4,382,534	12,486,583	15,406,441	15,526,441
80	4,150,951	15,566,067	4,172,160	12,276,209	15,196,067	15,316,067
90	4,094,851	15,355,693	3,961,786	12,065,835	14,985,693	15,105,693
100	4,038,752	15,145,319	3,751,412	11,855,461	14,775,319	14,895,319
120	3,926,552	14,724,571	3,330,664	11,434,713	14,354,571	14,474,571
135	3,842,403	14,409,012	3,015,105	11,119,154	14,039,012	14,159,012
150	3,757,384	14,090,190	2,696,283	10,800,332	13,720,190	13,840,190
175	3,614,841	13,555,654	2,161,747	10,265,796	13,185,654	13,305,654
200	3,472,298	13,021,118	1,627,211	9,731,260	12,651,118	12,771,118
225	3,329,755	12,486,581	1,092,674	9,196,723	12,116,581	12,236,581
250	3,187,213	11,952,049	558,142	8,662,191	11,582,049	11,702,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,742,759	21,535,348	10,141,441	18,245,490	21,165,348	21,285,348
20	5,531,791	20,744,215	9,350,308	17,454,357	20,374,215	20,494,215
35	5,447,642	20,428,656	9,034,749	17,138,798	20,058,656	20,178,656
50	5,363,492	20,113,093	8,719,186	16,823,235	19,743,093	19,863,093
60	5,307,392	19,902,719	8,508,812	16,612,861	19,532,719	19,652,719
70	5,251,292	19,692,345	8,298,438	16,402,487	19,322,345	19,442,345
80	5,195,193	19,481,975	8,088,068	16,192,117	19,111,975	19,231,975
90	5,139,094	19,271,601	7,877,694	15,981,743	18,901,601	19,021,601
100	5,082,994	19,061,227	7,667,320	15,771,369	18,691,227	18,811,227
120	4,970,794	18,640,479	7,246,572	15,350,621	18,270,479	18,390,479
135	4,886,645	18,324,920	6,931,013	15,035,062	17,954,920	18,074,920
150	4,802,495	18,009,357	6,615,450	14,719,499	17,639,357	17,759,357
175	4,662,246	17,483,424	6,089,517	14,193,566	17,113,424	17,233,424
200	4,521,997	16,957,490	5,563,583	13,667,632	16,587,490	16,707,490
225	4,381,749	16,431,557	5,037,650	13,141,699	16,061,557	16,181,557
250	4,241,499	15,905,620	4,511,713	12,615,762	15,535,620	15,655,620

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,819,306	-44,322,397	-55,716,304	-47,612,255	-44,692,397	-44,572,397
20	-11,733,820	-44,001,826	-55,395,733	-47,291,684	-44,371,826	-44,251,826
35	-11,822,166	-44,333,124	-55,727,031	-47,622,982	-44,703,124	-44,583,124
50	-11,910,513	-44,664,425	-56,058,332	-47,954,283	-45,034,425	-44,914,425
60	-11,969,410	-44,885,288	-56,279,195	-48,175,146	-45,255,288	-45,135,288
70	-12,028,308	-45,106,154	-56,500,061	-48,396,012	-45,476,154	-45,356,154
80	-12,087,205	-45,327,020	-56,720,927	-48,616,878	-45,697,020	-45,577,020
90	-12,146,103	-45,547,887	-56,941,794	-48,837,745	-45,917,887	-45,797,887
100	-12,205,000	-45,768,749	-57,162,656	-49,058,607	-46,138,749	-46,018,749
120	-12,322,795	-46,210,482	-57,604,389	-49,500,340	-46,580,482	-46,460,482
135	-12,411,141	-46,541,780	-57,935,687	-49,831,638	-46,911,780	-46,791,780
150	-12,499,487	-46,873,077	-58,266,984	-50,162,935	-47,243,077	-47,123,077
175	-12,646,731	-47,425,241	-58,819,148	-50,715,099	-47,795,241	-47,675,241
200	-12,793,975	-47,977,405	-59,371,312	-51,267,263	-48,347,405	-48,227,405
225	-12,941,218	-48,529,569	-59,923,476	-51,819,427	-48,899,569	-48,779,569
250	-13,088,462	-49,081,733	-60,475,640	-52,371,591	-49,451,733	-49,331,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,516,031	-22,432,184	-33,826,091	-25,722,042	-22,802,184	-22,682,184
20	-29,482,219	-22,406,487	-33,800,394	-25,696,345	-22,776,487	-22,656,487
35	-29,837,595	-22,676,572	-34,070,479	-25,966,430	-23,046,572	-22,926,572
50	-30,192,971	-22,946,658	-34,340,565	-26,236,516	-23,316,658	-23,196,658
60	-30,429,889	-23,126,716	-34,520,623	-26,416,574	-23,496,716	-23,376,716
70	-30,666,807	-23,306,773	-34,700,680	-26,596,631	-23,676,773	-23,556,773
80	-30,903,724	-23,486,830	-34,880,737	-26,776,688	-23,856,830	-23,736,830
90	-31,140,641	-23,666,887	-35,060,794	-26,956,745	-24,036,887	-23,916,887
100	-31,377,558	-23,846,944	-35,240,851	-27,136,802	-24,216,944	-24,096,944
120	-31,851,394	-24,207,059	-35,600,966	-27,496,917	-24,577,059	-24,457,059
135	-32,206,770	-24,477,145	-35,871,052	-27,767,003	-24,847,145	-24,727,145
150	-32,562,146	-24,747,231	-36,141,138	-28,037,089	-25,117,231	-24,997,231
175	-33,154,440	-25,197,374	-36,591,281	-28,487,232	-25,567,374	-25,447,374
200	-33,746,733	-25,647,517	-37,041,424	-28,937,375	-26,017,517	-25,897,517
225	-34,339,026	-26,097,660	-37,491,567	-29,387,518	-26,467,660	-26,347,660
250	-34,931,320	-26,547,803	-37,941,710	-29,837,661	-26,917,803	-26,797,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,266,256	-19,962,355	-31,356,262	-23,252,213	-20,332,355	-20,212,355
20	-26,288,338	-19,979,137	-31,373,044	-23,268,995	-20,349,137	-20,229,137
35	-26,643,713	-20,249,222	-31,643,129	-23,539,080	-20,619,222	-20,499,222
50	-26,999,089	-20,519,308	-31,913,215	-23,809,166	-20,889,308	-20,769,308
60	-27,236,008	-20,699,366	-32,093,273	-23,989,224	-21,069,366	-20,949,366
70	-27,472,925	-20,879,423	-32,273,330	-24,169,281	-21,249,423	-21,129,423
80	-27,709,842	-21,059,480	-32,453,387	-24,349,338	-21,429,480	-21,309,480
90	-27,946,759	-21,239,537	-32,633,444	-24,529,395	-21,609,537	-21,489,537
100	-28,183,677	-21,419,594	-32,813,501	-24,709,452	-21,789,594	-21,669,594
120	-28,657,512	-21,779,709	-33,173,616	-25,069,567	-22,149,709	-22,029,709
135	-29,012,888	-22,049,795	-33,443,702	-25,339,653	-22,419,795	-22,299,795
150	-29,368,264	-22,319,881	-33,713,788	-25,609,739	-22,689,881	-22,569,881
175	-29,960,558	-22,770,024	-34,163,931	-26,059,882	-23,140,024	-23,020,024
200	-30,552,851	-23,220,167	-34,614,074	-26,510,025	-23,590,167	-23,470,167
225	-31,145,144	-23,670,310	-35,064,217	-26,960,168	-24,040,310	-23,920,310
250	-31,737,439	-24,120,453	-35,514,360	-27,410,311	-24,490,453	-24,370,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,262,650	-59,479,614	-70,873,521	-62,769,472	-59,849,614	-59,729,614
20	-77,390,444	-58,816,737	-70,210,644	-62,106,595	-59,186,737	-59,066,737
35	-77,745,820	-59,086,823	-70,480,730	-62,376,681	-59,456,823	-59,336,823
50	-78,101,196	-59,356,909	-70,750,816	-62,646,767	-59,726,909	-59,606,909
60	-78,338,114	-59,536,967	-70,930,874	-62,826,825	-59,906,967	-59,786,967
70	-78,575,031	-59,717,024	-71,110,931	-63,006,882	-60,087,024	-59,967,024
80	-78,811,949	-59,897,081	-71,290,988	-63,186,939	-60,267,081	-60,147,081
90	-79,048,866	-60,077,138	-71,471,045	-63,366,996	-60,447,138	-60,327,138
100	-79,285,783	-60,257,195	-71,651,102	-63,547,053	-60,627,195	-60,507,195
120	-79,759,619	-60,617,310	-72,011,217	-63,907,168	-60,987,310	-60,867,310
135	-80,114,995	-60,887,396	-72,281,303	-64,177,254	-61,257,396	-61,137,396
150	-80,470,370	-61,157,482	-72,551,389	-64,447,340	-61,527,482	-61,407,482
175	-81,062,665	-61,607,625	-73,001,532	-64,897,483	-61,977,625	-61,857,625
200	-81,654,958	-62,057,768	-73,451,675	-65,347,626	-62,427,768	-62,307,768
225	-82,247,252	-62,507,911	-73,901,818	-65,797,769	-62,877,911	-62,757,911
250	-82,839,545	-62,958,054	-74,351,961	-66,247,912	-63,328,054	-63,208,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,082,869	-11,980,619	-23,374,526	-15,270,477	-12,350,619	-12,230,619
20	-37,030,058	-11,963,557	-23,357,464	-15,253,415	-12,333,557	-12,213,557
35	-37,468,791	-12,105,302	-23,499,209	-15,395,160	-12,475,302	-12,355,302
50	-37,907,524	-12,247,046	-23,640,953	-15,536,904	-12,617,046	-12,497,046
60	-38,200,013	-12,341,543	-23,735,450	-15,631,401	-12,711,543	-12,591,543
70	-38,492,501	-12,436,039	-23,829,946	-15,725,897	-12,806,039	-12,686,039
80	-38,784,990	-12,530,535	-23,924,442	-15,820,393	-12,900,535	-12,780,535
90	-39,077,478	-12,625,031	-24,018,938	-15,914,889	-12,995,031	-12,875,031
100	-39,369,967	-12,719,528	-24,113,435	-16,009,386	-13,089,528	-12,969,528
120	-39,954,944	-12,906,520	-24,302,427	-16,198,378	-13,278,520	-13,158,520
135	-40,393,678	-13,050,265	-24,444,172	-16,340,123	-13,420,265	-13,300,265
150	-40,832,411	-13,192,010	-24,585,917	-16,481,868	-13,562,010	-13,442,010
175	-41,563,632	-13,428,250	-24,822,157	-16,718,108	-13,798,250	-13,678,250
200	-42,294,854	-13,664,491	-25,058,398	-16,954,349	-14,034,491	-13,914,491
225	-43,026,076	-13,900,732	-25,294,639	-17,190,590	-14,270,732	-14,150,732
250	-43,757,297	-14,136,973	-25,530,880	-17,426,831	-14,506,973	-14,386,973

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,191,426	-10,723,384	-22,117,291	-14,013,242	-11,093,384	-10,973,384
20	-33,206,544	-10,727,945	-22,121,852	-14,017,803	-11,097,945	-10,977,945
35	-33,644,276	-10,869,689	-22,263,596	-14,159,547	-11,239,689	-11,119,689
50	-34,083,010	-11,011,434	-22,405,341	-14,301,292	-11,381,434	-11,261,434
60	-34,375,498	-11,105,930	-22,499,837	-14,395,788	-11,475,930	-11,355,930
70	-34,667,987	-11,200,427	-22,594,334	-14,490,285	-11,570,427	-11,450,427
80	-34,960,476	-11,294,923	-22,688,830	-14,584,781	-11,664,923	-11,544,923
90	-35,252,964	-11,389,419	-22,783,326	-14,679,277	-11,759,419	-11,639,419
100	-35,545,453	-11,483,916	-22,877,823	-14,773,774	-11,853,916	-11,733,916
120	-36,130,430	-11,672,908	-23,066,815	-14,962,766	-12,042,908	-11,922,908
135	-36,569,164	-11,814,653	-23,208,560	-15,104,511	-12,184,653	-12,064,653
150	-37,007,898	-11,956,397	-23,350,304	-15,246,255	-12,326,397	-12,206,397
175	-37,739,118	-12,192,638	-23,586,545	-15,482,496	-12,562,638	-12,442,638
200	-38,470,338	-12,428,879	-23,822,786	-15,718,737	-12,798,879	-12,678,879
225	-39,201,558	-12,665,120	-24,059,027	-15,954,978	-13,035,120	-12,915,120
250	-39,932,778	-12,901,361	-24,295,268	-16,191,219	-13,271,361	-13,151,361

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,454,518	-30,839,152	-42,233,059	-34,129,010	-31,209,152	-31,089,152
20	-94,397,772	-30,497,742	-41,891,649	-33,787,600	-30,867,742	-30,747,742
35	-94,836,505	-30,639,486	-42,033,393	-33,929,344	-31,009,486	-30,889,486
50	-95,275,238	-30,781,231	-42,175,138	-34,071,089	-31,151,231	-31,031,231
60	-95,567,726	-30,875,727	-42,269,634	-34,165,585	-31,245,727	-31,125,727
70	-95,860,215	-30,970,223	-42,364,130	-34,260,081	-31,340,223	-31,220,223
80	-96,152,705	-31,064,720	-42,458,627	-34,354,578	-31,434,720	-31,314,720
90	-96,445,193	-31,159,216	-42,553,123	-34,449,074	-31,529,216	-31,409,216
100	-96,737,682	-31,253,713	-42,647,620	-34,543,571	-31,623,713	-31,503,713
120	-97,322,659	-31,442,705	-42,836,612	-34,732,563	-31,812,705	-31,692,705
135	-97,761,392	-31,584,450	-42,978,357	-34,874,308	-31,954,450	-31,834,450
150	-98,200,125	-31,726,194	-43,120,101	-35,016,052	-32,096,194	-31,976,194
175	-98,931,347	-31,962,435	-43,356,342	-35,252,293	-32,332,435	-32,212,435
200	-99,662,568	-32,198,676	-43,592,583	-35,488,534	-32,568,676	-32,448,676
225	-100,393,790	-32,434,917	-43,828,824	-35,724,775	-32,804,917	-32,684,917
250	-101,125,012	-32,671,158	-44,065,065	-35,961,016	-33,041,158	-32,921,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8

Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,213,365	2,579,742	-8,814,165	-710,116	2,209,742	2,329,742
20	8,041,522	2,251,626	-9,142,281	-1,038,232	1,881,626	2,001,626
35	7,272,430	2,036,280	-9,357,627	-1,253,578	1,666,280	1,786,280
50	6,503,337	1,820,934	-9,572,973	-1,468,924	1,450,934	1,570,934
60	5,986,571	1,676,240	-9,717,667	-1,613,618	1,306,240	1,426,240
70	5,465,456	1,530,328	-9,863,579	-1,759,530	1,160,328	1,280,328
80	4,944,342	1,384,416	-10,009,491	-1,905,442	1,014,416	1,134,416
90	4,423,228	1,238,504	-10,155,403	-2,051,354	868,504	988,504
100	3,897,923	1,091,419	-10,302,488	-2,198,439	721,419	841,419
120	2,838,649	794,822	-10,599,085	-2,495,036	424,822	544,822
135	2,043,623	572,214	-10,821,693	-2,717,644	202,214	322,214
150	1,236,173	346,128	-11,047,779	-2,943,730	-23,872	96,128
175	-111,367	-31,183	-11,425,090	-3,321,041	-401,183	-281,183
200	-1,479,125	-414,155	-11,808,062	-3,704,013	-784,155	-664,155
225	-2,846,883	-797,127	-12,191,034	-4,086,985	-1,167,127	-1,047,127
250	-4,214,642	-1,180,100	-12,574,007	-4,469,958	-1,550,100	-1,430,100

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£150

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,215,486	4,540,336	-6,853,571	1,250,478	4,170,336	4,290,336
20	15,034,881	4,209,767	-7,184,140	919,909	3,839,767	3,959,767
35	14,345,941	4,016,863	-7,377,044	727,005	3,646,863	3,766,863
50	13,645,482	3,820,735	-7,573,172	530,877	3,450,735	3,570,735
60	13,172,702	3,688,356	-7,705,551	398,498	3,318,356	3,438,356
70	12,692,876	3,554,005	-7,839,902	264,147	3,184,005	3,304,005
80	12,208,508	3,418,382	-7,975,525	128,524	3,048,382	3,168,382
90	11,719,393	3,281,430	-8,112,477	-8,428	2,911,430	3,031,430
100	11,223,033	3,142,449	-8,251,458	-147,409	2,772,449	2,892,449
120	10,216,369	2,860,583	-8,533,324	-429,275	2,490,583	2,610,583
135	9,459,653	2,648,703	-8,745,204	-641,155	2,278,703	2,398,703
150	8,700,663	2,436,074	-8,957,833	-853,784	2,066,074	2,186,074
175	7,418,442	2,077,164	-9,316,743	-1,212,694	1,707,164	1,827,164
200	6,128,228	1,715,904	-9,678,003	-1,573,954	1,345,904	1,465,904
225	4,825,443	1,351,124	-10,042,783	-1,938,734	981,124	1,101,124
250	3,507,766	982,175	-10,411,732	-2,307,683	612,175	732,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,437,884	-30,642,608	-42,036,515	-33,932,466	-31,012,608	-30,892,608
20	-108,649,867	-30,421,963	-41,815,870	-33,711,821	-30,791,963	-30,671,963
35	-109,470,521	-30,651,746	-42,045,653	-33,941,604	-31,021,746	-30,901,746
50	-110,291,176	-30,881,529	-42,275,436	-34,171,387	-31,251,529	-31,131,529
60	-110,838,280	-31,034,718	-42,428,625	-34,324,576	-31,404,718	-31,284,718
70	-111,385,383	-31,187,907	-42,581,814	-34,477,765	-31,557,907	-31,437,907
80	-111,932,486	-31,341,096	-42,735,003	-34,630,954	-31,711,096	-31,591,096
90	-112,479,589	-31,494,285	-42,888,192	-34,784,143	-31,864,285	-31,744,285
100	-113,026,692	-31,647,474	-43,041,381	-34,937,332	-32,017,474	-31,897,474
120	-114,120,898	-31,953,852	-43,347,759	-35,243,710	-32,323,852	-32,203,852
135	-114,941,553	-32,183,635	-43,577,542	-35,473,493	-32,553,635	-32,433,635
150	-115,762,208	-32,413,418	-43,807,325	-35,703,276	-32,783,418	-32,663,418
175	-117,129,967	-32,796,391	-44,190,298	-36,086,249	-33,166,391	-33,046,391
200	-118,497,725	-33,179,363	-44,573,270	-36,469,221	-33,549,363	-33,429,363
225	-119,865,483	-33,562,335	-44,956,242	-36,852,193	-33,932,335	-33,812,335
250	-121,233,241	-33,945,307	-45,339,214	-37,235,165	-34,315,307	-34,195,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,229,079	2,277,160	-9,116,747	-1,012,698	1,907,160	2,027,160
20	5,089,654	1,603,241	-9,790,666	-1,686,617	1,233,241	1,353,241
35	3,557,198	1,120,517	-10,273,390	-2,169,341	750,517	870,517
50	2,003,664	631,154	-10,762,753	-2,658,704	261,154	381,154
60	952,724	300,108	-11,093,799	-2,989,750	-69,892	50,108
70	-101,539	-31,985	-11,425,892	-3,321,843	-401,985	-281,985
80	-1,171,383	-368,986	-11,762,893	-3,658,844	-738,986	-618,986
90	-2,241,228	-705,987	-12,099,894	-3,995,845	-1,075,987	-955,987
100	-3,311,073	-1,042,988	-12,436,895	-4,332,846	-1,412,988	-1,292,988
120	-5,450,762	-1,716,990	-13,110,897	-5,006,848	-2,086,990	-1,966,990
135	-7,055,529	-2,222,491	-13,616,398	-5,512,349	-2,592,491	-2,472,491
150	-8,660,295	-2,727,993	-14,121,900	-6,017,851	-3,097,993	-2,977,993
175	-11,334,907	-3,570,496	-14,964,403	-6,860,354	-3,940,496	-3,820,496
200	-14,009,518	-4,412,998	-15,806,905	-7,702,856	-4,782,998	-4,662,998
225	-16,684,130	-5,255,501	-16,649,408	-8,545,359	-5,625,501	-5,505,501
250	-19,358,741	-6,098,004	-17,491,911	-9,387,862	-6,468,004	-6,348,004

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£60

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,311,389	5,768,088	-5,625,819	2,478,230	5,398,088	5,518,088
20	16,380,382	5,161,395	-6,232,512	1,871,537	4,791,395	4,911,395
35	15,128,322	4,765,422	-6,628,485	1,475,564	4,395,422	4,515,422
50	13,826,490	4,355,344	-7,038,563	1,065,486	3,985,344	4,105,344
60	12,931,836	4,073,528	-7,320,379	783,670	3,703,528	3,823,528
70	12,014,613	3,784,603	-7,609,304	494,745	3,414,603	3,534,603
80	11,073,120	3,488,033	-7,905,874	198,175	3,118,033	3,238,033
90	10,107,938	3,184,000	-8,209,907	-105,858	2,814,000	2,934,000
100	9,121,447	2,873,256	-8,520,651	-416,602	2,503,256	2,623,256
120	7,132,836	2,246,843	-9,147,064	-1,043,015	1,876,843	1,996,843
135	5,621,552	1,770,789	-9,623,118	-1,519,069	1,400,789	1,520,789
150	4,093,017	1,289,300	-10,104,607	-2,000,558	919,300	1,039,300
175	1,495,933	471,219	-10,922,688	-2,818,639	101,219	221,219
200	-1,154,213	-363,577	-11,757,484	-3,653,435	-733,577	-613,577
225	-3,828,824	-1,206,080	-12,599,987	-4,495,938	-1,576,080	-1,456,080
250	-6,503,435	-2,048,582	-13,442,489	-5,338,440	-2,418,582	-2,298,582

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£175	£175

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,687,448	-59,436,546	-70,830,453	-62,726,404	-59,806,546	-59,686,546
20	-187,581,898	-59,088,298	-70,482,205	-62,378,156	-59,458,298	-59,338,298
35	-189,186,664	-59,593,799	-70,987,706	-62,883,657	-59,963,799	-59,843,799
50	-190,791,431	-60,099,301	-71,493,208	-63,389,159	-60,469,301	-60,349,301
60	-191,861,276	-60,436,302	-71,830,209	-63,726,160	-60,806,302	-60,686,302
70	-192,931,120	-60,773,303	-72,167,210	-64,063,161	-61,143,303	-61,023,303
80	-194,000,965	-61,110,304	-72,504,211	-64,400,162	-61,480,304	-61,360,304
90	-195,070,810	-61,447,305	-72,841,212	-64,737,163	-61,817,305	-61,697,305
100	-196,140,654	-61,784,306	-73,178,213	-65,074,164	-62,154,306	-62,034,306
120	-198,280,344	-62,458,308	-73,852,215	-65,748,166	-62,828,308	-62,708,308
135	-199,885,110	-62,963,810	-74,357,717	-66,253,668	-63,333,810	-63,213,810
150	-201,489,877	-63,469,311	-74,863,218	-66,759,169	-63,839,311	-63,719,311
175	-204,164,489	-64,311,814	-75,705,721	-67,601,672	-64,681,814	-64,561,814
200	-206,839,100	-65,154,316	-76,548,223	-68,444,174	-65,524,316	-65,404,316
225	-209,513,712	-65,996,819	-77,390,726	-69,286,677	-66,366,819	-66,246,819
250	-212,188,323	-66,839,322	-78,233,229	-70,129,180	-67,209,322	-67,089,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	25%	+ 10% Values + 5 % Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	135	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	120	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	20	200	225
CM17	NV	175	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	35	120	120
CM17	NV	150	225	225

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	648,951	6,489,511	-4,904,396	3,199,653	6,119,511	6,239,511
20	626,026	6,260,263	-5,133,644	2,970,405	5,890,263	6,010,263
35	617,204	6,172,044	-5,221,863	2,882,186	5,802,044	5,922,044
50	608,383	6,083,825	-5,310,082	2,793,967	5,713,825	5,833,825
60	602,501	6,025,009	-5,368,898	2,735,151	5,655,009	5,775,009
70	596,619	5,966,193	-5,427,714	2,676,335	5,596,193	5,716,193
80	590,738	5,907,378	-5,486,529	2,617,520	5,537,378	5,657,378
90	584,856	5,848,562	-5,545,345	2,558,704	5,478,562	5,598,562
100	578,975	5,789,746	-5,604,161	2,499,888	5,419,746	5,539,746
120	567,211	5,672,114	-5,721,793	2,382,256	5,302,114	5,422,114
135	558,390	5,583,895	-5,810,012	2,294,037	5,213,895	5,333,895
150	549,568	5,495,677	-5,898,230	2,205,819	5,125,677	5,245,677
175	534,864	5,348,642	-6,045,265	2,058,784	4,978,642	5,098,642
200	520,160	5,201,697	-6,192,310	1,911,739	4,831,697	4,951,697
225	505,456	5,054,663	-6,339,344	1,764,705	4,684,663	4,804,663
250	490,753	4,907,528	-6,486,379	1,617,670	4,537,528	4,657,528

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£768,016	7,680,164	-3,713,743	4,390,306	7,310,164	7,430,164
20	743,044	7,430,443	-3,963,464	4,140,585	7,060,443	7,180,443
35	734,222	7,342,224	-4,051,683	4,052,366	6,972,224	7,092,224
50	725,401	7,254,006	-4,139,901	3,964,148	6,884,006	7,004,006
60	719,519	7,195,190	-4,198,717	3,905,332	6,825,190	6,945,190
70	713,637	7,136,374	-4,257,533	3,846,516	6,766,374	6,886,374
80	707,756	7,077,558	-4,316,349	3,787,700	6,707,558	6,827,558
90	701,874	7,018,742	-4,375,165	3,728,884	6,648,742	6,768,742
100	695,993	6,959,926	-4,433,981	3,670,068	6,589,926	6,709,926
120	684,230	6,842,305	-4,551,602	3,552,447	6,472,305	6,592,305
135	675,408	6,754,076	-4,639,831	3,464,218	6,384,076	6,504,076
150	666,586	6,665,857	-4,728,050	3,375,999	6,295,857	6,415,857
175	651,882	6,518,822	-4,875,085	3,228,964	6,148,822	6,268,822
200	637,179	6,371,788	-5,022,119	3,081,930	6,001,788	6,121,788
225	622,474	6,224,743	-5,169,164	2,934,885	5,854,743	5,974,743
250	607,771	6,077,709	-5,316,198	2,787,851	5,707,709	5,827,709

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,156,938	-11,569,380	-22,963,287	-14,859,238	-11,939,380	-11,819,380
20	-1,149,009	-11,490,090	-22,883,997	-14,779,948	-11,860,090	-11,740,090
35	-1,157,986	-11,579,856	-22,973,763	-14,869,714	-11,949,856	-11,829,856
50	-1,166,962	-11,669,621	-23,063,528	-14,959,479	-12,039,621	-11,919,621
60	-1,172,946	-11,729,461	-23,123,368	-15,019,319	-12,099,461	-11,979,461
70	-1,178,931	-11,789,311	-23,183,218	-15,079,169	-12,159,311	-12,039,311
80	-1,184,915	-11,849,152	-23,243,059	-15,139,010	-12,219,152	-12,099,152
90	-1,190,899	-11,908,992	-23,302,899	-15,198,850	-12,278,992	-12,158,992
100	-1,196,884	-11,968,842	-23,362,749	-15,258,700	-12,338,842	-12,218,842
120	-1,208,852	-12,088,522	-23,482,429	-15,378,380	-12,458,522	-12,338,522
135	-1,217,830	-12,178,298	-23,572,205	-15,468,156	-12,548,298	-12,428,298
150	-1,226,806	-12,268,063	-23,661,970	-15,557,921	-12,638,063	-12,518,063
175	-1,241,767	-12,417,669	-23,811,576	-15,707,527	-12,787,669	-12,667,669
200	-1,256,727	-12,567,274	-23,961,181	-15,857,132	-12,937,274	-12,817,274
225	-1,271,689	-12,716,890	-24,110,797	-16,006,748	-13,086,890	-12,966,890
250	-1,286,649	-12,866,495	-24,260,402	-16,156,353	-13,236,495	-13,116,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,156,938	-11,569,380	-22,963,287	-14,859,238	-11,939,380	-11,819,380
20	-1,149,009	-11,490,090	-22,883,997	-14,779,948	-11,860,090	-11,740,090
35	-1,157,986	-11,579,856	-22,973,763	-14,869,714	-11,949,856	-11,829,856
50	-1,166,962	-11,669,621	-23,063,528	-14,959,479	-12,039,621	-11,919,621
60	-1,172,946	-11,729,461	-23,123,368	-15,019,319	-12,099,461	-11,979,461
70	-1,178,931	-11,789,311	-23,183,218	-15,079,169	-12,159,311	-12,039,311
80	-1,184,915	-11,849,152	-23,243,059	-15,139,010	-12,219,152	-12,099,152
90	-1,190,899	-11,908,992	-23,302,899	-15,198,850	-12,278,992	-12,158,992
100	-1,196,884	-11,968,842	-23,362,749	-15,258,700	-12,338,842	-12,218,842
120	-1,208,852	-12,088,522	-23,482,429	-15,378,380	-12,458,522	-12,338,522
135	-1,217,830	-12,178,298	-23,572,205	-15,468,156	-12,548,298	-12,428,298
150	-1,226,806	-12,268,063	-23,661,970	-15,557,921	-12,638,063	-12,518,063
175	-1,241,767	-12,417,669	-23,811,576	-15,707,527	-12,787,669	-12,667,669
200	-1,256,727	-12,567,274	-23,961,181	-15,857,132	-12,937,274	-12,817,274
225	-1,271,689	-12,716,890	-24,110,797	-16,006,748	-13,086,890	-12,966,890
250	-1,286,649	-12,866,495	-24,260,402	-16,156,353	-13,236,495	-13,116,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	423,278	5,925,897	-5,468,010	2,636,039	5,555,897	5,675,897
20	389,735	5,456,295	-5,937,612	2,166,437	5,086,295	5,206,295
35	370,038	5,180,535	-6,213,372	1,890,677	4,810,535	4,930,535
50	350,342	4,904,788	-6,489,119	1,614,930	4,534,788	4,654,788
60	337,211	4,720,948	-6,672,959	1,431,090	4,350,948	4,470,948
70	324,079	4,537,108	-6,856,799	1,247,250	4,167,108	4,287,108
80	310,948	4,353,267	-7,040,640	1,063,409	3,983,267	4,103,267
90	297,816	4,169,427	-7,224,480	879,569	3,799,427	3,919,427
100	284,685	3,985,587	-7,408,320	695,729	3,615,587	3,735,587
120	258,422	3,617,906	-7,776,001	328,048	3,247,906	3,367,906
135	238,725	3,342,146	-8,051,761	52,288	2,972,146	3,092,146
150	219,028	3,066,385	-8,327,522	-223,473	2,696,385	2,816,385
175	186,200	2,606,798	-8,787,109	-683,060	2,236,798	2,356,798
200	153,371	2,147,198	-9,246,709	-1,142,660	1,777,198	1,897,198
225	120,543	1,687,597	-9,706,310	-1,602,261	1,317,597	1,437,597
250	87,714	1,227,996	-10,165,911	-2,061,862	857,996	977,996

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	651,845	9,125,834	-2,268,073	5,835,976	8,755,834	8,875,834
20	614,371	8,601,199	-2,792,708	5,311,341	8,231,199	8,351,199
35	594,674	8,325,438	-3,068,469	5,035,580	7,955,438	8,075,438
50	574,977	8,049,678	-3,344,229	4,759,820	7,679,678	7,799,678
60	561,846	7,865,838	-3,528,069	4,575,980	7,495,838	7,615,838
70	548,714	7,681,997	-3,711,910	4,392,139	7,311,997	7,431,997
80	535,583	7,498,157	-3,895,750	4,208,299	7,128,157	7,248,157
90	522,451	7,314,317	-4,079,590	4,024,459	6,944,317	7,064,317
100	509,320	7,130,476	-4,263,431	3,840,618	6,760,476	6,880,476
120	483,057	6,762,796	-4,631,111	3,472,938	6,392,796	6,512,796
135	463,361	6,487,049	-4,906,858	3,197,191	6,117,049	6,237,049
150	443,663	6,211,289	-5,182,618	2,921,431	5,841,289	5,961,289
175	410,835	5,751,688	-5,642,219	2,461,830	5,381,688	5,501,688
200	378,006	5,292,087	-6,101,820	2,002,229	4,922,087	5,042,087
225	345,178	4,832,487	-6,561,420	1,542,629	4,462,487	4,582,487
250	312,350	4,372,900	-7,021,007	1,083,042	4,002,900	4,122,900

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,054,368	-42,761,154	-54,155,061	-46,051,012	-43,131,154	-43,011,154
20	-3,028,528	-42,399,391	-53,793,298	-45,689,249	-42,769,391	-42,649,391
35	-3,048,548	-42,679,669	-54,073,576	-45,969,527	-43,049,669	-42,929,669
50	-3,068,567	-42,959,933	-54,353,840	-46,249,791	-43,329,933	-43,209,933
60	-3,081,912	-43,146,775	-54,540,682	-46,436,633	-43,516,775	-43,396,775
70	-3,095,259	-43,333,631	-54,727,538	-46,623,489	-43,703,631	-43,583,631
80	-3,108,605	-43,520,474	-54,914,381	-46,810,332	-43,890,474	-43,770,474
90	-3,121,951	-43,707,316	-55,101,223	-46,997,174	-44,077,316	-43,957,316
100	-3,135,297	-43,894,158	-55,288,065	-47,184,016	-44,264,158	-44,144,158
120	-3,161,990	-44,267,857	-55,661,764	-47,557,715	-44,637,857	-44,517,857
135	-3,182,009	-44,548,121	-55,942,028	-47,837,979	-44,918,121	-44,798,121
150	-3,202,028	-44,828,398	-56,222,305	-48,118,256	-45,198,398	-45,078,398
175	-3,235,393	-45,295,504	-56,689,411	-48,585,362	-45,665,504	-45,545,504
200	-3,268,759	-45,762,624	-57,156,531	-49,052,482	-46,132,624	-46,012,624
225	-3,302,124	-46,229,730	-57,623,637	-49,519,588	-46,599,730	-46,479,730
250	-3,335,489	-46,696,850	-58,090,757	-49,986,708	-47,066,850	-46,946,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,054,488	4,956,094	-6,437,813	1,666,236	4,586,094	4,706,094
20	983,787	4,623,799	-6,770,108	1,333,941	4,253,799	4,373,799
35	944,363	4,438,504	-6,955,403	1,148,646	4,068,504	4,188,504
50	904,938	4,253,209	-7,140,698	963,351	3,883,209	4,003,209
60	878,656	4,129,682	-7,264,225	839,824	3,759,682	3,879,682
70	852,373	4,006,155	-7,387,752	716,297	3,636,155	3,756,155
80	826,090	3,882,623	-7,511,284	592,765	3,512,623	3,632,623
90	799,808	3,759,096	-7,634,811	469,238	3,389,096	3,509,096
100	773,525	3,635,569	-7,758,338	345,711	3,265,569	3,385,569
120	720,960	3,388,511	-8,005,396	98,653	3,018,511	3,138,511
135	681,535	3,203,215	-8,190,692	-86,643	2,833,215	2,953,215
150	642,112	3,017,925	-8,375,982	-271,933	2,647,925	2,767,925
175	576,405	2,709,103	-8,684,804	-580,755	2,339,103	2,459,103
200	510,698	2,400,281	-8,993,626	-889,577	2,030,281	2,150,281
225	444,991	2,091,458	-9,302,449	-1,198,400	1,721,458	1,841,458
250	379,284	1,782,636	-9,611,271	-1,507,222	1,412,636	1,532,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,518,273	7,135,885	-4,258,022	3,846,027	6,765,885	6,885,885
20	1,439,595	6,766,095	-4,627,812	3,476,237	6,396,095	6,516,095
35	1,400,171	6,580,805	-4,813,102	3,290,947	6,210,805	6,330,805
50	1,360,747	6,395,510	-4,998,397	3,105,652	6,025,510	6,145,510
60	1,334,464	6,271,983	-5,121,924	2,982,125	5,901,983	6,021,983
70	1,308,181	6,148,451	-5,245,456	2,858,593	5,778,451	5,898,451
80	1,281,899	6,024,924	-5,368,983	2,735,066	5,654,924	5,774,924
90	1,255,616	5,901,397	-5,492,510	2,611,539	5,531,397	5,651,397
100	1,229,333	5,777,865	-5,616,042	2,488,007	5,407,865	5,527,865
120	1,176,767	5,530,807	-5,863,100	2,240,949	5,160,807	5,280,807
135	1,137,344	5,345,516	-6,048,391	2,055,658	4,975,516	5,095,516
150	1,097,919	5,160,221	-6,233,686	1,870,363	4,790,221	4,910,221
175	1,032,212	4,851,399	-6,542,508	1,561,541	4,481,399	4,601,399
200	966,506	4,542,576	-6,851,331	1,252,718	4,172,576	4,292,576
225	900,799	4,233,754	-7,160,153	943,896	3,863,754	3,983,754
250	835,093	3,924,937	-7,468,970	635,079	3,554,937	3,674,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,258,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,298,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,256,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,296,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,256,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,296,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,256,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,296,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,256,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,296,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,256,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,296,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,998,818	-28,194,445	-39,588,352	-31,484,303	-28,564,445	-28,444,445
20	-5,949,070	-27,960,627	-39,354,534	-31,250,485	-28,330,627	-28,210,627
35	-5,989,138	-28,148,949	-39,542,856	-31,438,807	-28,518,949	-28,398,949
50	-6,029,207	-28,337,274	-39,731,181	-31,627,132	-28,707,274	-28,587,274
60	-6,059,920	-28,462,824	-39,856,731	-31,752,682	-28,832,824	-28,712,824
70	-6,082,632	-28,588,373	-39,982,280	-31,878,231	-28,958,373	-28,838,373
80	-6,109,345	-28,713,922	-40,107,829	-32,003,780	-29,083,922	-28,963,922
90	-6,136,058	-28,839,471	-40,233,378	-32,129,329	-29,209,471	-29,089,471
100	-6,162,770	-28,965,020	-40,358,927	-32,254,878	-29,335,020	-29,215,020
120	-6,216,195	-29,216,118	-40,610,025	-32,505,976	-29,586,118	-29,466,118
135	-6,256,264	-29,404,439	-40,798,346	-32,694,297	-29,774,439	-29,654,439
150	-6,296,333	-29,592,765	-40,986,672	-32,882,623	-29,962,765	-29,842,765
175	-6,363,114	-29,906,635	-41,300,542	-33,196,493	-30,276,635	-30,156,635
200	-6,429,896	-30,220,510	-41,614,417	-33,510,368	-30,590,510	-30,470,510
225	-6,496,678	-30,534,385	-41,928,292	-33,824,243	-30,904,385	-30,784,385
250	-6,563,459	-30,848,255	-42,242,162	-34,138,113	-31,218,255	-31,098,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,092,637	-2,567,697	-13,961,604	-5,857,555	-2,937,697	-2,817,697
20	-1,176,645	-2,765,116	-14,159,023	-6,054,974	-3,135,116	-3,015,116
35	-1,253,747	-2,946,304	-14,340,211	-6,236,162	-3,316,304	-3,196,304
50	-1,330,848	-3,127,493	-14,521,400	-6,417,351	-3,497,493	-3,377,493
60	-1,382,248	-3,248,282	-14,642,189	-6,538,140	-3,618,282	-3,498,282
70	-1,433,649	-3,369,075	-14,762,982	-6,658,933	-3,739,075	-3,619,075
80	-1,485,050	-3,489,867	-14,883,774	-6,779,725	-3,859,867	-3,739,867
90	-1,536,450	-3,610,656	-15,004,563	-6,900,514	-3,980,656	-3,860,656
100	-1,587,850	-3,731,448	-15,125,355	-7,021,306	-4,101,448	-3,981,448
120	-1,690,652	-3,973,033	-15,366,940	-7,262,891	-4,343,033	-4,223,033
135	-1,767,753	-4,154,218	-15,548,125	-7,444,076	-4,524,218	-4,404,218
150	-1,844,854	-4,335,407	-15,729,314	-7,625,265	-4,705,407	-4,585,407
175	-1,973,385	-4,637,385	-16,031,292	-7,927,243	-5,007,385	-4,887,385
200	-2,101,857	-4,939,365	-16,333,272	-8,229,223	-5,309,365	-5,189,365
225	-2,230,359	-5,241,343	-16,635,250	-8,531,201	-5,611,343	-5,491,343
250	-2,358,860	-5,543,321	-16,937,228	-8,833,179	-5,913,321	-5,793,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-330,814	-777,413	-12,171,320	-4,067,271	-1,147,413	-1,027,413
20	-427,926	-1,005,626	-12,399,533	-4,295,484	-1,375,626	-1,255,626
35	-505,027	-1,186,815	-12,580,722	-4,476,673	-1,556,815	-1,436,815
50	-582,128	-1,368,000	-12,761,907	-4,657,858	-1,738,000	-1,618,000
60	-633,529	-1,488,792	-12,882,699	-4,778,650	-1,858,792	-1,738,792
70	-684,930	-1,609,585	-13,003,492	-4,899,443	-1,979,585	-1,859,585
80	-736,329	-1,730,374	-13,124,281	-5,020,232	-2,100,374	-1,980,374
90	-787,730	-1,851,166	-13,245,073	-5,141,024	-2,221,166	-2,101,166
100	-839,131	-1,971,958	-13,365,865	-5,261,816	-2,341,958	-2,221,958
120	-941,932	-2,213,540	-13,607,447	-5,503,398	-2,583,540	-2,463,540
135	-1,019,033	-2,394,728	-13,788,635	-5,684,586	-2,764,728	-2,644,728
150	-1,096,135	-2,575,917	-13,969,824	-5,865,775	-2,945,917	-2,825,917
175	-1,224,636	-2,877,895	-14,271,802	-6,167,753	-3,247,895	-3,127,895
200	-1,353,137	-3,179,872	-14,573,779	-6,469,730	-3,549,872	-3,429,872
225	-1,481,639	-3,481,853	-14,875,760	-6,771,711	-3,851,853	-3,731,853
250	-1,610,141	-3,783,831	-15,177,738	-7,073,689	-4,153,831	-4,033,831

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,519,969	-29,421,926	-40,815,833	-32,711,784	-29,791,926	-29,671,926
20	-12,407,438	-29,157,480	-40,551,387	-32,447,338	-29,527,480	-29,407,480
35	-12,484,540	-29,338,668	-40,732,575	-32,628,526	-29,708,668	-29,588,668
50	-12,561,640	-29,519,854	-40,913,761	-32,809,712	-29,889,854	-29,769,854
60	-12,613,041	-29,640,646	-41,034,553	-32,930,504	-30,010,646	-29,890,646
70	-12,664,442	-29,761,438	-41,155,345	-33,051,296	-30,131,438	-30,011,438
80	-12,715,843	-29,882,230	-41,276,137	-33,172,088	-30,252,230	-30,132,230
90	-12,767,243	-30,003,020	-41,396,927	-33,292,878	-30,373,020	-30,253,020
100	-12,818,644	-30,123,812	-41,517,719	-33,413,670	-30,493,812	-30,373,812
120	-12,921,445	-30,365,397	-41,759,304	-33,655,255	-30,735,397	-30,615,397
135	-12,998,546	-30,546,582	-41,940,489	-33,836,440	-30,916,582	-30,796,582
150	-13,075,647	-30,727,770	-42,121,677	-34,017,628	-31,097,770	-30,977,770
175	-13,204,148	-31,029,748	-42,423,655	-34,319,606	-31,399,748	-31,279,748
200	-13,332,650	-31,331,729	-42,725,636	-34,621,587	-31,701,729	-31,581,729
225	-13,461,152	-31,633,707	-43,027,614	-34,923,565	-32,003,707	-31,883,707
250	-13,589,653	-31,935,684	-43,329,591	-35,225,542	-32,305,684	-32,185,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,208,744	19,532,791	8,138,884	16,242,933	19,162,791	19,282,791
20	4,998,945	18,746,045	7,352,138	15,456,187	18,376,045	18,496,045
35	4,908,785	18,407,944	7,014,037	15,118,086	18,037,944	18,157,944
50	4,818,625	18,069,843	6,675,936	14,779,985	17,699,843	17,819,843
60	4,758,518	17,844,444	6,450,537	14,554,586	17,474,444	17,594,444
70	4,698,411	17,619,042	6,225,135	14,329,184	17,249,042	17,369,042
80	4,638,305	17,393,644	5,999,737	14,103,786	17,023,644	17,143,644
90	4,578,198	17,168,242	5,774,335	13,878,384	16,798,242	16,918,242
100	4,518,092	16,942,843	5,548,936	13,652,985	16,572,843	16,692,843
120	4,397,878	16,492,043	5,098,136	13,202,185	16,122,043	16,242,043
135	4,307,718	16,153,942	4,760,035	12,864,084	15,783,942	15,903,942
150	4,217,557	15,815,841	4,421,934	12,525,983	15,445,841	15,565,841
175	4,067,076	15,251,535	3,857,628	11,961,677	14,881,535	15,001,535
200	3,914,351	14,678,818	3,284,911	11,388,960	14,308,818	14,428,818
225	3,761,627	14,106,101	2,712,194	10,816,243	13,736,101	13,856,101
250	3,608,902	13,533,384	2,139,477	10,243,526	13,163,384	13,283,384

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,347,154	23,801,829	12,407,922	20,511,971	23,431,829	23,551,829
20	6,117,776	22,941,661	11,547,754	19,651,803	22,571,661	22,691,661
35	6,027,616	22,603,560	11,209,653	19,313,702	22,233,560	22,353,560
50	5,937,456	22,265,459	10,871,552	18,975,601	21,895,459	22,015,459
60	5,877,349	22,040,060	10,646,153	18,750,202	21,670,060	21,790,060
70	5,817,242	21,814,658	10,420,751	18,524,800	21,444,658	21,564,658
80	5,757,135	21,589,256	10,195,349	18,299,398	21,219,256	21,339,256
90	5,697,029	21,363,858	9,969,951	18,074,000	20,993,858	21,113,858
100	5,636,922	21,138,456	9,744,549	17,848,598	20,768,456	20,888,456
120	5,516,708	20,687,655	9,293,748	17,397,797	20,317,655	20,437,655
135	5,426,549	20,349,558	8,955,651	17,059,700	19,979,558	20,099,558
150	5,336,388	20,011,457	8,617,550	16,721,599	19,641,457	19,761,457
175	5,186,121	19,447,953	8,054,046	16,158,095	19,077,953	19,197,953
200	5,035,854	18,884,454	7,490,547	15,594,596	18,514,454	18,634,454
225	4,885,588	18,320,954	6,927,047	15,031,096	17,950,954	18,070,954
250	4,735,321	17,757,454	6,363,547	14,467,596	17,387,454	17,507,454

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,384,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,649	-62,046,555	-53,942,506	-51,022,649	-50,902,649
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,364,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,648	-62,046,555	-53,942,506	-51,022,648	-50,902,648
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,364,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,648	-62,046,555	-53,942,506	-51,022,648	-50,902,648
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,364,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,648	-62,046,555	-53,942,506	-51,022,648	-50,902,648
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,364,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,648	-62,046,555	-53,942,506	-51,022,648	-50,902,648
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,364,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,648	-62,046,555	-53,942,506	-51,022,648	-50,902,648
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,459,577	-46,723,415	-58,117,322	-50,013,273	-47,093,415	-46,973,415
20	-12,371,494	-46,393,103	-57,787,010	-49,682,961	-46,763,103	-46,643,103
35	-12,466,151	-46,748,066	-58,141,973	-50,037,924	-47,118,066	-46,998,066
50	-12,560,807	-47,103,026	-58,496,933	-50,392,884	-47,473,026	-47,353,026
60	-12,623,911	-47,339,668	-58,733,575	-50,629,526	-47,709,668	-47,589,668
70	-12,687,016	-47,576,310	-58,970,217	-50,866,168	-47,946,310	-47,826,310
80	-12,750,121	-47,812,953	-59,206,860	-51,102,811	-48,182,953	-48,062,953
90	-12,813,225	-48,049,595	-59,443,502	-51,339,453	-48,419,595	-48,299,595
100	-12,876,329	-48,286,233	-59,680,140	-51,576,091	-48,656,233	-48,536,233
120	-13,002,538	-48,759,518	-60,153,425	-52,049,376	-49,129,518	-49,009,518
135	-13,097,195	-49,114,481	-60,508,388	-52,404,339	-49,484,481	-49,364,481
150	-13,191,851	-49,469,441	-60,863,348	-52,759,299	-49,839,441	-49,719,441
175	-13,349,612	-50,061,046	-61,454,953	-53,350,904	-50,431,046	-50,311,046
200	-13,507,373	-50,652,648	-62,046,555	-53,942,506	-51,022,648	-50,902,648
225	-13,665,134	-51,244,254	-62,638,161	-54,534,112	-51,614,254	-51,494,254
250	-13,822,896	-51,835,859	-63,229,766	-55,125,717	-52,205,859	-52,085,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,932,039	-21,228,350	-32,622,257	-24,518,208	-21,598,350	-21,478,350
20	-27,959,316	-21,249,080	-32,642,987	-24,538,938	-21,619,080	-21,499,080
35	-28,340,076	-21,538,458	-32,932,365	-24,828,316	-21,908,458	-21,788,458
50	-28,720,836	-21,827,835	-33,221,742	-25,117,693	-22,197,835	-22,077,835
60	-28,974,676	-22,020,754	-33,414,661	-25,310,612	-22,390,754	-22,270,754
70	-29,228,516	-22,213,672	-33,607,579	-25,503,530	-22,583,672	-22,463,672
80	-29,482,357	-22,406,591	-33,800,498	-25,696,449	-22,776,591	-22,656,591
90	-29,736,196	-22,599,509	-33,993,416	-25,889,367	-22,969,509	-22,849,509
100	-29,990,037	-22,792,428	-34,186,335	-26,082,286	-23,162,428	-23,042,428
120	-30,497,717	-23,178,265	-34,572,172	-26,468,123	-23,548,265	-23,428,265
135	-30,878,477	-23,467,643	-34,861,550	-26,757,501	-23,837,643	-23,717,643
150	-31,259,237	-23,757,020	-35,150,927	-27,046,878	-24,127,020	-24,007,020
175	-31,893,838	-24,239,317	-35,633,224	-27,529,175	-24,609,317	-24,489,317
200	-32,528,437	-24,721,612	-36,115,519	-28,011,470	-25,091,612	-24,971,612
225	-33,163,038	-25,203,909	-36,597,816	-28,493,767	-25,573,909	-25,453,909
250	-33,797,639	-25,686,205	-37,080,112	-28,976,063	-26,056,205	-25,936,205

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,450,138	-18,582,105	-29,976,012	-21,871,963	-18,952,105	-18,832,105
20	-24,537,300	-18,648,348	-30,042,255	-21,938,206	-19,018,348	-18,898,348
35	-24,918,060	-18,937,725	-30,331,632	-22,227,583	-19,307,725	-19,187,725
50	-25,298,820	-19,227,103	-30,621,010	-22,516,961	-19,597,103	-19,477,103
60	-25,552,660	-19,420,022	-30,813,929	-22,709,880	-19,790,022	-19,670,022
70	-25,806,500	-19,612,940	-31,006,847	-22,902,798	-19,982,940	-19,862,940
80	-26,060,341	-19,805,859	-31,199,766	-23,095,717	-20,175,859	-20,055,859
90	-26,314,180	-19,998,777	-31,392,684	-23,288,635	-20,368,777	-20,248,777
100	-26,568,021	-20,191,696	-31,585,603	-23,481,554	-20,561,696	-20,441,696
120	-27,075,701	-20,577,533	-31,971,440	-23,867,391	-20,947,533	-20,827,533
135	-27,456,461	-20,866,910	-32,260,817	-24,156,768	-21,236,910	-21,116,910
150	-27,837,221	-21,156,288	-32,550,195	-24,446,146	-21,526,288	-21,406,288
175	-28,471,822	-21,638,585	-33,032,492	-24,928,443	-22,008,585	-21,888,585
200	-29,106,421	-22,120,880	-33,514,787	-25,410,738	-22,490,880	-22,370,880
225	-29,741,022	-22,603,177	-33,997,084	-25,893,035	-22,973,177	-22,853,177
250	-30,375,622	-23,085,473	-34,479,380	-26,375,331	-23,455,473	-23,335,473

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,160,559	-60,922,025	-72,315,932	-64,211,883	-61,292,025	-61,172,025
20	-79,289,557	-60,260,063	-71,653,970	-63,549,921	-60,630,063	-60,510,063
35	-79,670,317	-60,549,441	-71,943,348	-63,839,299	-60,919,441	-60,799,441
50	-80,051,077	-60,838,818	-72,232,725	-64,128,676	-61,208,818	-61,088,818
60	-80,304,917	-61,031,737	-72,425,644	-64,321,595	-61,401,737	-61,281,737
70	-80,558,757	-61,224,655	-72,618,562	-64,514,513	-61,594,655	-61,474,655
80	-80,812,598	-61,417,574	-72,811,481	-64,707,432	-61,787,574	-61,667,574
90	-81,066,437	-61,610,492	-73,004,399	-64,900,350	-61,980,492	-61,860,492
100	-81,320,278	-61,803,411	-73,197,318	-65,093,269	-62,173,411	-62,053,411
120	-81,827,958	-62,189,248	-73,583,155	-65,479,106	-62,559,248	-62,439,248
135	-82,208,718	-62,478,626	-73,872,533	-65,768,484	-62,848,626	-62,728,626
150	-82,589,478	-62,768,003	-74,161,910	-66,057,861	-63,138,003	-63,018,003
175	-83,224,079	-63,250,300	-74,644,207	-66,540,158	-63,620,300	-63,500,300
200	-83,858,679	-63,732,596	-75,126,503	-67,022,454	-64,102,596	-63,982,596
225	-84,493,279	-64,214,892	-75,608,799	-67,504,750	-64,584,892	-64,464,892
250	-85,127,879	-64,697,188	-76,091,095	-67,987,046	-65,067,188	-64,947,188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,040,665	-11,320,830	-22,714,737	-14,610,688	-11,690,830	-11,570,830
20	-35,064,762	-11,328,615	-22,722,522	-14,618,473	-11,698,615	-11,578,615
35	-35,534,833	-11,480,484	-22,874,391	-14,770,342	-11,850,484	-11,730,484
50	-36,004,904	-11,632,354	-23,026,261	-14,922,212	-12,002,354	-11,882,354
60	-36,318,284	-11,733,600	-23,127,507	-15,023,458	-12,103,600	-11,983,600
70	-36,631,665	-11,834,846	-23,228,753	-15,124,704	-12,204,846	-12,084,846
80	-36,945,046	-11,936,092	-23,329,999	-15,225,950	-12,306,092	-12,186,092
90	-37,258,427	-12,037,338	-23,431,245	-15,327,196	-12,407,338	-12,287,338
100	-37,571,807	-12,138,584	-23,532,491	-15,428,442	-12,508,584	-12,388,584
120	-38,198,569	-12,341,076	-23,734,983	-15,630,934	-12,711,076	-12,591,076
135	-38,668,640	-12,492,945	-23,886,852	-15,782,803	-12,862,945	-12,742,945
150	-39,138,711	-12,644,814	-24,038,721	-15,934,672	-13,014,814	-12,894,814
175	-39,922,163	-12,897,929	-24,291,836	-16,187,787	-13,267,929	-13,147,929
200	-40,705,614	-13,151,045	-24,544,952	-16,440,903	-13,521,045	-13,401,045
225	-41,489,067	-13,404,160	-24,798,067	-16,694,018	-13,774,160	-13,654,160
250	-42,272,518	-13,657,275	-25,051,182	-16,947,133	-14,027,275	-13,907,275

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,871,261	-9,973,792	-21,367,699	-13,263,650	-10,343,792	-10,223,792
20	-30,967,067	-10,004,745	-21,398,652	-13,294,603	-10,374,745	-10,254,745
35	-31,437,138	-10,156,614	-21,550,521	-13,446,472	-10,526,614	-10,406,614
50	-31,907,210	-10,308,483	-21,702,390	-13,598,341	-10,678,483	-10,558,483
60	-32,220,590	-10,409,729	-21,803,636	-13,699,587	-10,779,729	-10,659,729
70	-32,533,971	-10,510,975	-21,904,882	-13,800,833	-10,880,975	-10,760,975
80	-32,847,352	-10,612,221	-22,006,128	-13,902,079	-10,982,221	-10,862,221
90	-33,160,732	-10,713,467	-22,107,374	-14,003,325	-11,083,467	-10,963,467
100	-33,474,114	-10,814,714	-22,208,621	-14,104,572	-11,184,714	-11,064,714
120	-34,100,875	-11,017,206	-22,411,113	-14,307,064	-11,387,206	-11,267,206
135	-34,570,946	-11,169,075	-22,562,982	-14,458,933	-11,539,075	-11,419,075
150	-35,041,017	-11,320,944	-22,714,851	-14,610,802	-11,690,944	-11,570,944
175	-35,824,469	-11,574,059	-22,967,966	-14,863,917	-11,944,059	-11,824,059
200	-36,607,921	-11,827,174	-23,221,081	-15,117,032	-12,197,174	-12,077,174
225	-37,391,373	-12,080,290	-23,474,197	-15,370,148	-12,450,290	-12,330,290
250	-38,174,824	-12,333,405	-23,727,312	-15,623,263	-12,703,405	-12,583,405

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,581,718	-31,526,401	-42,920,308	-34,816,259	-31,896,401	-31,776,401
20	-96,530,169	-31,186,670	-42,580,577	-34,476,528	-31,556,670	-31,436,670
35	-97,000,240	-31,338,539	-42,732,446	-34,628,397	-31,708,539	-31,588,539
50	-97,470,311	-31,490,408	-42,884,315	-34,780,266	-31,860,408	-31,740,408
60	-97,783,693	-31,591,655	-42,985,562	-34,881,513	-31,961,655	-31,841,655
70	-98,097,073	-31,692,901	-43,086,808	-34,982,759	-32,062,901	-31,942,901
80	-98,410,454	-31,794,147	-43,188,054	-35,084,005	-32,164,147	-32,044,147
90	-98,723,834	-31,895,393	-43,289,300	-35,185,251	-32,265,393	-32,145,393
100	-99,037,216	-31,996,639	-43,390,546	-35,286,497	-32,366,639	-32,246,639
120	-99,663,976	-32,199,131	-43,593,038	-35,488,989	-32,569,131	-32,449,131
135	-100,134,048	-32,351,000	-43,744,907	-35,640,858	-32,721,000	-32,601,000
150	-100,604,119	-32,502,869	-43,896,776	-35,792,727	-32,872,869	-32,752,869
175	-101,387,571	-32,755,985	-44,149,892	-36,045,843	-33,125,985	-33,005,985
200	-102,171,023	-33,009,100	-44,403,007	-36,298,958	-33,379,100	-33,259,100
225	-102,954,474	-33,262,215	-44,656,122	-36,552,073	-33,632,215	-33,512,215
250	-103,737,926	-33,515,330	-44,909,237	-36,805,188	-33,885,330	-33,765,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	25%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,650,976	3,822,273	-7,571,634	532,415	3,452,273	3,572,273
20	12,392,635	3,469,938	-7,923,969	180,080	3,099,938	3,219,938
35	11,605,167	3,249,447	-8,144,460	-40,411	2,879,447	2,999,447
50	10,802,152	3,024,602	-8,369,305	-265,256	2,654,602	2,774,602
60	10,261,641	2,873,259	-8,520,648	-416,599	2,503,259	2,623,259
70	9,721,128	2,721,916	-8,671,991	-567,942	2,351,916	2,471,916
80	9,180,617	2,570,573	-8,823,334	-719,285	2,200,573	2,320,573
90	8,639,774	2,418,017	-8,975,890	-871,841	2,048,017	2,168,017
100	8,098,422	2,264,198	-9,129,709	-1,025,660	1,894,198	2,014,198
120	6,987,718	1,956,561	-9,437,346	-1,333,297	1,586,561	1,706,561
135	6,155,267	1,723,475	-9,670,432	-1,566,383	1,353,475	1,473,475
150	5,317,763	1,488,974	-9,904,933	-1,800,884	1,118,974	1,238,974
175	3,913,243	1,095,708	-10,298,199	-2,194,150	725,708	845,708
200	2,494,574	698,481	-10,695,426	-2,591,377	328,481	448,481
225	1,057,089	295,985	-11,097,922	-2,993,873	-74,015	-45,985
250	-391,077	-109,502	-11,503,409	-3,399,360	-479,502	-359,502

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£225

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,720,197	5,801,655	-5,592,252	2,511,797	5,431,655	5,551,655
20	19,455,788	5,447,621	-5,946,286	2,157,763	5,077,621	5,197,621
35	18,764,191	5,253,973	-6,139,934	1,964,115	4,883,973	5,003,973
50	18,062,610	5,057,531	-6,336,376	1,767,673	4,687,531	4,807,531
60	17,587,886	4,924,608	-6,469,299	1,634,750	4,554,608	4,674,608
70	17,109,451	4,790,646	-6,603,261	1,500,788	4,420,646	4,540,646
80	16,626,963	4,655,550	-6,738,357	1,365,692	4,285,550	4,405,550
90	16,137,707	4,518,558	-6,875,349	1,228,700	4,148,558	4,268,558
100	15,645,216	4,380,661	-7,013,246	1,090,803	4,010,661	4,130,661
120	14,642,755	4,099,971	-7,293,936	810,113	3,729,971	3,849,971
135	13,877,532	3,885,709	-7,508,198	595,851	3,515,709	3,635,709
150	13,099,951	3,667,986	-7,725,921	378,128	3,297,986	3,417,986
175	11,776,322	3,297,370	-8,096,537	7,512	2,927,370	3,047,370
200	10,425,043	2,919,012	-8,474,895	-370,846	2,549,012	2,669,012
225	9,066,892	2,538,730	-8,855,177	-751,128	2,168,730	2,288,730
250	7,693,513	2,154,184	-9,239,723	-1,135,674	1,784,184	1,904,184

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,058,085	-31,656,264	-43,050,171	-34,946,122	-32,026,264	-31,906,264
20	-112,285,961	-31,440,069	-42,833,976	-34,729,927	-31,810,069	-31,690,069
35	-113,165,234	-31,686,266	-43,080,173	-34,976,124	-32,056,266	-31,936,266
50	-114,044,507	-31,932,462	-43,326,369	-35,222,320	-32,302,462	-32,182,462
60	-114,630,689	-32,096,593	-43,490,500	-35,386,451	-32,466,593	-32,346,593
70	-115,216,872	-32,260,724	-43,654,631	-35,550,582	-32,630,724	-32,510,724
80	-115,803,053	-32,424,855	-43,818,762	-35,714,713	-32,794,855	-32,674,855
90	-116,389,236	-32,588,986	-43,982,893	-35,878,844	-32,958,986	-32,838,986
100	-116,975,418	-32,753,117	-44,147,024	-36,042,975	-33,123,117	-33,003,117
120	-118,147,782	-33,081,379	-44,475,286	-36,371,237	-33,451,379	-33,331,379
135	-119,027,055	-33,327,575	-44,721,482	-36,617,433	-33,697,575	-33,577,575
150	-119,906,328	-33,573,772	-44,967,679	-36,863,630	-33,943,772	-33,823,772
175	-121,371,783	-33,984,099	-45,378,006	-37,273,957	-34,354,099	-34,234,099
200	-122,837,238	-34,394,427	-45,788,334	-37,684,285	-34,764,427	-34,644,427
225	-124,302,693	-34,804,754	-46,198,661	-38,094,612	-35,174,754	-35,054,754
250	-125,768,148	-35,215,081	-46,608,988	-38,504,939	-35,585,081	-35,465,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	9
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,252,325	4,489,482	-6,904,425	1,199,624	4,119,482	4,239,482
20	12,081,891	3,805,796	-7,588,111	515,938	3,435,796	3,555,796
35	10,562,598	3,327,218	-8,066,689	37,360	2,957,218	3,077,218
50	8,983,520	2,829,809	-8,564,098	-460,049	2,459,809	2,579,809
60	7,923,086	2,495,772	-8,898,135	-794,086	2,125,772	2,245,772
70	6,848,844	2,157,386	-9,236,521	-1,132,472	1,787,386	1,907,386
80	5,769,208	1,817,301	-9,576,606	-1,472,557	1,447,301	1,567,301
90	4,677,397	1,473,380	-9,920,527	-1,816,478	1,103,380	1,223,380
100	3,577,669	1,126,966	-10,266,941	-2,162,892	756,966	876,966
120	1,347,270	424,390	-10,969,517	-2,865,468	54,390	174,390
135	-350,088	-110,278	-11,504,185	-3,400,136	-480,278	-360,278
150	-2,069,482	-651,887	-12,045,794	-3,941,745	-1,021,887	-901,887
175	-4,935,137	-1,554,568	-12,948,475	-4,844,426	-1,924,568	-1,804,568
200	-7,800,792	-2,457,250	-13,851,157	-5,747,108	-2,827,250	-2,707,250
225	-10,666,446	-3,359,931	-14,753,838	-6,649,789	-3,729,931	-3,609,931
250	-13,532,102	-4,262,612	-15,656,519	-7,552,470	-4,632,612	-4,512,612

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£120	£120

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,830,652	7,821,655	-3,572,252	4,531,797	7,451,655	7,571,655
20	22,858,200	7,200,333	-4,193,574	3,910,475	6,830,333	6,950,333
35	21,662,183	6,823,588	-4,570,319	3,533,730	6,453,588	6,573,588
50	20,429,695	6,435,354	-4,958,553	3,145,496	6,065,354	6,185,354
60	19,587,690	6,170,122	-5,223,785	2,880,264	5,800,122	5,920,122
70	18,727,551	5,899,179	-5,494,728	2,609,321	5,529,179	5,649,179
80	17,850,209	5,622,816	-5,771,091	2,332,958	5,252,816	5,372,816
90	16,955,150	5,340,872	-6,053,035	2,051,014	4,970,872	5,090,872
100	16,038,068	5,051,991	-6,341,916	1,762,133	4,681,991	4,801,991
120	14,144,430	4,455,495	-6,938,412	1,165,637	4,085,495	4,205,495
135	12,664,678	3,989,374	-7,404,533	699,516	3,619,374	3,739,374
150	11,131,060	3,506,284	-7,887,623	216,426	3,136,284	3,256,284
175	8,490,304	2,674,446	-8,719,461	-615,412	2,304,446	2,424,446
200	5,793,194	1,824,856	-9,569,051	-1,465,002	1,454,856	1,574,856
225	3,042,811	958,485	-10,435,422	-2,331,373	588,485	708,485
250	237,555	74,830	-11,319,077	-3,215,028	-295,170	-175,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£225	£225

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-194,829,551	-61,371,308	-72,765,215	-64,661,166	-61,741,308	-61,621,308
20	-193,771,198	-61,037,927	-72,431,834	-64,327,785	-61,407,927	-61,287,927
35	-195,490,591	-61,579,536	-72,973,443	-64,869,394	-61,949,536	-61,829,536
50	-197,209,985	-62,121,145	-73,515,052	-65,411,003	-62,491,145	-62,371,145
60	-198,356,247	-62,482,218	-73,876,125	-65,772,076	-62,852,218	-62,732,218
70	-199,502,509	-62,843,290	-74,237,197	-66,133,148	-63,213,290	-63,093,290
80	-200,648,770	-63,204,363	-74,598,270	-66,494,221	-63,574,363	-63,454,363
90	-201,795,032	-63,565,435	-74,959,342	-66,855,293	-63,935,435	-63,815,435
100	-202,941,294	-63,926,508	-75,320,415	-67,216,366	-64,296,508	-64,176,508
120	-205,233,819	-64,648,653	-76,042,560	-67,938,511	-65,018,653	-64,898,653
135	-206,953,211	-65,190,262	-76,584,169	-68,480,120	-65,560,262	-65,440,262
150	-208,672,605	-65,731,870	-77,125,777	-69,021,728	-66,101,870	-65,981,870
175	-211,538,260	-66,634,552	-78,028,459	-69,924,410	-67,004,552	-66,884,552
200	-214,403,915	-67,537,233	-78,931,140	-70,827,091	-67,907,233	-67,787,233
225	-217,269,570	-68,439,915	-79,833,822	-71,729,773	-68,809,915	-68,689,915
250	-220,135,226	-69,342,596	-80,736,503	-72,632,454	-69,712,596	-69,592,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	20%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	#N/A	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	200	250	250
CM17	#N/A	250	250	250

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	200	250	250
CM17	#N/A	250	250	250

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A
0	#N/A	#N/A	#N/A	#N/A

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A
0	#N/A	#N/A	#N/A	#N/A

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	100	250	250
CM17	#N/A	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	90	175	175
CM17	#N/A	200	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	705,059	7,050,592	-4,343,315	3,760,734	6,680,592	6,800,592
20	680,386	6,803,856	-4,590,051	3,513,998	6,433,856	6,553,856
35	670,976	6,709,757	-4,684,150	3,419,899	6,339,757	6,459,757
50	661,565	6,615,647	-4,778,260	3,325,789	6,245,647	6,365,647
60	655,291	6,552,914	-4,840,993	3,263,056	6,182,914	6,302,914
70	649,018	6,490,181	-4,903,726	3,200,323	6,120,181	6,240,181
80	642,744	6,427,438	-4,966,469	3,137,580	6,057,438	6,177,438
90	636,471	6,364,706	-5,029,201	3,074,848	5,994,706	6,114,706
100	630,197	6,301,973	-5,091,934	3,012,115	5,931,973	6,051,973
120	617,650	6,176,497	-5,217,410	2,886,639	5,806,497	5,926,497
135	608,240	6,082,398	-5,311,509	2,792,540	5,712,398	5,832,398
150	598,830	5,988,298	-5,405,609	2,698,440	5,618,298	5,738,298
175	583,146	5,831,456	-5,562,451	2,541,598	5,461,456	5,581,456
200	567,461	5,674,614	-5,719,293	2,384,756	5,304,614	5,424,614
225	551,776	5,517,781	-5,876,126	2,227,923	5,147,781	5,267,781
250	536,094	5,360,939	-6,032,968	2,071,081	4,990,939	5,110,939

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£832,063	8,320,634	-3,073,273	5,030,776	7,950,634	8,070,634
20	805,205	8,052,050	-3,341,857	4,762,192	7,682,050	7,802,050
35	795,795	7,957,951	-3,435,956	4,668,093	7,587,951	7,707,951
50	786,384	7,863,842	-3,530,055	4,573,984	7,493,842	7,613,842
60	780,111	7,801,109	-3,592,798	4,511,251	7,431,109	7,551,109
70	773,838	7,738,376	-3,655,531	4,448,518	7,368,376	7,488,376
80	767,563	7,675,633	-3,718,274	4,385,775	7,305,633	7,425,633
90	761,290	7,612,900	-3,781,007	4,323,042	7,242,900	7,362,900
100	755,017	7,550,167	-3,843,740	4,260,309	7,180,167	7,300,167
120	742,469	7,424,691	-3,969,216	4,134,833	7,054,691	7,174,691
135	733,059	7,330,592	-4,063,315	4,040,734	6,960,592	7,080,592
150	723,649	7,236,493	-4,157,414	3,946,635	6,866,493	6,986,493
175	707,965	7,079,650	-4,314,257	3,789,792	6,709,650	6,829,650
200	692,281	6,922,808	-4,471,099	3,632,950	6,552,808	6,672,808
225	676,598	6,765,976	-4,627,931	3,476,118	6,395,976	6,515,976
250	660,913	6,609,134	-4,784,773	3,319,276	6,239,134	6,359,134

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,220,997	-12,209,973	-23,603,880	-15,499,831	-12,579,973	-12,459,973
20	-1,212,764	-12,127,643	-23,521,550	-15,417,501	-12,497,643	-12,377,643
35	-1,222,339	-12,223,389	-23,617,296	-15,513,247	-12,593,389	-12,473,389
50	-1,231,915	-12,319,146	-23,713,053	-15,609,004	-12,689,146	-12,569,146
60	-1,238,298	-12,382,977	-23,776,884	-15,672,835	-12,752,977	-12,632,977
70	-1,244,681	-12,446,807	-23,840,714	-15,736,665	-12,816,807	-12,696,807
80	-1,251,065	-12,510,648	-23,904,555	-15,800,506	-12,880,648	-12,760,648
90	-1,257,448	-12,574,479	-23,968,386	-15,864,337	-12,944,479	-12,824,479
100	-1,263,831	-12,638,310	-24,032,217	-15,928,168	-13,008,310	-12,888,310
120	-1,276,598	-12,765,982	-24,159,889	-16,055,840	-13,135,982	-13,015,982
135	-1,286,173	-12,861,728	-24,255,635	-16,151,586	-13,231,728	-13,111,728
150	-1,295,747	-12,957,474	-24,351,381	-16,247,332	-13,327,474	-13,207,474
175	-1,311,706	-13,117,062	-24,510,969	-16,406,920	-13,487,062	-13,367,062
200	-1,327,665	-13,276,649	-24,670,556	-16,566,507	-13,646,649	-13,526,649
225	-1,343,623	-13,436,226	-24,830,133	-16,726,084	-13,806,226	-13,686,226
250	-1,359,581	-13,595,813	-24,989,720	-16,885,671	-13,965,813	-13,845,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,220,997	-12,209,973	-23,603,880	-15,499,831	-12,579,973	-12,459,973
20	-1,212,764	-12,127,643	-23,521,550	-15,417,501	-12,497,643	-12,377,643
35	-1,222,339	-12,223,389	-23,617,296	-15,513,247	-12,593,389	-12,473,389
50	-1,231,915	-12,319,146	-23,713,053	-15,609,004	-12,689,146	-12,569,146
60	-1,238,298	-12,382,977	-23,776,884	-15,672,835	-12,752,977	-12,632,977
70	-1,244,681	-12,446,807	-23,840,714	-15,736,665	-12,816,807	-12,696,807
80	-1,251,065	-12,510,648	-23,904,555	-15,800,506	-12,880,648	-12,760,648
90	-1,257,448	-12,574,479	-23,968,386	-15,864,337	-12,944,479	-12,824,479
100	-1,263,831	-12,638,310	-24,032,217	-15,928,168	-13,008,310	-12,888,310
120	-1,276,598	-12,765,982	-24,159,889	-16,055,840	-13,135,982	-13,015,982
135	-1,286,173	-12,861,728	-24,255,635	-16,151,586	-13,231,728	-13,111,728
150	-1,295,747	-12,957,474	-24,351,381	-16,247,332	-13,327,474	-13,207,474
175	-1,311,706	-13,117,062	-24,510,969	-16,406,920	-13,487,062	-13,367,062
200	-1,327,665	-13,276,649	-24,670,556	-16,566,507	-13,646,649	-13,526,649
225	-1,343,623	-13,436,226	-24,830,133	-16,726,084	-13,806,226	-13,686,226
250	-1,359,581	-13,595,813	-24,989,720	-16,885,671	-13,965,813	-13,845,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2

Flats	
No of units	25 units
Density:	350 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	549,670	7,695,383	-3,698,524	4,405,525	7,325,383	7,445,383
20	512,203	7,170,844	-4,223,063	3,880,986	6,800,844	6,920,844
35	491,193	6,876,703	-4,517,204	3,586,845	6,506,703	6,626,703
50	470,183	6,582,561	-4,811,346	3,292,703	6,212,561	6,332,561
60	456,176	6,386,467	-5,007,440	3,096,609	6,016,467	6,136,467
70	442,169	6,190,372	-5,203,535	2,900,514	5,820,372	5,940,372
80	428,163	5,994,278	-5,399,629	2,704,420	5,624,278	5,744,278
90	414,156	5,798,183	-5,595,724	2,508,325	5,428,183	5,548,183
100	400,149	5,602,089	-5,791,818	2,312,231	5,232,089	5,362,089
120	372,136	5,209,900	-6,184,007	1,920,042	4,839,900	4,959,900
135	351,125	4,915,744	-6,478,163	1,625,886	4,545,744	4,665,744
150	330,114	4,621,602	-6,772,305	1,331,744	4,251,602	4,371,602
175	295,098	4,131,366	-7,262,541	841,508	3,761,366	3,881,366
200	260,081	3,641,130	-7,752,777	351,272	3,271,130	3,391,130
225	225,064	3,150,894	-8,243,013	-138,964	2,780,894	2,900,894
250	190,047	2,660,658	-8,733,249	-629,200	2,290,658	2,410,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	793,475	11,108,645	-285,262	7,818,787	10,738,645	10,858,645
20	751,814	10,525,403	-888,504	7,235,545	10,155,403	10,275,403
35	730,804	10,231,261	-1,182,646	6,941,403	9,861,261	9,981,261
50	709,793	9,937,105	-1,456,802	6,647,247	9,567,105	9,687,105
60	695,786	9,741,011	-1,652,896	6,451,153	9,371,011	9,491,011
70	681,780	9,544,916	-1,848,991	6,255,058	9,174,916	9,294,916
80	667,773	9,348,822	-2,045,085	6,058,964	8,978,822	9,098,822
90	653,766	9,152,727	-2,241,180	5,862,869	8,782,727	8,902,727
100	639,759	8,956,633	-2,437,274	5,666,775	8,586,633	8,706,633
120	611,746	8,564,444	-2,829,463	5,274,586	8,194,444	8,314,444
135	590,736	8,270,302	-3,123,605	4,980,444	7,900,302	8,020,302
150	569,726	7,976,161	-3,417,746	4,686,303	7,606,161	7,726,161
175	534,709	7,485,925	-3,907,982	4,196,067	7,115,925	7,235,925
200	499,692	6,995,688	-4,398,219	3,705,830	6,625,688	6,745,688
225	464,675	6,505,452	-4,888,455	3,215,594	6,135,452	6,255,452
250	429,658	6,015,216	-5,378,691	2,725,358	5,645,216	5,765,216

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,496	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,486	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,486	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,486	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,486	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,486	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,158,213	-44,214,985	-55,608,892	-47,504,843	-44,584,985	-44,464,985
20	-3,132,367	-43,853,138	-55,247,045	-47,142,996	-44,223,138	-44,103,138
35	-3,153,721	-44,152,092	-55,545,999	-47,441,950	-44,522,092	-44,402,092
50	-3,175,075	-44,451,045	-55,844,952	-47,740,903	-44,821,045	-44,701,045
60	-3,189,311	-44,650,357	-56,044,264	-47,940,215	-45,020,357	-44,900,357
70	-3,203,547	-44,849,654	-56,243,561	-48,139,512	-45,219,654	-45,099,654
80	-3,217,782	-45,048,952	-56,442,859	-48,338,810	-45,418,952	-45,298,952
90	-3,232,019	-45,248,263	-56,642,170	-48,538,121	-45,618,263	-45,498,263
100	-3,246,254	-45,447,561	-56,841,468	-48,737,419	-45,817,561	-45,697,561
120	-3,274,725	-45,846,156	-57,240,063	-49,136,014	-46,216,156	-46,096,156
135	-3,296,079	-46,145,110	-57,539,017	-49,434,968	-46,515,110	-46,395,110
150	-3,317,433	-46,444,063	-57,837,970	-49,733,921	-46,814,063	-46,694,063
175	-3,353,023	-46,942,328	-58,336,235	-50,232,186	-47,312,328	-47,192,328
200	-3,388,613	-47,440,579	-58,834,486	-50,730,437	-47,810,579	-47,690,579
225	-3,424,202	-47,938,830	-59,332,737	-51,228,688	-48,308,830	-48,188,830
250	-3,459,793	-48,437,095	-59,831,002	-51,726,953	-48,807,095	-48,687,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,318,088	6,195,014	-5,198,893	2,905,156	5,825,014	5,945,014
20	1,239,348	5,824,933	-5,568,974	2,535,075	5,454,933	5,574,933
35	1,197,296	5,627,291	-5,766,616	2,337,433	5,257,291	5,377,291
50	1,155,243	5,429,644	-5,964,263	2,139,786	5,059,644	5,179,644
60	1,127,208	5,297,878	-6,096,029	2,008,020	4,927,878	5,047,878
70	1,099,174	5,166,117	-6,227,790	1,876,259	4,796,117	4,916,117
80	1,071,138	5,034,350	-6,359,557	1,744,492	4,664,350	4,784,350
90	1,043,104	4,902,589	-6,491,318	1,612,731	4,532,589	4,652,589
100	1,015,069	4,770,823	-6,623,084	1,480,965	4,400,823	4,520,823
120	958,999	4,507,295	-6,886,612	1,217,437	4,137,295	4,257,295
135	916,946	4,309,648	-7,084,259	1,019,790	3,939,648	4,059,648
150	874,895	4,112,006	-7,281,901	822,148	3,742,006	3,862,006
175	804,807	3,782,593	-7,611,314	492,735	3,412,593	3,532,593
200	734,720	3,453,184	-7,940,723	163,326	3,083,184	3,203,184
225	664,632	3,123,771	-8,270,136	-166,087	2,753,771	2,873,771
250	594,545	2,794,363	-8,599,544	-495,495	2,424,363	2,544,363

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,812,791	8,520,119	-2,873,788	5,230,261	8,150,119	8,270,119
20	1,728,544	8,110,055	-3,283,852	4,820,197	7,740,055	7,860,055
35	1,683,491	7,912,408	-3,481,499	4,622,550	7,542,408	7,662,408
50	1,641,438	7,714,761	-3,679,146	4,424,903	7,344,761	7,464,761
60	1,613,404	7,582,999	-3,810,908	4,293,141	7,212,999	7,332,999
70	1,585,369	7,451,233	-3,942,674	4,161,375	7,081,233	7,201,233
80	1,557,334	7,319,471	-4,074,436	4,029,613	6,949,471	7,069,471
90	1,529,299	7,187,705	-4,206,202	3,897,847	6,817,705	6,937,705
100	1,501,265	7,055,944	-4,337,963	3,766,086	6,685,944	6,805,944
120	1,445,195	6,792,416	-4,601,491	3,502,558	6,422,416	6,542,416
135	1,403,142	6,594,769	-4,799,138	3,304,911	6,224,769	6,344,769
150	1,361,090	6,397,122	-4,996,785	3,107,264	6,027,122	6,147,122
175	1,291,003	6,067,714	-5,326,193	2,777,856	5,697,714	5,817,714
200	1,220,915	5,738,301	-5,655,606	2,448,443	5,368,301	5,488,301
225	1,150,828	5,408,892	-5,985,015	2,119,034	5,038,892	5,158,892
250	1,080,741	5,079,484	-6,314,423	1,789,626	4,709,484	4,829,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,198,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,230	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,239	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,239	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,239	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,239	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,239	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,202,277	-29,150,703	-40,544,610	-32,440,561	-29,520,703	-29,400,703
20	-6,152,591	-28,917,177	-40,311,084	-32,207,035	-29,287,177	-29,167,177
35	-6,195,331	-29,118,057	-40,511,964	-32,407,915	-29,488,057	-29,368,057
50	-6,238,072	-29,318,938	-40,712,845	-32,608,796	-29,688,938	-29,568,938
60	-6,266,565	-29,452,856	-40,846,763	-32,742,714	-29,822,856	-29,702,856
70	-6,295,059	-29,586,775	-40,980,682	-32,876,633	-29,956,775	-29,836,775
80	-6,323,552	-29,720,694	-41,114,601	-33,010,552	-30,090,694	-29,970,694
90	-6,352,045	-29,854,612	-41,248,519	-33,144,470	-30,224,612	-30,104,612
100	-6,380,539	-29,988,531	-41,382,438	-33,278,389	-30,358,531	-30,238,531
120	-6,437,525	-30,256,368	-41,650,275	-33,546,226	-30,626,368	-30,506,368
135	-6,480,266	-30,457,249	-41,851,156	-33,747,107	-30,827,249	-30,707,249
150	-6,523,006	-30,658,129	-42,052,036	-33,947,987	-31,028,129	-30,908,129
175	-6,594,239	-30,992,923	-42,386,830	-34,282,781	-31,362,923	-31,242,923
200	-6,665,473	-31,327,722	-42,721,629	-34,617,580	-31,697,722	-31,577,722
225	-6,736,707	-31,662,521	-43,056,428	-34,952,379	-32,032,521	-31,912,521
250	-6,807,939	-31,997,315	-43,391,222	-35,287,173	-32,367,315	-32,247,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-753,179	-1,769,972	-13,163,879	-5,059,830	-2,139,972	-2,019,972
20	-849,881	-1,997,220	-13,391,127	-5,287,078	-2,367,220	-2,247,220
35	-932,121	-2,190,485	-13,584,392	-5,480,343	-2,560,485	-2,440,485
50	-1,014,363	-2,383,752	-13,777,659	-5,673,610	-2,753,752	-2,633,752
60	-1,069,189	-2,512,594	-13,906,501	-5,802,452	-2,882,594	-2,762,594
70	-1,124,017	-2,641,439	-14,035,346	-5,931,297	-3,011,439	-2,891,439
80	-1,178,844	-2,770,284	-14,164,191	-6,060,142	-3,140,284	-3,020,284
90	-1,233,672	-2,899,129	-14,293,036	-6,188,987	-3,269,129	-3,149,129
100	-1,288,499	-3,027,972	-14,421,879	-6,317,830	-3,397,972	-3,277,972
120	-1,399,154	-3,285,662	-14,679,569	-6,575,520	-3,655,662	-3,535,662
135	-1,480,394	-3,478,927	-14,872,834	-6,768,785	-3,848,927	-3,728,927
150	-1,562,636	-3,672,194	-15,066,101	-6,962,052	-4,042,194	-3,922,194
175	-1,699,704	-3,994,304	-15,388,211	-7,284,162	-4,364,304	-4,244,304
200	-1,836,773	-4,316,416	-15,710,323	-7,606,274	-4,686,416	-4,566,416
225	-1,973,841	-4,638,526	-16,032,433	-7,928,384	-5,008,526	-4,888,526
250	-2,110,909	-4,960,636	-16,354,543	-8,250,494	-5,330,636	-5,210,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,475	137,416	-11,256,491	-3,152,442	-232,584	-112,584
20	-51,246	-120,428	-11,514,335	-3,410,286	-490,428	-370,428
35	-133,487	-313,696	-11,707,603	-3,603,554	-683,696	-563,696
50	-215,728	-506,961	-11,900,868	-3,796,819	-876,961	-756,961
60	-270,556	-635,805	-12,029,712	-3,925,663	-1,005,805	-885,805
70	-325,383	-764,650	-12,158,557	-4,054,508	-1,134,650	-1,014,650
80	-380,210	-893,493	-12,287,400	-4,183,351	-1,263,493	-1,143,493
90	-435,037	-1,022,338	-12,416,245	-4,312,196	-1,392,338	-1,272,338
100	-489,865	-1,151,183	-12,545,090	-4,441,041	-1,521,183	-1,401,183
120	-599,519	-1,408,870	-12,802,777	-4,698,728	-1,778,870	-1,658,870
135	-681,761	-1,602,138	-12,996,045	-4,891,996	-1,972,138	-1,852,138
150	-764,001	-1,795,403	-13,189,310	-5,085,261	-2,165,403	-2,045,403
175	-901,070	-2,117,515	-13,511,422	-5,407,373	-2,487,515	-2,367,515
200	-1,038,138	-2,439,625	-13,833,532	-5,729,483	-2,809,625	-2,689,625
225	-1,175,206	-2,761,735	-14,155,642	-6,051,593	-3,131,735	-3,011,735
250	-1,312,275	-3,083,847	-14,477,754	-6,373,705	-3,453,847	-3,333,847

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,046,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,048,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,048,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,048,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,048,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,048,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,942,334	-30,414,485	-41,808,392	-33,704,343	-30,784,485	-30,664,485
20	-12,829,393	-30,149,073	-41,542,980	-33,438,931	-30,519,073	-30,399,073
35	-12,911,633	-30,342,338	-41,736,245	-33,632,196	-30,712,338	-30,592,338
50	-12,993,875	-30,535,606	-41,929,513	-33,825,464	-30,905,606	-30,785,606
60	-13,048,702	-30,664,451	-42,058,358	-33,954,309	-31,034,451	-30,914,451
70	-13,103,529	-30,793,293	-42,187,200	-34,083,151	-31,163,293	-31,043,293
80	-13,158,357	-30,922,138	-42,316,045	-34,211,996	-31,292,138	-31,172,138
90	-13,213,184	-31,050,983	-42,444,890	-34,340,841	-31,420,983	-31,300,983
100	-13,268,012	-31,179,828	-42,573,735	-34,469,686	-31,549,828	-31,429,828
120	-13,377,666	-31,437,515	-42,831,422	-34,727,373	-31,807,515	-31,687,515
135	-13,459,908	-31,630,783	-43,024,690	-34,920,641	-32,000,783	-31,880,783
150	-13,542,148	-31,824,048	-43,217,955	-35,113,906	-32,194,048	-32,074,048
175	-13,679,217	-32,146,160	-43,540,067	-35,436,018	-32,516,160	-32,396,160
200	-13,816,285	-32,468,270	-43,862,177	-35,758,128	-32,838,270	-32,718,270
225	-13,953,353	-32,790,380	-44,184,287	-36,080,238	-33,160,380	-33,040,380
250	-14,090,421	-33,112,490	-44,506,397	-36,402,348	-33,482,490	-33,362,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,737,395	21,515,230	10,121,323	18,225,372	21,145,230	21,265,230
20	5,510,489	20,664,334	9,270,427	17,374,476	20,294,334	20,414,334
35	5,414,319	20,303,694	8,909,787	17,013,836	19,933,694	20,053,694
50	5,318,148	19,943,055	8,549,148	16,653,197	19,573,055	19,693,055
60	5,254,033	19,702,625	8,308,718	16,412,767	19,332,625	19,452,625
70	5,189,920	19,462,198	8,068,291	16,172,340	19,092,198	19,212,198
80	5,125,806	19,221,772	7,827,865	15,931,914	18,851,772	18,971,772
90	5,061,692	18,981,345	7,587,438	15,691,487	18,611,345	18,731,345
100	4,997,578	18,740,919	7,347,012	15,451,061	18,370,919	18,490,919
120	4,869,350	18,260,063	6,866,156	14,970,205	17,890,063	18,010,063
135	4,773,179	17,899,423	6,505,516	14,609,565	17,529,423	17,649,423
150	4,677,009	17,538,783	6,144,876	14,248,925	17,168,783	17,288,783
175	4,516,725	16,937,717	5,543,810	13,647,859	16,567,717	16,687,717
200	4,356,439	16,336,648	4,942,741	13,046,790	15,966,648	16,086,648
225	4,193,649	15,726,184	4,332,277	12,436,326	15,356,184	15,476,184
250	4,030,742	15,115,283	3,721,376	11,825,425	14,745,283	14,865,283

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,951,699	26,068,871	14,674,964	22,779,013	25,698,871	25,818,871
20	6,703,909	25,139,658	13,745,751	21,849,800	24,769,658	24,889,658
35	6,607,737	24,779,015	13,385,108	21,489,157	24,409,015	24,529,015
50	6,511,567	24,418,375	13,024,468	21,128,517	24,048,375	24,168,375
60	6,447,453	24,177,949	12,784,042	20,888,091	23,807,949	23,927,949
70	6,383,339	23,937,522	12,543,615	20,647,664	23,567,522	23,687,522
80	6,319,226	23,697,096	12,303,189	20,407,238	23,327,096	23,447,096
90	6,255,111	23,456,666	12,062,759	20,166,808	23,086,666	23,206,666
100	6,190,997	23,216,239	11,822,332	19,926,381	22,846,239	22,966,239
120	6,062,770	22,735,386	11,341,479	19,445,528	22,365,386	22,485,386
135	5,966,599	22,374,747	10,980,840	19,084,889	22,004,747	22,124,747
150	5,870,429	22,014,107	10,620,200	18,724,249	21,644,107	21,764,107
175	5,710,143	21,413,038	10,019,131	18,123,180	21,043,038	21,163,038
200	5,549,859	20,811,972	9,418,065	17,522,114	20,441,972	20,561,972
225	5,389,574	20,210,902	8,816,995	16,921,044	19,840,902	19,960,902
250	5,229,290	19,609,836	8,215,929	16,319,978	19,239,836	19,359,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,099,690	-49,123,836	-60,517,743	-52,413,694	-49,493,836	-49,373,836
20	-13,009,010	-48,783,789	-60,177,696	-52,073,647	-49,153,789	-49,033,789
35	-13,109,977	-49,162,414	-60,556,321	-52,452,272	-49,532,414	-49,412,414
50	-13,210,944	-49,541,040	-60,934,947	-52,830,898	-49,911,040	-49,791,040
60	-13,278,255	-49,793,458	-61,187,365	-53,083,316	-50,163,458	-50,043,458
70	-13,345,567	-50,045,876	-61,439,783	-53,335,734	-50,415,876	-50,295,876
80	-13,412,878	-50,298,294	-61,692,201	-53,588,152	-50,668,294	-50,548,294
90	-13,480,190	-50,550,712	-61,944,619	-53,840,570	-50,920,712	-50,800,712
100	-13,547,501	-50,803,131	-62,197,038	-54,092,989	-51,173,131	-51,053,131
120	-13,682,123	-51,307,963	-62,701,870	-54,597,821	-51,677,963	-51,557,963
135	-13,783,091	-51,686,592	-63,080,499	-54,976,450	-52,056,592	-51,936,592
150	-13,884,058	-52,065,217	-63,459,124	-55,355,075	-52,435,217	-52,315,217
175	-14,052,336	-52,696,261	-64,090,168	-55,986,119	-53,066,261	-52,946,261
200	-14,220,615	-53,327,304	-64,721,211	-56,617,162	-53,697,304	-53,577,304
225	-14,388,894	-53,958,352	-65,352,259	-57,248,210	-54,328,352	-54,208,352
250	-14,557,172	-54,589,395	-65,983,302	-57,879,253	-54,959,395	-54,839,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,340,273	-20,018,608	-31,412,515	-23,308,466	-20,388,608	-20,268,608
20	-26,428,772	-20,085,867	-31,479,774	-23,375,725	-20,455,867	-20,335,867
35	-26,834,916	-20,394,536	-31,788,443	-23,684,394	-20,764,536	-20,644,536
50	-27,241,060	-20,703,206	-32,097,113	-23,993,064	-21,073,206	-20,953,206
60	-27,511,823	-20,908,986	-32,302,893	-24,198,844	-21,278,986	-21,158,986
70	-27,782,585	-21,114,765	-32,508,672	-24,404,623	-21,484,765	-21,364,765
80	-28,053,348	-21,320,545	-32,714,452	-24,610,403	-21,690,545	-21,570,545
90	-28,324,111	-21,526,325	-32,920,232	-24,816,183	-21,896,325	-21,776,325
100	-28,594,874	-21,732,105	-33,126,012	-25,021,963	-22,102,105	-21,982,105
120	-29,136,399	-22,143,664	-33,537,571	-25,433,522	-22,513,664	-22,393,664
135	-29,542,543	-22,452,333	-33,846,240	-25,742,191	-22,822,333	-22,702,333
150	-29,948,688	-22,761,003	-34,154,910	-26,050,861	-23,131,003	-23,011,003
175	-30,625,595	-23,275,453	-34,669,360	-26,565,311	-23,645,453	-23,525,453
200	-31,302,501	-23,789,901	-35,183,808	-27,079,759	-24,159,901	-24,039,901
225	-31,979,408	-24,304,350	-35,698,257	-27,594,208	-24,674,350	-24,554,350
250	-32,656,316	-24,818,800	-36,212,707	-28,108,658	-25,188,800	-25,068,800

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,626,245	-17,195,946	-28,589,853	-20,485,804	-17,565,946	-17,445,946
20	-22,778,622	-17,311,753	-28,705,660	-20,601,611	-17,681,753	-17,561,753
35	-23,184,766	-17,620,422	-29,014,329	-20,910,280	-17,990,422	-17,870,422
50	-23,590,910	-17,929,091	-29,322,998	-21,218,949	-18,299,091	-18,179,091
60	-23,861,673	-18,134,871	-29,528,778	-21,424,729	-18,504,871	-18,384,871
70	-24,132,435	-18,340,650	-29,734,557	-21,630,508	-18,710,650	-18,590,650
80	-24,403,198	-18,546,430	-29,940,337	-21,836,288	-18,916,430	-18,796,430
90	-24,673,961	-18,752,210	-30,146,117	-22,042,068	-19,122,210	-19,002,210
100	-24,944,724	-18,957,990	-30,351,897	-22,247,848	-19,327,990	-19,207,990
120	-25,486,249	-19,369,549	-30,763,456	-22,659,407	-19,739,549	-19,619,549
135	-25,892,393	-19,678,219	-31,072,126	-22,968,077	-20,048,219	-19,928,219
150	-26,298,538	-19,986,889	-31,380,796	-23,276,747	-20,356,889	-20,236,889
175	-26,975,445	-20,501,338	-31,895,245	-23,791,196	-20,871,338	-20,751,338
200	-27,652,351	-21,015,787	-32,409,694	-24,305,645	-21,385,787	-21,265,787
225	-28,329,258	-21,530,236	-32,924,143	-24,820,094	-21,900,236	-21,780,236
250	-29,006,165	-22,044,685	-33,438,592	-25,334,543	-22,414,685	-22,294,685

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,050,695	-62,358,528	-73,752,435	-65,648,386	-62,728,528	-62,608,528
20	-81,181,029	-61,697,582	-73,091,489	-64,987,440	-62,067,582	-61,947,582
35	-81,587,173	-62,006,252	-73,400,159	-65,296,110	-62,376,252	-62,256,252
50	-81,993,317	-62,314,921	-73,708,828	-65,604,779	-62,684,921	-62,564,921
60	-82,264,080	-62,520,701	-73,914,608	-65,810,559	-62,890,701	-62,770,701
70	-82,534,843	-62,726,481	-74,120,388	-66,016,339	-63,096,481	-62,976,481
80	-82,805,605	-62,932,260	-74,326,167	-66,222,118	-63,302,260	-63,182,260
90	-83,076,368	-63,138,040	-74,531,947	-66,427,898	-63,508,040	-63,388,040
100	-83,347,131	-63,343,820	-74,737,727	-66,633,678	-63,713,820	-63,593,820
120	-83,888,656	-63,755,379	-75,149,286	-67,045,237	-64,125,379	-64,005,379
135	-84,294,801	-64,064,049	-75,457,956	-67,353,907	-64,434,049	-64,314,049
150	-84,700,945	-64,372,718	-75,766,625	-67,662,576	-64,742,718	-64,622,718
175	-85,377,852	-64,887,168	-76,281,075	-68,177,026	-65,257,168	-65,137,168
200	-86,054,759	-65,401,617	-76,795,524	-68,691,475	-65,771,617	-65,651,617
225	-86,731,666	-65,916,066	-77,309,973	-69,205,924	-66,286,066	-66,166,066
250	-87,408,572	-66,430,515	-77,824,422	-69,720,373	-66,800,515	-66,680,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,987,481	-10,657,494	-22,051,401	-13,947,352	-11,027,494	-10,907,494
20	-33,088,675	-10,690,187	-22,084,094	-13,980,045	-11,060,187	-10,940,187
35	-33,590,084	-10,852,181	-22,246,088	-14,142,039	-11,222,181	-11,102,181
50	-34,091,493	-11,014,175	-22,408,082	-14,304,033	-11,384,175	-11,264,175
60	-34,425,766	-11,122,171	-22,516,078	-14,412,029	-11,492,171	-11,372,171
70	-34,760,039	-11,230,166	-22,624,073	-14,520,024	-11,600,166	-11,480,166
80	-35,094,312	-11,338,162	-22,732,069	-14,628,020	-11,708,162	-11,588,162
90	-35,428,584	-11,446,158	-22,840,065	-14,736,016	-11,816,158	-11,696,158
100	-35,762,857	-11,554,154	-22,948,061	-14,844,012	-11,924,154	-11,804,154
120	-36,431,403	-11,770,146	-23,164,053	-15,060,004	-12,140,146	-12,020,146
135	-36,932,811	-11,932,139	-23,326,046	-15,221,997	-12,302,139	-12,182,139
150	-37,434,221	-12,094,133	-23,488,040	-15,383,991	-12,464,133	-12,344,133
175	-38,269,903	-12,364,122	-23,758,029	-15,653,980	-12,734,122	-12,614,122
200	-39,105,585	-12,634,112	-24,028,019	-15,923,970	-13,004,112	-12,884,112
225	-39,941,267	-12,904,101	-24,298,008	-16,193,959	-13,274,101	-13,154,101
250	-40,776,949	-13,174,091	-24,567,998	-16,463,949	-13,544,091	-13,424,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,540,118	-9,220,653	-20,614,560	-12,510,511	-9,590,653	-9,470,653
20	-28,717,801	-9,278,059	-20,671,966	-12,567,917	-9,648,059	-9,528,059
35	-29,219,210	-9,440,053	-20,833,960	-12,729,911	-9,810,053	-9,690,053
50	-29,720,620	-9,602,046	-20,995,953	-12,891,904	-9,972,046	-9,852,046
60	-30,054,893	-9,710,042	-21,103,949	-12,999,900	-10,080,042	-9,960,042
70	-30,389,166	-9,818,038	-21,211,945	-13,107,896	-10,188,038	-10,068,038
80	-30,723,438	-9,926,034	-21,319,941	-13,215,892	-10,296,034	-10,176,034
90	-31,057,711	-10,034,030	-21,427,937	-13,323,888	-10,404,030	-10,284,030
100	-31,391,984	-10,142,026	-21,535,933	-13,431,884	-10,512,026	-10,392,026
120	-32,060,529	-10,358,017	-21,751,924	-13,647,875	-10,728,017	-10,608,017
135	-32,561,938	-10,520,011	-21,913,918	-13,809,869	-10,890,011	-10,770,011
150	-33,063,348	-10,682,005	-22,075,912	-13,971,863	-11,052,005	-10,932,005
175	-33,899,029	-10,951,994	-22,345,901	-14,241,852	-11,321,994	-11,201,994
200	-34,734,712	-11,221,984	-22,615,891	-14,511,842	-11,591,984	-11,471,984
225	-35,570,393	-11,491,973	-22,885,880	-14,781,831	-11,861,973	-11,741,973
250	-36,406,076	-11,761,963	-23,155,870	-15,051,821	-12,131,963	-12,011,963

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,049	-44,939,955	-36,835,906	-33,916,049	-33,796,049
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,048	-44,939,955	-36,835,906	-33,916,048	-33,796,048
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,048	-44,939,955	-36,835,906	-33,916,048	-33,796,048
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,048	-44,939,955	-36,835,906	-33,916,048	-33,796,048
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,048	-44,939,955	-36,835,906	-33,916,048	-33,796,048
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,048	-44,939,955	-36,835,906	-33,916,048	-33,796,048
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,697,938	-32,210,103	-43,604,010	-35,499,961	-32,580,103	-32,460,103
20	-98,651,777	-31,872,112	-43,266,019	-35,161,970	-32,242,112	-32,122,112
35	-99,153,185	-32,034,106	-43,428,013	-35,323,964	-32,404,106	-32,284,106
50	-99,654,595	-32,196,100	-43,590,007	-35,485,958	-32,566,100	-32,446,100
60	-99,988,868	-32,304,096	-43,698,003	-35,593,954	-32,674,096	-32,554,096
70	-100,323,141	-32,412,092	-43,805,999	-35,701,950	-32,782,092	-32,662,092
80	-100,657,413	-32,520,087	-43,913,994	-35,809,945	-32,890,087	-32,770,087
90	-100,991,686	-32,628,083	-44,021,990	-35,917,941	-32,998,083	-32,878,083
100	-101,325,959	-32,736,079	-44,129,986	-36,025,937	-33,106,079	-32,986,079
120	-101,994,505	-32,952,071	-44,345,978	-36,241,929	-33,322,071	-33,202,071
135	-102,495,913	-33,114,064	-44,507,971	-36,403,922	-33,484,064	-33,364,064
150	-102,997,323	-33,276,058	-44,669,965	-36,565,916	-33,646,058	-33,526,058
175	-103,833,004	-33,546,048	-44,939,955	-36,835,906	-33,916,048	-33,796,048
200	-104,668,687	-33,816,037	-45,209,944	-37,105,895	-34,186,037	-34,066,037
225	-105,504,368	-34,086,027	-45,479,934	-37,375,885	-34,456,027	-34,336,027
250	-106,340,051	-34,356,016	-45,749,923	-37,645,874	-34,726,016	-34,606,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,840,296	4,995,283	-6,398,624	1,705,425	4,625,283	4,745,283
20	16,513,934	4,623,902	-6,770,005	1,334,044	4,253,902	4,373,902
35	15,734,277	4,405,597	-6,988,310	1,115,739	4,035,597	4,155,597
50	14,940,877	4,183,446	-7,210,461	893,588	3,813,446	3,933,446
60	14,403,463	4,032,970	-7,360,937	743,112	3,662,970	3,782,970
70	13,860,264	3,880,874	-7,513,033	591,016	3,510,874	3,630,874
80	13,311,043	3,727,092	-7,666,815	437,234	3,357,092	3,477,092
90	12,752,903	3,570,813	-7,823,094	280,955	3,200,813	3,320,813
100	12,188,284	3,412,720	-7,981,187	122,862	3,042,720	3,162,720
120	11,040,451	3,091,326	-8,302,581	-198,532	2,721,326	2,841,326
135	10,175,632	2,849,177	-8,544,730	-440,681	2,479,177	2,599,177
150	9,307,825	2,606,191	-8,787,716	-683,667	2,236,191	2,356,191
175	7,842,887	2,196,008	-9,197,899	-1,093,850	1,826,008	1,946,008
200	6,365,812	1,782,427	-9,611,480	-1,507,431	1,412,427	1,532,427
225	4,876,914	1,365,536	-10,028,371	-1,924,322	995,536	1,115,536
250	3,365,794	942,422	-10,451,485	-2,347,436	572,422	692,422

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,093,767	7,026,255	-4,367,652	3,736,397	6,656,255	6,776,255
20	23,737,419	6,646,477	-4,747,430	3,356,619	6,276,477	6,396,477
35	23,033,950	6,449,506	-4,944,401	3,159,648	6,079,506	6,199,506
50	22,321,746	6,250,089	-5,143,818	2,960,231	5,880,089	6,000,089
60	21,839,427	6,115,040	-5,278,867	2,825,182	5,745,040	5,865,040
70	21,355,368	5,979,503	-5,414,404	2,689,645	5,609,503	5,729,503
80	20,865,162	5,842,245	-5,551,662	2,552,387	5,472,245	5,592,245
90	20,371,562	5,704,037	-5,689,870	2,414,179	5,334,037	5,454,037
100	19,873,338	5,564,535	-5,829,372	2,274,677	5,194,535	5,314,535
120	18,863,407	5,281,754	-6,112,153	1,991,896	4,911,754	5,031,754
135	18,092,133	5,065,797	-6,328,110	1,775,939	4,695,797	4,815,797
150	17,310,030	4,846,809	-6,547,098	1,556,951	4,476,809	4,596,809
175	15,981,956	4,474,948	-6,918,959	1,185,090	4,104,948	4,224,948
200	14,620,286	4,093,680	-7,300,227	803,822	3,723,680	3,843,680
225	13,223,316	3,702,528	-7,691,379	412,670	3,332,528	3,452,528
250	11,791,292	3,301,562	-8,092,345	11,704	2,931,562	3,051,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,956,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,884,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,808,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,958,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,864,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,608,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,958,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,864,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,608,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,958,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,864,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,608,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,958,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,864,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,608,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,958,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,864,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,608,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-116,673,349	-32,668,538	-44,062,445	-35,958,396	-33,038,538	-32,918,538
20	-115,917,204	-32,456,817	-43,850,724	-35,746,675	-32,826,817	-32,706,817
35	-116,855,095	-32,719,427	-44,113,334	-36,009,285	-33,089,427	-32,969,427
50	-117,792,986	-32,982,036	-44,375,943	-36,271,894	-33,352,036	-33,232,036
60	-118,418,247	-33,157,109	-44,551,016	-36,446,967	-33,527,109	-33,407,109
70	-119,043,508	-33,332,182	-44,726,089	-36,622,040	-33,702,182	-33,582,182
80	-119,668,768	-33,507,255	-44,901,162	-36,797,113	-33,877,255	-33,757,255
90	-120,294,029	-33,682,328	-45,076,235	-36,972,186	-34,052,328	-33,932,328
100	-120,919,291	-33,857,401	-45,251,308	-37,147,259	-34,227,401	-34,107,401
120	-122,169,812	-34,207,547	-45,601,454	-37,497,405	-34,577,547	-34,457,547
135	-123,107,703	-34,470,157	-45,864,064	-37,760,015	-34,840,157	-34,720,157
150	-124,045,595	-34,732,766	-46,126,673	-38,022,624	-35,102,766	-34,982,766
175	-125,608,746	-35,170,449	-46,564,356	-38,460,307	-35,540,449	-35,420,449
200	-127,171,899	-35,608,132	-47,002,039	-38,897,990	-35,978,132	-35,858,132
225	-128,735,051	-36,045,814	-47,439,721	-39,335,672	-36,415,814	-36,295,814
250	-130,298,203	-36,483,497	-47,877,404	-39,773,355	-36,853,497	-36,733,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	9
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,481,374	6,451,633	-4,942,274	3,161,775	6,081,633	6,201,633
20	18,331,258	5,774,346	-5,619,561	2,484,488	5,404,346	5,524,346
35	16,924,092	5,331,089	-6,062,818	2,041,231	4,961,089	5,081,089
50	15,464,253	4,871,240	-6,522,667	1,581,382	4,501,240	4,621,240
60	14,459,864	4,554,857	-6,839,050	1,264,999	4,184,857	4,304,857
70	13,428,362	4,229,934	-7,163,973	940,076	3,859,934	3,979,934
80	12,367,548	3,895,778	-7,498,129	605,920	3,525,778	3,645,778
90	11,277,487	3,552,408	-7,841,499	262,550	3,182,408	3,302,408
100	10,157,117	3,199,492	-8,194,415	-90,366	2,829,492	2,949,492
120	7,889,607	2,485,226	-8,908,681	-804,632	2,115,226	2,235,226
135	6,165,307	1,942,072	-9,451,835	-1,347,786	1,572,072	1,692,072
150	4,418,409	1,391,799	-10,002,108	-1,898,059	1,021,799	1,141,799
175	1,448,009	456,438	-10,937,469	-2,833,420	86,438	206,438
200	-1,583,990	-498,957	-11,892,864	-3,788,815	-868,957	-748,957
225	-4,640,689	-1,461,817	-12,855,724	-4,751,675	-1,831,817	-1,711,817
250	-7,697,388	-2,424,677	-13,818,584	-5,714,535	-2,794,677	-2,674,677

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£175	£175

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,006,250	9,766,969	-1,626,938	6,477,111	9,396,969	9,516,969
20	28,949,037	9,118,947	-2,274,960	5,829,089	8,748,947	8,868,947
35	27,773,704	8,748,717	-2,645,190	5,458,859	8,378,717	8,498,717
50	26,566,763	8,368,530	-3,025,377	5,078,672	7,998,530	8,118,530
60	25,745,280	8,109,763	-3,284,144	4,819,905	7,739,763	7,859,763
70	24,909,365	7,848,450	-3,547,457	4,556,592	7,476,450	7,596,450
80	24,059,562	7,578,447	-3,815,460	4,288,589	7,208,447	7,328,447
90	23,192,401	7,305,606	-4,088,301	4,015,748	6,935,606	7,055,606
100	22,310,401	7,027,778	-4,366,131	3,737,918	6,657,778	6,777,778
120	20,492,382	6,455,100	-4,938,807	3,165,242	6,085,100	6,205,100
135	19,083,084	6,011,172	-5,382,735	2,721,314	5,641,172	5,761,172
150	17,630,513	5,553,611	-5,840,296	2,263,753	5,183,611	5,303,611
175	15,104,035	4,757,771	-6,636,136	1,467,913	4,387,771	4,507,771
200	12,436,766	3,917,581	-7,476,326	627,723	3,547,581	3,667,581
225	9,634,235	3,034,784	-8,359,123	-255,074	2,664,784	2,784,784
250	6,773,191	2,133,555	-9,260,352	-1,156,303	1,763,555	1,883,555

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-200,963,439	-63,303,483	-74,697,390	-66,593,341	-63,673,483	-63,553,483
20	-199,952,425	-62,985,014	-74,378,921	-66,274,872	-63,355,014	-63,235,014
35	-201,786,443	-63,562,730	-74,956,637	-66,852,588	-63,932,730	-63,812,730
50	-203,620,462	-64,140,446	-75,534,353	-67,430,304	-64,510,446	-64,390,446
60	-204,843,142	-64,525,590	-75,919,497	-67,815,448	-64,895,590	-64,775,590
70	-206,066,822	-64,910,734	-76,304,641	-68,200,592	-65,280,734	-65,160,734
80	-207,288,501	-65,295,878	-76,689,785	-68,585,736	-65,665,878	-65,545,878
90	-208,511,181	-65,681,022	-77,074,929	-68,970,880	-66,051,022	-65,931,022
100	-209,733,861	-66,066,166	-77,460,073	-69,356,024	-66,436,166	-66,316,166
120	-212,179,219	-66,836,454	-78,230,361	-70,126,312	-67,206,454	-67,086,454
135	-214,013,238	-67,414,170	-78,808,077	-70,704,028	-67,784,170	-67,664,170
150	-215,847,258	-67,991,886	-79,385,793	-71,281,744	-68,361,886	-68,241,886
175	-218,903,957	-68,954,746	-80,348,653	-72,244,604	-69,324,746	-69,204,746
200	-221,960,655	-69,917,606	-81,311,513	-73,207,464	-70,287,606	-70,167,606
225	-225,017,354	-70,880,467	-82,274,374	-74,170,325	-71,250,467	-71,130,467
250	-228,074,053	-71,843,327	-83,237,234	-75,133,185	-72,213,327	-72,093,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	15%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	#N/A	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	70	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	250	250	250
CM17	#N/A	250	250	250

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	35	50
0	#N/A	#N/A	#N/A	#N/A

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	#N/A	#N/A	#N/A
CM17	#N/A	#N/A	#N/A	#N/A
0	#N/A	#N/A	#N/A	#N/A

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	150	250	250
CM17	#N/A	250	250	250
0	#N/A	#N/A	#N/A	#N/A

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	#N/A	150	225	225
CM17	0	250	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	0%
	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	761,167	7,611,674	-3,782,233	4,321,816	7,241,674	7,361,674
20	734,745	7,347,449	-4,046,458	4,057,591	6,977,449	7,097,449
35	724,747	7,247,469	-4,146,438	3,957,611	6,877,469	6,997,469
50	714,748	7,147,479	-4,246,428	3,857,621	6,777,479	6,897,479
60	708,082	7,080,819	-4,313,088	3,790,961	6,710,819	6,830,819
70	701,417	7,014,169	-4,379,738	3,724,311	6,644,169	6,764,169
80	694,751	6,947,509	-4,446,398	3,657,651	6,577,509	6,697,509
90	688,085	6,880,849	-4,513,058	3,590,991	6,510,849	6,630,849
100	681,420	6,814,199	-4,579,708	3,524,341	6,444,199	6,564,199
120	668,088	6,680,880	-4,713,027	3,391,022	6,310,880	6,430,880
135	658,090	6,580,900	-4,813,007	3,291,042	6,210,900	6,330,900
150	648,091	6,480,910	-4,912,987	3,191,052	6,110,910	6,230,910
175	631,427	6,314,270	-5,079,637	3,024,412	5,944,270	6,064,270
200	614,763	6,147,630	-5,246,277	2,857,772	5,777,630	5,897,630
225	598,099	5,980,990	-5,412,917	2,691,132	5,610,990	5,730,990
250	581,435	5,814,350	-5,579,557	2,524,492	5,444,350	5,564,350

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£896,109	8,961,094	-2,432,813	5,671,236	8,591,094	8,711,094
20	867,366	8,673,658	-2,720,249	5,383,800	8,303,658	8,423,658
35	857,367	8,573,668	-2,820,239	5,283,810	8,203,668	8,323,668
50	847,369	8,473,688	-2,920,219	5,183,830	8,103,688	8,223,688
60	840,703	8,407,028	-2,986,879	5,117,170	8,037,028	8,157,028
70	834,037	8,340,368	-3,053,539	5,050,510	7,970,368	8,090,368
80	827,372	8,273,718	-3,120,189	4,983,860	7,903,718	8,023,718
90	820,706	8,207,058	-3,186,849	4,917,200	7,837,058	7,957,058
100	814,041	8,140,408	-3,253,499	4,850,550	7,770,408	7,890,408
120	800,709	8,007,088	-3,386,819	4,717,230	7,637,088	7,757,088
135	790,711	7,907,108	-3,486,799	4,617,250	7,537,108	7,657,108
150	780,712	7,807,118	-3,586,789	4,517,260	7,437,118	7,557,118
175	764,048	7,640,478	-3,753,429	4,350,620	7,270,478	7,390,478
200	747,384	7,473,838	-3,920,069	4,183,980	7,103,838	7,223,838
225	730,720	7,307,199	-4,086,708	4,017,341	6,937,199	7,057,199
250	714,056	7,140,559	-4,253,348	3,850,701	6,770,559	6,890,559

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,285,057	-12,850,565	-24,244,472	-16,140,423	-13,220,565	-13,100,565
20	-1,276,520	-12,765,196	-24,159,103	-16,055,054	-13,135,196	-13,015,196
35	-1,286,693	-12,866,933	-24,260,840	-16,156,791	-13,236,933	-13,116,933
50	-1,296,867	-12,968,670	-24,362,577	-16,258,528	-13,338,670	-13,218,670
60	-1,303,649	-13,036,492	-24,430,399	-16,326,350	-13,406,492	-13,286,492
70	-1,310,431	-13,104,313	-24,498,220	-16,394,171	-13,474,313	-13,354,313
80	-1,317,213	-13,172,135	-24,566,042	-16,461,993	-13,542,135	-13,422,135
90	-1,323,996	-13,239,957	-24,633,864	-16,529,815	-13,609,957	-13,489,957
100	-1,330,779	-13,307,788	-24,701,695	-16,597,646	-13,677,788	-13,557,788
120	-1,344,343	-13,443,431	-24,837,338	-16,733,289	-13,813,431	-13,693,431
135	-1,354,517	-13,545,169	-24,939,076	-16,835,027	-13,915,169	-13,795,169
150	-1,364,690	-13,646,896	-25,040,803	-16,936,754	-14,016,896	-13,896,896
175	-1,381,645	-13,816,455	-25,210,362	-17,106,313	-14,186,455	-14,066,455
200	-1,398,601	-13,986,014	-25,379,921	-17,275,872	-14,356,014	-14,236,014
225	-1,415,557	-14,155,573	-25,549,480	-17,445,431	-14,525,573	-14,405,573
250	-1,432,513	-14,325,131	-25,719,038	-17,614,989	-14,695,131	-14,575,131

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,285,057	-12,850,565	-24,244,472	-16,140,423	-13,220,565	-13,100,565
20	-1,276,520	-12,765,196	-24,159,103	-16,055,054	-13,135,196	-13,015,196
35	-1,286,693	-12,866,933	-24,260,840	-16,156,791	-13,236,933	-13,116,933
50	-1,296,867	-12,968,670	-24,362,577	-16,258,528	-13,338,670	-13,218,670
60	-1,303,649	-13,036,492	-24,430,399	-16,326,350	-13,406,492	-13,286,492
70	-1,310,431	-13,104,313	-24,498,220	-16,394,171	-13,474,313	-13,354,313
80	-1,317,213	-13,172,135	-24,566,042	-16,461,993	-13,542,135	-13,422,135
90	-1,323,996	-13,239,957	-24,633,864	-16,529,815	-13,609,957	-13,489,957
100	-1,330,779	-13,307,788	-24,701,695	-16,597,646	-13,677,788	-13,557,788
120	-1,344,343	-13,443,431	-24,837,338	-16,733,289	-13,813,431	-13,693,431
135	-1,354,517	-13,545,169	-24,939,076	-16,835,027	-13,915,169	-13,795,169
150	-1,364,690	-13,646,896	-25,040,803	-16,936,754	-14,016,896	-13,896,896
175	-1,381,645	-13,816,455	-25,210,362	-17,106,313	-14,186,455	-14,066,455
200	-1,398,601	-13,986,014	-25,379,921	-17,275,872	-14,356,014	-14,236,014
225	-1,415,557	-14,155,573	-25,549,480	-17,445,431	-14,525,573	-14,405,573
250	-1,432,513	-14,325,131	-25,719,038	-17,614,989	-14,695,131	-14,575,131

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	15%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	676,350	9,468,894	-1,925,013	6,179,036	9,098,894	9,218,894
20	634,952	8,889,331	-2,504,576	5,599,473	8,519,331	8,639,331
35	612,629	8,576,808	-2,817,099	5,286,950	8,206,808	8,326,808
50	590,305	8,264,271	-3,129,636	4,974,413	7,894,271	8,014,271
60	575,423	8,055,923	-3,337,984	4,766,065	7,685,923	7,805,923
70	560,541	7,847,574	-3,546,333	4,557,716	7,477,574	7,597,574
80	545,659	7,639,226	-3,754,681	4,349,368	7,269,226	7,389,226
90	530,777	7,430,877	-3,963,030	4,141,019	7,060,877	7,180,877
100	515,895	7,222,528	-4,171,379	3,932,670	6,852,528	6,972,528
120	486,130	6,805,817	-4,588,090	3,515,959	6,435,817	6,555,817
135	463,807	6,493,294	-4,900,613	3,203,436	6,123,294	6,243,294
150	441,484	6,180,771	-5,213,136	2,890,913	5,810,771	5,930,771
175	404,278	5,659,886	-5,734,021	2,370,028	5,289,886	5,409,886
200	367,072	5,139,014	-6,254,893	1,849,156	4,769,014	4,889,014
225	329,866	4,618,129	-6,775,778	1,328,271	4,248,129	4,368,129
250	292,661	4,097,257	-7,296,650	807,399	3,727,257	3,847,257

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	935,392	13,095,482	1,701,575	9,805,624	12,725,482	12,845,482
20	889,539	12,453,544	1,059,637	9,163,686	12,083,544	12,203,544
35	867,216	12,141,021	747,114	8,851,163	11,771,021	11,891,021
50	844,893	11,828,498	434,591	8,538,640	11,458,498	11,578,498
60	830,010	11,620,136	226,229	8,330,278	11,250,136	11,370,136
70	815,128	11,411,787	17,880	8,121,929	11,041,787	11,161,787
80	800,246	11,203,439	-190,468	7,913,581	10,833,439	10,953,439
90	785,364	10,995,090	-398,817	7,705,232	10,625,090	10,745,090
100	770,482	10,786,741	-607,166	7,496,883	10,416,741	10,536,741
120	740,716	10,370,030	-1,023,877	7,080,172	10,000,030	10,120,030
135	718,393	10,057,507	-1,336,400	6,767,649	9,687,507	9,807,507
150	696,070	9,744,984	-1,648,923	6,455,126	9,374,984	9,494,984
175	658,864	9,224,099	-2,169,808	5,934,241	8,854,099	8,974,099
200	621,659	8,703,227	-2,690,680	5,413,369	8,333,227	8,453,227
225	584,453	8,182,342	-3,211,565	4,892,484	7,812,342	7,932,342
250	547,248	7,661,470	-3,732,437	4,371,612	7,291,470	7,411,470

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,408,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,039	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,409,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,038	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,409,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,038	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,409,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,038	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,409,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,038	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,409,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,038	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,261,768	-45,664,748	-57,058,655	-48,954,606	-46,034,748	-45,914,748
20	-3,235,920	-45,302,878	-56,696,785	-48,592,736	-45,672,878	-45,552,878
35	-3,258,608	-45,620,507	-57,014,414	-48,910,365	-45,990,507	-45,870,507
50	-3,281,296	-45,938,151	-57,332,058	-49,228,009	-46,308,151	-46,188,151
60	-3,296,423	-46,149,917	-57,543,824	-49,439,775	-46,519,917	-46,399,917
70	-3,311,548	-46,361,670	-57,755,577	-49,651,528	-46,731,670	-46,611,670
80	-3,326,673	-46,573,423	-57,967,330	-49,863,281	-46,943,423	-46,823,423
90	-3,341,799	-46,785,190	-58,179,097	-50,075,048	-47,155,190	-47,035,190
100	-3,356,924	-46,996,943	-58,390,850	-50,286,801	-47,366,943	-47,246,943
120	-3,387,176	-47,420,462	-58,814,369	-50,710,320	-47,790,462	-47,670,462
135	-3,409,865	-47,738,106	-59,132,013	-51,027,964	-48,108,106	-47,988,106
150	-3,432,552	-48,055,735	-59,449,642	-51,345,593	-48,425,735	-48,305,735
175	-3,470,367	-48,585,131	-59,979,038	-51,874,989	-48,955,131	-48,835,131
200	-3,508,181	-49,114,527	-60,508,434	-52,404,385	-49,484,527	-49,364,527
225	-3,545,995	-49,643,923	-61,037,830	-52,933,781	-50,013,923	-49,893,923
250	-3,583,809	-50,173,319	-61,567,226	-53,463,177	-50,543,319	-50,423,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3	
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,582,146	7,436,084	-3,957,823	4,146,226	7,066,084	7,186,084
20	1,495,360	7,028,193	-4,365,714	3,738,335	6,658,193	6,778,193
35	1,450,679	6,818,189	-4,575,718	3,528,331	6,448,189	6,568,189
50	1,405,998	6,608,191	-4,785,716	3,318,333	6,238,191	6,358,191
60	1,376,212	6,468,195	-4,925,712	3,178,337	6,098,195	6,218,195
70	1,346,424	6,328,194	-5,065,713	3,038,336	5,958,194	6,078,194
80	1,316,637	6,188,193	-5,205,714	2,898,335	5,818,193	5,938,193
90	1,286,850	6,048,197	-5,345,710	2,758,339	5,678,197	5,798,197
100	1,257,063	5,908,196	-5,485,711	2,618,338	5,538,196	5,658,196
120	1,197,489	5,628,200	-5,765,707	2,338,342	5,258,200	5,378,200
135	1,152,809	5,418,201	-5,975,706	2,128,343	5,048,201	5,168,201
150	1,108,127	5,208,198	-6,185,709	1,918,340	4,838,198	4,958,198
175	1,033,660	4,858,203	-6,535,704	1,568,345	4,488,203	4,608,203
200	959,192	4,508,203	-6,885,704	1,218,345	4,138,203	4,258,203
225	884,724	4,158,204	-7,235,703	868,346	3,788,204	3,908,204
250	810,257	3,808,209	-7,585,698	518,351	3,438,209	3,558,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,107,247	9,904,059	-1,489,848	6,614,201	9,534,059	9,654,059
20	2,011,942	9,456,129	-1,937,778	6,166,271	9,086,129	9,206,129
35	1,967,262	9,246,131	-2,147,776	5,956,273	8,876,131	8,996,131
50	1,922,581	9,036,132	-2,357,775	5,746,274	8,666,132	8,786,132
60	1,892,794	8,896,131	-2,497,776	5,606,273	8,526,131	8,646,131
70	1,863,007	8,756,131	-2,637,776	5,466,273	8,386,131	8,506,131
80	1,833,220	8,616,135	-2,777,772	5,326,277	8,246,135	8,366,135
90	1,803,433	8,476,134	-2,917,773	5,186,276	8,106,134	8,226,134
100	1,773,645	8,336,133	-3,057,774	5,046,275	7,966,133	8,086,133
120	1,714,072	8,056,136	-3,337,771	4,766,278	7,686,136	7,806,136
135	1,669,391	7,846,138	-3,547,769	4,556,280	7,476,138	7,596,138
150	1,624,710	7,636,139	-3,757,768	4,346,281	7,266,139	7,386,139
175	1,550,242	7,286,140	-4,107,767	3,996,282	6,916,140	7,036,140
200	1,475,775	6,936,140	-4,457,767	3,646,282	6,566,140	6,686,140
225	1,401,308	6,586,145	-4,807,762	3,296,287	6,216,145	6,336,145
250	1,326,840	6,236,146	-5,157,761	2,946,288	5,866,146	5,986,146

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,356,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,405,272	-30,104,778	-41,498,685	-33,394,636	-30,474,778	-30,354,778
20	-6,355,656	-29,871,583	-41,265,490	-33,161,441	-30,241,583	-30,121,583
35	-6,401,067	-30,085,013	-41,478,920	-33,374,871	-30,455,013	-30,335,013
50	-6,446,478	-30,298,448	-41,692,355	-33,588,306	-30,668,448	-30,548,448
60	-6,476,752	-30,440,737	-41,834,644	-33,730,595	-30,810,737	-30,690,737
70	-6,507,027	-30,583,025	-41,976,932	-33,872,883	-30,953,025	-30,833,025
80	-6,537,302	-30,725,318	-42,119,225	-34,015,176	-31,095,318	-30,975,318
90	-6,567,576	-30,867,606	-42,261,513	-34,157,464	-31,237,606	-31,117,606
100	-6,597,850	-31,009,894	-42,403,801	-34,299,752	-31,379,894	-31,259,894
120	-6,658,398	-31,294,471	-42,688,378	-34,584,329	-31,664,471	-31,544,471
135	-6,703,810	-31,507,906	-42,901,813	-34,797,764	-31,877,906	-31,757,906
150	-6,749,221	-31,721,340	-43,115,247	-35,011,198	-32,091,340	-31,971,340
175	-6,824,906	-32,077,059	-43,470,966	-35,366,917	-32,447,059	-32,327,059
200	-6,900,592	-32,432,782	-43,826,689	-35,722,640	-32,802,782	-32,682,782
225	-6,976,278	-32,788,505	-44,182,412	-36,078,363	-33,158,505	-33,038,505
250	-7,051,963	-33,144,228	-44,538,135	-36,434,086	-33,514,228	-33,394,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4

Flats	
No of units	100 units
Density:	235 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-412,021	-968,249	-12,362,156	-4,258,107	-1,338,249	-1,218,249
20	-521,443	-1,225,392	-12,619,299	-4,515,250	-1,595,392	-1,475,392
35	-608,824	-1,430,736	-12,824,643	-4,720,594	-1,800,736	-1,680,736
50	-696,205	-1,636,083	-13,029,990	-4,925,941	-2,006,083	-1,886,083
60	-754,460	-1,772,980	-13,166,887	-5,062,838	-2,142,980	-2,022,980
70	-812,713	-1,909,876	-13,303,783	-5,199,734	-2,279,876	-2,159,876
80	-870,967	-2,046,773	-13,440,680	-5,336,631	-2,416,773	-2,296,773
90	-929,222	-2,183,671	-13,577,578	-5,473,529	-2,553,671	-2,433,671
100	-987,476	-2,320,566	-13,714,473	-5,610,424	-2,690,566	-2,570,566
120	-1,103,984	-2,594,362	-13,988,269	-5,884,220	-2,964,362	-2,844,362
135	-1,191,361	-2,799,706	-14,193,613	-6,089,564	-3,169,706	-3,049,706
150	-1,278,746	-3,005,053	-14,398,960	-6,294,911	-3,375,053	-3,255,053
175	-1,424,381	-3,347,295	-14,741,202	-6,637,153	-3,717,295	-3,597,295
200	-1,570,016	-3,689,537	-15,083,444	-6,979,395	-4,059,537	-3,939,537
225	-1,716,651	-4,031,781	-15,425,688	-7,321,639	-4,401,781	-4,281,781
250	-1,861,286	-4,374,023	-15,767,930	-7,663,881	-4,744,023	-4,624,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	444,114	1,043,667	-10,350,240	-2,246,191	673,667	793,667
20	321,842	756,329	-10,637,578	-2,533,529	386,329	506,329
35	236,867	554,288	-10,839,619	-2,735,570	184,288	304,288
50	149,892	352,247	-11,041,660	-2,937,611	-17,753	102,247
60	92,576	217,553	-11,176,354	-3,072,305	-152,447	-32,447
70	35,258	82,857	-11,311,050	-3,207,001	-287,143	-167,143
80	-22,418	-52,683	-11,446,590	-3,342,541	-422,683	-302,683
90	-80,673	-189,581	-11,583,488	-3,479,439	-559,581	-439,581
100	-138,927	-326,478	-11,720,385	-3,616,336	-696,478	-576,478
120	-255,435	-600,271	-11,994,178	-3,890,129	-970,271	-850,271
135	-342,816	-805,618	-12,199,525	-4,095,476	-1,175,618	-1,055,618
150	-430,197	-1,010,962	-12,404,869	-4,300,820	-1,380,962	-1,260,962
175	-575,833	-1,353,207	-12,747,114	-4,643,065	-1,723,207	-1,603,207
200	-721,467	-1,695,449	-13,089,356	-4,985,307	-2,065,449	-1,945,449
225	-867,102	-2,037,690	-13,431,597	-5,327,548	-2,407,690	-2,287,690
250	-1,012,737	-2,379,932	-13,773,839	-5,669,790	-2,749,932	-2,629,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£35	£50

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,268,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,362,997	-31,403,043	-42,796,950	-34,692,901	-31,773,043	-31,653,043
20	-13,249,676	-31,136,738	-42,530,645	-34,426,596	-31,506,738	-31,386,738
35	-13,337,056	-31,342,082	-42,735,989	-34,631,940	-31,712,082	-31,592,082
50	-13,424,438	-31,547,429	-42,941,336	-34,837,287	-31,917,429	-31,797,429
60	-13,482,691	-31,684,324	-43,078,231	-34,974,182	-32,054,324	-31,934,324
70	-13,540,945	-31,821,222	-43,215,129	-35,111,080	-32,191,222	-32,071,222
80	-13,599,200	-31,958,120	-43,352,027	-35,247,978	-32,328,120	-32,208,120
90	-13,657,453	-32,095,015	-43,488,922	-35,384,873	-32,465,015	-32,345,015
100	-13,715,707	-32,231,913	-43,625,820	-35,521,771	-32,601,913	-32,481,913
120	-13,832,216	-32,505,708	-43,899,615	-35,795,566	-32,875,708	-32,755,708
135	-13,919,597	-32,711,052	-44,104,959	-36,000,910	-33,081,052	-32,961,052
150	-14,006,978	-32,916,399	-44,310,306	-36,206,257	-33,286,399	-33,166,399
175	-14,152,613	-33,258,641	-44,652,548	-36,548,499	-33,628,641	-33,508,641
200	-14,298,248	-33,600,883	-44,994,790	-36,890,741	-33,970,883	-33,850,883
225	-14,443,883	-33,943,125	-45,337,032	-37,232,983	-34,313,125	-34,193,125
250	-14,589,519	-34,285,369	-45,679,276	-37,575,227	-34,655,369	-34,535,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,266,195	23,498,230	12,104,323	20,208,372	23,128,230	23,248,230
20	6,022,180	22,583,174	11,189,267	19,293,316	22,213,174	22,333,174
35	5,919,999	22,199,996	10,806,089	18,910,138	21,829,996	21,949,996
50	5,817,817	21,816,814	10,422,907	18,526,956	21,446,814	21,566,814
60	5,749,696	21,561,360	10,167,453	18,271,502	21,191,360	21,311,360
70	5,681,575	21,305,905	9,911,998	18,016,047	20,935,905	21,055,905
80	5,613,455	21,050,455	9,656,548	17,760,597	20,680,455	20,800,455
90	5,545,333	20,795,000	9,401,093	17,505,142	20,425,000	20,545,000
100	5,477,212	20,539,546	9,145,639	17,249,688	20,169,546	20,289,546
120	5,340,970	20,028,637	8,634,730	16,738,779	19,658,637	19,778,637
135	5,238,789	19,645,459	8,251,552	16,355,601	19,275,459	19,395,459
150	5,136,607	19,262,277	7,868,370	15,972,419	18,892,277	19,012,277
175	4,966,305	18,623,645	7,229,738	15,333,787	18,253,645	18,373,645
200	4,796,002	17,985,009	6,591,102	14,695,151	17,615,009	17,735,009
225	4,626,700	17,346,376	5,952,469	14,056,518	16,976,376	17,096,376
250	4,452,734	16,697,752	5,303,845	13,407,894	16,327,752	16,447,752

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,555,770	28,334,138	16,940,231	25,044,280	27,984,138	28,084,138
20	7,290,188	27,338,206	15,944,299	24,048,348	26,988,206	27,088,206
35	7,188,006	26,955,024	15,561,117	23,665,166	26,585,024	26,705,024
50	7,085,825	26,571,842	15,177,935	23,281,984	26,201,842	26,321,842
60	7,017,704	26,316,392	14,922,485	23,026,534	25,946,392	26,066,392
70	6,949,583	26,060,937	14,667,030	22,771,079	25,690,937	25,810,937
80	6,881,462	25,805,483	14,411,576	22,515,625	25,435,483	25,555,483
90	6,813,341	25,550,028	14,156,121	22,260,170	25,180,028	25,300,028
100	6,745,220	25,294,574	13,900,667	22,004,716	24,924,574	25,044,574
120	6,608,978	24,783,669	13,389,762	21,493,811	24,413,669	24,533,669
135	6,506,797	24,400,487	13,006,580	21,110,629	24,030,487	24,150,487
150	6,404,615	24,017,305	12,623,398	20,727,447	23,647,305	23,767,305
175	6,234,313	23,378,673	11,984,766	20,088,815	23,008,673	23,128,673
200	6,064,010	22,740,037	11,346,130	19,450,179	22,370,037	22,490,037
225	5,893,708	22,101,404	10,707,497	18,811,546	21,731,404	21,851,404
250	5,723,405	21,462,768	10,068,861	18,172,910	21,092,768	21,212,768

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,739,641	-51,523,655	-62,917,562	-54,813,513	-51,893,655	-51,773,655
20	-13,646,369	-51,173,885	-62,567,792	-54,463,743	-51,543,885	-51,423,885
35	-13,753,647	-51,576,176	-62,970,083	-54,866,034	-51,946,176	-51,826,176
50	-13,860,925	-51,978,467	-63,372,374	-55,268,325	-52,348,467	-52,228,467
60	-13,932,443	-52,246,661	-63,640,568	-55,536,519	-52,616,661	-52,496,661
70	-14,003,961	-52,514,855	-63,908,762	-55,804,713	-52,884,855	-52,764,855
80	-14,075,480	-52,783,049	-64,176,956	-56,072,907	-53,153,049	-53,033,049
90	-14,146,998	-53,051,243	-64,445,150	-56,341,101	-53,421,243	-53,301,243
100	-14,218,517	-53,319,437	-64,713,344	-56,609,295	-53,689,437	-53,569,437
120	-14,361,552	-53,855,822	-65,249,729	-57,145,680	-54,225,822	-54,105,822
135	-14,468,830	-54,258,113	-65,652,020	-57,547,971	-54,628,113	-54,508,113
150	-14,576,108	-54,660,404	-66,054,311	-57,950,262	-55,030,404	-54,910,404
175	-14,754,904	-55,330,889	-66,724,796	-58,620,747	-55,700,889	-55,580,889
200	-14,933,700	-56,001,374	-67,395,281	-59,291,232	-56,371,374	-56,251,374
225	-15,112,496	-56,671,859	-68,065,766	-59,961,717	-57,041,859	-56,921,859
250	-15,291,291	-57,342,340	-68,736,247	-60,632,198	-57,712,340	-57,592,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,740,732	-18,802,956	-30,196,863	-22,092,814	-19,172,956	-19,052,956
20	-24,890,587	-18,916,846	-30,310,753	-22,206,704	-19,286,846	-19,166,846
35	-25,322,115	-19,244,808	-30,638,715	-22,534,666	-19,614,808	-19,494,808
50	-25,753,643	-19,572,769	-30,966,676	-22,862,627	-19,942,769	-19,822,769
60	-26,041,329	-19,791,410	-31,185,317	-23,081,268	-20,161,410	-20,041,410
70	-26,329,014	-20,010,051	-31,403,958	-23,299,909	-20,380,051	-20,260,051
80	-26,616,700	-20,228,692	-31,622,599	-23,518,550	-20,598,692	-20,478,692
90	-26,904,385	-20,447,333	-31,841,240	-23,737,191	-20,817,333	-20,697,333
100	-27,192,070	-20,665,973	-32,059,880	-23,955,831	-21,035,973	-20,915,973
120	-27,767,441	-21,103,255	-32,497,162	-24,393,113	-21,473,255	-21,353,255
135	-28,198,969	-21,431,217	-32,825,124	-24,721,075	-21,801,217	-21,681,217
150	-28,630,498	-21,759,179	-33,153,086	-25,049,037	-22,129,179	-22,009,179
175	-29,349,712	-22,305,781	-33,699,688	-25,595,639	-22,675,781	-22,555,781
200	-30,068,925	-22,852,383	-34,246,290	-26,142,241	-23,222,383	-23,102,383
225	-30,788,139	-23,398,985	-34,792,892	-26,688,843	-23,768,985	-23,648,985
250	-31,507,352	-23,945,588	-35,339,495	-27,235,446	-24,315,588	-24,195,588

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,794,577	-15,803,879	-27,197,786	-19,093,737	-16,173,879	-16,053,879
20	-21,012,302	-15,989,350	-27,363,257	-19,259,208	-16,339,350	-16,219,350
35	-21,443,830	-16,297,311	-27,691,218	-19,587,169	-16,667,311	-16,547,311
50	-21,875,359	-16,625,272	-28,019,179	-19,915,130	-16,995,272	-16,875,272
60	-22,163,044	-16,843,913	-28,237,820	-20,133,771	-17,213,913	-17,093,913
70	-22,450,729	-17,062,554	-28,456,461	-20,352,412	-17,432,554	-17,312,554
80	-22,738,415	-17,281,195	-28,675,102	-20,571,053	-17,651,195	-17,531,195
90	-23,026,100	-17,499,836	-28,893,743	-20,789,694	-17,869,836	-17,749,836
100	-23,313,785	-17,718,477	-29,112,384	-21,008,335	-18,088,477	-17,968,477
120	-23,889,156	-18,155,759	-29,549,666	-21,445,617	-18,525,759	-18,405,759
135	-24,320,684	-18,483,720	-29,877,627	-21,773,578	-18,853,720	-18,733,720
150	-24,752,213	-18,811,682	-30,205,589	-22,101,540	-19,181,682	-19,061,682
175	-25,471,427	-19,358,284	-30,752,191	-22,648,142	-19,728,284	-19,608,284
200	-26,190,640	-19,904,887	-31,298,794	-23,194,745	-20,274,887	-20,154,887
225	-26,909,854	-20,451,489	-31,845,396	-23,741,347	-20,821,489	-20,701,489
250	-27,629,067	-20,998,091	-32,391,998	-24,287,949	-21,368,091	-21,248,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,933,055	-63,789,122	-75,183,029	-67,078,980	-64,159,122	-64,039,122
20	-83,064,860	-63,129,294	-74,523,201	-66,419,152	-63,499,294	-63,379,294
35	-83,496,388	-63,457,255	-74,851,162	-66,747,113	-63,827,255	-63,707,255
50	-83,927,916	-63,785,216	-75,179,123	-67,075,074	-64,155,216	-64,035,216
60	-84,215,602	-64,003,857	-75,397,764	-67,293,715	-64,373,857	-64,253,857
70	-84,503,287	-64,222,498	-75,616,405	-67,512,356	-64,592,498	-64,472,498
80	-84,790,973	-64,441,139	-75,835,046	-67,730,997	-64,811,139	-64,691,139
90	-85,078,658	-64,659,780	-76,053,687	-67,949,638	-65,029,780	-64,909,780
100	-85,366,343	-64,878,421	-76,272,328	-68,168,279	-65,248,421	-65,128,421
120	-85,941,714	-65,315,703	-76,709,610	-68,605,561	-65,685,703	-65,565,703
135	-86,373,243	-65,643,665	-77,037,572	-68,933,523	-66,013,665	-65,893,665
150	-86,804,771	-65,971,626	-77,365,533	-69,261,484	-66,341,626	-66,221,626
175	-87,523,985	-66,518,228	-77,912,135	-69,808,086	-66,888,228	-66,768,228
200	-88,243,198	-67,064,831	-78,458,738	-70,354,689	-67,434,831	-67,314,831
225	-88,962,412	-67,611,433	-79,005,340	-70,901,291	-67,981,433	-67,861,433
250	-89,681,625	-68,158,035	-79,551,942	-71,447,893	-68,528,035	-68,408,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,658	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,923,319	-9,990,611	-21,384,518	-13,280,469	-10,360,611	-10,240,611
20	-31,101,798	-10,048,273	-21,442,180	-13,338,131	-10,418,273	-10,298,273
35	-31,634,545	-10,220,391	-21,614,298	-13,510,249	-10,590,391	-10,470,391
50	-32,167,292	-10,392,510	-21,786,417	-13,682,368	-10,762,510	-10,642,510
60	-32,522,457	-10,507,255	-21,901,162	-13,797,113	-10,877,255	-10,757,255
70	-32,877,623	-10,622,001	-22,015,908	-13,911,859	-10,992,001	-10,872,001
80	-33,232,787	-10,736,746	-22,130,653	-14,026,604	-11,106,746	-10,986,746
90	-33,587,952	-10,851,492	-22,245,399	-14,141,350	-11,221,492	-11,101,492
100	-33,943,117	-10,966,238	-22,360,145	-14,256,096	-11,336,238	-11,216,238
120	-34,653,446	-11,195,729	-22,589,636	-14,485,587	-11,565,729	-11,445,729
135	-35,186,194	-11,367,847	-22,761,754	-14,657,705	-11,737,847	-11,617,847
150	-35,718,941	-11,539,965	-22,933,872	-14,829,823	-11,909,965	-11,789,965
175	-36,606,853	-11,826,829	-23,220,736	-15,116,687	-12,196,829	-12,076,829
200	-37,494,765	-12,113,693	-23,507,600	-15,403,551	-12,483,693	-12,363,693
225	-38,382,677	-12,400,557	-23,794,464	-15,690,415	-12,770,557	-12,650,557
250	-39,270,589	-12,687,421	-24,081,328	-15,977,279	-13,057,421	-12,937,421

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,197,995	-8,463,968	-19,857,875	-11,753,826	-8,833,968	-8,713,968
20	-26,457,745	-8,547,887	-19,941,794	-11,837,745	-8,917,887	-8,797,887
35	-26,990,492	-8,720,005	-20,113,912	-12,009,863	-9,090,005	-8,970,005
50	-27,523,240	-8,892,124	-20,286,031	-12,181,982	-9,262,124	-9,142,124
60	-27,878,404	-9,006,869	-20,400,776	-12,296,727	-9,376,869	-9,256,869
70	-28,233,569	-9,121,615	-20,515,522	-12,411,473	-9,491,615	-9,371,615
80	-28,588,734	-9,236,360	-20,630,267	-12,526,218	-9,606,360	-9,486,360
90	-28,943,898	-9,351,106	-20,745,013	-12,640,964	-9,721,106	-9,601,106
100	-29,299,063	-9,465,851	-20,859,758	-12,755,709	-9,835,851	-9,715,851
120	-30,009,393	-9,695,342	-21,089,249	-12,985,200	-10,065,342	-9,945,342
135	-30,542,140	-9,867,461	-21,261,368	-13,157,319	-10,237,461	-10,117,461
150	-31,074,888	-10,039,579	-21,433,486	-13,329,437	-10,409,579	-10,289,579
175	-31,962,800	-10,326,443	-21,720,350	-13,616,301	-10,696,443	-10,576,443
200	-32,850,712	-10,613,307	-22,007,214	-13,903,165	-10,983,307	-10,863,307
225	-33,738,624	-10,900,171	-22,294,078	-14,190,029	-11,270,171	-11,150,171
250	-34,626,536	-11,187,035	-22,580,942	-14,476,893	-11,557,035	-11,437,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,848,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,846,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,846,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,846,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,846,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,846,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,803,178	-32,890,258	-44,284,165	-36,180,116	-33,260,258	-33,140,258
20	-100,762,594	-32,554,069	-43,947,976	-35,843,927	-32,924,069	-32,804,069
35	-101,295,341	-32,726,187	-44,120,094	-36,016,045	-33,096,187	-32,976,187
50	-101,828,088	-32,898,305	-44,292,212	-36,188,163	-33,268,305	-33,148,305
60	-102,183,254	-33,013,051	-44,406,958	-36,302,909	-33,383,051	-33,263,051
70	-102,538,418	-33,127,796	-44,521,703	-36,417,654	-33,497,796	-33,377,796
80	-102,893,583	-33,242,542	-44,636,449	-36,532,400	-33,612,542	-33,492,542
90	-103,248,748	-33,357,288	-44,751,195	-36,647,146	-33,727,288	-33,607,288
100	-103,603,912	-33,472,033	-44,865,940	-36,761,891	-33,842,033	-33,722,033
120	-104,314,242	-33,701,524	-45,095,431	-36,991,382	-34,071,524	-33,951,524
135	-104,846,990	-33,873,643	-45,267,550	-37,163,501	-34,243,643	-34,123,643
150	-105,379,737	-34,045,761	-45,439,668	-37,335,619	-34,415,761	-34,295,761
175	-106,267,648	-34,332,625	-45,726,532	-37,622,483	-34,702,625	-34,582,625
200	-107,155,561	-34,619,489	-46,013,396	-37,909,347	-34,989,489	-34,869,489
225	-108,043,473	-34,906,353	-46,300,260	-38,196,211	-35,276,353	-35,156,353
250	-108,931,385	-35,193,217	-46,587,124	-38,483,075	-35,563,217	-35,443,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,876,397	6,125,391	-5,268,516	2,835,533	5,755,391	5,875,391
20	20,470,894	5,731,850	-5,662,057	2,441,992	5,361,850	5,481,850
35	19,688,763	5,512,014	-5,881,893	2,222,156	5,142,014	5,262,014
50	18,888,111	5,288,671	-6,105,236	1,998,813	4,918,671	5,038,671
60	18,350,091	5,138,025	-6,255,882	1,848,167	4,768,025	4,888,025
70	17,804,113	4,985,152	-6,408,755	1,695,294	4,615,152	4,735,152
80	17,253,572	4,831,000	-6,562,907	1,541,142	4,461,000	4,581,000
90	16,697,808	4,675,386	-6,718,521	1,385,528	4,305,386	4,425,386
100	16,133,391	4,517,349	-6,876,558	1,227,491	4,147,349	4,267,349
120	14,988,835	4,196,874	-7,197,033	907,016	3,826,874	3,946,874
135	14,111,708	3,951,278	-7,442,629	661,420	3,581,278	3,701,278
150	13,218,996	3,701,319	-7,692,588	411,461	3,331,319	3,451,319
175	11,697,624	3,275,335	-8,118,572	-14,523	2,905,335	3,025,335
200	10,166,175	2,846,529	-8,547,378	-443,329	2,476,529	2,596,529
225	8,611,051	2,411,094	-8,982,813	-878,764	2,041,094	2,161,094
250	7,046,260	1,972,953	-9,420,954	-1,316,905	1,602,953	1,722,953

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,386,943	8,228,344	-3,165,563	4,938,486	7,858,344	7,978,344
20	27,933,023	7,821,246	-3,572,661	4,531,388	7,451,246	7,571,246
35	27,212,626	7,619,535	-3,774,372	4,329,677	7,249,535	7,369,535
50	26,481,224	7,414,743	-3,979,164	4,124,885	7,044,743	7,164,743
60	25,989,975	7,277,193	-4,116,714	3,987,335	6,907,193	7,027,193
70	25,493,872	7,138,284	-4,255,623	3,848,426	6,768,284	6,888,284
80	24,997,397	6,998,431	-4,395,476	3,708,573	6,628,431	6,748,431
90	24,490,181	6,857,251	-4,536,656	3,567,393	6,487,251	6,607,251
100	23,982,081	6,714,983	-4,678,924	3,425,125	6,344,983	6,464,983
120	22,952,483	6,426,695	-4,967,212	3,136,837	6,056,695	6,176,695
135	22,169,728	6,207,524	-5,186,383	2,917,666	5,837,524	5,957,524
150	21,375,684	5,985,192	-5,408,715	2,695,334	5,615,192	5,735,192
175	20,027,770	5,607,776	-5,786,131	2,317,918	5,237,776	5,357,776
200	18,649,930	5,221,980	-6,171,927	1,932,122	4,851,980	4,971,980
225	17,240,959	4,827,469	-6,566,438	1,537,611	4,457,469	4,577,469
250	15,796,358	4,422,980	-6,970,927	1,133,122	4,052,980	4,172,980

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283,675	-33,679,429	-45,073,336	-36,969,287	-34,049,429	-33,929,429
20	-119,543,593	-33,472,206	-44,866,113	-36,762,064	-33,842,206	-33,722,206
35	-120,540,103	-33,751,229	-45,145,136	-37,041,087	-34,121,229	-34,001,229
50	-121,536,613	-34,030,252	-45,424,159	-37,320,110	-34,400,252	-34,280,252
60	-122,200,952	-34,216,267	-45,610,174	-37,506,125	-34,586,267	-34,466,267
70	-122,865,292	-34,402,282	-45,796,189	-37,692,140	-34,772,282	-34,652,282
80	-123,529,631	-34,588,297	-45,982,204	-37,878,155	-34,958,297	-34,838,297
90	-124,193,971	-34,774,312	-46,168,219	-38,064,170	-35,144,312	-35,024,312
100	-124,858,310	-34,960,327	-46,354,234	-38,250,185	-35,330,327	-35,210,327
120	-126,186,990	-35,332,357	-46,726,264	-38,622,215	-35,702,357	-35,582,357
135	-127,183,499	-35,611,380	-47,005,287	-38,901,238	-35,981,380	-35,861,380
150	-128,180,009	-35,890,403	-47,284,310	-39,180,261	-36,260,403	-36,140,403
175	-129,840,858	-36,355,440	-47,749,347	-39,645,298	-36,725,440	-36,605,440
200	-131,801,707	-36,820,478	-48,214,385	-40,110,336	-37,190,478	-37,070,478
225	-133,162,556	-37,285,516	-48,679,423	-40,575,374	-37,655,516	-37,535,516
250	-134,823,405	-37,750,553	-49,144,460	-41,040,411	-38,120,553	-38,000,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283.675	-33,679.429	-45,073.336	-36,969.287	-34,049.429	-33,929.429
20	-119,543.593	-33,472.206	-44,866.113	-36,762.064	-33,842.206	-33,722.206
35	-120,540.103	-33,751.229	-45,145.136	-37,041.087	-34,121.229	-34,001.229
50	-121,536.613	-34,030.252	-45,424.159	-37,320.110	-34,400.252	-34,280.252
60	-122,200.952	-34,216.267	-45,610.174	-37,506.125	-34,586.267	-34,466.267
70	-122,865.292	-34,402.282	-45,796.189	-37,692.140	-34,772.282	-34,652.282
80	-123,529.631	-34,588.297	-45,982.204	-37,878.155	-34,958.297	-34,838.297
90	-124,193.971	-34,774.312	-46,168.219	-38,064.170	-35,144.312	-35,024.312
100	-124,858.310	-34,960.327	-46,354.234	-38,250.185	-35,330.327	-35,210.327
120	-126,186.990	-35,332.357	-46,726.264	-38,622.215	-35,702.357	-35,582.357
135	-127,183.499	-35,611.380	-47,005.287	-38,901.238	-35,981.380	-35,861.380
150	-128,180.009	-35,890.403	-47,284.310	-39,180.261	-36,260.403	-36,140.403
175	-129,840.858	-36,355.440	-47,749.347	-39,645.298	-36,725.440	-36,605.440
200	-131,501.707	-36,820.478	-48,214.385	-40,110.336	-37,190.478	-37,070.478
225	-133,162.556	-37,285.516	-48,679.423	-40,575.374	-37,655.516	-37,535.516
250	-134,823.405	-37,750.553	-49,144.460	-41,040.411	-38,120.553	-38,000.553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283.675	-33,679.429	-45,073.336	-36,969.287	-34,049.429	-33,929.429
20	-119,543.593	-33,472.206	-44,866.113	-36,762.064	-33,842.206	-33,722.206
35	-120,540.103	-33,751.229	-45,145.136	-37,041.087	-34,121.229	-34,001.229
50	-121,536.613	-34,030.252	-45,424.159	-37,320.110	-34,400.252	-34,280.252
60	-122,200.952	-34,216.267	-45,610.174	-37,506.125	-34,586.267	-34,466.267
70	-122,865.292	-34,402.282	-45,796.189	-37,692.140	-34,772.282	-34,652.282
80	-123,529.631	-34,588.297	-45,982.204	-37,878.155	-34,958.297	-34,838.297
90	-124,193.971	-34,774.312	-46,168.219	-38,064.170	-35,144.312	-35,024.312
100	-124,858.310	-34,960.327	-46,354.234	-38,250.185	-35,330.327	-35,210.327
120	-126,186.990	-35,332.357	-46,726.264	-38,622.215	-35,702.357	-35,582.357
135	-127,183.499	-35,611.380	-47,005.287	-38,901.238	-35,981.380	-35,861.380
150	-128,180.009	-35,890.403	-47,284.310	-39,180.261	-36,260.403	-36,140.403
175	-129,840.858	-36,355.440	-47,749.347	-39,645.298	-36,725.440	-36,605.440
200	-131,501.707	-36,820.478	-48,214.385	-40,110.336	-37,190.478	-37,070.478
225	-133,162.556	-37,285.516	-48,679.423	-40,575.374	-37,655.516	-37,535.516
250	-134,823.405	-37,750.553	-49,144.460	-41,040.411	-38,120.553	-38,000.553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283.675	-33,679.429	-45,073.336	-36,969.287	-34,049.429	-33,929.429
20	-119,543.593	-33,472.206	-44,866.113	-36,762.064	-33,842.206	-33,722.206
35	-120,540.103	-33,751.229	-45,145.136	-37,041.087	-34,121.229	-34,001.229
50	-121,536.613	-34,030.252	-45,424.159	-37,320.110	-34,400.252	-34,280.252
60	-122,200.952	-34,216.267	-45,610.174	-37,506.125	-34,586.267	-34,466.267
70	-122,865.292	-34,402.282	-45,796.189	-37,692.140	-34,772.282	-34,652.282
80	-123,529.631	-34,588.297	-45,982.204	-37,878.155	-34,958.297	-34,838.297
90	-124,193.971	-34,774.312	-46,168.219	-38,064.170	-35,144.312	-35,024.312
100	-124,858.310	-34,960.327	-46,354.234	-38,250.185	-35,330.327	-35,210.327
120	-126,186.990	-35,332.357	-46,726.264	-38,622.215	-35,702.357	-35,582.357
135	-127,183.499	-35,611.380	-47,005.287	-38,901.238	-35,981.380	-35,861.380
150	-128,180.009	-35,890.403	-47,284.310	-39,180.261	-36,260.403	-36,140.403
175	-129,840.858	-36,355.440	-47,749.347	-39,645.298	-36,725.440	-36,605.440
200	-131,501.707	-36,820.478	-48,214.385	-40,110.336	-37,190.478	-37,070.478
225	-133,162.556	-37,285.516	-48,679.423	-40,575.374	-37,655.516	-37,535.516
250	-134,823.405	-37,750.553	-49,144.460	-41,040.411	-38,120.553	-38,000.553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283,675	-33,679,429	-45,073,336	-36,969,287	-34,049,429	-33,929,429
20	-119,543,593	-33,472,206	-44,866,113	-36,762,064	-33,842,206	-33,722,206
35	-120,540,103	-33,751,229	-45,145,136	-37,041,087	-34,121,229	-34,001,229
50	-121,536,613	-34,030,252	-45,424,159	-37,320,110	-34,400,252	-34,280,252
60	-122,200,952	-34,216,267	-45,610,174	-37,506,125	-34,586,267	-34,466,267
70	-122,865,292	-34,402,282	-45,796,189	-37,692,140	-34,772,282	-34,652,282
80	-123,529,631	-34,588,297	-45,982,204	-37,878,155	-34,958,297	-34,838,297
90	-124,193,971	-34,774,312	-46,168,219	-38,064,170	-35,144,312	-35,024,312
100	-124,858,310	-34,960,327	-46,354,234	-38,250,185	-35,330,327	-35,210,327
120	-126,186,990	-35,332,357	-46,726,264	-38,622,215	-35,702,357	-35,582,357
135	-127,183,499	-35,611,380	-47,005,287	-38,901,238	-35,981,380	-35,861,380
150	-128,180,009	-35,890,403	-47,284,310	-39,180,261	-36,260,403	-36,140,403
175	-129,840,858	-36,355,440	-47,749,347	-39,645,298	-36,725,440	-36,605,440
200	-131,501,707	-36,820,478	-48,214,385	-40,110,336	-37,190,478	-37,070,478
225	-133,162,556	-37,285,516	-48,679,423	-40,575,374	-37,655,516	-37,535,516
250	-134,823,405	-37,750,553	-49,144,460	-41,040,411	-38,120,553	-38,000,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283,675	-33,679,429	-45,073,336	-36,969,287	-34,049,429	-33,929,429
20	-119,543,593	-33,472,206	-44,866,113	-36,762,064	-33,842,206	-33,722,206
35	-120,540,103	-33,751,229	-45,145,136	-37,041,087	-34,121,229	-34,001,229
50	-121,536,613	-34,030,252	-45,424,159	-37,320,110	-34,400,252	-34,280,252
60	-122,200,952	-34,216,267	-45,610,174	-37,506,125	-34,586,267	-34,466,267
70	-122,865,292	-34,402,282	-45,796,189	-37,692,140	-34,772,282	-34,652,282
80	-123,529,631	-34,588,297	-45,982,204	-37,878,155	-34,958,297	-34,838,297
90	-124,193,971	-34,774,312	-46,168,219	-38,064,170	-35,144,312	-35,024,312
100	-124,858,310	-34,960,327	-46,354,234	-38,250,185	-35,330,327	-35,210,327
120	-126,186,990	-35,332,357	-46,726,264	-38,622,215	-35,702,357	-35,582,357
135	-127,183,499	-35,611,380	-47,005,287	-38,901,238	-35,981,380	-35,861,380
150	-128,180,009	-35,890,403	-47,284,310	-39,180,261	-36,260,403	-36,140,403
175	-129,840,858	-36,355,440	-47,749,347	-39,645,298	-36,725,440	-36,605,440
200	-131,501,707	-36,820,478	-48,214,385	-40,110,336	-37,190,478	-37,070,478
225	-133,162,556	-37,285,516	-48,679,423	-40,575,374	-37,655,516	-37,535,516
250	-134,823,405	-37,750,553	-49,144,460	-41,040,411	-38,120,553	-38,000,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-120,283,675	-33,679,429	-45,073,336	-36,969,287	-34,049,429	-33,929,429
20	-119,543,593	-33,472,206	-44,866,113	-36,762,064	-33,842,206	-33,722,206
35	-120,540,103	-33,751,229	-45,145,136	-37,041,087	-34,121,229	-34,001,229
50	-121,536,613	-34,030,252	-45,424,159	-37,320,110	-34,400,252	-34,280,252
60	-122,200,952	-34,216,267	-45,610,174	-37,506,125	-34,586,267	-34,466,267
70	-122,865,292	-34,402,282	-45,796,189	-37,692,140	-34,772,282	-34,652,282
80	-123,529,631	-34,588,297	-45,982,204	-37,878,155	-34,958,297	-34,838,297
90	-124,193,971	-34,774,312	-46,168,219	-38,064,170	-35,144,312	-35,024,312
100	-124,858,310	-34,960,327	-46,354,234	-38,250,185	-35,330,327	-35,210,327
120	-126,186,990	-35,332,357	-46,726,264	-38,622,215	-35,702,357	-35,582,357
135	-127,183,499	-35,611,380	-47,005,287	-38,901,238	-35,981,380	-35,861,380
150	-128,180,009	-35,890,403	-47,284,310	-39,180,261	-36,260,403	-36,140,403
175	-129,840,858	-36,355,440	-47,749,347	-39,645,298	-36,725,440	-36,605,440
200	-131,501,707	-36,820,478	-48,214,385	-40,110,336	-37,190,478	-37,070,478
225	-133,162,556	-37,285,516	-48,679,423	-40,575,374	-37,655,516	-37,535,516
250	-134,823,405	-37,750,553	-49,144,460	-41,040,411	-38,120,553	-38,000,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	9
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,275,659	8,276,833	-3,117,074	4,986,975	7,906,833	8,026,833
20	24,080,382	7,585,320	-3,808,587	4,295,462	7,215,320	7,335,320
35	22,725,282	7,158,464	-4,235,443	3,868,606	6,788,464	6,908,464
50	21,326,234	6,717,764	-4,676,143	3,427,906	6,347,764	6,467,764
60	20,366,782	6,415,536	-4,978,371	3,125,678	6,045,536	6,165,536
70	19,387,290	6,106,996	-5,286,911	2,817,138	5,736,996	5,856,996
80	18,384,317	5,791,060	-5,602,847	2,501,202	5,421,060	5,541,060
90	17,357,782	5,467,701	-5,926,206	2,177,843	5,097,701	5,217,701
100	16,306,760	5,136,629	-6,257,278	1,846,771	4,766,629	4,886,629
120	14,124,302	4,449,155	-6,944,752	1,159,297	4,079,155	4,199,155
135	12,412,598	3,909,968	-7,483,939	620,110	3,539,968	3,659,968
150	10,633,532	3,349,563	-8,044,344	59,705	2,979,563	3,099,563
175	7,613,042	2,398,108	-8,995,799	-891,750	2,028,108	2,148,108
200	4,529,799	1,426,887	-9,967,020	-1,862,971	1,056,887	1,176,887
225	1,370,725	431,778	-10,962,129	-2,858,080	61,778	181,778
250	-1,854,599	-584,199	-11,978,106	-3,874,057	-954,199	-834,199

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£225	£225

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,985,612	11,650,468	256,561	8,360,610	11,280,468	11,400,468
20	34,820,058	10,988,318	-425,589	7,678,460	10,598,318	10,718,318
35	33,644,961	10,598,163	-795,744	7,308,305	10,228,163	10,348,163
50	32,440,708	10,218,823	-1,175,084	6,928,965	9,848,823	9,968,823
60	31,623,283	9,961,334	-1,432,573	6,671,476	9,591,334	9,711,334
70	30,793,010	9,699,798	-1,694,109	6,409,940	9,329,798	9,449,798
80	29,949,460	9,434,080	-1,959,827	6,144,222	9,064,080	9,184,080
90	29,092,191	9,164,040	-2,229,867	5,874,182	8,794,040	8,914,040
100	28,220,750	8,889,536	-2,504,371	5,599,678	8,519,536	8,639,536
120	26,433,491	8,326,550	-3,067,357	5,036,692	7,956,550	8,076,550
135	25,053,408	7,891,823	-3,502,084	4,601,965	7,521,823	7,641,823
150	23,634,358	7,444,823	-3,949,084	4,154,965	7,074,823	7,194,823
175	21,182,056	6,672,348	-4,721,559	3,382,490	6,302,348	6,422,348
200	18,610,697	5,862,370	-5,531,537	2,572,512	5,492,370	5,612,370
225	15,908,112	5,011,055	-6,382,852	1,721,197	4,641,055	4,761,055
250	13,059,949	4,113,884	-7,280,023	824,026	3,743,884	3,863,884

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,118,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,116,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,116,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,116,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,116,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,116,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-207,089,110	-65,233,070	-76,626,977	-68,522,928	-65,603,070	-65,483,070
20	-206,125,575	-64,929,556	-76,323,463	-68,219,414	-65,299,556	-65,179,556
35	-208,074,220	-65,543,379	-76,937,286	-68,833,237	-65,913,379	-65,793,379
50	-210,022,866	-66,157,203	-77,551,110	-69,447,061	-66,527,203	-66,407,203
60	-211,321,963	-66,566,418	-77,960,325	-69,856,276	-66,936,418	-66,816,418
70	-212,621,060	-66,975,634	-78,369,541	-70,265,492	-67,345,634	-67,225,634
80	-213,920,157	-67,384,850	-78,778,757	-70,674,708	-67,754,850	-67,634,850
90	-215,219,254	-67,794,065	-79,187,972	-71,083,923	-68,164,065	-68,044,065
100	-216,518,351	-68,203,281	-79,597,188	-71,493,139	-68,573,281	-68,453,281
120	-219,116,545	-69,021,712	-80,415,619	-72,311,570	-69,391,712	-69,271,712
135	-221,065,190	-69,635,535	-81,029,442	-72,925,393	-70,005,535	-69,885,535
150	-223,013,836	-70,249,358	-81,643,265	-73,539,216	-70,619,358	-70,499,358
175	-226,261,579	-71,272,397	-82,666,304	-74,562,255	-71,642,397	-71,522,397
200	-229,509,321	-72,295,436	-83,689,343	-75,585,294	-72,665,436	-72,545,436
225	-232,757,063	-73,318,475	-84,712,382	-76,608,333	-73,688,475	-73,568,475
250	-236,004,805	-74,341,514	-85,735,421	-77,631,372	-74,711,514	-74,591,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	10%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type	T1 - 10 Houses			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type	T2 - 25 Flats & Houses			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	150	250	250	250

Site type	T3 - 50 Flats & Houses			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type	T4 - 100 Flats			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	100	100
0	NV	NV	NV	NV

Site type	T5 - 100 Houses			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type	T6 - 500 Flats			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type	T7 - 650 Flats			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type	T8 - 1000 Flats & Houses			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	225	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type	T9 - 2000 Flats & Houses			
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	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	175	250	250
CM17	70	250	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	817,276	8,172,756	-3,221,151	4,882,898	7,802,756	7,922,756
20	789,104	7,891,042	-3,502,865	4,601,184	7,521,042	7,641,042
35	778,517	7,785,172	-3,608,735	4,495,314	7,415,172	7,535,172
50	767,931	7,679,311	-3,714,596	4,389,453	7,309,311	7,429,311
60	760,873	7,608,734	-3,785,173	4,318,876	7,238,734	7,358,734
70	753,816	7,538,157	-3,855,750	4,248,299	7,168,157	7,288,157
80	746,758	7,467,580	-3,926,327	4,177,722	7,097,580	7,217,580
90	739,699	7,396,993	-3,996,914	4,107,135	7,026,993	7,146,993
100	732,642	7,326,416	-4,067,491	4,036,558	6,956,416	7,076,416
120	718,526	7,185,262	-4,208,645	3,895,404	6,815,262	6,935,262
135	707,940	7,079,402	-4,314,505	3,789,544	6,709,402	6,829,402
150	697,353	6,973,531	-4,420,376	3,683,673	6,603,531	6,723,531
175	679,709	6,797,094	-4,596,813	3,507,236	6,427,094	6,547,094
200	662,065	6,620,646	-4,773,261	3,330,788	6,250,646	6,370,646
225	644,420	6,444,199	-4,949,708	3,154,341	6,074,199	6,194,199
250	626,776	6,267,761	-5,126,146	2,977,903	5,897,761	6,017,761

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£960,155	9,601,555	-1,792,352	6,311,697	9,231,555	9,351,555
20	929,526	9,295,265	-2,098,642	6,005,407	8,925,265	9,045,265
35	918,939	9,189,394	-2,204,513	5,899,536	8,819,394	8,939,394
50	908,352	9,083,524	-2,310,383	5,793,666	8,713,524	8,833,524
60	901,295	9,012,947	-2,380,960	5,723,089	8,642,947	8,762,947
70	894,237	8,942,370	-2,451,537	5,652,512	8,572,370	8,692,370
80	887,179	8,871,793	-2,522,114	5,581,935	8,501,793	8,621,793
90	880,122	8,801,216	-2,592,691	5,511,358	8,431,216	8,551,216
100	873,064	8,730,639	-2,663,268	5,440,781	8,360,639	8,480,639
120	858,948	8,589,485	-2,804,422	5,299,627	8,219,485	8,339,485
135	848,361	8,483,614	-2,910,293	5,193,756	8,113,614	8,233,614
150	837,775	8,377,754	-3,016,163	5,087,886	8,007,754	8,127,754
175	820,131	8,201,306	-3,192,601	4,911,448	7,831,306	7,951,306
200	802,486	8,024,859	-3,369,048	4,735,001	7,654,859	7,774,859
225	784,842	7,848,421	-3,545,486	4,558,563	7,478,421	7,598,421
250	767,197	7,671,974	-3,721,933	4,382,116	7,301,974	7,421,974

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,349,117	-13,491,168	-24,885,075	-16,781,026	-13,861,168	-13,741,168
20	-1,340,276	-13,402,758	-24,796,665	-16,692,616	-13,772,758	-13,652,758
35	-1,351,048	-13,510,477	-24,904,384	-16,800,335	-13,880,477	-13,760,477
50	-1,361,819	-13,618,195	-25,012,102	-16,908,053	-13,988,195	-13,868,195
60	-1,369,001	-13,690,007	-25,083,914	-16,979,865	-14,060,007	-13,940,007
70	-1,376,182	-13,761,819	-25,155,726	-17,051,677	-14,131,819	-14,011,819
80	-1,383,363	-13,833,632	-25,227,539	-17,123,490	-14,203,632	-14,083,632
90	-1,390,544	-13,905,444	-25,299,351	-17,195,302	-14,275,444	-14,155,444
100	-1,397,726	-13,977,256	-25,371,163	-17,267,114	-14,347,256	-14,227,256
120	-1,412,088	-14,120,881	-25,514,788	-17,410,739	-14,490,881	-14,370,881
135	-1,422,860	-14,228,599	-25,622,506	-17,518,457	-14,598,599	-14,478,599
150	-1,433,632	-14,336,317	-25,730,224	-17,626,175	-14,706,317	-14,586,317
175	-1,451,585	-14,515,848	-25,909,755	-17,805,706	-14,885,848	-14,765,848
200	-1,469,538	-14,695,378	-26,089,285	-17,985,236	-15,065,378	-14,945,378
225	-1,487,492	-14,874,919	-26,268,826	-18,164,777	-15,244,919	-15,124,919
250	-1,505,445	-15,054,450	-26,448,357	-18,344,308	-15,424,450	-15,304,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,349,117	-13,491,168	-24,885,075	-16,781,026	-13,861,168	-13,741,168
20	-1,340,276	-13,402,758	-24,796,665	-16,692,616	-13,772,758	-13,652,758
35	-1,351,048	-13,510,477	-24,904,384	-16,800,335	-13,880,477	-13,760,477
50	-1,361,819	-13,618,195	-25,012,102	-16,908,053	-13,988,195	-13,868,195
60	-1,369,001	-13,690,007	-25,083,914	-16,979,865	-14,060,007	-13,940,007
70	-1,376,182	-13,761,819	-25,155,726	-17,051,677	-14,131,819	-14,011,819
80	-1,383,363	-13,833,632	-25,227,539	-17,123,490	-14,203,632	-14,083,632
90	-1,390,544	-13,905,444	-25,299,351	-17,195,302	-14,275,444	-14,155,444
100	-1,397,726	-13,977,256	-25,371,163	-17,267,114	-14,347,256	-14,227,256
120	-1,412,088	-14,120,881	-25,514,788	-17,410,739	-14,490,881	-14,370,881
135	-1,422,860	-14,228,599	-25,622,506	-17,518,457	-14,598,599	-14,478,599
150	-1,433,632	-14,336,317	-25,730,224	-17,626,175	-14,706,317	-14,586,317
175	-1,451,585	-14,515,848	-25,909,755	-17,805,706	-14,885,848	-14,765,848
200	-1,469,538	-14,695,378	-26,089,285	-17,985,236	-15,065,378	-14,945,378
225	-1,487,492	-14,874,919	-26,268,826	-18,164,777	-15,244,919	-15,124,919
250	-1,505,445	-15,054,450	-26,448,357	-18,344,308	-15,424,450	-15,304,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	10%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	803,315	11,246,403	-147,504	7,956,545	10,876,403	10,996,403
20	757,984	10,611,770	-782,137	7,321,912	10,241,770	10,361,770
35	734,347	10,280,852	-1,113,055	6,990,994	9,910,852	10,030,852
50	710,711	9,949,948	-1,443,959	6,660,090	9,579,948	9,699,948
60	694,952	9,729,331	-1,664,576	6,439,473	9,359,331	9,479,331
70	679,195	9,508,728	-1,885,179	6,218,870	9,138,728	9,258,728
80	663,438	9,288,126	-2,105,781	5,998,268	8,918,126	9,038,126
90	647,679	9,067,509	-2,326,398	5,777,651	8,697,509	8,817,509
100	631,922	8,846,906	-2,547,001	5,557,048	8,476,906	8,596,906
120	600,407	8,405,700	-2,988,207	5,115,842	8,035,700	8,155,700
135	576,770	8,074,782	-3,319,125	4,784,924	7,704,782	7,824,782
150	553,134	7,743,878	-3,650,029	4,454,020	7,373,878	7,493,878
175	513,740	7,192,357	-4,201,550	3,902,499	6,822,357	6,942,357
200	474,345	6,640,836	-4,753,071	3,350,978	6,270,836	6,390,836
225	434,951	6,089,316	-5,304,591	2,799,458	5,719,316	5,839,316
250	395,558	5,537,809	-5,856,098	2,247,951	5,167,809	5,287,809

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,077,594	15,086,316	3,692,409	11,796,458	14,716,316	14,836,316
20	1,027,546	14,385,638	2,991,731	11,095,780	14,015,638	14,135,638
35	1,003,909	14,054,719	2,680,812	10,764,861	13,684,719	13,804,719
50	980,273	13,723,815	2,329,908	10,433,957	13,353,815	13,473,815
60	964,515	13,503,213	2,109,306	10,213,355	13,133,213	13,253,213
70	948,757	13,282,596	1,888,689	9,992,738	12,912,596	13,032,596
80	933,000	13,061,993	1,668,086	9,772,135	12,691,993	12,811,993
90	917,242	12,841,390	1,447,483	9,551,532	12,471,390	12,591,390
100	901,484	12,620,774	1,226,867	9,330,916	12,250,774	12,370,774
120	869,969	12,179,568	785,661	8,889,710	11,809,568	11,929,568
135	846,332	11,848,650	454,743	8,558,792	11,478,650	11,598,650
150	822,696	11,517,746	123,839	8,227,888	11,147,746	11,267,746
175	783,302	10,966,225	-427,682	7,676,367	10,596,225	10,716,225
200	743,907	10,414,704	-979,203	7,124,846	10,044,704	10,164,704
225	704,514	9,863,197	-1,530,710	6,573,339	9,493,197	9,613,197
250	665,120	9,311,676	-2,082,231	6,021,818	8,941,676	9,061,676

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,067,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,057,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,057,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,057,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,057,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,057,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,365,031	-47,110,429	-58,504,336	-50,400,287	-47,480,429	-47,360,429
20	-3,339,185	-46,748,597	-58,142,504	-50,038,455	-47,118,597	-46,998,597
35	-3,363,209	-47,084,930	-58,478,837	-50,374,788	-47,454,930	-47,334,930
50	-3,387,232	-47,421,249	-58,815,156	-50,711,107	-47,791,249	-47,671,249
60	-3,403,247	-47,645,457	-59,039,364	-50,935,315	-48,015,457	-47,895,457
70	-3,419,263	-47,869,679	-59,263,586	-51,159,537	-48,239,679	-48,119,679
80	-3,435,278	-48,093,887	-59,487,794	-51,383,745	-48,463,887	-48,343,887
90	-3,451,294	-48,318,109	-59,712,016	-51,607,967	-48,688,109	-48,568,109
100	-3,467,308	-48,542,317	-59,936,224	-51,832,175	-48,912,317	-48,792,317
120	-3,499,339	-48,990,748	-60,384,655	-52,280,606	-49,360,748	-49,240,748
135	-3,523,363	-49,327,081	-60,720,988	-52,616,939	-49,697,081	-49,577,081
150	-3,547,386	-49,663,400	-61,057,307	-52,953,258	-50,033,400	-49,913,400
175	-3,587,424	-50,223,941	-61,617,848	-53,513,799	-50,593,941	-50,473,941
200	-3,627,462	-50,784,468	-62,178,375	-54,074,326	-51,154,468	-51,034,468
225	-3,667,501	-51,345,009	-62,738,916	-54,634,867	-51,715,009	-51,595,009
250	-3,707,539	-51,905,550	-63,299,457	-55,195,408	-52,275,550	-52,155,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,846,661	8,679,305	-2,714,602	5,389,447	8,309,305	8,429,305
20	1,751,822	8,233,563	-3,160,344	4,943,705	7,863,563	7,983,563
35	1,704,512	8,011,208	-3,382,699	4,721,350	7,641,208	7,761,208
50	1,657,204	7,788,857	-3,605,050	4,498,999	7,418,857	7,538,857
60	1,625,664	7,640,622	-3,753,285	4,350,764	7,270,622	7,390,622
70	1,594,125	7,492,387	-3,901,520	4,202,529	7,122,387	7,242,387
80	1,562,586	7,344,156	-4,049,751	4,054,298	6,974,156	7,094,156
90	1,531,047	7,195,921	-4,197,986	3,906,063	6,825,921	6,945,921
100	1,499,508	7,047,686	-4,346,221	3,757,828	6,677,686	6,797,686
120	1,436,429	6,751,215	-4,642,692	3,461,357	6,381,215	6,501,215
135	1,389,120	6,528,865	-4,865,042	3,239,007	6,158,865	6,278,865
150	1,341,812	6,306,514	-5,087,393	3,016,656	5,936,514	6,056,514
175	1,262,986	5,935,924	-5,457,983	2,646,066	5,565,924	5,685,924
200	1,184,115	5,565,338	-5,828,569	2,275,480	5,195,338	5,315,338
225	1,105,267	5,194,753	-6,199,154	1,904,895	4,824,753	4,944,753
250	1,026,419	4,824,167	-6,569,740	1,534,309	4,454,167	4,574,167

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,399,885	11,279,458	-114,449	7,989,600	10,909,458	11,029,458
20	2,298,546	10,793,765	-600,142	7,503,907	10,423,765	10,543,765
35	2,249,998	10,574,990	-818,917	7,285,132	10,204,990	10,324,990
50	2,203,450	10,356,216	-1,037,691	7,066,358	9,986,216	10,106,216
60	2,172,418	10,210,366	-1,183,541	6,920,508	9,840,366	9,960,366
70	2,141,095	10,063,148	-1,330,759	6,773,290	9,693,148	9,813,148
80	2,109,556	9,914,913	-1,478,994	6,625,055	9,544,913	9,664,913
90	2,078,017	9,766,678	-1,627,229	6,476,820	9,396,678	9,516,678
100	2,046,477	9,618,443	-1,775,464	6,328,585	9,248,443	9,368,443
120	1,983,398	9,321,972	-2,071,935	6,032,114	8,951,972	9,071,972
135	1,936,090	9,099,622	-2,294,285	5,809,764	8,729,622	8,849,622
150	1,888,781	8,877,271	-2,516,636	5,587,413	8,507,271	8,627,271
175	1,809,933	8,506,686	-2,887,221	5,216,828	8,136,686	8,256,686
200	1,731,085	8,136,100	-3,257,807	4,846,242	7,766,100	7,886,100
225	1,652,237	7,765,514	-3,628,393	4,475,656	7,395,514	7,515,514
250	1,573,388	7,394,924	-3,998,983	4,105,066	7,024,924	7,144,924

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,696,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,928,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,169,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,686,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,926,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,159,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,686,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,926,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,159,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,686,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,926,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,159,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,686,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,926,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,159,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,686,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,926,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,159,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,607,800	-31,056,660	-42,450,567	-34,346,518	-31,426,660	-31,306,660
20	-6,558,262	-30,823,832	-42,217,739	-34,113,690	-31,193,832	-31,073,832
35	-6,606,345	-31,049,822	-42,443,729	-34,339,680	-31,419,822	-31,299,822
50	-6,654,428	-31,275,811	-42,669,718	-34,565,669	-31,645,811	-31,525,811
60	-6,686,483	-31,426,469	-42,820,376	-34,716,327	-31,796,469	-31,676,469
70	-6,718,538	-31,577,127	-42,971,034	-34,866,985	-31,947,127	-31,827,127
80	-6,750,592	-31,727,784	-43,121,691	-35,017,642	-32,097,784	-31,977,784
90	-6,782,648	-31,878,447	-43,272,354	-35,168,305	-32,248,447	-32,128,447
100	-6,814,703	-32,029,105	-43,423,012	-35,318,963	-32,399,105	-32,279,105
120	-6,878,813	-32,330,421	-43,724,328	-35,620,279	-32,700,421	-32,580,421
135	-6,926,896	-32,556,410	-43,950,317	-35,846,268	-32,926,410	-32,806,410
150	-6,974,979	-32,782,399	-44,176,306	-36,072,257	-33,152,399	-33,032,399
175	-7,055,116	-33,159,046	-44,552,953	-36,448,904	-33,529,046	-33,409,046
200	-7,135,254	-33,535,693	-44,929,600	-36,825,551	-33,905,693	-33,785,693
225	-7,215,392	-33,912,340	-45,306,247	-37,202,198	-34,282,340	-34,162,340
250	-7,295,529	-34,288,987	-45,682,894	-37,578,845	-34,658,987	-34,538,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-69,162	-162,531	-11,556,438	-3,452,389	-532,531	-412,531
20	-191,334	-449,635	-11,843,542	-3,739,493	-819,635	-699,635
35	-283,856	-667,061	-12,060,968	-3,956,919	-1,037,061	-917,061
50	-376,376	-884,485	-12,278,392	-4,174,343	-1,254,485	-1,134,485
60	-438,057	-1,029,435	-12,423,342	-4,319,293	-1,399,435	-1,279,435
70	-499,738	-1,174,383	-12,568,290	-4,464,241	-1,544,383	-1,424,383
80	-561,419	-1,319,334	-12,713,241	-4,609,192	-1,689,334	-1,569,334
90	-623,100	-1,464,284	-12,858,191	-4,754,142	-1,834,284	-1,714,284
100	-684,780	-1,609,232	-13,003,139	-4,899,090	-1,979,232	-1,859,232
120	-808,142	-1,899,133	-13,293,040	-5,188,991	-2,269,133	-2,149,133
135	-900,663	-2,116,557	-13,510,464	-5,406,415	-2,486,557	-2,366,557
150	-993,184	-2,333,983	-13,727,890	-5,623,841	-2,703,983	-2,583,983
175	-1,147,386	-2,696,357	-14,090,264	-5,986,215	-3,066,357	-2,946,357
200	-1,301,588	-3,058,731	-14,452,638	-6,348,589	-3,428,731	-3,308,731
225	-1,455,790	-3,421,107	-14,815,014	-6,710,965	-3,791,107	-3,671,107
250	-1,609,992	-3,783,481	-15,177,388	-7,073,339	-4,153,481	-4,033,481

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	831,426	1,953,852	-9,440,055	-1,336,006	1,583,852	1,703,852
20	695,750	1,635,013	-9,758,894	-1,654,845	1,265,013	1,385,013
35	604,718	1,421,087	-9,972,820	-1,868,771	1,051,087	1,171,087
50	513,686	1,207,162	-10,186,745	-2,082,696	837,162	957,162
60	452,998	1,064,545	-10,329,362	-2,225,313	694,545	814,545
70	392,310	921,928	-10,471,979	-2,367,930	551,928	671,928
80	331,621	779,308	-10,614,599	-2,510,550	409,308	529,308
90	270,932	636,691	-10,757,216	-2,653,167	266,691	386,691
100	210,244	494,074	-10,899,833	-2,795,784	124,074	244,074
120	88,868	208,840	-11,185,067	-3,081,018	-161,160	-41,160
135	-2,200	-5,170	-11,399,077	-3,295,028	-375,170	-255,170
150	-94,721	-222,593	-11,616,500	-3,512,451	-592,593	-472,593
175	-248,922	-584,967	-11,978,874	-3,874,825	-954,967	-834,967
200	-403,124	-947,341	-12,341,248	-4,237,199	-1,317,341	-1,197,341
225	-557,327	-1,309,718	-12,703,625	-4,599,576	-1,679,718	-1,559,718
250	-711,528	-1,672,092	-13,065,999	-4,961,950	-2,042,092	-1,922,092

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£100

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,960	-32,387,607	-43,781,514	-35,677,465	-32,757,607	-32,637,607
20	-13,668,286	-32,120,471	-43,514,378	-35,410,329	-32,490,471	-32,370,471
35	-13,760,807	-32,337,897	-43,731,804	-35,627,755	-32,707,897	-32,587,897
50	-13,853,328	-32,555,321	-43,949,228	-35,845,179	-32,925,321	-32,805,321
60	-13,915,009	-32,700,271	-44,094,178	-35,990,129	-33,070,271	-32,950,271
70	-13,976,690	-32,845,222	-44,239,129	-36,135,080	-33,215,222	-33,095,222
80	-14,038,370	-32,990,170	-44,384,077	-36,280,028	-33,360,170	-33,240,170
90	-14,100,051	-33,135,120	-44,529,027	-36,424,978	-33,505,120	-33,385,120
100	-14,161,732	-33,280,071	-44,673,978	-36,569,929	-33,650,071	-33,530,071
120	-14,285,093	-33,569,970	-44,963,877	-36,859,828	-33,939,970	-33,819,970
135	-14,377,614	-33,787,393	-45,181,300	-37,077,251	-34,157,393	-34,037,393
150	-14,470,136	-34,004,819	-45,398,726	-37,294,677	-34,374,819	-34,254,819
175	-14,624,337	-34,367,193	-45,761,100	-37,657,051	-34,737,193	-34,617,193
200	-14,778,539	-34,729,567	-46,123,474	-38,019,425	-35,099,567	-34,979,567
225	-14,932,742	-35,091,943	-46,485,850	-38,381,801	-35,461,943	-35,341,943
250	-15,086,943	-35,454,317	-46,848,224	-38,744,175	-35,824,317	-35,704,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,795,144	25,481,791	14,087,884	22,191,933	25,111,791	25,231,791
20	6,534,018	24,502,568	13,108,661	21,212,710	24,132,568	24,252,568
35	6,425,826	24,096,848	12,702,941	20,806,990	23,726,848	23,846,848
50	6,317,634	23,691,128	12,297,221	20,401,270	23,321,128	23,441,128
60	6,245,506	23,420,646	12,026,739	20,130,788	23,050,646	23,170,646
70	6,173,378	23,150,167	11,756,260	19,860,309	22,780,167	22,900,167
80	6,101,249	22,879,684	11,485,777	19,589,826	22,509,684	22,629,684
90	6,029,122	22,609,206	11,215,299	19,319,348	22,239,206	22,359,206
100	5,956,994	22,338,727	10,944,820	19,048,869	21,968,727	22,088,727
120	5,812,738	21,797,766	10,403,859	18,507,908	21,427,766	21,547,766
135	5,704,546	21,392,046	9,998,139	18,102,188	21,022,046	21,142,046
150	5,596,352	20,986,322	9,592,415	17,696,464	20,616,322	20,736,322
175	5,416,033	20,310,123	8,916,216	17,020,265	19,940,123	20,060,123
200	5,235,712	19,633,921	8,240,014	16,344,063	19,263,921	19,383,921
225	5,055,392	18,957,722	7,563,815	15,667,864	18,587,722	18,707,722
250	4,874,877	18,280,789	6,886,882	14,990,931	17,910,789	18,030,789

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,157,925	30,592,219	19,198,312	27,302,361	30,222,219	30,342,219
20	7,875,681	29,533,804	18,139,897	26,243,946	29,163,804	29,283,804
35	7,768,422	29,131,584	17,737,677	25,841,726	28,761,584	28,881,584
50	7,660,230	28,725,864	17,331,957	25,436,006	28,355,864	28,475,864
60	7,588,103	28,455,386	17,061,479	25,165,528	28,085,386	28,205,386
70	7,515,974	28,184,903	16,790,996	24,895,045	27,814,903	27,934,903
80	7,443,846	27,914,424	16,520,517	24,624,566	27,544,424	27,664,424
90	7,371,718	27,643,942	16,250,035	24,354,084	27,273,942	27,393,942
100	7,299,590	27,373,463	15,979,556	24,083,605	27,003,463	27,123,463
120	7,155,334	26,832,502	15,438,595	23,542,644	26,462,502	26,582,502
135	7,047,142	26,426,782	15,032,875	23,136,924	26,056,782	26,176,782
150	6,938,950	26,021,062	14,627,155	22,731,204	25,651,062	25,771,062
175	6,758,629	25,344,859	13,950,952	22,055,001	24,974,859	25,094,859
200	6,578,309	24,668,661	13,274,754	21,378,803	24,298,661	24,418,661
225	6,397,989	23,992,458	12,598,551	20,702,600	23,622,458	23,742,458
250	6,217,668	23,316,255	11,922,348	20,026,397	22,946,255	23,066,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,379,433	-53,922,875	-65,316,782	-57,212,733	-54,292,875	-54,172,875
20	-14,283,572	-53,563,394	-64,957,301	-56,853,252	-53,933,394	-53,813,394
35	-14,397,159	-53,989,347	-65,383,254	-57,279,205	-54,359,347	-54,239,347
50	-14,510,748	-54,415,304	-65,809,211	-57,705,162	-54,785,304	-54,665,304
60	-14,586,473	-54,699,274	-66,093,181	-57,989,132	-55,069,274	-54,949,274
70	-14,662,198	-54,983,244	-66,377,151	-58,273,102	-55,353,244	-55,233,244
80	-14,737,924	-55,267,214	-66,661,121	-58,557,072	-55,637,214	-55,517,214
90	-14,813,649	-55,551,184	-66,945,091	-58,841,042	-55,921,184	-55,801,184
100	-14,889,374	-55,835,153	-67,229,060	-59,125,011	-56,205,153	-56,085,153
120	-15,040,825	-56,403,093	-67,797,000	-59,692,951	-56,773,093	-56,653,093
135	-15,154,412	-56,829,046	-68,222,953	-60,118,904	-57,199,046	-57,079,046
150	-15,268,001	-57,255,003	-68,648,910	-60,544,861	-57,625,003	-57,505,003
175	-15,457,314	-57,964,926	-69,358,833	-61,254,784	-58,334,926	-58,214,926
200	-15,646,627	-58,674,853	-70,068,760	-61,964,711	-59,044,853	-58,924,853
225	-15,835,940	-59,384,776	-70,778,683	-62,674,634	-59,754,776	-59,634,776
250	-16,025,253	-60,094,699	-71,488,606	-63,384,557	-60,464,699	-60,344,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,133,417	-17,581,397	-28,975,304	-20,871,255	-17,951,397	-17,831,397
20	-23,344,761	-17,742,018	-29,135,925	-21,031,876	-18,112,018	-17,992,018
35	-23,801,673	-18,089,271	-29,483,178	-21,379,129	-18,459,271	-18,339,271
50	-24,258,585	-18,436,525	-29,830,432	-21,726,383	-18,806,525	-18,686,525
60	-24,563,194	-18,668,027	-30,061,934	-21,957,885	-19,038,027	-18,918,027
70	-24,867,802	-18,899,529	-30,293,436	-22,189,387	-19,269,529	-19,149,529
80	-25,172,409	-19,131,031	-30,524,938	-22,420,889	-19,501,031	-19,381,031
90	-25,477,018	-19,362,534	-30,756,441	-22,652,392	-19,732,534	-19,612,534
100	-25,781,626	-19,594,036	-30,987,943	-22,883,894	-19,964,036	-19,844,036
120	-26,390,842	-20,057,040	-31,450,947	-23,346,898	-20,427,040	-20,307,040
135	-26,847,755	-20,404,294	-31,798,201	-23,694,152	-20,774,294	-20,654,294
150	-27,304,667	-20,751,547	-32,145,454	-24,041,405	-21,121,547	-21,001,547
175	-28,066,187	-21,330,302	-32,724,209	-24,620,160	-21,700,302	-21,580,302
200	-28,827,708	-21,909,058	-33,302,965	-25,198,916	-22,279,058	-22,159,058
225	-29,589,228	-22,487,813	-33,881,720	-25,777,671	-22,857,813	-22,737,813
250	-30,350,748	-23,066,569	-34,460,476	-26,356,427	-23,436,569	-23,316,569

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,955,135	-14,405,903	-25,799,810	-17,695,761	-14,775,903	-14,655,903
20	-19,238,342	-14,621,140	-26,015,047	-17,910,998	-14,991,140	-14,871,140
35	-19,695,254	-14,988,393	-26,382,300	-18,258,251	-15,338,393	-15,218,393
50	-20,152,166	-15,315,646	-26,709,553	-18,605,504	-15,685,646	-15,565,646
60	-20,456,775	-15,547,149	-26,941,056	-18,837,007	-15,917,149	-15,797,149
70	-20,761,382	-15,778,651	-27,172,558	-19,068,509	-16,148,651	-16,028,651
80	-21,065,990	-16,010,153	-27,404,060	-19,300,011	-16,380,153	-16,260,153
90	-21,370,599	-16,241,655	-27,635,562	-19,531,513	-16,611,655	-16,491,655
100	-21,675,207	-16,473,157	-27,867,064	-19,763,015	-16,843,157	-16,723,157
120	-22,284,423	-16,936,162	-28,330,069	-20,226,020	-17,306,162	-17,186,162
135	-22,741,335	-17,283,415	-28,677,322	-20,573,273	-17,653,415	-17,533,415
150	-23,198,248	-17,630,668	-29,024,575	-20,920,526	-18,000,668	-17,880,668
175	-23,959,767	-18,209,423	-29,603,330	-21,499,281	-18,579,423	-18,459,423
200	-24,721,288	-18,788,179	-30,182,086	-22,078,037	-19,158,179	-19,038,179
225	-25,482,808	-19,366,934	-30,760,841	-22,656,792	-19,736,934	-19,616,934
250	-26,244,329	-19,945,690	-31,339,597	-23,235,548	-20,315,690	-20,195,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,807,641	-65,213,807	-76,607,714	-68,503,665	-65,583,807	-65,463,807
20	-84,941,050	-64,555,198	-75,949,105	-67,845,056	-64,925,198	-64,805,198
35	-85,397,962	-64,902,451	-76,296,358	-68,192,309	-65,272,451	-65,152,451
50	-85,854,874	-65,249,704	-76,643,611	-68,539,562	-65,619,704	-65,499,704
60	-86,159,483	-65,481,207	-76,875,114	-68,771,065	-65,851,207	-65,731,207
70	-86,464,091	-65,712,709	-77,106,616	-69,002,567	-66,082,709	-65,962,709
80	-86,768,699	-65,944,212	-77,338,119	-69,234,070	-66,314,212	-66,194,212
90	-87,073,307	-66,175,713	-77,569,620	-69,465,571	-66,545,713	-66,425,713
100	-87,377,915	-66,407,215	-77,801,122	-69,697,073	-66,777,215	-66,657,215
120	-87,987,132	-66,870,220	-78,264,127	-70,160,078	-67,240,220	-67,120,220
135	-88,444,044	-67,217,473	-78,611,380	-70,507,331	-67,587,473	-67,467,473
150	-88,900,956	-67,564,726	-78,958,633	-70,854,584	-67,934,726	-67,814,726
175	-89,662,477	-68,143,482	-79,537,389	-71,433,340	-68,513,482	-68,393,482
200	-90,423,997	-68,722,237	-80,116,144	-72,012,095	-69,092,237	-68,972,237
225	-91,185,517	-69,300,993	-80,694,900	-72,590,851	-69,670,993	-69,550,993
250	-91,947,037	-69,879,748	-81,273,655	-73,169,606	-70,249,748	-70,129,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,848,177	-9,320,180	-20,714,087	-12,610,038	-9,690,180	-9,570,180
20	-29,104,131	-9,402,873	-20,796,780	-12,692,731	-9,772,873	-9,652,873
35	-29,668,216	-9,585,116	-20,979,023	-12,874,974	-9,955,116	-9,835,116
50	-30,232,302	-9,767,359	-21,161,266	-13,057,217	-10,137,359	-10,017,359
60	-30,608,358	-9,888,854	-21,282,761	-13,178,712	-10,258,854	-10,138,854
70	-30,984,416	-10,010,350	-21,404,257	-13,300,208	-10,380,350	-10,260,350
80	-31,360,472	-10,131,845	-21,525,752	-13,421,703	-10,501,845	-10,381,845
90	-31,736,529	-10,253,340	-21,647,247	-13,543,198	-10,623,340	-10,503,340
100	-32,112,586	-10,374,836	-21,768,743	-13,664,694	-10,744,836	-10,624,836
120	-32,864,699	-10,617,826	-22,011,733	-13,907,684	-10,987,826	-10,867,826
135	-33,428,785	-10,800,069	-22,193,976	-14,089,927	-11,170,069	-11,050,069
150	-33,992,870	-10,982,312	-22,376,219	-14,272,170	-11,352,312	-11,232,312
175	-34,933,012	-11,286,050	-22,679,957	-14,575,908	-11,656,050	-11,536,050
200	-35,873,155	-11,589,788	-22,983,695	-14,879,646	-11,959,788	-11,839,788
225	-36,813,297	-11,893,527	-23,287,434	-15,183,385	-12,263,527	-12,143,527
250	-37,753,439	-12,197,265	-23,591,172	-15,487,123	-12,567,265	-12,447,265

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,844,893	-7,703,735	-19,097,642	-10,993,593	-8,073,735	-7,953,735
20	-24,188,899	-7,814,229	-19,208,136	-11,104,087	-8,184,229	-8,064,229
35	-24,750,983	-7,996,472	-19,390,379	-11,286,330	-8,366,472	-8,246,472
50	-25,315,069	-8,178,715	-19,572,622	-11,468,573	-8,548,715	-8,428,715
60	-25,691,126	-8,300,210	-19,694,117	-11,590,068	-8,670,210	-8,550,210
70	-26,067,183	-8,421,705	-19,815,612	-11,711,563	-8,791,705	-8,671,705
80	-26,443,240	-8,543,201	-19,937,108	-11,833,059	-8,913,201	-8,793,201
90	-26,819,296	-8,664,696	-20,058,603	-11,954,554	-9,034,696	-8,914,696
100	-27,195,354	-8,786,191	-20,180,098	-12,076,049	-9,156,191	-9,036,191
120	-27,947,467	-9,029,182	-20,423,089	-12,319,040	-9,399,182	-9,279,182
135	-28,511,552	-9,211,425	-20,605,332	-12,501,283	-9,581,425	-9,461,425
150	-29,075,638	-9,393,668	-20,787,575	-12,683,526	-9,763,668	-9,643,668
175	-30,015,780	-9,697,406	-21,091,313	-12,987,264	-10,067,406	-9,947,406
200	-30,955,922	-10,001,144	-21,395,051	-13,291,002	-10,371,144	-10,251,144
225	-31,896,064	-10,304,882	-21,698,789	-13,594,740	-10,674,882	-10,554,882
250	-32,836,206	-10,608,621	-22,002,528	-13,898,479	-10,978,621	-10,858,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,406,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,405,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,405,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,405,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,405,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,405,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,897,441	-33,566,865	-44,960,772	-36,856,723	-33,936,865	-33,816,865
20	-102,862,621	-33,232,539	-44,626,446	-36,522,397	-33,602,539	-33,482,539
35	-103,426,705	-33,414,782	-44,808,689	-36,704,640	-33,784,782	-33,664,782
50	-103,990,791	-33,597,025	-44,990,932	-36,886,883	-33,967,025	-33,847,025
60	-104,366,848	-33,718,520	-45,112,427	-37,008,378	-34,088,520	-33,968,520
70	-104,742,905	-33,840,016	-45,233,923	-37,129,874	-34,210,016	-34,090,016
80	-105,118,962	-33,961,511	-45,355,418	-37,251,369	-34,331,511	-34,211,511
90	-105,495,019	-34,083,006	-45,476,913	-37,372,864	-34,453,006	-34,333,006
100	-105,871,076	-34,204,501	-45,598,408	-37,494,359	-34,574,501	-34,454,501
120	-106,623,190	-34,447,492	-45,841,399	-37,737,350	-34,817,492	-34,697,492
135	-107,187,275	-34,629,735	-46,023,642	-37,919,593	-34,999,735	-34,879,735
150	-107,751,360	-34,811,978	-46,205,885	-38,101,836	-35,181,978	-35,061,978
175	-108,691,503	-35,115,716	-46,509,623	-38,405,574	-35,485,716	-35,365,716
200	-109,631,645	-35,419,455	-46,813,362	-38,709,313	-35,789,455	-35,669,455
225	-110,571,787	-35,723,193	-47,117,100	-39,013,051	-36,093,193	-35,973,193
250	-111,511,929	-36,026,931	-47,420,838	-39,316,789	-36,396,931	-36,276,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8

Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,815,000	7,228,200	-4,165,707	3,938,342	6,858,200	6,978,200
20	24,325,150	6,811,042	-4,582,865	3,521,184	6,441,042	6,561,042
35	23,526,717	6,587,481	-4,806,426	3,297,623	6,217,481	6,337,481
50	22,716,904	6,360,733	-5,033,174	3,070,875	5,990,733	6,110,733
60	22,171,051	6,207,894	-5,186,013	2,918,036	5,837,894	5,957,894
70	21,619,569	6,053,479	-5,340,428	2,763,621	5,683,479	5,803,479
80	21,061,523	5,897,226	-5,496,681	2,607,368	5,527,226	5,647,226
90	20,499,959	5,739,988	-5,653,919	2,450,130	5,369,988	5,489,988
100	19,930,290	5,580,481	-5,813,426	2,290,623	5,210,481	5,330,481
120	18,776,695	5,257,475	-6,136,432	1,967,617	4,887,475	5,007,475
135	17,894,298	5,010,403	-6,383,504	1,720,545	4,640,403	4,760,403
150	16,997,808	4,759,386	-6,634,521	1,469,528	4,389,386	4,509,386
175	15,469,569	4,331,479	-7,062,428	1,041,621	3,961,479	4,081,479
200	13,899,581	3,891,883	-7,502,024	602,025	3,521,883	3,641,883
225	12,287,215	3,440,420	-7,953,487	150,562	3,070,420	3,190,420
250	10,665,589	2,986,365	-8,407,542	-303,493	2,616,365	2,736,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,625,321	9,415,090	-1,978,817	6,125,232	9,045,090	9,165,090
20	32,070,015	8,979,604	-2,414,303	5,689,746	8,609,604	8,729,604
35	31,328,779	8,772,058	-2,621,849	5,482,200	8,402,058	8,522,058
50	30,578,281	8,561,919	-2,831,988	5,272,061	8,191,919	8,311,919
60	30,072,296	8,420,243	-2,973,664	5,130,385	8,050,243	8,170,243
70	29,563,781	8,277,859	-3,116,048	4,988,001	7,907,859	8,027,859
80	29,050,552	8,134,155	-3,259,752	4,844,297	7,764,155	7,884,155
90	28,533,720	7,989,442	-3,404,465	4,699,584	7,619,442	7,739,442
100	28,012,856	7,843,600	-3,550,307	4,553,742	7,473,600	7,593,600
120	26,958,670	7,548,428	-3,845,479	4,258,570	7,178,428	7,298,428
135	26,157,856	7,324,200	-4,069,707	4,034,342	6,954,200	7,074,200
150	25,344,838	7,096,555	-4,297,352	3,806,697	6,726,555	6,846,555
175	23,971,392	6,711,990	-4,681,917	3,422,132	6,341,990	6,461,990
200	22,565,818	6,318,429	-5,075,478	3,028,571	5,948,429	6,068,429
225	21,131,157	5,916,724	-5,477,183	2,626,866	5,546,724	5,666,724
250	19,667,022	5,506,766	-5,887,141	2,216,908	5,136,766	5,256,766

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-123,889,064	-34,688,938	-46,082,845	-37,978,796	-35,058,938	-34,938,938
20	-123,165,131	-34,486,237	-45,880,144	-37,776,095	-34,856,237	-34,736,237
35	-124,220,258	-34,781,672	-46,175,579	-38,071,530	-35,151,672	-35,031,672
50	-125,275,386	-35,077,108	-46,471,015	-38,366,966	-35,447,108	-35,327,108
60	-125,978,804	-35,274,065	-46,667,972	-38,563,923	-35,644,065	-35,524,065
70	-126,682,223	-35,471,022	-46,864,929	-38,760,880	-35,841,022	-35,721,022
80	-127,385,642	-35,667,980	-47,061,887	-38,957,838	-36,037,980	-35,917,980
90	-128,089,060	-35,864,937	-47,258,844	-39,154,795	-36,234,937	-36,114,937
100	-128,792,479	-36,061,894	-47,455,801	-39,351,752	-36,431,894	-36,311,894
120	-130,199,315	-36,455,808	-47,849,715	-39,745,666	-36,825,808	-36,705,808
135	-131,254,443	-36,751,244	-48,145,151	-40,041,102	-37,121,244	-37,001,244
150	-132,309,571	-37,046,680	-48,440,587	-40,336,538	-37,416,680	-37,296,680
175	-134,068,117	-37,539,073	-48,932,980	-40,828,931	-37,909,073	-37,789,073
200	-135,826,663	-38,031,466	-49,425,373	-41,321,324	-38,401,466	-38,281,466
225	-137,585,209	-38,523,859	-49,917,766	-41,813,717	-38,893,859	-38,773,859
250	-139,343,755	-39,016,251	-50,410,158	-42,306,109	-39,386,251	-39,266,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	10%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,822,180	10,023,987	-1,369,920	6,734,129	9,653,987	9,773,987
20	29,549,267	9,308,019	-2,085,888	6,018,161	8,938,019	9,058,019
35	28,211,987	8,886,776	-2,507,131	5,596,918	8,516,776	8,636,776
50	26,837,732	8,453,885	-2,940,022	5,164,027	8,083,885	8,203,885
60	25,899,116	8,158,221	-3,235,686	4,868,363	7,788,221	7,908,221
70	24,942,491	7,856,885	-3,537,022	4,567,027	7,486,885	7,606,885
80	23,967,309	7,549,702	-3,844,205	4,259,844	7,179,702	7,299,702
90	22,969,668	7,235,445	-4,158,462	3,945,587	6,865,445	6,985,445
100	21,951,926	6,914,857	-4,479,050	3,624,999	6,544,857	6,664,857
120	19,850,974	6,253,057	-5,140,850	2,963,199	5,883,057	6,003,057
135	18,212,537	5,736,949	-5,656,958	2,447,091	5,366,949	5,486,949
150	16,516,717	5,202,766	-6,191,141	1,912,908	4,832,766	4,952,766
175	13,551,831	4,268,827	-7,125,080	978,969	3,898,827	4,018,827
200	10,412,764	3,280,021	-8,113,886	-9,837	2,910,021	3,030,021
225	7,198,947	2,267,668	-9,126,239	-1,022,190	1,897,668	2,017,668
250	3,907,923	1,230,996	-10,162,911	-2,058,862	860,996	980,996

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,838,101	13,494,002	2,100,095	10,204,144	13,124,002	13,244,002
20	40,553,849	12,774,462	1,380,555	9,484,604	12,404,462	12,524,462
35	39,365,166	12,400,027	1,006,120	9,110,169	12,030,027	12,150,027
50	38,150,840	12,017,515	623,608	8,727,657	11,647,515	11,767,515
60	37,327,984	11,758,315	364,408	8,468,457	11,388,315	11,508,315
70	36,493,538	11,495,464	101,557	8,205,606	11,125,464	11,245,464
80	35,647,092	11,228,834	-165,073	7,938,976	10,858,834	10,978,834
90	34,787,790	10,958,154	-435,753	7,668,296	10,588,154	10,708,154
100	33,914,867	10,683,183	-710,724	7,393,325	10,313,183	10,433,183
120	32,129,314	10,120,734	-1,273,173	6,830,876	9,750,734	9,870,734
135	30,753,734	9,687,426	-1,706,481	6,397,568	9,317,426	9,437,426
150	29,344,837	9,243,624	-2,150,283	5,953,766	8,873,624	8,993,624
175	26,918,538	8,479,340	-2,914,567	5,189,482	8,109,340	8,229,340
200	24,388,247	7,682,298	-3,711,609	4,392,440	7,312,298	7,432,298
225	21,740,636	6,848,300	-4,545,607	3,558,442	6,478,300	6,598,300
250	18,968,088	5,974,948	-5,418,959	2,685,090	5,604,948	5,724,948

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,811,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,611,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,611,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,611,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,611,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,611,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,206,566	-67,160,068	-78,553,975	-70,449,926	-67,530,068	-67,410,068
20	-212,290,652	-66,871,555	-78,265,462	-70,161,413	-67,241,555	-67,121,555
35	-214,353,923	-67,521,486	-78,915,393	-70,811,344	-67,891,486	-67,771,486
50	-216,417,194	-68,171,416	-79,565,323	-71,461,274	-68,541,416	-68,421,416
60	-217,792,709	-68,604,703	-79,998,610	-71,894,561	-68,974,703	-68,854,703
70	-219,168,223	-69,037,990	-80,431,897	-72,327,848	-69,407,990	-69,287,990
80	-220,543,738	-69,471,277	-80,865,184	-72,761,135	-69,841,277	-69,721,277
90	-221,919,253	-69,904,565	-81,298,472	-73,194,423	-70,274,565	-70,154,565
100	-223,294,767	-70,337,852	-81,731,759	-73,627,710	-70,707,852	-70,587,852
120	-226,045,796	-71,204,426	-82,598,333	-74,494,284	-71,574,426	-71,454,426
135	-228,109,067	-71,854,356	-83,248,263	-75,144,214	-72,224,356	-72,104,356
150	-230,172,339	-72,504,287	-83,898,194	-75,794,145	-72,874,287	-72,754,287
175	-233,611,125	-73,587,504	-84,981,411	-76,877,362	-73,957,504	-73,837,504
200	-237,049,911	-74,670,722	-86,064,629	-77,960,580	-75,040,722	-74,920,722
225	-240,488,697	-75,753,940	-87,147,847	-79,043,798	-76,123,940	-76,003,940
250	-243,927,484	-76,837,157	-88,231,064	-80,127,015	-77,207,157	-77,087,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	0%	+ 10% Values + 5% Costs		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	120	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	135	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	60	70
CM17	NV	20	200	200
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	0	250	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	60	250	250	250
CM17	175	250	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	929,493	9,294,929	-2,098,978	6,005,071	8,924,929	9,044,929
20	897,823	8,978,229	-2,415,678	5,688,371	8,608,229	8,728,229
35	866,060	8,660,597	-2,533,310	5,570,739	8,490,597	8,610,597
50	874,297	8,742,965	-2,650,942	5,453,107	8,372,965	8,492,965
60	866,454	8,664,544	-2,729,363	5,374,686	8,294,544	8,414,544
70	858,612	8,586,123	-2,807,784	5,296,265	8,216,123	8,336,123
80	850,771	8,507,712	-2,886,195	5,217,854	8,137,712	8,257,712
90	842,929	8,429,291	-2,964,616	5,139,433	8,059,291	8,179,291
100	835,087	8,350,870	-3,043,037	5,061,012	7,980,870	8,100,870
120	819,403	8,194,028	-3,199,879	4,904,170	7,824,028	7,944,028
135	807,640	8,076,396	-3,317,511	4,786,538	7,706,396	7,826,396
150	795,877	7,958,774	-3,435,133	4,668,916	7,588,774	7,708,774
175	776,272	7,762,721	-3,631,186	4,472,863	7,392,721	7,512,721
200	756,668	7,566,679	-3,827,228	4,276,821	7,196,679	7,316,679
225	737,063	7,370,626	-4,023,281	4,080,768	7,000,626	7,120,626
250	717,457	7,174,573	-4,219,334	3,884,715	6,804,573	6,924,573

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#/N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,088,248	10,882,476	-511,431	7,592,618	10,512,476	10,632,476
20	1,053,847	10,538,469	-855,438	7,248,611	10,168,469	10,288,469
35	1,042,084	10,420,838	-973,069	7,130,980	10,050,838	10,170,838
50	1,030,321	10,303,206	-1,090,701	7,013,348	9,933,206	10,053,206
60	1,022,479	10,224,795	-1,169,112	6,934,937	9,854,795	9,974,795
70	1,014,637	10,146,374	-1,247,533	6,856,516	9,776,374	9,896,374
80	1,006,795	10,067,953	-1,325,954	6,778,095	9,697,953	9,817,953
90	998,953	9,989,532	-1,404,375	6,699,674	9,619,532	9,739,532
100	991,111	9,911,110	-1,482,797	6,621,252	9,541,110	9,661,110
120	975,427	9,754,268	-1,639,639	6,464,410	9,384,268	9,504,268
135	963,665	9,636,646	-1,757,261	6,346,788	9,266,646	9,386,646
150	951,901	9,519,015	-1,874,892	6,229,157	9,149,015	9,269,015
175	932,296	9,322,962	-2,070,945	6,033,104	8,952,962	9,072,962
200	912,692	9,126,919	-2,266,988	5,837,061	8,756,919	8,876,919
225	893,087	8,930,866	-2,463,041	5,641,008	8,560,866	8,680,866
250	873,482	8,734,824	-2,659,083	5,444,966	8,364,824	8,484,824

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#/N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,477,235	-14,772,353	-26,166,260	-18,062,211	-15,142,353	-15,022,353
20	-1,467,786	-14,677,863	-26,071,770	-17,967,721	-15,047,863	-14,927,863
35	-1,479,755	-14,797,554	-26,191,461	-18,087,412	-15,167,554	-15,047,554
50	-1,491,724	-14,917,244	-26,311,151	-18,207,102	-15,287,244	-15,167,244
60	-1,499,704	-14,997,038	-26,390,945	-18,286,896	-15,367,038	-15,247,038
70	-1,507,682	-15,076,821	-26,470,728	-18,366,679	-15,446,821	-15,326,821
80	-1,515,661	-15,156,615	-26,550,522	-18,446,473	-15,526,615	-15,406,615
90	-1,523,641	-15,236,408	-26,630,315	-18,526,266	-15,606,408	-15,486,408
100	-1,531,620	-15,316,202	-26,710,109	-18,606,060	-15,686,202	-15,566,202
120	-1,547,579	-15,475,789	-26,869,696	-18,765,647	-15,845,789	-15,725,789
135	-1,559,547	-15,595,470	-26,989,377	-18,885,328	-15,965,470	-15,845,470
150	-1,571,516	-15,715,160	-27,109,067	-19,005,018	-16,085,160	-15,965,160
175	-1,591,464	-15,914,644	-27,308,551	-19,204,502	-16,284,644	-16,164,644
200	-1,611,412	-16,114,118	-27,508,025	-19,403,976	-16,484,118	-16,364,118
225	-1,631,360	-16,313,602	-27,707,509	-19,603,460	-16,683,602	-16,563,602
250	-1,651,308	-16,513,076	-27,906,983	-19,802,934	-16,883,076	-16,763,076

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,477,235	-14,772,353	-26,166,260	-18,062,211	-15,142,353	-15,022,353
20	-1,467,786	-14,677,863	-26,071,770	-17,967,721	-15,047,863	-14,927,863
35	-1,479,755	-14,797,554	-26,191,461	-18,087,412	-15,167,554	-15,047,554
50	-1,491,724	-14,917,244	-26,311,151	-18,207,102	-15,287,244	-15,167,244
60	-1,499,704	-14,997,038	-26,390,945	-18,286,896	-15,367,038	-15,247,038
70	-1,507,682	-15,076,821	-26,470,728	-18,366,679	-15,446,821	-15,326,821
80	-1,515,661	-15,156,615	-26,550,522	-18,446,473	-15,526,615	-15,406,615
90	-1,523,641	-15,236,408	-26,630,315	-18,526,266	-15,606,408	-15,486,408
100	-1,531,620	-15,316,202	-26,710,109	-18,606,060	-15,686,202	-15,566,202
120	-1,547,579	-15,475,789	-26,869,696	-18,765,647	-15,845,789	-15,725,789
135	-1,559,547	-15,595,470	-26,989,377	-18,885,328	-15,965,470	-15,845,470
150	-1,571,516	-15,715,160	-27,109,067	-19,005,018	-16,085,160	-15,965,160
175	-1,591,464	-15,914,644	-27,308,551	-19,204,502	-16,284,644	-16,164,644
200	-1,611,412	-16,114,118	-27,508,025	-19,403,976	-16,484,118	-16,364,118
225	-1,631,360	-16,313,602	-27,707,509	-19,603,460	-16,683,602	-16,563,602
250	-1,651,308	-16,513,076	-27,906,983	-19,802,934	-16,883,076	-16,763,076

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,058,105	14,813,471	3,419,564	11,523,613	14,443,471	14,563,471
20	1,004,890	14,068,461	2,674,554	10,778,603	13,698,461	13,818,461
35	978,627	13,700,780	2,306,873	10,410,922	13,330,780	13,450,780
50	952,364	13,333,100	1,939,193	10,043,242	12,963,100	13,083,100
60	934,856	13,087,988	1,694,081	9,798,130	12,717,988	12,837,988
70	917,347	12,842,863	1,448,956	9,553,005	12,472,863	12,592,863
80	899,839	12,597,752	1,203,845	9,307,894	12,227,752	12,347,752
90	882,331	12,352,627	958,720	9,062,769	11,982,627	12,102,627
100	864,822	12,107,502	713,595	8,817,644	11,737,502	11,857,502
120	829,805	11,617,266	223,359	8,327,408	11,247,266	11,367,266
135	803,542	11,249,586	-144,321	7,959,728	10,879,586	10,999,586
150	777,280	10,881,919	-511,988	7,592,061	10,511,919	10,631,919
175	732,508	10,269,113	-1,124,794	6,979,255	9,899,113	10,019,113
200	688,737	9,656,322	-1,737,585	6,366,464	9,286,322	9,406,322
225	645,965	9,043,516	-2,350,391	5,753,658	8,673,516	8,793,516
250	602,195	8,430,724	-2,963,183	5,140,866	8,060,724	8,180,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,362,861	19,080,049	7,686,142	15,790,191	18,710,049	18,830,049
20	1,304,404	18,281,652	6,867,745	14,971,794	17,891,652	18,011,652
35	1,278,141	17,893,971	6,500,064	14,604,113	17,523,971	17,643,971
50	1,251,878	17,526,290	6,132,383	14,236,432	17,156,290	17,276,290
60	1,234,370	17,281,179	5,887,272	13,991,321	16,911,179	17,031,179
70	1,216,861	17,036,054	5,642,147	13,746,196	16,666,054	16,786,054
80	1,199,353	16,790,943	5,397,036	13,501,085	16,420,943	16,540,943
90	1,181,844	16,545,818	5,151,911	13,255,960	16,175,818	16,295,818
100	1,164,335	16,300,693	4,906,786	13,010,835	15,930,693	16,050,693
120	1,129,318	15,810,457	4,416,550	12,520,599	15,440,457	15,560,457
135	1,103,056	15,442,790	4,048,883	12,152,932	15,072,790	15,192,790
150	1,076,794	15,075,110	3,681,203	11,785,252	14,705,110	14,825,110
175	1,033,022	14,462,304	3,068,397	11,172,446	14,092,304	14,212,304
200	989,251	13,849,512	2,455,605	10,559,654	13,479,512	13,599,512
225	945,480	13,236,721	1,842,814	9,946,863	12,866,721	12,986,721
250	901,708	12,623,915	1,230,008	9,334,057	12,253,915	12,373,915

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,748,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 2

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,570,682	-49,989,544	-61,383,451	-53,279,402	-50,359,544	-50,239,544
20	-3,544,859	-49,628,028	-61,021,935	-52,917,886	-49,998,028	-49,878,028
35	-3,571,552	-50,001,727	-61,395,634	-53,291,585	-50,371,727	-50,251,727
50	-3,598,244	-50,375,411	-61,769,318	-53,665,269	-50,745,411	-50,625,411
60	-3,616,039	-50,624,544	-62,018,451	-53,914,402	-50,994,544	-50,874,544
70	-3,633,834	-50,873,676	-62,267,583	-54,163,534	-51,243,676	-51,123,676
80	-3,651,628	-51,122,795	-62,516,702	-54,412,653	-51,492,795	-51,372,795
90	-3,669,423	-51,371,927	-62,765,834	-54,661,785	-51,741,927	-51,621,927
100	-3,687,219	-51,621,060	-63,014,967	-54,910,918	-51,991,060	-51,871,060
120	-3,722,808	-52,119,311	-63,513,218	-55,409,169	-52,489,311	-52,369,311
135	-3,749,500	-52,492,996	-63,886,903	-55,782,854	-52,862,996	-52,742,996
150	-3,776,192	-52,866,694	-64,260,601	-56,156,552	-53,236,694	-53,116,694
175	-3,820,679	-53,489,512	-64,883,419	-56,779,370	-53,859,512	-53,739,512
200	-3,865,166	-54,112,329	-65,506,236	-57,402,187	-54,482,329	-54,362,329
225	-3,909,653	-54,735,146	-66,129,053	-58,025,004	-55,105,146	-54,985,146
250	-3,954,140	-55,357,964	-66,751,871	-58,647,822	-55,727,964	-55,607,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,375,661	11,165,606	-228,301	7,875,748	10,795,606	10,915,606
20	2,265,843	10,649,461	-744,446	7,359,603	10,279,461	10,399,461
35	2,213,531	10,403,596	-990,311	7,113,738	10,033,596	10,153,596
50	2,160,965	10,156,537	-1,237,370	6,866,679	9,786,537	9,906,537
60	2,125,922	9,991,833	-1,402,074	6,701,975	9,621,833	9,741,833
70	2,090,878	9,827,129	-1,566,778	6,537,271	9,457,129	9,577,129
80	2,055,834	9,662,420	-1,731,487	6,372,562	9,292,420	9,412,420
90	2,020,791	9,497,715	-1,896,192	6,207,857	9,127,715	9,247,715
100	1,985,747	9,333,011	-2,060,896	6,043,153	8,963,011	9,083,011
120	1,915,660	9,003,603	-2,390,304	5,713,745	8,633,603	8,753,603
135	1,863,094	8,756,544	-2,637,363	5,466,686	8,386,544	8,506,544
150	1,810,529	8,509,485	-2,884,422	5,219,627	8,139,485	8,259,485
175	1,722,920	8,097,722	-3,296,185	4,807,864	7,727,722	7,847,722
200	1,635,311	7,685,960	-3,707,947	4,396,102	7,315,960	7,435,960
225	1,547,702	7,274,201	-4,119,706	3,984,343	6,904,201	7,024,201
250	1,460,093	6,862,438	-4,531,469	3,572,580	6,492,438	6,612,438

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,986,518	14,036,635	2,642,728	10,746,777	13,666,635	13,786,635
20	2,866,194	13,471,110	2,077,203	10,181,252	13,101,110	13,221,110
35	2,814,473	13,228,025	1,834,118	9,938,167	12,858,025	12,978,025
50	2,762,754	12,984,945	1,591,038	9,695,087	12,614,945	12,734,945
60	2,728,274	12,822,888	1,428,981	9,533,030	12,452,888	12,572,888
70	2,693,795	12,660,835	1,266,928	9,370,977	12,290,835	12,410,835
80	2,659,315	12,498,781	1,104,874	9,208,923	12,128,781	12,248,781
90	2,624,835	12,336,724	942,817	9,046,866	11,966,724	12,086,724
100	2,590,355	12,174,670	780,763	8,884,812	11,804,670	11,924,670
120	2,521,396	11,850,560	456,653	8,560,702	11,480,560	11,600,560
135	2,469,677	11,607,480	213,573	8,317,622	11,237,480	11,357,480
150	2,417,957	11,364,400	-29,507	8,074,542	10,994,400	11,114,400
175	2,330,665	10,954,125	-439,782	7,664,267	10,584,125	10,704,125
200	2,243,066	10,542,362	-851,545	7,252,504	10,172,362	10,292,362
225	2,155,447	10,130,599	-1,263,308	6,840,741	9,760,599	9,880,599
250	2,067,837	9,718,836	-1,675,071	6,428,978	9,348,836	9,468,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£135	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,136,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,375,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-35,613,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-35,852,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,011,459	-32,953,858	-44,347,765	-36,243,716	-33,323,858	-33,203,858
20	-6,962,102	-32,721,881	-44,115,788	-36,011,739	-33,091,881	-32,971,881
35	-7,015,528	-32,972,979	-44,366,886	-36,262,837	-33,342,979	-33,222,979
50	-7,068,953	-33,224,078	-44,617,985	-36,513,936	-33,594,078	-33,474,078
60	-7,104,570	-33,391,479	-44,785,386	-36,681,337	-33,761,479	-33,641,479
70	-7,140,186	-33,558,877	-44,952,784	-36,848,735	-33,928,877	-33,808,877
80	-7,175,804	-33,726,278	-45,120,185	-37,016,136	-34,096,278	-33,976,278
90	-7,211,420	-33,893,676	-45,287,583	-37,183,534	-34,263,676	-34,143,676
100	-7,247,037	-34,061,073	-45,454,980	-37,350,931	-34,431,073	-34,311,073
120	-7,318,271	-34,395,872	-45,789,779	-37,685,730	-34,765,872	-34,645,872
135	-7,371,696	-34,646,970	-46,040,877	-37,936,828	-35,016,970	-34,896,970
150	-7,425,121	-34,898,068	-46,291,975	-38,187,926	-35,268,068	-35,148,068
175	-7,514,162	-35,316,563	-46,710,470	-38,606,421	-35,686,563	-35,566,563
200	-7,603,205	-35,735,063	-47,128,970	-39,024,921	-36,105,063	-35,985,063
225	-7,692,246	-36,153,558	-47,547,465	-39,443,416	-36,523,558	-36,403,558
250	-7,781,289	-36,572,058	-47,965,965	-39,861,916	-36,942,058	-36,822,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	611,656	1,437,391	-9,956,516	-1,852,467	1,067,391	1,187,391
20	466,273	1,095,741	-10,298,166	-2,194,117	725,741	845,741
35	366,126	858,046	-10,535,861	-2,431,812	488,046	608,046
50	263,979	620,351	-10,773,556	-2,669,507	250,351	370,351
60	196,548	461,888	-10,932,019	-2,827,970	91,888	211,888
70	129,116	303,422	-11,090,485	-2,986,436	-66,578	53,422
80	61,685	144,959	-11,248,948	-3,144,899	-225,041	-105,041
90	-5,840	-13,725	-11,407,632	-3,303,583	-383,725	-263,725
100	-74,354	-174,781	-11,566,688	-3,464,639	-544,781	-424,781
120	-211,443	-496,891	-11,890,798	-3,786,749	-866,891	-746,891
135	-314,244	-738,473	-12,132,380	-4,028,331	-1,108,473	-988,473
150	-417,046	-980,057	-12,373,964	-4,269,915	-1,350,057	-1,230,057
175	-588,381	-1,382,695	-12,776,602	-4,672,553	-1,752,695	-1,632,695
200	-759,716	-1,785,333	-13,179,240	-5,075,191	-2,155,333	-2,035,333
225	-931,051	-2,187,971	-13,581,878	-5,477,829	-2,557,971	-2,437,971
250	-1,102,387	-2,590,609	-13,984,516	-5,880,467	-2,960,609	-2,840,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£70

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,611,073	3,786,021	-7,607,886	496,163	3,416,021	3,536,021
20	1,448,501	3,403,977	-7,989,930	114,119	3,033,977	3,153,977
35	1,347,354	3,166,282	-8,227,625	-123,576	2,796,282	2,916,282
50	1,246,207	2,928,587	-8,465,320	-361,271	2,558,587	2,678,587
60	1,176,776	2,770,124	-8,623,783	-519,734	2,400,124	2,520,124
70	1,111,345	2,611,660	-8,782,247	-678,198	2,241,660	2,361,660
80	1,045,914	2,453,197	-8,940,710	-836,661	2,083,197	2,203,197
90	976,482	2,294,734	-9,099,173	-995,124	1,924,734	2,044,734
100	909,050	2,136,268	-9,257,639	-1,153,590	1,766,268	1,886,268
120	774,188	1,819,341	-9,574,566	-1,470,517	1,449,341	1,569,341
135	673,041	1,581,646	-9,812,261	-1,708,212	1,211,646	1,331,646
150	571,894	1,343,951	-10,049,956	-1,945,907	973,951	1,093,951
175	403,316	947,793	-10,446,114	-2,342,065	577,793	697,793
200	234,737	551,632	-10,842,275	-2,738,226	181,632	301,632
225	66,159	155,474	-11,238,433	-3,134,384	-214,526	-94,526
250	-104,094	-244,621	-11,638,528	-3,534,479	-614,621	-494,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£200

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,188,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,185,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,185,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,185,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 4

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,185,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,185,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,614,783	-34,344,740	-45,738,647	-37,634,598	-34,714,740	-34,594,740
20	-14,500,492	-34,076,155	-45,470,062	-37,366,013	-34,446,155	-34,326,155
35	-14,603,293	-34,317,739	-45,711,646	-37,607,597	-34,687,739	-34,567,739
50	-14,706,094	-34,559,321	-45,953,228	-37,849,179	-34,929,321	-34,809,321
60	-14,774,629	-34,720,377	-46,114,284	-38,010,235	-35,090,377	-34,970,377
70	-14,843,162	-34,881,431	-46,275,338	-38,171,289	-35,251,431	-35,131,431
80	-14,911,697	-35,042,487	-46,436,394	-38,332,345	-35,412,487	-35,292,487
90	-14,980,231	-35,203,543	-46,597,450	-38,493,401	-35,573,543	-35,453,543
100	-15,048,765	-35,364,597	-46,758,504	-38,654,455	-35,734,597	-35,614,597
120	-15,185,834	-35,686,709	-47,080,616	-38,976,567	-36,056,709	-35,936,709
135	-15,288,635	-35,928,291	-47,322,198	-39,218,149	-36,298,291	-36,178,291
150	-15,391,436	-36,169,875	-47,563,782	-39,459,733	-36,539,875	-36,419,875
175	-15,562,772	-36,572,513	-47,966,420	-39,862,371	-36,942,513	-36,822,513
200	-15,734,107	-36,975,151	-48,369,058	-40,265,009	-37,345,151	-37,225,151
225	-15,905,442	-37,377,789	-48,771,696	-40,667,647	-37,747,789	-37,627,789
250	-16,076,778	-37,780,427	-49,174,334	-41,070,285	-38,150,427	-38,030,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,853.493	29,450.598	18,056.691	26,160.740	29,080.598	29,200.598
20	7,558.136	28,343.010	16,949.103	25,053.152	27,973.010	28,093.010
35	7,437.923	27,892.210	16,498.303	24,602.352	27,522.210	27,642.210
50	7,317.709	27,441.409	16,047.502	24,151.551	27,071.409	27,191.409
60	7,237.567	27,140.874	15,746.967	23,851.016	26,770.874	26,890.874
70	7,157.424	26,840.340	15,446.433	23,550.482	26,470.340	26,590.340
80	7,077.282	26,539.808	15,145.901	23,249.950	26,169.808	26,289.808
90	6,997.140	26,239.274	14,845.367	22,949.416	25,869.274	25,989.274
100	6,916.997	25,938.739	14,544.832	22,648.881	25,568.739	25,688.739
120	6,756.713	25,337.673	13,943.766	22,047.815	24,967.673	25,087.673
135	6,636.499	24,886.872	13,492.965	21,597.014	24,516.872	24,636.872
150	6,516.286	24,436.072	13,042.165	21,146.214	24,066.072	24,186.072
175	6,315.930	23,684.737	12,290.830	20,394.879	23,314.737	23,434.737
200	6,115.574	22,933.401	11,539.494	19,643.543	22,563.401	22,683.401
225	5,915.219	22,182.070	10,788.163	18,892.212	21,812.070	21,932.070
250	5,714.863	21,430.734	10,036.827	18,140.876	21,060.734	21,180.734

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,362.670	35,110.012	23,716.105	31,820.154	34,740.012	34,860.012
20	9,043.935	33,914.758	22,520.851	30,624.900	33,544.758	33,664.758
35	8,925.657	33,471.212	22,077.305	30,181.354	33,101.212	33,221.212
50	8,807.378	33,027.667	21,633.760	29,737.809	32,657.667	32,777.667
60	8,728.525	32,731.968	21,338.061	29,442.110	32,361.968	32,481.968
70	8,649.199	32,434.495	21,040.588	29,144.637	32,064.495	32,184.495
80	8,569.056	32,133.961	20,740.054	28,844.103	31,763.961	31,883.961
90	8,488.914	31,833.426	20,439.519	28,543.568	31,463.426	31,583.426
100	8,408.771	31,532.891	20,138.984	28,243.033	31,162.891	31,282.891
120	8,248.487	30,931.825	19,537.918	27,641.967	30,561.825	30,681.825
135	8,128.273	30,481.024	19,087.117	27,191.166	30,111.024	30,231.024
150	8,008.060	30,030.224	18,636.317	26,740.366	29,660.224	29,780.224
175	7,807.704	29,278.889	17,884.982	25,989.031	28,908.889	29,028.889
200	7,607.348	28,527.553	17,133.646	25,237.695	28,157.553	28,277.553
225	7,406.992	27,776.222	16,382.315	24,486.364	27,406.222	27,526.222
250	7,206.636	27,024.887	15,630.980	23,735.029	26,654.887	26,774.887

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746.928	-59,050.982	-70,444.889	-62,340.840	-59,420.982	-59,300.982
20	-15,645.326	-58,669.972	-70,063.879	-61,959.830	-59,039.972	-58,919.972
35	-15,772.247	-59,145.925	-70,539.832	-62,435.783	-59,515.925	-59,395.925
50	-15,899.168	-59,621.881	-71,015.788	-62,911.739	-59,991.881	-59,871.881
60	-15,983.782	-59,939.182	-71,333.089	-63,229.040	-60,309.182	-60,189.182
70	-16,068.397	-60,256.487	-71,650.394	-63,546.345	-60,626.487	-60,506.487
80	-16,153.010	-60,573.789	-71,967.696	-63,863.647	-60,943.789	-60,823.789
90	-16,237.625	-60,891.094	-72,285.001	-64,180.952	-61,261.094	-61,141.094
100	-16,322.239	-61,208.396	-72,602.303	-64,498.254	-61,578.396	-61,458.396
120	-16,491.467	-61,843.003	-73,236.910	-65,132.861	-62,213.003	-62,093.003
135	-16,618.389	-62,318.959	-73,712.866	-65,608.817	-62,688.959	-62,568.959
150	-16,746.310	-62,794.911	-74,188.818	-66,084.769	-63,164.911	-63,044.911
175	-16,958.845	-63,588.168	-74,982.075	-66,878.026	-63,958.168	-63,838.168
200	-17,168.380	-64,381.426	-75,775.333	-67,671.284	-64,751.426	-64,631.426
225	-17,379.916	-65,174.684	-76,568.591	-68,464.542	-65,544.684	-65,424.684
250	-17,591.452	-65,967.945	-77,361.852	-69,257.803	-66,337.945	-66,217.945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746,928	-59,050,982	-70,444,889	-62,340,840	-59,420,982	-59,300,982
20	-15,645,326	-58,669,972	-70,063,879	-61,959,830	-59,039,972	-58,919,972
35	-15,772,247	-59,145,925	-70,539,832	-62,435,783	-59,515,925	-59,395,925
50	-15,899,168	-59,621,881	-71,015,788	-62,911,739	-59,991,881	-59,871,881
60	-15,983,782	-59,939,182	-71,333,089	-63,229,040	-60,309,182	-60,189,182
70	-16,068,397	-60,256,487	-71,650,394	-63,546,345	-60,626,487	-60,506,487
80	-16,153,010	-60,573,789	-71,967,696	-63,863,647	-60,943,789	-60,823,789
90	-16,237,625	-60,891,094	-72,285,001	-64,180,952	-61,261,094	-61,141,094
100	-16,322,239	-61,208,396	-72,602,303	-64,498,254	-61,578,396	-61,458,396
120	-16,491,467	-61,843,003	-73,236,910	-65,132,861	-62,213,003	-62,093,003
135	-16,618,389	-62,318,959	-73,712,866	-65,608,817	-62,688,959	-62,568,959
150	-16,745,310	-62,794,911	-74,188,818	-66,084,769	-63,164,911	-63,044,911
175	-16,956,845	-63,588,168	-74,982,075	-66,878,026	-63,958,168	-63,838,168
200	-17,168,380	-64,381,426	-75,775,333	-67,671,284	-64,751,426	-64,631,426
225	-17,379,916	-65,174,684	-76,568,591	-68,464,542	-65,544,684	-65,424,684
250	-17,591,452	-65,967,945	-77,361,852	-69,257,803	-66,337,945	-66,217,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746,928	-59,050,982	-70,444,889	-62,340,840	-59,420,982	-59,300,982
20	-15,645,326	-58,669,972	-70,063,879	-61,959,830	-59,039,972	-58,919,972
35	-15,772,247	-59,145,925	-70,539,832	-62,435,783	-59,515,925	-59,395,925
50	-15,899,168	-59,621,881	-71,015,788	-62,911,739	-59,991,881	-59,871,881
60	-15,983,782	-59,939,182	-71,333,089	-63,229,040	-60,309,182	-60,189,182
70	-16,068,397	-60,256,487	-71,650,394	-63,546,345	-60,626,487	-60,506,487
80	-16,153,010	-60,573,789	-71,967,696	-63,863,647	-60,943,789	-60,823,789
90	-16,237,625	-60,891,094	-72,285,001	-64,180,952	-61,261,094	-61,141,094
100	-16,322,239	-61,208,396	-72,602,303	-64,498,254	-61,578,396	-61,458,396
120	-16,491,467	-61,843,003	-73,236,910	-65,132,861	-62,213,003	-62,093,003
135	-16,618,389	-62,318,959	-73,712,866	-65,608,817	-62,688,959	-62,568,959
150	-16,745,310	-62,794,911	-74,188,818	-66,084,769	-63,164,911	-63,044,911
175	-16,956,845	-63,588,168	-74,982,075	-66,878,026	-63,958,168	-63,838,168
200	-17,168,380	-64,381,426	-75,775,333	-67,671,284	-64,751,426	-64,631,426
225	-17,379,916	-65,174,684	-76,568,591	-68,464,542	-65,544,684	-65,424,684
250	-17,591,452	-65,967,945	-77,361,852	-69,257,803	-66,337,945	-66,217,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746,928	-59,050,982	-70,444,889	-62,340,840	-59,420,982	-59,300,982
20	-15,645,326	-58,669,972	-70,063,879	-61,959,830	-59,039,972	-58,919,972
35	-15,772,247	-59,145,925	-70,539,832	-62,435,783	-59,515,925	-59,395,925
50	-15,899,168	-59,621,881	-71,015,788	-62,911,739	-59,991,881	-59,871,881
60	-15,983,782	-59,939,182	-71,333,089	-63,229,040	-60,309,182	-60,189,182
70	-16,068,397	-60,256,487	-71,650,394	-63,546,345	-60,626,487	-60,506,487
80	-16,153,010	-60,573,789	-71,967,696	-63,863,647	-60,943,789	-60,823,789
90	-16,237,625	-60,891,094	-72,285,001	-64,180,952	-61,261,094	-61,141,094
100	-16,322,239	-61,208,396	-72,602,303	-64,498,254	-61,578,396	-61,458,396
120	-16,491,467	-61,843,003	-73,236,910	-65,132,861	-62,213,003	-62,093,003
135	-16,618,389	-62,318,959	-73,712,866	-65,608,817	-62,688,959	-62,568,959
150	-16,745,310	-62,794,911	-74,188,818	-66,084,769	-63,164,911	-63,044,911
175	-16,956,845	-63,588,168	-74,982,075	-66,878,026	-63,958,168	-63,838,168
200	-17,168,380	-64,381,426	-75,775,333	-67,671,284	-64,751,426	-64,631,426
225	-17,379,916	-65,174,684	-76,568,591	-68,464,542	-65,544,684	-65,424,684
250	-17,591,452	-65,967,945	-77,361,852	-69,257,803	-66,337,945	-66,217,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746,928	-59,050,982	-70,444,889	-62,340,840	-59,420,982	-59,300,982
20	-15,645,326	-58,669,972	-70,063,879	-61,959,830	-59,039,972	-58,919,972
35	-15,772,247	-59,145,925	-70,539,832	-62,435,783	-59,515,925	-59,395,925
50	-15,899,168	-59,621,881	-71,015,788	-62,911,739	-59,991,881	-59,871,881
60	-15,983,782	-59,939,182	-71,333,089	-63,229,040	-60,309,182	-60,189,182
70	-16,068,397	-60,256,487	-71,650,394	-63,546,345	-60,626,487	-60,506,487
80	-16,153,010	-60,573,789	-71,967,696	-63,863,647	-60,943,789	-60,823,789
90	-16,237,625	-60,891,094	-72,285,001	-64,180,952	-61,261,094	-61,141,094
100	-16,322,239	-61,208,396	-72,602,303	-64,498,254	-61,578,396	-61,458,396
120	-16,491,467	-61,843,003	-73,236,910	-65,132,861	-62,213,003	-62,093,003
135	-16,618,389	-62,318,959	-73,712,866	-65,608,817	-62,688,959	-62,568,959
150	-16,745,310	-62,794,911	-74,188,818	-66,084,769	-63,164,911	-63,044,911
175	-16,956,845	-63,588,168	-74,982,075	-66,878,026	-63,958,168	-63,838,168
200	-17,168,380	-64,381,426	-75,775,333	-67,671,284	-64,751,426	-64,631,426
225	-17,379,916	-65,174,684	-76,568,591	-68,464,542	-65,544,684	-65,424,684
250	-17,591,452	-65,967,945	-77,361,852	-69,257,803	-66,337,945	-66,217,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746,928	-59,050,982	-70,444,889	-62,340,840	-59,420,982	-59,300,982
20	-15,645,326	-58,669,972	-70,063,879	-61,959,830	-59,039,972	-58,919,972
35	-15,772,247	-59,145,925	-70,539,832	-62,435,783	-59,515,925	-59,395,925
50	-15,899,168	-59,621,881	-71,015,788	-62,911,739	-59,991,881	-59,871,881
60	-15,983,782	-59,939,182	-71,333,089	-63,229,040	-60,309,182	-60,189,182
70	-16,068,397	-60,256,487	-71,650,394	-63,546,345	-60,626,487	-60,506,487
80	-16,153,010	-60,573,789	-71,967,696	-63,863,647	-60,943,789	-60,823,789
90	-16,237,625	-60,891,094	-72,285,001	-64,180,952	-61,261,094	-61,141,094
100	-16,322,239	-61,208,396	-72,602,303	-64,498,254	-61,578,396	-61,458,396
120	-16,491,467	-61,843,003	-73,236,910	-65,132,861	-62,213,003	-62,093,003
135	-16,618,389	-62,318,959	-73,712,866	-65,608,817	-62,688,959	-62,568,959
150	-16,745,310	-62,794,911	-74,188,818	-66,084,769	-63,164,911	-63,044,911
175	-16,956,845	-63,588,168	-74,982,075	-66,878,026	-63,958,168	-63,838,168
200	-17,168,380	-64,381,426	-75,775,333	-67,671,284	-64,751,426	-64,631,426
225	-17,379,916	-65,174,684	-76,568,591	-68,464,542	-65,544,684	-65,424,684
250	-17,591,452	-65,967,945	-77,361,852	-69,257,803	-66,337,945	-66,217,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,746,928	-59,050,982	-70,444,889	-62,340,840	-59,420,982	-59,300,982
20	-15,645,326	-58,669,972	-70,063,879	-61,959,830	-59,039,972	-58,919,972
35	-15,772,247	-59,145,925	-70,539,832	-62,435,783	-59,515,925	-59,395,925
50	-15,899,168	-59,621,881	-71,015,788	-62,911,739	-59,991,881	-59,871,881
60	-15,983,782	-59,939,182	-71,333,089	-63,229,040	-60,309,182	-60,189,182
70	-16,068,397	-60,256,487	-71,650,394	-63,546,345	-60,626,487	-60,506,487
80	-16,153,010	-60,573,789	-71,967,696	-63,863,647	-60,943,789	-60,823,789
90	-16,237,625	-60,891,094	-72,285,001	-64,180,952	-61,261,094	-61,141,094
100	-16,322,239	-61,208,396	-72,602,303	-64,498,254	-61,578,396	-61,458,396
120	-16,491,467	-61,843,003	-73,236,910	-65,132,861	-62,213,003	-62,093,003
135	-16,618,389	-62,318,959	-73,712,866	-65,608,817	-62,688,959	-62,568,959
150	-16,745,310	-62,794,911	-74,188,818	-66,084,769	-63,164,911	-63,044,911
175	-16,956,845	-63,588,168	-74,982,075	-66,878,026	-63,958,168	-63,838,168
200	-17,168,380	-64,381,426	-75,775,333	-67,671,284	-64,751,426	-64,631,426
225	-17,379,916	-65,174,684	-76,568,591	-68,464,542	-65,544,684	-65,424,684
250	-17,591,452	-65,967,945	-77,361,852	-69,257,803	-66,337,945	-66,217,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,895,463	-15,120,552	-26,514,459	-18,410,410	-15,490,552	-15,370,552
20	-20,230,187	-15,374,942	-26,768,849	-18,664,800	-15,744,942	-15,624,942
35	-20,737,867	-15,760,779	-27,154,686	-19,050,637	-16,130,779	-16,010,779
50	-21,245,548	-16,146,616	-27,540,523	-19,436,474	-16,516,616	-16,396,616
60	-21,584,001	-16,403,841	-27,797,748	-19,693,699	-16,773,841	-16,653,841
70	-21,922,455	-16,661,066	-28,054,973	-19,950,924	-17,031,066	-16,911,066
80	-22,260,908	-16,918,290	-28,312,197	-20,208,148	-17,288,290	-17,168,290
90	-22,599,362	-17,175,515	-28,569,422	-20,465,373	-17,545,515	-17,425,515
100	-22,937,815	-17,432,740	-28,826,647	-20,722,598	-17,802,740	-17,682,740
120	-23,614,721	-17,947,188	-29,341,095	-21,237,046	-18,317,188	-18,197,188
135	-24,122,401	-18,333,025	-29,726,932	-21,622,883	-18,703,025	-18,583,025
150	-24,630,082	-18,718,862	-30,112,769	-22,008,720	-19,088,862	-18,968,862
175	-25,476,216	-19,361,924	-30,755,831	-22,651,782	-19,731,924	-19,611,924
200	-26,322,349	-20,004,985	-31,398,892	-23,294,843	-20,374,985	-20,254,985
225	-27,168,483	-20,648,047	-32,041,954	-23,937,905	-21,018,047	-20,898,047
250	-28,014,617	-21,291,109	-32,685,016	-24,580,967	-21,661,109	-21,541,109

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,252,927	-11,592,224	-22,986,131	-14,882,082	-11,962,224	-11,842,224
20	-15,667,499	-11,907,299	-23,301,206	-15,197,157	-12,277,299	-12,157,299
35	-16,175,179	-12,293,136	-23,687,043	-15,582,994	-12,663,136	-12,543,136
50	-16,682,860	-12,678,973	-24,072,880	-15,968,831	-13,048,973	-12,928,973
60	-17,021,313	-12,936,198	-24,330,105	-16,226,056	-13,306,198	-13,186,198
70	-17,359,767	-13,193,423	-24,587,330	-16,483,281	-13,563,423	-13,443,423
80	-17,698,220	-13,450,647	-24,844,554	-16,740,505	-13,820,647	-13,700,647
90	-18,036,674	-13,707,872	-25,101,779	-16,997,730	-14,077,872	-13,957,872
100	-18,375,127	-13,965,097	-25,359,004	-17,254,955	-14,335,097	-14,215,097
120	-19,052,033	-14,479,545	-25,873,452	-17,769,403	-14,849,545	-14,729,545
135	-19,559,713	-14,865,382	-26,259,289	-18,155,240	-15,235,382	-15,115,382
150	-20,067,394	-15,251,219	-26,645,126	-18,541,077	-15,621,219	-15,501,219
175	-20,913,527	-15,894,281	-27,288,188	-19,184,139	-16,264,281	-16,144,281
200	-21,759,661	-16,537,343	-27,931,250	-19,827,201	-16,907,343	-16,787,343
225	-22,605,795	-17,180,404	-28,574,311	-20,470,262	-17,550,404	-17,430,404
250	-23,451,929	-17,823,466	-29,217,373	-21,113,324	-18,193,466	-18,073,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,533,490	-68,045,452	-79,439,359	-71,335,310	-68,415,452	-68,295,452
20	-88,670,508	-67,389,586	-78,783,493	-70,679,444	-67,759,586	-67,639,586
35	-89,178,188	-67,775,423	-79,169,330	-71,065,281	-68,145,423	-68,025,423
50	-89,685,869	-68,161,260	-79,555,167	-71,451,118	-68,531,260	-68,411,260
60	-90,024,322	-68,418,485	-79,812,392	-71,708,343	-68,788,485	-68,668,485
70	-90,362,776	-68,675,710	-80,069,617	-71,965,568	-69,045,710	-68,925,710
80	-90,701,229	-68,932,934	-80,326,841	-72,222,792	-69,302,934	-69,182,934
90	-91,039,683	-69,190,159	-80,584,066	-72,480,017	-69,560,159	-69,440,159
100	-91,378,136	-69,447,384	-80,841,291	-72,737,242	-69,817,384	-69,697,384
120	-92,055,043	-69,961,833	-81,355,740	-73,251,691	-70,331,833	-70,211,833
135	-92,562,724	-70,347,670	-81,741,577	-73,637,528	-70,717,670	-70,597,670
150	-93,070,404	-70,733,507	-82,127,414	-74,023,365	-71,103,507	-70,983,507
175	-93,916,537	-71,376,568	-82,770,475	-74,666,426	-71,746,568	-71,626,568
200	-94,762,670	-72,019,630	-83,413,537	-75,309,488	-72,389,630	-72,269,630
225	-95,608,804	-72,662,691	-84,056,598	-75,952,549	-73,032,691	-72,912,691
250	-96,454,938	-73,305,753	-84,699,660	-76,595,611	-73,675,753	-73,555,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,664,958	-7,968,679	-19,362,586	-11,258,537	-8,338,679	-8,218,679
20	-25,076,426	-8,101,615	-19,495,522	-11,391,473	-8,471,615	-8,351,615
35	-25,703,188	-8,304,107	-19,698,014	-11,593,965	-8,674,107	-8,554,107
50	-26,329,950	-8,506,599	-19,900,506	-11,796,457	-8,876,599	-8,756,599
60	-26,747,790	-8,641,594	-20,035,501	-11,931,452	-9,011,594	-8,891,594
70	-27,165,631	-8,776,589	-20,170,496	-12,066,447	-9,146,589	-9,026,589
80	-27,583,472	-8,911,583	-20,305,490	-12,201,441	-9,281,583	-9,161,583
90	-28,001,314	-9,046,578	-20,440,485	-12,336,436	-9,416,578	-9,296,578
100	-28,419,154	-9,181,573	-20,575,480	-12,471,431	-9,551,573	-9,431,573
120	-29,254,836	-9,451,563	-20,845,470	-12,741,421	-9,821,563	-9,701,563
135	-29,881,598	-9,654,055	-21,047,962	-12,943,913	-10,024,055	-9,904,055
150	-30,508,359	-9,856,547	-21,250,454	-13,146,405	-10,226,547	-10,106,547
175	-31,552,962	-10,194,034	-21,587,941	-13,483,892	-10,564,034	-10,444,034
200	-32,597,564	-10,531,521	-21,925,428	-13,821,379	-10,901,521	-10,781,521
225	-33,642,166	-10,869,008	-22,262,915	-14,158,866	-11,239,008	-11,119,008
250	-34,686,769	-11,206,495	-22,600,402	-14,496,353	-11,576,495	-11,456,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,105,753	-6,172,628	-17,566,535	-9,462,486	-6,542,628	-6,422,628
20	-19,612,835	-6,336,454	-17,730,361	-9,626,312	-6,706,454	-6,586,454
35	-20,239,596	-6,538,946	-17,932,853	-9,828,804	-6,908,946	-6,788,946
50	-20,866,358	-6,741,439	-18,135,346	-10,031,297	-7,111,439	-6,991,439
60	-21,284,199	-6,876,434	-18,270,341	-10,166,292	-7,246,434	-7,126,434
70	-21,702,039	-7,011,428	-18,405,335	-10,301,286	-7,381,428	-7,261,428
80	-22,119,880	-7,146,423	-18,540,330	-10,436,281	-7,516,423	-7,396,423
90	-22,537,722	-7,281,418	-18,675,325	-10,571,276	-7,651,418	-7,531,418
100	-22,955,563	-7,416,413	-18,810,320	-10,706,271	-7,786,413	-7,666,413
120	-23,791,244	-7,686,402	-19,080,309	-10,976,260	-8,056,402	-7,936,402
135	-24,418,006	-7,888,894	-19,282,801	-11,178,752	-8,258,894	-8,138,894
150	-25,044,767	-8,091,386	-19,485,293	-11,381,244	-8,461,386	-8,341,386
175	-26,089,370	-8,428,873	-19,822,780	-11,718,731	-8,798,873	-8,678,873
200	-27,133,972	-8,766,360	-20,160,267	-12,056,218	-9,136,360	-9,016,360
225	-28,178,574	-9,103,847	-20,497,754	-12,393,705	-9,473,847	-9,353,847
250	-29,223,177	-9,441,334	-20,835,241	-12,731,192	-9,811,334	-9,691,334

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,053,028	-34,909,440	-46,303,347	-38,199,298	-35,279,440	-35,159,440
20	-107,030,304	-34,579,021	-45,972,928	-37,868,879	-34,949,021	-34,829,021
35	-107,657,066	-34,781,514	-46,175,421	-38,071,372	-35,151,514	-35,031,514
50	-108,283,827	-34,984,006	-46,377,913	-38,273,864	-35,354,006	-35,234,006
60	-108,701,668	-35,119,000	-46,512,907	-38,408,858	-35,489,000	-35,369,000
70	-109,119,509	-35,253,995	-46,647,902	-38,543,853	-35,623,995	-35,503,995
80	-109,537,350	-35,388,990	-46,782,897	-38,678,848	-35,758,990	-35,638,990
90	-109,955,191	-35,523,985	-46,917,892	-38,813,843	-35,893,985	-35,773,985
100	-110,373,032	-35,658,979	-47,052,886	-38,948,837	-36,028,979	-35,908,979
120	-111,208,714	-35,928,969	-47,322,876	-39,218,827	-36,298,969	-36,178,969
135	-111,835,475	-36,131,461	-47,525,368	-39,421,319	-36,501,461	-36,381,461
150	-112,462,237	-36,333,953	-47,727,860	-39,623,811	-36,703,953	-36,583,953
175	-113,506,839	-36,671,440	-48,065,347	-39,961,298	-37,041,440	-36,921,440
200	-114,551,441	-37,008,927	-48,402,834	-40,298,785	-37,378,927	-37,258,927
225	-115,596,044	-37,346,414	-48,740,321	-40,636,272	-37,716,414	-37,596,414
250	-116,640,646	-37,683,901	-49,077,808	-40,973,759	-38,053,901	-37,933,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,523,691	9,386,633	-2,007,274	6,096,775	9,016,633	9,136,633
20	31,848,461	8,917,569	-2,476,338	5,627,711	8,547,569	8,667,569
35	31,013,874	8,683,885	-2,710,022	5,394,027	8,313,885	8,433,885
50	30,166,349	8,446,578	-2,947,329	5,156,720	8,076,578	8,196,578
60	29,595,231	8,286,665	-3,107,242	4,996,807	7,916,665	8,036,665
70	29,020,973	8,125,872	-3,268,035	4,836,014	7,755,872	7,875,872
80	28,439,442	7,963,044	-3,430,863	4,673,186	7,593,044	7,713,044
90	27,855,793	7,799,622	-3,594,285	4,509,764	7,429,622	7,549,622
100	27,263,373	7,633,744	-3,760,163	4,343,886	7,263,744	7,383,744
120	26,066,377	7,298,585	-4,095,322	4,008,727	6,928,585	7,048,585
135	25,154,175	7,043,169	-4,350,738	3,753,311	6,673,169	6,793,169
150	24,229,733	6,784,325	-4,609,582	3,494,467	6,414,325	6,534,325
175	22,659,641	6,344,700	-5,049,207	3,054,842	5,974,700	6,094,700
200	21,051,538	5,894,431	-5,499,476	2,604,573	5,524,431	5,644,431
225	19,403,685	5,433,032	-5,960,875	2,143,174	5,063,032	5,183,032
250	17,713,832	4,959,873	-6,434,034	1,670,015	4,589,873	4,709,873

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,004,190	11,761,173	367,266	8,471,315	11,391,173	11,511,173
20	40,239,767	11,287,135	-126,772	7,977,277	10,897,135	11,017,135
35	39,447,757	11,045,372	-348,535	7,755,514	10,675,372	10,795,372
50	38,650,728	10,822,204	-571,703	7,532,346	10,452,204	10,572,204
60	38,112,551	10,671,514	-722,393	7,381,656	10,301,514	10,421,514
70	37,574,374	10,520,825	-873,082	7,230,967	10,150,825	10,270,825
80	37,027,914	10,367,816	-1,026,091	7,077,958	9,997,816	10,117,816
90	36,480,936	10,214,662	-1,179,245	6,924,804	9,844,662	9,964,662
100	35,928,571	10,060,000	-1,333,907	6,770,142	9,690,000	9,810,000
120	34,813,986	9,747,916	-1,645,991	6,458,058	9,377,916	9,497,916
135	33,966,460	9,510,609	-1,883,298	6,220,751	9,140,609	9,260,609
150	33,109,356	9,270,620	-2,123,287	5,980,762	8,900,620	9,020,620
175	31,661,419	8,865,197	-2,528,710	5,575,339	8,495,197	8,615,197
200	30,186,860	8,452,321	-2,941,586	5,162,463	8,082,321	8,202,321
225	28,684,854	8,031,759	-3,362,148	4,741,901	7,661,759	7,781,759
250	27,152,045	7,602,573	-3,791,334	4,312,715	7,232,573	7,352,573

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,206,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,209,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,209,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,209,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,209,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,209,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-131,085,029	-36,703,808	-48,097,715	-39,993,666	-37,073,808	-36,953,808
20	-130,393,648	-36,510,221	-47,904,128	-39,800,079	-36,880,221	-36,760,221
35	-131,566,012	-36,838,483	-48,232,390	-40,128,341	-37,208,483	-37,088,483
50	-132,738,377	-37,166,745	-48,560,652	-40,456,603	-37,536,745	-37,416,745
60	-133,519,952	-37,385,587	-48,779,494	-40,675,445	-37,755,587	-37,635,587
70	-134,301,528	-37,604,428	-48,998,335	-40,894,286	-37,974,428	-37,854,428
80	-135,083,104	-37,823,269	-49,217,176	-41,113,127	-38,193,269	-38,073,269
90	-135,864,680	-38,042,110	-49,436,017	-41,331,968	-38,412,110	-38,292,110
100	-136,646,256	-38,260,952	-49,654,859	-41,550,810	-38,630,952	-38,510,952
120	-138,209,409	-38,698,635	-50,092,542	-41,988,493	-39,068,635	-38,948,635
135	-139,381,772	-39,026,896	-50,420,803	-42,316,754	-39,396,896	-39,276,896
150	-140,554,137	-39,355,158	-50,749,065	-42,645,016	-39,725,158	-39,605,158
175	-142,508,077	-39,902,262	-51,296,169	-43,192,120	-40,272,262	-40,152,262
200	-144,462,017	-40,449,365	-51,843,272	-43,739,223	-40,819,365	-40,699,365
225	-146,415,958	-40,996,468	-52,390,375	-44,286,326	-41,366,468	-41,246,468
250	-148,369,898	-41,543,571	-52,937,478	-44,833,429	-41,913,571	-41,793,571

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,503,402	13,388,572	1,994,665	10,098,714	13,018,572	13,138,572
20	40,024,813	12,607,816	1,213,909	9,317,958	12,237,816	12,357,816
35	38,676,337	12,183,046	789,139	8,893,188	11,813,046	11,933,046
50	37,298,866	11,749,143	355,236	8,459,285	11,379,143	11,499,143
60	36,361,365	11,453,830	59,923	8,163,972	11,083,830	11,203,830
70	35,408,634	11,153,720	-240,187	7,863,862	10,783,720	10,903,720
80	34,440,174	10,848,655	-545,252	7,558,797	10,478,655	10,598,655
90	33,455,470	10,538,473	-855,434	7,248,615	10,168,473	10,288,473
100	32,453,999	10,223,010	-1,170,897	6,933,152	9,853,010	9,973,010
120	30,995,917	9,574,714	-1,819,193	6,284,856	9,204,714	9,324,714
135	28,804,271	9,073,345	-2,320,562	5,783,487	8,703,345	8,823,345
150	27,166,847	8,557,557	-2,836,350	5,267,699	8,187,557	8,307,557
175	24,332,910	7,664,867	-3,729,040	4,375,009	7,294,867	7,414,867
200	21,354,509	6,726,670	-4,667,237	3,436,812	6,356,670	6,476,670
225	18,216,403	5,738,167	-5,655,740	2,448,309	5,368,167	5,488,167
250	14,896,976	4,692,548	-6,701,359	1,402,690	4,322,548	4,442,548

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	54,319,162	17,110,536	5,716,629	13,820,678	16,740,536	16,860,536
20	51,772,665	16,308,389	4,914,482	13,018,531	15,938,389	16,058,389
35	50,538,422	15,919,603	4,525,696	12,629,745	15,549,603	15,669,603
50	49,281,596	15,523,703	4,129,796	12,233,845	15,153,703	15,273,703
60	48,429,311	15,255,233	3,861,326	11,965,375	14,885,233	15,005,233
70	47,586,984	14,983,600	3,589,693	11,693,742	14,613,600	14,733,600
80	46,694,787	14,708,858	3,314,951	11,419,000	14,338,858	14,458,858
90	45,812,330	14,430,884	3,036,977	11,141,026	14,060,884	14,180,884
100	44,917,539	14,149,025	2,755,118	10,859,167	13,779,025	13,899,025
120	43,090,707	13,573,573	2,179,666	10,283,715	13,203,573	13,323,573
135	41,690,177	13,132,406	1,738,499	9,842,548	12,762,406	12,882,406
150	40,261,236	12,682,289	1,288,382	9,392,431	12,312,289	12,432,289
175	37,808,982	11,909,829	515,922	8,619,971	11,539,829	11,659,829
200	35,267,426	11,109,239	-284,668	7,819,381	10,739,239	10,859,239
225	32,630,900	10,278,734	-1,115,173	6,988,876	9,908,734	10,028,734
250	29,888,632	9,414,919	-1,978,988	6,125,061	9,044,919	9,164,919

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0 Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-225,416,829	-71,006,301	-82,400,208	-74,296,159	-71,376,301	-71,256,301
20	-224,596,579	-70,747,922	-82,141,829	-74,037,780	-71,117,922	-70,997,922
35	-226,889,103	-71,470,067	-82,863,974	-74,759,925	-71,840,067	-71,720,067
50	-229,181,628	-72,192,213	-83,586,120	-75,482,071	-72,562,213	-72,442,213
60	-230,709,977	-72,673,643	-84,067,550	-75,963,501	-73,043,643	-72,923,643
70	-232,238,327	-73,155,073	-84,548,980	-76,444,931	-73,525,073	-73,405,073
80	-233,766,675	-73,636,503	-85,030,410	-76,926,361	-74,006,503	-73,886,503
90	-235,295,025	-74,117,933	-85,511,840	-77,407,791	-74,487,933	-74,367,933
100	-236,823,374	-74,599,363	-85,993,270	-77,889,221	-74,969,363	-74,849,363
120	-239,880,073	-75,562,223	-86,956,130	-78,852,081	-75,932,223	-75,812,223
135	-242,172,598	-76,284,368	-87,678,275	-79,574,226	-76,654,368	-76,534,368
150	-244,465,121	-77,006,513	-88,400,420	-80,296,371	-77,376,513	-77,256,513
175	-248,285,995	-78,210,088	-89,603,995	-81,499,946	-78,580,088	-78,460,088
200	-252,106,869	-79,413,664	-90,807,571	-82,703,522	-79,783,664	-79,663,664
225	-255,927,741	-80,617,239	-92,011,146	-83,907,097	-80,987,239	-80,867,239
250	-259,748,615	-81,820,814	-93,214,721	-85,110,672	-82,190,814	-82,070,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 4 - Residential CIL Testing (5% reduction in Sales Values)

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	40%	-5% Sales Values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	35	250	250
CM17	NV	200	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	35	50
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	0	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	356,628	3,566,282	-7,827,625	276,424	3,196,282	3,316,282
20	341,084	3,410,841	-7,983,066	120,983	3,040,841	3,160,841
35	334,026	3,340,264	-8,053,643	50,406	2,970,264	3,090,264
50	326,969	3,269,687	-8,124,220	-20,171	2,899,687	3,019,687
60	322,263	3,222,632	-8,171,275	-67,226	2,852,632	2,972,632
70	317,559	3,175,588	-8,218,319	-114,270	2,805,588	2,925,588
80	312,853	3,128,533	-8,265,374	-161,325	2,758,533	2,878,533
90	308,148	3,081,478	-8,312,429	-208,380	2,711,478	2,831,478
100	303,442	3,034,424	-8,359,483	-255,434	2,664,424	2,784,424
120	294,032	2,940,324	-8,453,583	-349,534	2,570,324	2,690,324
135	286,975	2,869,747	-8,524,160	-420,111	2,499,747	2,619,747
150	279,917	2,799,170	-8,594,737	-490,688	2,429,170	2,549,170
175	268,154	2,681,539	-8,712,368	-608,319	2,311,539	2,431,539
200	256,391	2,563,907	-8,830,000	-725,951	2,193,907	2,313,907
225	244,629	2,446,285	-8,947,622	-843,573	2,076,285	2,196,285
250	232,865	2,328,654	-9,065,253	-961,204	1,958,654	2,078,654

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£438,892	4,388,921	-7,004,986	1,099,063	4,018,921	4,138,921
20	421,933	4,219,329	-7,174,578	929,471	3,849,329	3,969,329
35	414,875	4,148,752	-7,245,155	858,894	3,778,752	3,898,752
50	407,818	4,078,175	-7,315,732	788,317	3,708,175	3,828,175
60	403,112	4,031,121	-7,362,786	741,263	3,661,121	3,781,121
70	398,408	3,984,076	-7,409,831	694,218	3,614,076	3,734,076
80	393,702	3,937,021	-7,456,886	647,163	3,567,021	3,687,021
90	388,997	3,889,967	-7,503,940	600,109	3,519,967	3,639,967
100	384,292	3,842,922	-7,550,985	553,064	3,472,922	3,592,922
120	374,881	3,748,813	-7,645,084	458,955	3,378,813	3,498,813
135	367,824	3,678,236	-7,715,671	388,378	3,308,236	3,428,236
150	360,766	3,607,659	-7,786,248	317,801	3,237,659	3,357,659
175	349,003	3,490,027	-7,903,880	200,169	3,120,027	3,240,027
200	337,241	3,372,405	-8,021,502	82,547	3,002,405	3,122,405
225	325,477	3,254,773	-8,139,134	-35,085	2,884,773	3,004,773
250	313,714	3,137,142	-8,256,765	-152,716	2,767,142	2,887,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-892,683	-8,926,827	-20,320,734	-12,216,685	-9,296,827	-9,176,827
20	-886,904	-8,869,039	-20,262,946	-12,158,897	-9,239,039	-9,119,039
35	-894,085	-8,940,851	-20,334,758	-12,230,709	-9,310,851	-9,190,851
50	-901,266	-9,012,663	-20,406,570	-12,302,521	-9,382,663	-9,262,663
60	-906,054	-9,060,541	-20,454,448	-12,350,399	-9,430,541	-9,310,541
70	-910,842	-9,108,420	-20,502,327	-12,398,278	-9,478,420	-9,358,420
80	-915,629	-9,156,288	-20,550,195	-12,446,146	-9,526,288	-9,406,288
90	-920,417	-9,204,166	-20,598,073	-12,494,024	-9,574,166	-9,454,166
100	-925,204	-9,252,044	-20,645,951	-12,541,902	-9,622,044	-9,502,044
120	-934,779	-9,347,790	-20,741,697	-12,637,648	-9,717,790	-9,597,790
135	-941,960	-9,419,603	-20,813,510	-12,709,461	-9,789,603	-9,669,603
150	-949,141	-9,491,415	-20,885,322	-12,781,273	-9,861,415	-9,741,415
175	-961,111	-9,611,105	-21,005,012	-12,900,963	-9,981,105	-9,861,105
200	-973,080	-9,730,796	-21,124,703	-13,020,654	-10,100,796	-9,980,796
225	-985,049	-9,850,486	-21,244,393	-13,140,344	-10,220,486	-10,100,486
250	-997,017	-9,970,166	-21,364,073	-13,260,024	-10,340,166	-10,220,166

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-892,683	-8,926,827	-20,320,734	-12,216,685	-9,296,827	-9,176,827
20	-886,904	-8,869,039	-20,262,946	-12,158,897	-9,239,039	-9,119,039
35	-894,085	-8,940,851	-20,334,758	-12,230,709	-9,310,851	-9,190,851
50	-901,266	-9,012,663	-20,406,570	-12,302,521	-9,382,663	-9,262,663
60	-906,054	-9,060,541	-20,454,448	-12,350,399	-9,430,541	-9,310,541
70	-910,842	-9,108,420	-20,502,327	-12,398,278	-9,478,420	-9,358,420
80	-915,629	-9,156,288	-20,550,195	-12,446,146	-9,526,288	-9,406,288
90	-920,417	-9,204,166	-20,598,073	-12,494,024	-9,574,166	-9,454,166
100	-925,204	-9,252,044	-20,645,951	-12,541,902	-9,622,044	-9,502,044
120	-934,779	-9,347,790	-20,741,697	-12,637,648	-9,717,790	-9,597,790
135	-941,960	-9,419,603	-20,813,510	-12,709,461	-9,789,603	-9,669,603
150	-949,141	-9,491,415	-20,885,322	-12,781,273	-9,861,415	-9,741,415
175	-961,111	-9,611,105	-21,005,012	-12,900,963	-9,981,105	-9,861,105
200	-973,080	-9,730,796	-21,124,703	-13,020,654	-10,100,796	-9,980,796
225	-985,049	-9,850,486	-21,244,393	-13,140,344	-10,220,486	-10,100,486
250	-997,017	-9,970,166	-21,364,073	-13,260,024	-10,340,166	-10,220,166

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	2
Flats	
No of units	25 units
Density:	350 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-159,612	-2,234,570	-13,628,477	-5,524,428	-2,604,570	-2,484,570
20	-178,221	-2,495,087	-13,888,994	-5,784,945	-2,865,087	-2,745,087
35	-194,235	-2,719,295	-14,113,202	-6,009,153	-3,089,295	-2,969,295
50	-210,251	-2,943,517	-14,337,424	-6,233,375	-3,313,517	-3,193,517
60	-220,928	-3,092,994	-14,486,901	-6,382,852	-3,462,994	-3,342,994
70	-231,605	-3,242,471	-14,636,378	-6,532,329	-3,612,471	-3,492,471
80	-242,282	-3,391,947	-14,785,854	-6,681,805	-3,761,947	-3,641,947
90	-252,959	-3,541,424	-14,935,331	-6,831,282	-3,911,424	-3,791,424
100	-263,636	-3,690,901	-15,084,808	-6,980,759	-4,060,901	-3,940,901
120	-284,990	-3,989,854	-15,383,761	-7,279,712	-4,359,854	-4,239,854
135	-301,004	-4,214,062	-15,607,969	-7,503,920	-4,584,062	-4,464,062
150	-317,020	-4,438,284	-15,832,191	-7,728,142	-4,808,284	-4,688,284
175	-343,712	-4,811,969	-16,205,876	-8,101,827	-5,181,969	-5,061,969
200	-370,405	-5,185,668	-16,579,575	-8,475,526	-5,555,668	-5,435,668
225	-397,097	-5,559,353	-16,953,260	-8,849,211	-5,929,353	-5,809,353
250	-423,789	-5,933,051	-17,326,958	-9,222,909	-6,303,051	-6,183,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	875	12,254	-11,381,653	-3,277,604	-357,746	-237,746
20	-20,480	-286,714	-11,680,621	-3,576,572	-656,714	-536,714
35	-36,494	-510,923	-11,904,830	-3,800,781	-880,923	-760,923
50	-52,510	-735,145	-12,129,052	-4,025,003	-1,105,145	-985,145
60	-63,187	-884,621	-12,278,528	-4,174,479	-1,254,621	-1,134,621
70	-73,864	-1,034,098	-12,428,005	-4,323,956	-1,404,098	-1,284,098
80	-84,541	-1,183,575	-12,577,482	-4,473,433	-1,553,575	-1,433,575
90	-95,218	-1,333,051	-12,726,958	-4,622,909	-1,703,051	-1,583,051
100	-105,895	-1,482,528	-12,876,435	-4,772,386	-1,852,528	-1,732,528
120	-127,249	-1,781,482	-13,175,389	-5,071,340	-2,151,482	-2,031,482
135	-143,264	-2,005,690	-13,399,597	-5,295,548	-2,375,690	-2,255,690
150	-159,279	-2,229,912	-13,623,819	-5,519,770	-2,599,912	-2,479,912
175	-185,971	-2,603,596	-13,997,503	-5,893,454	-2,973,596	-2,853,596
200	-212,664	-2,977,295	-14,371,202	-6,267,153	-3,347,295	-3,227,295
225	-239,356	-3,350,980	-14,744,887	-6,640,838	-3,720,980	-3,600,980
250	-266,048	-3,724,679	-15,118,586	-7,014,537	-4,094,679	-3,974,679

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,567,132	-35,939,846	-47,333,753	-39,229,704	-36,309,846	-36,189,846
20	-2,544,334	-35,620,678	-47,014,585	-38,910,536	-35,990,678	-35,870,678
35	-2,560,349	-35,844,886	-47,238,793	-39,134,744	-36,214,886	-36,094,886
50	-2,576,365	-36,069,108	-47,463,015	-39,358,966	-36,439,108	-36,319,108
60	-2,587,042	-36,218,585	-47,612,492	-39,508,443	-36,588,585	-36,468,585
70	-2,597,719	-36,368,061	-47,761,968	-39,657,919	-36,738,061	-36,618,061
80	-2,608,396	-36,517,538	-47,911,445	-39,807,396	-36,887,538	-36,767,538
90	-2,619,072	-36,667,015	-48,060,922	-39,956,873	-37,037,015	-36,917,015
100	-2,629,749	-36,816,491	-48,210,398	-40,106,349	-37,186,491	-37,066,491
120	-2,651,103	-37,115,445	-48,509,352	-40,405,303	-37,485,445	-37,365,445
135	-2,667,118	-37,339,653	-48,733,560	-40,629,511	-37,709,653	-37,589,653
150	-2,683,134	-37,563,875	-48,957,782	-40,853,733	-37,933,875	-37,813,875
175	-2,709,826	-37,937,560	-49,331,467	-41,227,418	-38,307,560	-38,187,560
200	-2,736,518	-38,311,258	-49,705,165	-41,601,116	-38,681,258	-38,561,258
225	-2,763,210	-38,684,943	-50,078,850	-41,974,801	-39,054,943	-38,934,943
250	-2,789,903	-39,058,642	-50,452,549	-42,348,500	-39,428,642	-39,308,642

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3	
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-158,556	-745,214	-12,139,121	-4,035,072	-1,115,214	-995,214
20	-198,570	-933,277	-12,327,184	-4,223,135	-1,303,277	-1,183,277
35	-230,625	-1,083,935	-12,477,842	-4,373,793	-1,453,935	-1,333,935
50	-262,680	-1,234,598	-12,628,505	-4,524,456	-1,604,598	-1,484,598
60	-284,050	-1,335,033	-12,728,940	-4,624,891	-1,705,033	-1,585,033
70	-305,420	-1,435,474	-12,829,381	-4,725,332	-1,805,474	-1,685,474
80	-326,790	-1,535,914	-12,929,821	-4,825,772	-1,905,914	-1,785,914
90	-348,160	-1,636,354	-13,030,261	-4,926,212	-2,006,354	-1,886,354
100	-369,531	-1,736,794	-13,130,701	-5,026,652	-2,106,794	-1,986,794
120	-412,270	-1,937,670	-13,331,577	-5,227,528	-2,307,670	-2,187,670
135	-444,325	-2,088,328	-13,482,235	-5,378,186	-2,458,328	-2,338,328
150	-476,381	-2,238,990	-13,632,897	-5,528,848	-2,608,990	-2,488,990
175	-528,806	-2,490,088	-13,883,995	-5,779,946	-2,860,088	-2,740,088
200	-583,231	-2,741,186	-14,135,093	-6,031,044	-3,111,186	-2,991,186
225	-636,656	-2,992,284	-14,386,191	-6,282,142	-3,362,284	-3,242,284
250	-690,081	-3,243,382	-14,637,289	-6,533,240	-3,613,382	-3,493,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	164,428	772,811	-10,621,096	-2,517,047	402,811	522,811
20	119,548	561,876	-10,832,031	-2,727,982	191,876	311,876
35	88,009	413,641	-10,980,266	-2,876,217	43,641	163,641
50	56,469	265,405	-11,128,502	-3,024,453	-104,595	15,405
60	35,443	166,582	-11,227,325	-3,123,276	-203,418	-83,418
70	14,417	67,758	-11,326,149	-3,222,100	-302,242	-182,242
80	-6,718	-31,573	-11,425,480	-3,321,431	-401,573	-281,573
90	-28,088	-132,013	-11,525,920	-3,421,871	-502,013	-382,013
100	-49,458	-232,453	-11,626,360	-3,522,311	-602,453	-482,453
120	-92,198	-433,328	-11,827,235	-3,723,186	-803,328	-683,328
135	-124,252	-583,986	-11,977,893	-3,873,844	-953,986	-833,986
150	-156,308	-734,649	-12,128,556	-4,024,507	-1,104,649	-984,649
175	-209,733	-985,747	-12,379,654	-4,275,605	-1,355,747	-1,235,747
200	-263,159	-1,236,845	-12,630,752	-4,526,703	-1,606,845	-1,486,845
225	-316,584	-1,487,943	-12,881,850	-4,777,801	-1,857,943	-1,737,943
250	-370,009	-1,739,041	-13,132,948	-5,028,899	-2,109,041	-1,989,041

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£35	£50

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,043,665	-23,705,228	-35,099,135	-26,995,086	-24,075,228	-23,965,228
20	-4,999,660	-23,498,401	-34,892,308	-26,788,259	-23,868,401	-23,748,401
35	-5,031,715	-23,649,059	-35,042,966	-26,938,917	-24,019,059	-23,899,059
50	-5,063,770	-23,799,717	-35,193,624	-27,089,575	-24,169,717	-24,049,717
60	-5,085,140	-23,900,157	-35,294,064	-27,190,015	-24,270,157	-24,150,157
70	-5,106,510	-24,000,597	-35,394,504	-27,290,455	-24,370,597	-24,250,597
80	-5,127,880	-24,101,037	-35,494,944	-27,390,895	-24,471,037	-24,351,037
90	-5,149,251	-24,201,477	-35,595,384	-27,491,335	-24,571,477	-24,451,477
100	-5,170,620	-24,301,913	-35,695,820	-27,591,771	-24,671,913	-24,551,913
120	-5,213,360	-24,502,793	-35,896,700	-27,792,651	-24,872,793	-24,752,793
135	-5,245,415	-24,653,451	-36,047,358	-27,943,309	-25,023,451	-24,903,451
150	-5,277,471	-24,804,114	-36,198,021	-28,093,972	-25,174,114	-25,054,114
175	-5,330,896	-25,055,212	-36,449,119	-28,345,070	-25,425,212	-25,305,212
200	-5,384,321	-25,306,310	-36,700,217	-28,596,168	-25,676,310	-25,556,310
225	-5,437,746	-25,557,408	-36,951,315	-28,847,266	-25,927,408	-25,807,408
250	-5,491,171	-25,808,506	-37,202,413	-29,098,364	-26,178,506	-26,058,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,640,161	-6,204,379	-17,598,286	-9,494,237	-6,574,379	-6,454,379
20	-2,676,994	-6,290,937	-17,684,844	-9,580,795	-6,660,937	-6,540,937
35	-2,738,675	-6,435,887	-17,829,794	-9,725,745	-6,805,887	-6,685,887
50	-2,800,356	-6,580,836	-17,974,743	-9,870,694	-6,950,836	-6,830,836
60	-2,841,476	-6,677,469	-18,071,376	-9,967,327	-7,047,469	-6,927,469
70	-2,882,597	-6,774,103	-18,168,010	-10,063,961	-7,144,103	-7,024,103
80	-2,923,718	-6,870,737	-18,264,644	-10,160,595	-7,240,737	-7,120,737
90	-2,964,837	-6,967,368	-18,361,275	-10,257,226	-7,337,368	-7,217,368
100	-3,005,958	-7,064,002	-18,457,909	-10,353,860	-7,434,002	-7,314,002
120	-3,088,200	-7,257,269	-18,651,176	-10,547,127	-7,627,269	-7,507,269
135	-3,149,880	-7,402,217	-18,796,124	-10,692,075	-7,772,217	-7,652,217
150	-3,211,561	-7,547,168	-18,941,075	-10,837,026	-7,917,168	-7,797,168
175	-3,314,362	-7,788,752	-19,182,659	-11,078,610	-8,158,752	-8,038,752
200	-3,417,163	-8,030,334	-19,424,241	-11,320,192	-8,400,334	-8,280,334
225	-3,519,965	-8,271,918	-19,665,825	-11,561,776	-8,641,918	-8,521,918
250	-3,622,766	-8,513,500	-19,907,407	-11,803,358	-8,883,500	-8,763,500

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,113,811	-4,967,456	-16,361,963	-8,257,314	-5,337,456	-5,217,456
20	-2,159,698	-5,075,289	-16,469,196	-8,365,147	-5,445,289	-5,325,289
35	-2,221,378	-5,220,237	-16,614,144	-8,510,095	-5,590,237	-5,470,237
50	-2,283,059	-5,365,188	-16,759,095	-8,655,046	-5,735,188	-5,615,188
60	-2,324,179	-5,461,822	-16,855,729	-8,751,680	-5,831,822	-5,711,822
70	-2,365,299	-5,558,453	-16,952,360	-8,848,311	-5,928,453	-5,808,453
80	-2,406,420	-5,655,087	-17,048,994	-8,944,945	-6,025,087	-5,905,087
90	-2,447,541	-5,751,720	-17,145,627	-9,041,578	-6,121,720	-6,001,720
100	-2,488,661	-5,848,354	-17,242,261	-9,138,212	-6,218,354	-6,098,354
120	-2,570,902	-6,041,619	-17,435,526	-9,331,477	-6,411,619	-6,291,619
135	-2,632,583	-6,186,570	-17,580,477	-9,476,428	-6,556,570	-6,436,570
150	-2,694,264	-6,331,520	-17,725,427	-9,621,378	-6,701,520	-6,581,520
175	-2,797,065	-6,573,102	-17,967,009	-9,862,960	-6,943,102	-6,823,102
200	-2,899,866	-6,814,686	-18,208,593	-10,104,544	-7,184,686	-7,064,686
225	-3,002,667	-7,056,268	-18,450,175	-10,346,126	-7,426,268	-7,306,268
250	-3,105,469	-7,297,852	-18,691,759	-10,587,710	-7,667,852	-7,547,852

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,535,409	-24,758,211	-36,152,118	-28,048,069	-25,128,211	-25,008,211
20	-10,436,451	-24,525,660	-35,919,567	-27,815,518	-24,895,660	-24,775,660
35	-10,498,132	-24,670,610	-36,064,517	-27,960,468	-25,040,610	-24,920,610
50	-10,559,813	-24,815,561	-36,209,468	-28,105,419	-25,185,561	-25,065,561
60	-10,600,933	-24,912,192	-36,306,099	-28,202,050	-25,282,192	-25,162,192
70	-10,642,054	-25,008,826	-36,402,733	-28,298,684	-25,378,826	-25,258,826
80	-10,683,174	-25,105,460	-36,499,367	-28,395,318	-25,475,460	-25,355,460
90	-10,724,295	-25,202,093	-36,596,000	-28,491,951	-25,572,093	-25,452,093
100	-10,765,416	-25,298,727	-36,692,634	-28,588,585	-25,668,727	-25,548,727
120	-10,847,656	-25,491,992	-36,885,899	-28,781,850	-25,861,992	-25,741,992
135	-10,909,337	-25,636,943	-37,030,850	-28,926,801	-26,006,943	-25,886,943
150	-10,971,017	-25,781,891	-37,175,798	-29,071,749	-26,151,891	-26,031,891
175	-11,073,819	-26,023,475	-37,417,382	-29,313,333	-26,393,475	-26,273,475
200	-11,176,620	-26,265,057	-37,658,964	-29,554,915	-26,635,057	-26,515,057
225	-11,279,422	-26,506,641	-37,900,548	-29,796,499	-26,876,641	-26,756,641
250	-11,382,223	-26,748,223	-38,142,130	-30,038,081	-27,118,223	-26,998,223

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,388,324	8,956,214	-2,437,693	5,666,356	8,586,214	8,706,214
20	2,249,503	8,435,635	-2,958,272	5,145,777	8,065,635	8,185,635
35	2,176,195	8,160,732	-3,233,175	4,870,874	7,790,732	7,910,732
50	2,102,887	7,885,825	-3,508,082	4,595,967	7,515,825	7,635,825
60	2,054,015	7,702,557	-3,691,350	4,412,699	7,332,557	7,452,557
70	2,005,144	7,519,288	-3,874,619	4,229,430	7,149,288	7,269,288
80	1,956,272	7,336,020	-4,057,887	4,046,162	6,966,020	7,086,020
90	1,907,399	7,152,748	-4,241,159	3,862,890	6,782,748	6,902,748
100	1,858,528	6,969,479	-4,424,428	3,679,621	6,599,479	6,719,479
120	1,760,785	6,602,942	-4,790,965	3,313,084	6,232,942	6,352,942
135	1,687,476	6,328,036	-5,065,871	3,038,178	5,958,036	6,078,036
150	1,614,169	6,053,133	-5,340,774	2,763,275	5,683,133	5,803,133
175	1,491,989	5,594,958	-5,798,949	2,305,100	5,224,958	5,344,958
200	1,369,076	5,134,036	-6,259,871	1,844,178	4,764,036	4,884,036
225	1,244,898	4,668,368	-6,725,539	1,378,510	4,298,368	4,418,368
250	1,120,721	4,202,704	-7,191,203	912,846	3,832,704	3,952,704

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,182,753	11,935,326	541,419	8,645,468	11,565,326	11,685,326
20	3,031,843	11,369,410	-24,497	8,079,552	10,999,410	11,119,410
35	2,958,783	11,095,437	-298,470	7,805,579	10,725,437	10,845,437
50	2,885,476	10,820,534	-573,373	7,530,676	10,450,534	10,570,534
60	2,836,604	10,637,266	-756,641	7,347,408	10,267,266	10,387,266
70	2,787,732	10,453,993	-939,914	7,164,135	10,083,993	10,203,993
80	2,738,860	10,270,725	-1,123,182	6,980,867	9,900,725	10,020,725
90	2,689,988	10,087,456	-1,306,451	6,797,598	9,717,456	9,837,456
100	2,641,117	9,904,188	-1,489,719	6,614,330	9,534,188	9,654,188
120	2,543,373	9,537,647	-1,856,260	6,247,789	9,167,647	9,287,647
135	2,470,065	9,262,744	-2,131,163	5,972,886	8,892,744	9,012,744
150	2,396,757	8,987,838	-2,406,069	5,697,980	8,617,838	8,737,838
175	2,274,578	8,529,666	-2,864,241	5,239,808	8,159,666	8,279,666
200	2,152,398	8,071,491	-3,322,416	4,781,633	7,701,491	7,821,491
225	2,030,218	7,613,316	-3,780,591	4,323,458	7,243,316	7,363,316
250	1,908,039	7,155,145	-4,238,762	3,865,287	6,785,145	6,905,145

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,871,220	-37,017,074	-48,410,981	-40,306,932	-37,387,074	-37,267,074
20	-9,802,412	-36,759,046	-48,152,953	-40,048,904	-37,129,046	-37,009,046
35	-9,878,138	-37,043,016	-48,436,923	-40,332,874	-37,413,016	-37,293,016
50	-9,953,863	-37,326,986	-48,720,893	-40,616,844	-37,696,986	-37,576,986
60	-10,004,346	-37,516,297	-48,910,204	-40,806,155	-37,886,297	-37,766,297
70	-10,054,830	-37,705,611	-49,099,518	-40,995,469	-38,075,611	-37,955,611
80	-10,105,313	-37,894,922	-49,288,829	-41,184,780	-38,264,922	-38,144,922
90	-10,155,796	-38,084,237	-49,478,144	-41,374,095	-38,454,237	-38,334,237
100	-10,206,280	-38,273,551	-49,667,458	-41,563,409	-38,643,551	-38,523,551
120	-10,307,247	-38,652,176	-50,046,083	-41,942,034	-39,022,176	-38,902,176
135	-10,382,972	-38,936,146	-50,330,053	-42,226,004	-39,306,146	-39,186,146
150	-10,458,698	-39,220,116	-50,614,023	-42,509,974	-39,590,116	-39,470,116
175	-10,584,907	-39,693,401	-51,087,308	-42,983,259	-40,063,401	-39,943,401
200	-10,711,115	-40,166,682	-51,560,589	-43,456,540	-40,536,682	-40,416,682
225	-10,837,324	-40,639,966	-52,033,873	-43,929,824	-41,009,966	-40,889,966
250	-10,963,533	-41,113,251	-52,507,158	-44,403,109	-41,483,251	-41,363,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-34,371,472	-26,122,319	-37,516,226	-29,412,177	-26,492,319	-26,372,319
20	-34,186,461	-25,981,710	-37,375,617	-29,271,568	-26,351,710	-26,231,710
35	-34,491,069	-26,213,212	-37,607,119	-29,503,070	-26,583,212	-26,463,212
50	-34,795,677	-26,444,715	-37,838,622	-29,734,573	-26,814,715	-26,694,715
60	-34,998,749	-26,599,049	-37,992,956	-29,888,907	-26,969,049	-26,849,049
70	-35,201,821	-26,753,384	-38,147,291	-30,043,242	-27,123,384	-27,003,384
80	-35,404,893	-26,907,719	-38,301,626	-30,197,577	-27,277,719	-27,157,719
90	-35,607,965	-27,062,054	-38,455,961	-30,351,912	-27,432,054	-27,312,054
100	-35,811,038	-27,216,389	-38,610,296	-30,506,247	-27,586,389	-27,466,389
120	-36,217,182	-27,525,058	-38,918,965	-30,814,916	-27,895,058	-27,775,058
135	-36,521,790	-27,756,560	-39,150,467	-31,046,418	-28,126,560	-28,006,560
150	-36,826,397	-27,988,062	-39,381,969	-31,277,920	-28,358,062	-28,238,062
175	-37,334,078	-28,373,899	-39,767,806	-31,663,757	-28,743,899	-28,623,899
200	-37,841,758	-28,759,736	-40,153,643	-32,049,594	-29,129,736	-29,009,736
225	-38,349,438	-29,145,573	-40,539,480	-32,435,431	-29,515,573	-29,395,573
250	-38,857,119	-29,531,410	-40,925,317	-32,821,268	-29,901,410	-29,781,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,965,795	-24,294,004	-35,687,911	-27,583,862	-24,664,004	-24,544,004
20	-31,822,159	-24,184,841	-35,578,748	-27,474,699	-24,554,841	-24,434,841
35	-32,126,767	-24,416,343	-35,810,250	-27,706,201	-24,786,343	-24,666,343
50	-32,431,375	-24,647,845	-36,041,752	-27,937,703	-25,017,845	-24,897,845
60	-32,634,447	-24,802,180	-36,196,087	-28,092,038	-25,172,180	-25,052,180
70	-32,837,520	-24,956,515	-36,350,422	-28,246,373	-25,326,515	-25,206,515
80	-33,040,591	-25,110,849	-36,504,756	-28,400,707	-25,480,849	-25,360,849
90	-33,243,664	-25,265,184	-36,659,091	-28,555,042	-25,635,184	-25,515,184
100	-33,446,735	-25,419,519	-36,813,426	-28,709,377	-25,789,519	-25,669,519
120	-33,852,879	-25,728,188	-37,122,095	-29,018,046	-26,098,188	-25,978,188
135	-34,157,488	-25,959,691	-37,353,598	-29,249,549	-26,329,691	-26,209,691
150	-34,462,096	-26,191,193	-37,585,100	-29,481,051	-26,561,193	-26,441,193
175	-34,969,776	-26,577,030	-37,970,937	-29,866,888	-26,947,030	-26,827,030
200	-35,477,456	-26,962,867	-38,356,774	-30,252,725	-27,332,867	-27,212,867
225	-35,985,137	-27,348,704	-38,742,611	-30,638,562	-27,718,704	-27,598,704
250	-36,492,817	-27,734,541	-39,128,448	-31,024,399	-28,104,541	-27,984,541

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-70,456,631	-53,547,040	-64,940,947	-56,836,898	-53,917,040	-53,797,040
20	-69,650,991	-52,934,753	-64,328,660	-56,224,611	-53,304,753	-53,184,753
35	-69,955,599	-53,166,255	-64,560,162	-56,456,113	-53,536,255	-53,416,255
50	-70,260,207	-53,397,758	-64,791,665	-56,687,616	-53,767,758	-53,647,758
60	-70,463,279	-53,552,092	-64,945,999	-56,841,950	-53,922,092	-53,802,092
70	-70,666,351	-53,706,427	-65,100,334	-56,996,285	-54,076,427	-53,956,427
80	-70,869,424	-53,860,762	-65,254,669	-57,150,620	-54,230,762	-54,110,762
90	-71,072,495	-54,015,096	-65,409,003	-57,304,954	-54,385,096	-54,265,096
100	-71,275,568	-54,169,432	-65,563,339	-57,459,290	-54,539,432	-54,419,432
120	-71,681,712	-54,478,101	-65,872,008	-57,767,959	-54,848,101	-54,728,101
135	-71,986,320	-54,709,603	-66,103,510	-57,999,461	-55,079,603	-54,959,603
150	-72,290,928	-54,941,106	-66,335,013	-58,230,964	-55,311,106	-55,191,106
175	-72,798,609	-55,326,943	-66,720,850	-58,616,801	-55,696,943	-55,576,943
200	-73,306,289	-55,712,780	-67,106,687	-59,002,638	-56,082,780	-55,962,780
225	-73,813,968	-56,098,616	-67,492,523	-59,388,474	-56,468,616	-56,348,616
250	-74,321,649	-56,484,453	-67,878,360	-59,774,311	-56,854,453	-56,734,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,073,867	-13,916,172	-25,310,079	-17,206,030	-14,286,172	-14,166,172
20	-42,834,448	-13,838,822	-25,232,729	-17,128,680	-14,208,822	-14,088,822
35	-43,210,504	-13,960,317	-25,354,224	-17,250,175	-14,330,317	-14,210,317
50	-43,586,562	-14,081,812	-25,475,719	-17,371,670	-14,451,812	-14,331,812
60	-43,837,266	-14,162,809	-25,556,716	-17,452,667	-14,532,809	-14,412,809
70	-44,087,970	-14,243,806	-25,637,713	-17,533,664	-14,613,806	-14,493,806
80	-44,338,674	-14,324,803	-25,718,710	-17,614,661	-14,694,803	-14,574,803
90	-44,589,378	-14,405,800	-25,799,707	-17,695,658	-14,775,800	-14,655,800
100	-44,840,082	-14,486,796	-25,880,703	-17,776,654	-14,856,796	-14,736,796
120	-45,341,493	-14,648,790	-26,042,697	-17,938,648	-15,018,790	-14,898,790
135	-45,717,551	-14,770,286	-26,164,193	-18,060,144	-15,140,286	-15,020,286
150	-46,093,607	-14,891,781	-26,285,688	-18,181,639	-15,261,781	-15,141,781
175	-46,720,369	-15,094,273	-26,488,180	-18,384,131	-15,464,273	-15,344,273
200	-47,347,130	-15,296,765	-26,690,672	-18,586,623	-15,666,765	-15,546,765
225	-47,973,892	-15,499,257	-26,893,164	-18,789,115	-15,869,257	-15,749,257
250	-48,600,654	-15,701,750	-27,095,657	-18,991,608	-16,071,750	-15,951,750

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-40,193,188	-12,985,491	-24,379,398	-16,275,349	-13,355,491	-13,235,491
20	-40,003,313	-12,924,147	-24,318,054	-16,214,005	-13,294,147	-13,174,147
35	-40,379,371	-13,045,643	-24,439,550	-16,335,501	-13,415,643	-13,295,643
50	-40,755,427	-13,167,138	-24,561,045	-16,456,996	-13,537,138	-13,417,138
60	-41,006,132	-13,248,135	-24,642,042	-16,537,993	-13,618,135	-13,498,135
70	-41,256,837	-13,329,132	-24,723,039	-16,618,990	-13,699,132	-13,579,132
80	-41,507,541	-13,410,129	-24,804,036	-16,699,987	-13,780,129	-13,660,129
90	-41,758,246	-13,491,126	-24,885,033	-16,780,984	-13,861,126	-13,741,126
100	-42,008,950	-13,572,122	-24,966,029	-16,861,980	-13,942,122	-13,822,122
120	-42,510,360	-13,734,116	-25,128,023	-17,023,974	-14,104,116	-13,984,116
135	-42,886,416	-13,855,611	-25,249,518	-17,145,469	-14,225,611	-14,105,611
150	-43,262,474	-13,977,107	-25,371,014	-17,266,965	-14,347,107	-14,227,107
175	-43,889,235	-14,179,599	-25,573,506	-17,469,457	-14,549,599	-14,429,599
200	-44,515,996	-14,382,091	-25,775,998	-17,671,949	-14,752,091	-14,632,091
225	-45,142,757	-14,584,583	-25,978,490	-17,874,441	-14,954,583	-14,834,583
250	-45,769,519	-14,787,075	-26,180,982	-18,076,933	-15,157,075	-15,037,075

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-86,284,048	-27,876,385	-39,270,292	-31,166,243	-28,246,385	-28,126,385
20	-85,301,457	-27,558,932	-38,952,839	-30,848,790	-27,928,932	-27,808,932
35	-85,677,514	-27,680,428	-39,074,335	-30,970,286	-28,050,428	-27,930,428
50	-86,053,570	-27,801,923	-39,195,830	-31,091,781	-28,171,923	-28,051,923
60	-86,304,276	-27,882,920	-39,276,827	-31,172,778	-28,252,920	-28,132,920
70	-86,554,980	-27,963,917	-39,357,824	-31,253,775	-28,333,917	-28,213,917
80	-86,805,684	-28,044,913	-39,438,820	-31,334,771	-28,414,913	-28,294,913
90	-87,056,389	-28,125,910	-39,519,817	-31,415,768	-28,495,910	-28,375,910
100	-87,307,094	-28,206,907	-39,600,814	-31,496,765	-28,576,907	-28,456,907
120	-87,808,503	-28,368,901	-39,762,808	-31,658,759	-28,738,901	-28,618,901
135	-88,184,559	-28,490,396	-39,884,303	-31,780,254	-28,860,396	-28,740,396
150	-88,560,617	-28,611,892	-40,005,799	-31,901,750	-28,981,892	-28,861,892
175	-89,187,377	-28,814,383	-40,208,290	-32,104,241	-29,184,383	-29,064,383
200	-89,814,139	-29,016,876	-40,410,783	-32,306,734	-29,386,876	-29,266,876
225	-90,440,901	-29,219,368	-40,613,275	-32,509,226	-29,589,368	-29,469,368
250	-91,067,662	-29,421,860	-40,815,767	-32,711,718	-29,791,860	-29,671,860

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	8
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,563,908	-2,397,894	-13,791,801	-5,687,752	-2,767,894	-2,647,894
20	-9,354,508	-2,619,262	-14,013,169	-5,909,120	-2,989,262	-2,869,262
35	-10,057,927	-2,816,219	-14,210,126	-6,106,077	-3,186,219	-3,066,219
50	-10,761,345	-3,013,176	-14,407,083	-6,303,034	-3,383,176	-3,263,176
60	-11,230,291	-3,144,482	-14,538,389	-6,434,340	-3,514,482	-3,394,482
70	-11,699,237	-3,275,786	-14,669,693	-6,565,644	-3,645,786	-3,525,786
80	-12,168,182	-3,407,091	-14,800,998	-6,696,949	-3,777,091	-3,657,091
90	-12,637,128	-3,538,396	-14,932,303	-6,828,254	-3,908,396	-3,788,396
100	-13,106,073	-3,669,701	-15,063,608	-6,959,559	-4,039,701	-3,919,701
120	-14,043,964	-3,932,310	-15,326,217	-7,222,168	-4,302,310	-4,182,310
135	-14,747,383	-4,129,267	-15,523,174	-7,419,125	-4,499,267	-4,379,267
150	-15,450,801	-4,326,224	-15,720,131	-7,616,082	-4,696,224	-4,576,224
175	-16,623,165	-4,654,486	-16,048,393	-7,944,344	-5,024,486	-4,904,486
200	-17,795,530	-4,982,748	-16,376,655	-8,272,606	-5,352,748	-5,232,748
225	-18,967,893	-5,311,010	-16,704,917	-8,600,868	-5,681,010	-5,561,010
250	-20,140,258	-5,639,272	-17,033,179	-8,929,130	-6,009,272	-5,889,272

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,687,902	-752,613	-12,146,520	-4,042,471	-1,122,613	-1,002,613
20	-3,579,584	-1,002,278	-12,396,185	-4,292,136	-1,372,278	-1,252,278
35	-4,282,983	-1,199,235	-12,593,142	-4,489,093	-1,569,235	-1,449,235
50	-4,986,401	-1,396,192	-12,790,099	-4,686,050	-1,766,192	-1,646,192
60	-5,455,346	-1,527,497	-12,921,404	-4,817,355	-1,897,497	-1,777,497
70	-5,924,292	-1,658,802	-13,052,709	-4,948,660	-2,028,802	-1,908,802
80	-6,393,239	-1,790,107	-13,184,014	-5,079,965	-2,160,107	-2,040,107
90	-6,862,184	-1,921,412	-13,315,319	-5,211,270	-2,291,412	-2,171,412
100	-7,331,130	-2,052,716	-13,446,623	-5,342,574	-2,422,716	-2,302,716
120	-8,269,021	-2,315,326	-13,709,233	-5,605,184	-2,685,326	-2,565,326
135	-8,972,440	-2,512,283	-13,906,190	-5,802,141	-2,882,283	-2,762,283
150	-9,675,857	-2,709,240	-14,103,147	-5,999,098	-3,079,240	-2,959,240
175	-10,848,222	-3,037,502	-14,431,409	-6,327,360	-3,407,502	-3,287,502
200	-12,020,586	-3,365,764	-14,759,671	-6,655,622	-3,735,764	-3,615,764
225	-13,192,950	-3,694,026	-15,087,933	-6,983,884	-4,064,026	-3,944,026
250	-14,365,314	-4,022,288	-15,416,195	-7,312,146	-4,392,288	-4,272,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-96,703,988	-27,077,117	-38,471,024	-30,366,975	-27,447,117	-27,327,117
20	-95,978,667	-26,874,027	-38,267,934	-30,163,885	-27,244,027	-27,124,027
35	-96,682,084	-27,070,984	-38,464,891	-30,360,842	-27,440,984	-27,320,984
50	-97,385,503	-27,267,941	-38,661,848	-30,557,799	-27,637,941	-27,517,941
60	-97,854,449	-27,399,246	-38,793,153	-30,689,104	-27,769,246	-27,649,246
70	-98,323,394	-27,530,550	-38,924,457	-30,820,408	-27,900,550	-27,780,550
80	-98,792,340	-27,661,855	-39,055,762	-30,951,713	-28,031,855	-27,911,855
90	-99,261,285	-27,793,160	-39,187,067	-31,083,018	-28,163,160	-28,043,160
100	-99,730,231	-27,924,465	-39,318,372	-31,214,323	-28,294,465	-28,174,465
120	-100,668,123	-28,187,074	-39,580,981	-31,476,932	-28,557,074	-28,437,074
135	-101,371,541	-28,384,031	-39,777,938	-31,673,889	-28,754,031	-28,634,031
150	-102,074,960	-28,580,989	-39,974,896	-31,870,847	-28,950,989	-28,830,989
175	-103,247,323	-28,909,250	-40,303,157	-32,199,108	-29,279,250	-29,159,250
200	-104,419,688	-29,237,513	-40,631,420	-32,527,371	-29,607,513	-29,487,513
225	-105,592,052	-29,565,775	-40,959,682	-32,855,633	-29,935,775	-29,815,775
250	-106,764,416	-29,894,037	-41,287,944	-33,183,895	-30,264,037	-30,144,037

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	9
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	40%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,874,365	-6,890,425	-18,284,332	-10,180,283	-7,260,425	-7,140,425
20	-23,332,167	-7,349,633	-18,743,540	-10,639,491	-7,719,633	-7,599,633
35	-24,707,682	-7,782,920	-19,176,827	-11,072,778	-8,152,920	-8,032,920
50	-26,083,196	-8,216,207	-19,610,114	-11,506,065	-8,586,207	-8,466,207
60	-27,000,206	-8,505,065	-19,898,972	-11,794,923	-8,875,065	-8,755,065
70	-27,917,216	-8,793,923	-20,187,830	-12,083,781	-9,163,923	-9,043,923
80	-28,834,224	-9,082,781	-20,476,688	-12,372,639	-9,452,781	-9,332,781
90	-29,751,234	-9,371,639	-20,765,546	-12,661,497	-9,741,639	-9,621,639
100	-30,668,244	-9,660,497	-21,054,404	-12,950,355	-10,030,497	-9,910,497
120	-32,502,263	-10,238,213	-21,632,120	-13,528,071	-10,608,213	-10,488,213
135	-33,877,778	-10,671,500	-22,065,407	-13,961,358	-11,041,500	-10,921,500
150	-35,253,292	-11,104,787	-22,498,694	-14,394,645	-11,474,787	-11,354,787
175	-37,545,817	-11,826,932	-23,220,839	-15,116,790	-12,196,932	-12,076,932
200	-39,838,340	-12,549,077	-23,942,984	-15,838,935	-12,919,077	-12,799,077
225	-42,130,864	-13,271,222	-24,665,129	-16,561,080	-13,641,222	-13,521,222
250	-44,423,389	-13,993,368	-25,387,275	-17,283,226	-14,363,368	-14,243,368

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,191,566	-3,840,343	-15,234,250	-7,130,201	-4,210,343	-4,090,343
20	-13,819,902	-4,352,009	-15,745,916	-7,641,867	-4,722,009	-4,602,009
35	-15,191,416	-4,785,296	-16,179,203	-8,075,154	-5,155,296	-5,035,296
50	-16,566,931	-5,218,583	-16,612,490	-8,508,441	-5,588,583	-5,468,583
60	-17,483,941	-5,507,441	-16,901,348	-8,797,299	-5,877,441	-5,757,441
70	-18,400,950	-5,796,299	-17,190,206	-9,086,157	-6,166,299	-6,046,299
80	-19,317,960	-6,085,157	-17,479,064	-9,375,015	-6,455,157	-6,335,157
90	-20,234,970	-6,374,015	-17,767,922	-9,663,873	-6,744,015	-6,624,015
100	-21,151,979	-6,662,874	-18,056,781	-9,952,732	-7,032,874	-6,912,874
120	-22,985,998	-7,240,589	-18,634,496	-10,530,447	-7,610,589	-7,490,589
135	-24,361,513	-7,673,877	-19,067,784	-10,963,735	-8,043,877	-7,923,877
150	-25,737,027	-8,107,164	-19,501,071	-11,397,022	-8,477,164	-8,357,164
175	-28,029,551	-8,829,309	-20,223,216	-12,119,167	-9,199,309	-9,079,309
200	-30,322,076	-9,551,454	-20,945,361	-12,841,312	-9,921,454	-9,801,454
225	-32,614,599	-10,273,599	-21,667,506	-13,563,457	-10,643,599	-10,523,599
250	-34,907,123	-10,995,744	-22,389,651	-14,285,602	-11,365,744	-11,245,744

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-167,116,361	-52,641,654	-64,035,561	-55,931,512	-53,011,654	-52,891,654
20	-166,076,144	-52,313,985	-63,707,892	-55,603,843	-52,683,985	-52,563,985
35	-167,451,658	-52,747,272	-64,141,179	-56,037,130	-53,117,272	-52,997,272
50	-168,827,172	-53,180,559	-64,574,466	-56,470,417	-53,550,559	-53,430,559
60	-169,744,181	-53,469,417	-64,863,324	-56,759,275	-53,839,417	-53,719,417
70	-170,661,191	-53,758,275	-65,152,182	-57,048,133	-54,128,275	-54,008,275
80	-171,578,201	-54,047,133	-65,441,040	-57,336,991	-54,417,133	-54,297,133
90	-172,495,211	-54,335,991	-65,729,898	-57,625,849	-54,705,991	-54,585,991
100	-173,412,220	-54,624,849	-66,018,756	-57,914,707	-54,994,849	-54,874,849
120	-175,246,240	-55,202,566	-66,596,473	-58,492,424	-55,572,566	-55,452,566
135	-176,621,754	-55,635,852	-67,029,759	-58,925,710	-56,005,852	-55,885,852
150	-177,997,269	-56,069,140	-67,463,047	-59,358,998	-56,439,140	-56,319,140
175	-180,289,792	-56,791,285	-68,185,192	-60,081,143	-57,161,285	-57,041,285
200	-182,582,316	-57,513,430	-68,907,337	-60,803,288	-57,883,430	-57,763,430
225	-184,874,841	-58,235,575	-69,629,482	-61,525,433	-58,605,575	-58,485,575
250	-187,167,365	-58,957,720	-70,351,627	-62,247,578	-59,327,720	-59,207,720

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%	-5% Sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	100	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	70	70
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	120	135
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	100	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	0	0
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	396,221	3,962,209	-7,431,698	672,351	3,592,209	3,712,209
20	379,212	3,792,117	-7,601,790	502,259	3,422,117	3,542,117
35	371,566	3,715,660	-7,678,247	425,802	3,345,660	3,465,660
50	363,920	3,639,202	-7,754,705	349,344	3,269,202	3,389,202
60	358,823	3,588,230	-7,805,677	298,372	3,218,230	3,338,230
70	353,726	3,537,259	-7,856,648	247,401	3,167,259	3,287,259
80	348,629	3,486,287	-7,907,620	196,429	3,116,287	3,236,287
90	343,532	3,435,315	-7,958,592	145,457	3,065,315	3,185,315
100	338,435	3,384,344	-8,009,563	94,476	3,014,344	3,134,344
120	328,239	3,282,390	-8,111,517	-7,468	2,912,390	3,032,390
135	320,593	3,205,932	-8,187,975	-83,926	2,835,932	2,955,932
150	312,947	3,129,475	-8,264,432	-160,383	2,759,475	2,879,475
175	300,205	3,002,046	-8,391,861	-287,812	2,632,046	2,752,046
200	287,461	2,874,606	-8,519,301	-415,252	2,504,606	2,624,606
225	274,718	2,747,177	-8,646,730	-542,681	2,377,177	2,497,177
250	261,975	2,619,748	-8,774,159	-670,110	2,249,748	2,369,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£485,340	4,853,403	-6,540,504	1,563,545	4,483,403	4,603,403
20	466,799	4,667,985	-6,725,922	1,378,127	4,297,985	4,417,985
35	459,153	4,591,528	-6,802,379	1,301,670	4,221,528	4,341,528
50	451,506	4,515,060	-6,878,847	1,225,202	4,145,060	4,265,060
60	446,409	4,464,088	-6,929,819	1,174,230	4,094,088	4,214,088
70	441,312	4,413,117	-6,980,790	1,123,259	4,043,117	4,163,117
80	436,214	4,362,145	-7,031,762	1,072,287	3,992,145	4,112,145
90	431,117	4,311,173	-7,082,734	1,021,315	3,941,173	4,061,173
100	426,020	4,260,201	-7,133,706	970,343	3,890,201	4,010,201
120	416,826	4,168,258	-7,235,649	868,400	3,788,258	3,908,258
135	408,180	4,081,800	-7,312,107	791,942	3,711,800	3,831,800
150	400,534	4,005,343	-7,388,564	715,485	3,635,343	3,755,343
175	387,790	3,877,904	-7,516,003	588,046	3,507,904	3,627,904
200	375,047	3,750,474	-7,643,433	460,616	3,380,474	3,500,474
225	362,304	3,623,045	-7,770,862	333,187	3,253,045	3,373,045
250	349,562	3,495,616	-7,898,291	205,758	3,125,616	3,245,616

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-957,026	-9,570,258	-20,964,165	-12,860,116	-9,940,258	-9,820,258
20	-950,939	-9,509,387	-20,903,294	-12,799,245	-9,879,387	-9,759,387
35	-958,719	-9,587,190	-20,981,097	-12,877,048	-9,957,190	-9,837,190
50	-966,498	-9,664,984	-21,058,891	-12,954,842	-10,034,984	-9,914,984
60	-971,685	-9,716,852	-21,110,759	-13,006,710	-10,086,852	-9,966,852
70	-976,871	-9,768,711	-21,162,618	-13,058,569	-10,138,711	-10,018,711
80	-982,058	-9,820,580	-21,214,487	-13,110,438	-10,190,580	-10,070,580
90	-987,244	-9,872,439	-21,266,346	-13,162,297	-10,242,439	-10,122,439
100	-992,431	-9,924,308	-21,318,215	-13,214,166	-10,294,308	-10,174,308
120	-1,002,804	-10,028,035	-21,421,942	-13,317,893	-10,398,035	-10,278,035
135	-1,010,583	-10,105,829	-21,499,736	-13,395,687	-10,475,829	-10,355,829
150	-1,018,363	-10,183,632	-21,577,539	-13,473,490	-10,553,632	-10,433,632
175	-1,031,329	-10,313,294	-21,707,201	-13,603,152	-10,683,294	-10,563,294
200	-1,044,296	-10,442,956	-21,836,863	-13,732,814	-10,812,956	-10,692,956
225	-1,057,262	-10,572,618	-21,966,525	-13,862,476	-10,942,618	-10,822,618
250	-1,070,228	-10,702,280	-22,096,187	-13,992,138	-11,072,280	-10,952,280

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-957,026	-9,570,258	-20,964,165	-12,860,116	-9,940,258	-9,820,258
20	-950,939	-9,509,387	-20,903,294	-12,799,245	-9,879,387	-9,759,387
35	-958,719	-9,587,190	-20,981,097	-12,877,048	-9,957,190	-9,837,190
50	-966,498	-9,664,984	-21,058,891	-12,954,842	-10,034,984	-9,914,984
60	-971,685	-9,716,852	-21,110,759	-13,006,710	-10,086,852	-9,966,852
70	-976,871	-9,768,711	-21,162,618	-13,058,569	-10,138,711	-10,018,711
80	-982,058	-9,820,580	-21,214,487	-13,110,438	-10,190,580	-10,070,580
90	-987,244	-9,872,439	-21,266,346	-13,162,297	-10,242,439	-10,122,439
100	-992,431	-9,924,308	-21,318,215	-13,214,166	-10,294,308	-10,174,308
120	-1,002,804	-10,028,035	-21,421,942	-13,317,893	-10,398,035	-10,278,035
135	-1,010,583	-10,105,829	-21,499,736	-13,395,687	-10,475,829	-10,355,829
150	-1,018,363	-10,183,632	-21,577,539	-13,473,490	-10,553,632	-10,433,632
175	-1,031,329	-10,313,294	-21,707,201	-13,603,152	-10,683,294	-10,563,294
200	-1,044,296	-10,442,956	-21,836,863	-13,732,814	-10,812,956	-10,692,956
225	-1,057,262	-10,572,618	-21,966,525	-13,862,476	-10,942,618	-10,822,618
250	-1,070,228	-10,702,280	-22,096,187	-13,992,138	-11,072,280	-10,952,280

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-63,953	-895,344	-12,289,251	-4,185,202	-1,265,344	-1,145,344
20	-85,986	-1,203,806	-12,597,713	-4,493,664	-1,573,806	-1,453,806
35	-103,336	-1,446,704	-12,840,611	-4,736,562	-1,816,704	-1,696,704
50	-120,687	-1,689,616	-13,083,523	-4,979,474	-2,059,616	-1,939,616
60	-132,253	-1,851,547	-13,245,454	-5,141,405	-2,221,547	-2,101,547
70	-143,820	-2,013,479	-13,407,386	-5,303,337	-2,383,479	-2,263,479
80	-155,387	-2,175,411	-13,569,318	-5,465,269	-2,545,411	-2,425,411
90	-166,953	-2,337,343	-13,731,250	-5,627,201	-2,707,343	-2,587,343
100	-178,520	-2,499,275	-13,893,182	-5,789,133	-2,869,275	-2,749,275
120	-201,653	-2,823,139	-14,217,046	-6,112,997	-3,193,139	-3,073,139
135	-219,003	-3,066,037	-14,459,944	-6,355,895	-3,436,037	-3,316,037
150	-236,352	-3,308,935	-14,702,842	-6,598,793	-3,678,935	-3,558,935
175	-265,270	-3,713,779	-15,107,686	-7,003,637	-4,083,779	-3,963,779
200	-294,186	-4,118,609	-15,512,516	-7,408,467	-4,488,609	-4,368,609
225	-323,103	-4,523,438	-15,917,345	-7,813,296	-4,893,438	-4,773,438
250	-352,019	-4,928,268	-16,322,175	-8,218,126	-5,298,268	-5,178,268

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	108,155	1,514,165	-9,879,742	-1,775,693	1,144,165	1,264,165
20	83,533	1,169,463	-10,224,444	-2,120,395	799,463	919,463
35	66,463	930,479	-10,463,428	-2,359,379	560,479	680,479
50	49,391	691,481	-10,702,426	-2,598,377	321,481	441,481
60	38,012	532,163	-10,861,744	-2,757,695	162,163	282,163
70	26,631	372,831	-11,021,076	-2,917,027	2,831	122,831
80	15,250	213,499	-11,180,408	-3,076,359	-156,501	-36,501
90	3,870	54,181	-11,339,726	-3,235,677	-315,819	-195,819
100	-7,634	-106,870	-11,500,777	-3,396,728	-476,870	-356,870
120	-30,767	-430,734	-11,824,641	-3,720,592	-800,734	-680,734
135	-48,117	-673,632	-12,067,539	-3,963,490	-1,043,632	-923,632
150	-65,466	-916,530	-12,310,437	-4,206,388	-1,286,530	-1,166,530
175	-94,384	-1,321,374	-12,715,281	-4,611,232	-1,691,374	-1,571,374
200	-123,302	-1,726,204	-13,120,111	-5,016,062	-2,096,204	-1,976,204
225	-152,217	-2,131,033	-13,524,940	-5,420,891	-2,501,033	-2,381,033
250	-181,133	-2,535,863	-13,929,770	-5,825,721	-2,905,863	-2,785,863

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£70	£70

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,672,101	-37,409,409	-48,803,316	-40,699,267	-37,779,409	-37,659,409
20	-2,649,276	-37,089,866	-48,483,773	-40,379,724	-37,459,866	-37,339,866
35	-2,666,626	-37,332,764	-48,726,671	-40,622,622	-37,702,764	-37,582,764
50	-2,683,976	-37,575,661	-48,969,568	-40,865,519	-37,945,661	-37,825,661
60	-2,696,542	-37,737,593	-49,131,500	-41,027,451	-38,107,593	-37,987,593
70	-2,707,110	-37,899,539	-49,293,446	-41,189,397	-38,269,539	-38,149,539
80	-2,718,677	-38,061,471	-49,455,378	-41,351,329	-38,431,471	-38,311,471
90	-2,730,243	-38,223,403	-49,617,310	-41,513,261	-38,593,403	-38,473,403
100	-2,741,810	-38,385,335	-49,779,242	-41,675,193	-38,755,335	-38,635,335
120	-2,764,943	-38,709,199	-50,103,106	-41,999,057	-39,079,199	-38,959,199
135	-2,782,293	-38,952,097	-50,346,004	-42,241,955	-39,322,097	-39,202,097
150	-2,799,642	-39,194,995	-50,588,902	-42,484,853	-39,564,995	-39,444,995
175	-2,828,560	-39,599,825	-50,993,732	-42,889,683	-39,969,825	-39,849,825
200	-2,857,476	-40,004,668	-51,398,575	-43,294,526	-40,374,668	-40,254,668
225	-2,886,393	-40,409,498	-51,803,405	-43,699,356	-40,779,498	-40,659,498
250	-2,915,309	-40,814,328	-52,208,235	-44,104,186	-41,184,328	-41,064,328

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3	
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,310	198,858	-11,195,049	-3,091,000	-171,142	-51,142
20	-4,039	-18,982	-11,412,889	-3,308,840	-388,982	-268,982
35	-38,766	-182,200	-11,576,107	-3,472,058	-552,200	-432,200
50	-73,492	-345,412	-11,739,319	-3,635,270	-715,412	-595,412
60	-96,643	-454,222	-11,848,129	-3,744,080	-824,222	-704,222
70	-119,794	-563,031	-11,956,938	-3,852,889	-933,031	-813,031
80	-142,945	-671,841	-12,065,748	-3,961,699	-1,041,841	-921,841
90	-166,095	-780,646	-12,174,553	-4,070,504	-1,150,646	-1,030,646
100	-189,246	-889,456	-12,283,363	-4,179,314	-1,259,456	-1,139,456
120	-235,548	-1,107,076	-12,500,983	-4,396,934	-1,477,076	-1,357,076
135	-270,274	-1,270,288	-12,664,195	-4,560,146	-1,640,288	-1,520,288
150	-305,001	-1,433,505	-12,827,412	-4,723,363	-1,803,505	-1,683,505
175	-362,878	-1,705,527	-13,099,434	-4,995,385	-2,075,527	-1,955,527
200	-420,755	-1,977,549	-13,371,456	-5,267,407	-2,347,549	-2,227,549
225	-478,632	-2,249,571	-13,643,478	-5,539,429	-2,619,571	-2,489,571
250	-536,510	-2,521,598	-13,915,505	-5,811,456	-2,891,598	-2,771,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	389,446	1,830,395	-9,563,512	-1,459,463	1,460,395	1,580,395
20	337,191	1,584,800	-9,809,107	-1,705,058	1,214,800	1,334,800
35	303,024	1,424,213	-9,969,694	-1,865,645	1,054,213	1,174,213
50	268,857	1,263,626	-10,130,281	-2,026,232	893,626	1,013,626
60	246,078	1,156,568	-10,237,339	-2,133,290	786,568	906,568
70	223,300	1,049,510	-10,344,397	-2,240,348	679,510	799,510
80	200,522	942,452	-10,451,455	-2,347,406	572,452	692,452
90	177,743	835,394	-10,558,513	-2,454,464	465,394	585,394
100	154,965	728,336	-10,665,571	-2,561,522	358,336	478,336
120	109,407	514,215	-10,879,692	-2,775,643	144,215	264,215
135	75,240	353,628	-11,040,279	-2,936,230	-16,372	103,628
150	41,073	193,041	-11,200,866	-3,096,817	-176,959	-56,959
175	-16,133	-75,824	-11,469,731	-3,365,682	-445,824	-325,824
200	-74,010	-347,846	-11,741,753	-3,637,704	-717,846	-597,846
225	-131,887	-619,868	-12,013,775	-3,909,726	-989,868	-869,868
250	-189,765	-891,895	-12,285,802	-4,181,753	-1,261,895	-1,141,895

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£135

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,249,199	-24,671,235	-36,065,142	-27,961,093	-25,041,235	-24,921,235
20	-5,205,220	-24,464,534	-35,858,441	-27,754,392	-24,834,534	-24,714,534
35	-5,239,946	-24,627,746	-36,021,653	-27,917,604	-24,997,746	-24,877,746
50	-5,274,673	-24,790,963	-36,184,870	-28,080,821	-25,160,963	-25,040,963
60	-5,297,824	-24,899,773	-36,293,680	-28,189,631	-25,269,773	-25,149,773
70	-5,320,974	-25,008,578	-36,402,485	-28,298,436	-25,378,578	-25,258,578
80	-5,344,125	-25,117,388	-36,511,295	-28,407,246	-25,487,388	-25,367,388
90	-5,367,276	-25,226,197	-36,620,104	-28,516,055	-25,596,197	-25,476,197
100	-5,390,427	-25,335,007	-36,728,914	-28,624,865	-25,705,007	-25,585,007
120	-5,436,729	-25,552,627	-36,946,534	-28,842,485	-25,922,627	-25,802,627
135	-5,471,455	-25,715,839	-37,109,746	-29,005,697	-26,085,839	-25,965,839
150	-5,506,181	-25,879,051	-37,272,958	-29,168,909	-26,249,051	-26,129,051
175	-5,564,059	-26,151,078	-37,544,985	-29,440,936	-26,521,078	-26,401,078
200	-5,621,936	-26,423,100	-37,817,007	-29,712,958	-26,793,100	-26,673,100
225	-5,679,813	-26,695,122	-38,089,029	-29,984,980	-27,065,122	-26,945,122
250	-5,737,690	-26,967,145	-38,361,052	-30,257,003	-27,337,145	-27,217,145

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,409,368	-5,662,015	-17,055,922	-8,951,873	-6,032,015	-5,912,015
20	-2,457,024	-5,774,006	-17,167,913	-9,063,864	-6,144,006	-6,024,006
35	-2,523,845	-5,931,036	-17,324,943	-9,220,894	-6,301,036	-6,181,036
50	-2,590,665	-6,088,063	-17,481,970	-9,377,921	-6,458,063	-6,338,063
60	-2,635,213	-6,192,749	-17,586,656	-9,482,607	-6,562,749	-6,442,749
70	-2,679,760	-6,297,436	-17,691,343	-9,587,294	-6,667,436	-6,547,436
80	-2,724,307	-6,402,122	-17,796,029	-9,691,980	-6,772,122	-6,652,122
90	-2,768,855	-6,506,809	-17,900,716	-9,796,667	-6,876,809	-6,756,809
100	-2,813,401	-6,611,493	-18,005,400	-9,901,351	-6,981,493	-6,861,493
120	-2,902,496	-6,820,866	-18,214,773	-10,110,724	-7,190,866	-7,070,866
135	-2,969,317	-6,977,896	-18,371,803	-10,267,754	-7,347,896	-7,227,896
150	-3,036,137	-7,134,923	-18,528,830	-10,424,781	-7,504,923	-7,384,923
175	-3,147,506	-7,396,639	-18,790,546	-10,686,497	-7,766,639	-7,646,639
200	-3,258,874	-7,658,353	-19,052,260	-10,948,211	-8,028,353	-7,908,353
225	-3,370,242	-7,920,069	-19,313,976	-11,209,927	-8,290,069	-8,170,069
250	-3,481,610	-8,181,783	-19,575,690	-11,471,641	-8,551,783	-8,431,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,839,156	-4,322,017	-15,715,924	-7,611,875	-4,692,017	-4,572,017
20	-1,896,619	-4,457,054	-15,850,961	-7,746,912	-4,827,054	-4,707,054
35	-1,963,440	-4,614,083	-16,007,990	-7,903,941	-4,984,083	-4,864,083
50	-2,030,260	-4,771,111	-16,165,018	-8,060,969	-5,141,111	-5,021,111
60	-2,074,807	-4,875,797	-16,269,704	-8,165,655	-5,245,797	-5,125,797
70	-2,119,355	-4,980,484	-16,374,391	-8,270,342	-5,350,484	-5,230,484
80	-2,163,902	-5,085,170	-16,479,077	-8,375,028	-5,455,170	-5,335,170
90	-2,208,450	-5,189,857	-16,583,764	-8,479,715	-5,559,857	-5,439,857
100	-2,252,996	-5,294,541	-16,688,448	-8,584,399	-5,664,541	-5,544,541
120	-2,342,091	-5,503,914	-16,897,821	-8,793,772	-5,873,914	-5,753,914
135	-2,408,911	-5,660,941	-17,054,848	-8,950,799	-6,030,941	-5,910,941
150	-2,475,732	-5,817,971	-17,211,878	-9,107,829	-6,187,971	-6,067,971
175	-2,587,101	-6,079,687	-17,473,594	-9,369,545	-6,449,687	-6,329,687
200	-2,698,469	-6,341,401	-17,735,308	-9,631,259	-6,711,401	-6,591,401
225	-2,809,836	-6,603,115	-17,997,022	-9,892,973	-6,973,115	-6,853,115
250	-2,921,205	-6,864,831	-18,258,738	-10,154,689	-7,234,831	-7,114,831

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,962,553	-25,761,999	-37,155,906	-29,051,857	-26,131,999	-26,011,999
20	-10,863,102	-25,528,290	-36,922,197	-28,818,148	-25,898,290	-25,778,290
35	-10,929,923	-25,685,320	-37,079,227	-28,975,178	-26,055,320	-25,935,320
50	-10,996,744	-25,842,347	-37,236,254	-29,132,205	-26,212,347	-26,092,347
60	-11,041,291	-25,947,034	-37,340,941	-29,236,892	-26,317,034	-26,197,034
70	-11,085,838	-26,051,720	-37,445,627	-29,341,578	-26,421,720	-26,301,720
80	-11,130,386	-26,156,407	-37,550,314	-29,446,265	-26,526,407	-26,406,407
90	-11,174,933	-26,261,093	-37,655,000	-29,550,951	-26,631,093	-26,511,093
100	-11,219,480	-26,365,777	-37,759,684	-29,655,635	-26,735,777	-26,615,777
120	-11,308,575	-26,575,150	-37,969,057	-29,865,008	-26,945,150	-26,825,150
135	-11,375,396	-26,732,180	-38,126,087	-30,022,038	-27,102,180	-26,982,180
150	-11,442,216	-26,889,208	-38,283,115	-30,179,066	-27,259,208	-27,139,208
175	-11,553,585	-27,150,924	-38,544,831	-30,440,782	-27,520,924	-27,400,924
200	-11,664,952	-27,412,638	-38,806,545	-30,702,496	-27,782,638	-27,662,638
225	-11,776,320	-27,674,351	-39,068,259	-30,964,209	-28,044,351	-27,924,351
250	-11,887,688	-27,936,068	-39,329,975	-31,225,926	-28,306,068	-28,186,068

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,772,480	10,396,801	-997,106	7,106,943	10,026,801	10,146,801
20	2,618,907	9,820,903	-1,573,004	6,531,045	9,450,903	9,570,903
35	2,539,490	9,523,089	-1,870,818	6,233,231	9,153,089	9,273,089
50	2,460,074	9,225,279	-2,168,628	5,935,421	8,855,279	8,975,279
60	2,407,130	9,026,737	-2,367,170	5,736,879	8,656,737	8,776,737
70	2,354,184	8,828,192	-2,565,715	5,538,334	8,458,192	8,578,192
80	2,301,240	8,629,650	-2,764,257	5,339,792	8,259,650	8,379,650
90	2,248,296	8,431,109	-2,962,798	5,141,251	8,061,109	8,181,109
100	2,195,351	8,232,567	-3,161,340	4,942,709	7,862,567	7,982,567
120	2,089,462	7,835,484	-3,558,423	4,545,626	7,465,484	7,585,484
135	2,010,045	7,537,670	-3,856,237	4,247,812	7,167,670	7,287,670
150	1,930,629	7,239,860	-4,154,047	3,950,002	6,869,860	6,989,860
175	1,796,268	6,743,504	-4,650,403	3,453,646	6,373,504	6,493,504
200	1,665,906	6,247,148	-5,146,759	2,957,290	5,877,148	5,997,148
225	1,533,545	5,750,793	-5,643,114	2,460,935	5,380,793	5,500,793
250	1,399,064	5,246,492	-6,147,415	1,956,634	4,876,492	4,996,492

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,630,077	13,612,787	2,218,880	10,322,929	13,242,787	13,362,787
20	3,463,457	12,987,964	1,594,057	9,698,106	12,617,964	12,737,964
35	3,385,319	12,694,947	1,301,040	9,405,089	12,324,947	12,444,947
50	3,307,180	12,401,926	1,008,019	9,112,068	12,031,926	12,151,926
60	3,254,934	12,206,002	812,095	8,916,144	11,836,002	11,956,002
70	3,201,988	12,007,456	613,549	8,717,598	11,637,456	11,757,456
80	3,149,044	11,808,915	415,008	8,519,057	11,438,915	11,558,915
90	3,096,100	11,610,373	216,466	8,320,515	11,240,373	11,360,373
100	3,043,155	11,411,832	17,925	8,121,974	11,041,832	11,161,832
120	2,937,266	11,014,749	-379,158	7,724,891	10,644,749	10,764,749
135	2,857,849	10,716,935	-676,972	7,427,077	10,346,935	10,466,935
150	2,778,433	10,419,124	-974,783	7,129,266	10,049,124	10,169,124
175	2,646,072	9,922,769	-1,471,138	6,632,911	9,552,769	9,672,769
200	2,513,710	9,426,413	-1,967,494	6,136,555	9,056,413	9,176,413
225	2,381,349	8,930,057	-2,463,850	5,640,199	8,560,057	8,680,057
250	2,248,988	8,433,705	-2,960,202	5,143,847	8,063,705	8,183,705

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,502,557	-39,384,587	-50,778,494	-42,674,445	-39,754,587	-39,634,587
20	-10,431,304	-39,117,391	-50,511,298	-42,407,249	-39,487,391	-39,367,391
35	-10,513,339	-39,425,023	-50,818,930	-42,714,881	-39,795,023	-39,675,023
50	-10,595,376	-39,732,659	-51,126,566	-43,022,517	-40,102,659	-39,982,659
60	-10,650,066	-39,937,749	-51,331,656	-43,227,607	-40,307,749	-40,187,749
70	-10,704,756	-40,142,836	-51,536,743	-43,432,694	-40,512,836	-40,392,836
80	-10,759,447	-40,347,926	-51,741,833	-43,637,784	-40,717,926	-40,597,926
90	-10,814,138	-40,553,017	-51,946,924	-43,842,875	-40,923,017	-40,803,017
100	-10,868,828	-40,758,103	-52,152,010	-44,047,961	-41,128,103	-41,008,103
120	-10,978,209	-41,168,284	-52,562,191	-44,458,142	-41,538,284	-41,418,284
135	-11,060,244	-41,475,916	-52,869,823	-44,765,774	-41,845,916	-41,725,916
150	-11,142,280	-41,783,552	-53,177,459	-45,073,410	-42,153,552	-42,033,552
175	-11,279,006	-42,296,274	-53,690,181	-45,586,132	-42,666,274	-42,546,274
200	-11,415,732	-42,808,996	-54,202,903	-46,098,854	-43,178,996	-43,058,996
225	-11,552,459	-43,321,723	-54,715,630	-46,611,581	-43,691,723	-43,571,723
250	-11,689,185	-43,834,445	-55,228,352	-47,124,303	-44,204,445	-44,084,445

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
Harlow Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,276,008	-25,289,766	-36,683,673	-28,579,624	-25,659,766	-25,539,766
20	-33,143,683	-25,189,199	-36,583,106	-28,479,057	-25,559,199	-25,439,199
35	-33,473,675	-25,439,993	-36,833,900	-28,729,851	-25,809,993	-25,689,993
50	-33,803,667	-25,690,787	-37,084,694	-28,980,645	-26,060,787	-25,940,787
60	-34,023,662	-25,857,983	-37,251,890	-29,147,841	-26,227,983	-26,107,983
70	-34,243,657	-26,025,179	-37,419,086	-29,315,037	-26,395,179	-26,275,179
80	-34,463,652	-26,192,375	-37,586,282	-29,482,233	-26,562,375	-26,442,375
90	-34,683,647	-26,359,572	-37,753,479	-29,649,430	-26,729,572	-26,609,572
100	-34,903,641	-26,526,767	-37,920,674	-29,816,625	-26,896,767	-26,776,767
120	-35,343,630	-26,861,159	-38,255,066	-30,151,017	-27,231,159	-27,111,159
135	-35,673,622	-27,111,953	-38,505,860	-30,401,811	-27,481,953	-27,361,953
150	-36,003,615	-27,362,747	-38,756,654	-30,652,605	-27,732,747	-27,612,747
175	-36,553,602	-27,780,737	-39,174,644	-31,070,595	-28,150,737	-28,030,737
200	-37,103,588	-28,198,727	-39,592,634	-31,488,585	-28,568,727	-28,448,727
225	-37,653,575	-28,616,717	-40,010,624	-31,906,575	-28,986,717	-28,866,717
250	-38,203,563	-29,034,708	-40,428,615	-32,324,566	-29,404,708	-29,284,708

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,669,858	-23,309,092	-34,702,999	-26,598,950	-23,679,092	-23,559,092
20	-30,582,355	-23,242,590	-34,636,497	-26,532,448	-23,612,590	-23,492,590
35	-30,912,348	-23,493,385	-34,887,292	-26,783,243	-23,863,385	-23,743,385
50	-31,242,340	-23,744,179	-35,138,085	-27,034,036	-24,114,179	-23,994,179
60	-31,462,335	-23,911,375	-35,305,282	-27,201,233	-24,281,375	-24,161,375
70	-31,682,330	-24,078,571	-35,472,478	-27,368,429	-24,448,571	-24,328,571
80	-31,902,325	-24,245,767	-35,639,674	-27,535,625	-24,615,767	-24,495,767
90	-32,122,319	-24,412,962	-35,806,869	-27,702,820	-24,782,962	-24,662,962
100	-32,342,313	-24,580,158	-35,974,065	-27,870,016	-24,950,158	-24,830,158
120	-32,782,303	-24,914,550	-36,308,457	-28,204,408	-25,284,550	-25,164,550
135	-33,112,295	-25,165,344	-36,559,251	-28,455,202	-25,535,344	-25,415,344
150	-33,442,288	-25,416,139	-36,810,046	-28,705,997	-25,786,139	-25,666,139
175	-33,992,275	-25,834,129	-37,228,036	-29,123,987	-26,204,129	-26,084,129
200	-34,542,261	-26,252,119	-37,646,026	-29,541,977	-26,622,119	-26,502,119
225	-35,092,248	-26,670,109	-38,064,016	-29,959,967	-27,040,109	-26,920,109
250	-35,642,236	-27,088,099	-38,482,006	-30,377,957	-27,458,099	-27,338,099

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-72,368,264	-54,999,881	-66,393,788	-58,289,739	-55,369,881	-55,249,881
20	-71,563,590	-54,388,329	-65,782,236	-57,678,187	-54,758,329	-54,638,329
35	-71,893,582	-54,639,122	-66,033,029	-57,928,980	-55,009,122	-54,889,122
50	-72,223,575	-54,889,917	-66,283,824	-58,179,775	-55,259,917	-55,139,917
60	-72,443,570	-55,057,113	-66,451,020	-58,346,971	-55,427,113	-55,307,113
70	-72,663,565	-55,224,309	-66,618,216	-58,514,167	-55,594,309	-55,474,309
80	-72,883,559	-55,391,505	-66,785,412	-58,681,363	-55,761,505	-55,641,505
90	-73,103,554	-55,558,701	-66,952,608	-58,848,559	-55,928,701	-55,808,701
100	-73,323,548	-55,725,897	-67,119,804	-59,015,755	-56,095,897	-55,975,897
120	-73,763,538	-56,060,289	-67,454,196	-59,350,147	-56,430,289	-56,310,289
135	-74,093,530	-56,311,083	-67,704,990	-59,600,941	-56,681,083	-56,561,083
150	-74,423,523	-56,561,877	-67,955,784	-59,851,735	-56,931,877	-56,811,877
175	-74,973,510	-56,979,867	-68,373,774	-60,269,725	-57,349,867	-57,229,867
200	-75,523,496	-57,397,857	-68,791,764	-60,687,715	-57,767,857	-57,647,857
225	-76,073,483	-57,815,847	-69,209,754	-61,105,705	-58,185,847	-58,065,847
250	-76,623,470	-58,233,837	-69,627,744	-61,523,695	-58,603,837	-58,483,837

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,631,482	-13,450,171	-24,844,078	-16,740,029	-13,820,171	-13,700,171
20	-41,458,655	-13,394,335	-24,788,242	-16,684,193	-13,764,335	-13,644,335
35	-41,866,050	-13,525,954	-24,919,861	-16,815,812	-13,895,954	-13,775,954
50	-42,273,444	-13,657,574	-25,051,481	-16,947,432	-14,027,574	-13,907,574
60	-42,545,040	-13,745,321	-25,139,228	-17,035,179	-14,115,321	-13,995,321
70	-42,816,637	-13,833,067	-25,226,974	-17,122,925	-14,203,067	-14,083,067
80	-43,088,234	-13,920,814	-25,314,721	-17,210,672	-14,290,814	-14,170,814
90	-43,359,831	-14,008,561	-25,402,468	-17,298,419	-14,378,561	-14,258,561
100	-43,631,427	-14,096,307	-25,490,214	-17,386,165	-14,466,307	-14,346,307
120	-44,174,621	-14,271,801	-25,665,708	-17,561,659	-14,641,801	-14,521,801
135	-44,582,016	-14,403,420	-25,797,327	-17,693,278	-14,773,420	-14,653,420
150	-44,989,411	-14,535,040	-25,928,947	-17,824,898	-14,905,040	-14,785,040
175	-45,668,402	-14,754,407	-26,148,314	-18,044,265	-15,124,407	-15,004,407
200	-46,347,393	-14,973,773	-26,367,680	-18,263,631	-15,343,773	-15,223,773
225	-47,026,385	-15,193,140	-26,587,047	-18,482,998	-15,563,140	-15,443,140
250	-47,705,377	-15,412,506	-26,806,413	-18,702,364	-15,782,506	-15,662,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-38,510,746	-12,441,933	-23,835,840	-15,731,791	-12,811,933	-12,691,933
20	-38,391,593	-12,403,438	-23,797,345	-15,693,296	-12,773,438	-12,653,438
35	-38,798,988	-12,535,058	-23,928,965	-15,824,916	-12,905,058	-12,785,058
50	-39,206,382	-12,666,677	-24,060,584	-15,956,535	-13,036,677	-12,916,677
60	-39,477,979	-12,754,424	-24,148,331	-16,044,282	-13,124,424	-13,004,424
70	-39,749,575	-12,842,170	-24,236,077	-16,132,028	-13,212,170	-13,092,170
80	-40,021,172	-12,929,917	-24,323,824	-16,219,775	-13,299,917	-13,179,917
90	-40,292,769	-13,017,664	-24,411,571	-16,307,522	-13,387,664	-13,267,664
100	-40,564,365	-13,105,410	-24,499,317	-16,395,268	-13,475,410	-13,355,410
120	-41,107,559	-13,280,904	-24,674,811	-16,570,762	-13,650,904	-13,530,904
135	-41,514,954	-13,412,524	-24,806,431	-16,702,382	-13,782,524	-13,662,524
150	-41,922,349	-13,544,143	-24,938,050	-16,834,001	-13,914,143	-13,794,143
175	-42,601,341	-13,763,510	-25,157,417	-17,053,368	-14,133,510	-14,013,510
200	-43,280,332	-13,982,877	-25,376,784	-17,272,735	-14,352,877	-14,232,877
225	-43,959,323	-14,202,243	-25,596,150	-17,492,101	-14,572,243	-14,452,243
250	-44,638,315	-14,421,609	-25,815,516	-17,711,467	-14,791,609	-14,671,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-88,442,512	-28,573,735	-39,967,642	-31,863,593	-28,943,735	-28,823,735
20	-87,464,581	-28,257,788	-39,651,695	-31,547,646	-28,627,788	-28,507,788
35	-87,871,976	-28,389,408	-39,783,315	-31,679,266	-28,759,408	-28,639,408
50	-88,279,371	-28,521,028	-39,914,935	-31,810,886	-28,891,028	-28,771,028
60	-88,550,968	-28,608,774	-40,002,681	-31,898,632	-28,978,774	-28,858,774
70	-88,822,564	-28,696,521	-40,090,428	-31,986,379	-29,066,521	-28,946,521
80	-89,094,161	-28,784,267	-40,178,174	-32,074,125	-29,154,267	-29,034,267
90	-89,365,758	-28,872,014	-40,265,921	-32,161,872	-29,242,014	-29,122,014
100	-89,637,354	-28,959,761	-40,353,668	-32,249,619	-29,329,761	-29,209,761
120	-90,180,547	-29,135,254	-40,529,161	-32,425,112	-29,505,254	-29,385,254
135	-90,587,942	-29,266,874	-40,660,781	-32,556,732	-29,636,874	-29,516,874
150	-90,995,337	-29,398,493	-40,792,400	-32,688,351	-29,768,493	-29,648,493
175	-91,674,329	-29,617,860	-41,011,767	-32,907,718	-29,987,860	-29,867,860
200	-92,353,320	-29,837,227	-41,231,134	-33,127,085	-30,207,227	-30,087,227
225	-93,032,312	-30,056,593	-41,450,500	-33,346,451	-30,426,593	-30,306,593
250	-93,711,304	-30,275,960	-41,669,867	-33,565,818	-30,645,960	-30,525,960

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
Harlow Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8
Fklat
No of units 1000 units
Density: 280 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,832,793	-1,353,182	-12,747,089	-4,643,040	-1,723,182	-1,603,182
20	-5,765,722	-1,614,402	-13,008,309	-4,904,260	-1,984,402	-1,864,402
35	-6,527,759	-1,827,773	-13,221,680	-5,117,631	-2,197,773	-2,077,773
50	-7,289,796	-2,041,143	-13,435,050	-5,331,001	-2,411,143	-2,291,143
60	-7,797,819	-2,183,389	-13,577,296	-5,473,247	-2,553,389	-2,433,389
70	-8,305,844	-2,325,636	-13,719,543	-5,615,494	-2,695,636	-2,575,636
80	-8,813,869	-2,467,883	-13,861,790	-5,757,741	-2,837,883	-2,717,883
90	-9,321,893	-2,610,130	-14,004,037	-5,899,988	-2,980,130	-2,860,130
100	-9,829,918	-2,752,377	-14,146,284	-6,042,235	-3,122,377	-3,002,377
120	-10,845,966	-3,036,870	-14,430,777	-6,326,728	-3,406,870	-3,286,870
135	-11,600,003	-3,250,241	-14,644,148	-6,540,099	-3,620,241	-3,500,241
150	-12,370,040	-3,463,611	-14,857,518	-6,753,469	-3,833,611	-3,713,611
175	-13,640,101	-3,819,228	-15,213,135	-7,109,086	-4,189,228	-4,069,228
200	-14,910,162	-4,174,845	-15,568,752	-7,464,703	-4,544,845	-4,424,845
225	-16,180,223	-4,530,463	-15,924,370	-7,820,321	-4,900,463	-4,780,463
250	-17,450,284	-4,886,079	-16,279,986	-8,175,937	-5,256,079	-5,136,079

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,508,213	422,300	-10,971,607	-2,867,558	52,300	172,300
20	482,575	135,121	-11,258,786	-3,154,737	-234,879	-114,879
35	-271,570	-76,039	-11,469,946	-3,365,897	-446,039	-326,039
50	-1,033,606	-289,410	-11,683,317	-3,579,268	-659,410	-539,410
60	-1,541,631	-431,657	-11,825,564	-3,721,515	-801,657	-681,657
70	-2,049,655	-573,903	-11,967,810	-3,863,761	-943,903	-823,903
80	-2,557,679	-716,150	-12,110,057	-4,006,008	-1,086,150	-966,150
90	-3,065,704	-858,397	-12,252,304	-4,148,255	-1,228,397	-1,108,397
100	-3,573,728	-1,000,644	-12,394,551	-4,290,502	-1,370,644	-1,250,644
120	-4,589,778	-1,285,138	-12,679,045	-4,574,996	-1,655,138	-1,535,138
135	-5,351,814	-1,498,508	-12,892,415	-4,788,366	-1,868,508	-1,748,508
150	-6,113,851	-1,711,878	-13,105,785	-5,001,736	-2,081,878	-1,961,878
175	-7,383,912	-2,067,495	-13,461,402	-5,357,353	-2,437,495	-2,317,495
200	-8,653,973	-2,423,112	-13,817,019	-5,712,970	-2,793,112	-2,673,112
225	-9,924,034	-2,778,730	-14,172,637	-6,068,588	-3,148,730	-3,028,730
250	-11,194,095	-3,134,346	-14,528,253	-6,424,204	-3,504,346	-3,384,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-100,317,880	-28,089,007	-39,482,914	-31,378,865	-28,459,007	-28,339,007
20	-99,608,560	-27,890,397	-39,284,304	-31,180,255	-28,260,397	-28,140,397
35	-100,370,596	-28,103,767	-39,497,674	-31,393,625	-28,473,767	-28,353,767
50	-101,132,633	-28,317,137	-39,711,044	-31,606,995	-28,687,137	-28,567,137
60	-101,640,658	-28,459,384	-39,853,291	-31,749,242	-28,829,384	-28,709,384
70	-102,148,682	-28,601,631	-39,995,538	-31,891,489	-28,971,631	-28,851,631
80	-102,656,707	-28,743,878	-40,137,785	-32,033,736	-29,113,878	-28,993,878
90	-103,164,732	-28,886,125	-40,280,032	-32,175,983	-29,256,125	-29,136,125
100	-103,672,755	-29,028,371	-40,422,278	-32,318,229	-29,398,371	-29,278,371
120	-104,688,804	-29,312,865	-40,706,772	-32,602,723	-29,682,865	-29,562,865
135	-105,450,841	-29,526,236	-40,920,143	-32,816,094	-29,896,236	-29,776,236
150	-106,212,878	-29,739,606	-41,133,513	-33,029,464	-30,109,606	-29,989,606
175	-107,482,939	-30,095,223	-41,489,130	-33,385,081	-30,465,223	-30,345,223
200	-108,753,000	-30,450,840	-41,844,747	-33,740,698	-30,820,840	-30,700,840
225	-110,023,061	-30,806,457	-42,200,364	-34,096,315	-31,176,457	-31,056,457
250	-111,293,122	-31,162,074	-42,555,981	-34,451,932	-31,532,074	-31,412,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	35%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,902,303	-5,009,225	-16,403,132	-8,299,083	-5,379,225	-5,259,225
20	-17,615,654	-5,548,931	-16,942,838	-8,838,789	-5,918,931	-5,798,931
35	-19,105,794	-6,018,325	-17,412,232	-9,308,183	-6,388,325	-6,268,325
50	-20,595,934	-6,487,719	-17,881,626	-9,777,577	-6,857,719	-6,737,719
60	-21,589,362	-6,800,649	-18,194,556	-10,090,507	-7,170,649	-7,050,649
70	-22,582,789	-7,113,579	-18,507,486	-10,403,437	-7,483,579	-7,363,579
80	-23,576,216	-7,426,508	-18,820,415	-10,716,366	-7,796,508	-7,676,508
90	-24,569,643	-7,739,438	-19,133,345	-11,029,296	-8,109,438	-7,989,438
100	-25,563,070	-8,052,367	-19,446,274	-11,342,225	-8,422,367	-8,302,367
120	-27,549,925	-8,678,226	-20,072,133	-11,968,084	-9,048,226	-8,928,226
135	-29,040,065	-9,147,620	-20,541,527	-12,437,478	-9,517,620	-9,397,620
150	-30,530,205	-9,617,015	-21,010,922	-12,906,873	-9,987,015	-9,867,015
175	-33,013,774	-10,399,339	-21,793,246	-13,689,197	-10,769,339	-10,649,339
200	-35,497,341	-11,181,662	-22,575,569	-14,471,520	-11,551,662	-11,431,662
225	-37,980,909	-11,963,986	-23,357,893	-15,253,844	-12,333,986	-12,213,986
250	-40,464,476	-12,746,310	-24,140,217	-16,036,168	-13,116,310	-12,996,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,412,603	-1,704,970	-13,098,877	-4,994,828	-2,074,970	-1,954,970
20	-7,306,366	-2,301,505	-13,695,412	-5,591,363	-2,671,505	-2,551,505
35	-8,798,507	-2,770,900	-14,164,807	-6,060,758	-3,140,900	-3,020,900
50	-10,288,647	-3,240,294	-14,634,201	-6,530,152	-3,610,294	-3,490,294
60	-11,280,074	-3,553,223	-14,947,130	-6,843,081	-3,923,223	-3,803,223
70	-12,273,501	-3,866,153	-15,260,060	-7,156,011	-4,236,153	-4,116,153
80	-13,266,929	-4,179,083	-15,572,990	-7,468,941	-4,549,083	-4,429,083
90	-14,260,356	-4,492,012	-15,885,919	-7,781,870	-4,862,012	-4,742,012
100	-15,253,783	-4,804,942	-16,198,849	-8,094,800	-5,174,942	-5,054,942
120	-17,240,637	-5,430,801	-16,824,708	-8,720,659	-5,800,801	-5,680,801
135	-18,730,778	-5,900,195	-17,294,102	-9,190,053	-6,270,195	-6,150,195
150	-20,220,918	-6,369,589	-17,763,496	-9,659,447	-6,739,589	-6,619,589
175	-22,704,487	-7,151,913	-18,545,820	-10,441,771	-7,521,913	-7,401,913
200	-25,188,056	-7,934,237	-19,328,144	-11,224,095	-8,304,237	-8,184,237
225	-27,671,625	-8,716,561	-20,110,468	-12,006,419	-9,086,561	-8,966,561
250	-30,155,194	-9,498,885	-20,892,792	-12,788,743	-9,868,885	-9,748,885

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-173,247,799	-54,573,057	-65,966,964	-57,862,915	-54,943,057	-54,823,057
20	-172,254,960	-54,260,313	-65,654,220	-57,550,171	-54,630,313	-54,510,313
35	-173,745,102	-54,729,707	-66,123,614	-58,019,565	-55,099,707	-54,979,707
50	-175,235,242	-55,199,101	-66,593,008	-58,488,959	-55,569,101	-55,449,101
60	-176,228,669	-55,512,031	-66,905,938	-58,801,889	-55,882,031	-55,762,031
70	-177,222,096	-55,824,960	-67,218,867	-59,114,818	-56,194,960	-56,074,960
80	-178,215,524	-56,137,890	-67,531,797	-59,427,748	-56,507,890	-56,387,890
90	-179,208,951	-56,450,819	-67,844,726	-59,740,677	-56,820,819	-56,700,819
100	-180,202,378	-56,763,749	-68,157,656	-60,053,607	-57,133,749	-57,013,749
120	-182,189,231	-57,389,608	-68,783,515	-60,679,466	-57,759,608	-57,639,608
135	-183,679,373	-57,859,002	-69,252,909	-61,148,860	-58,229,002	-58,109,002
150	-185,169,515	-58,328,397	-69,722,304	-61,618,255	-58,698,397	-58,578,397
175	-187,659,657	-59,110,720	-70,504,627	-62,400,578	-59,480,720	-59,360,720
200	-190,139,800	-59,893,044	-71,286,951	-63,182,902	-60,263,044	-60,143,044
225	-192,620,216	-60,675,368	-72,069,275	-63,965,226	-61,045,368	-60,925,368
250	-195,103,784	-61,457,692	-72,851,599	-64,747,550	-61,827,692	-61,707,692

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	30%	-5% sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	175	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	0	0
CM17	NV	NV	150	150
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	60	70
CM17	NV	NV	200	200

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	0	250	250	250
CM17	150	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	70	80
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	0	0

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1	
Houses	
No of units	10 units
Density:	100 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	435,814	4,358,136	-7,035,771	1,068,278	3,988,136	4,108,136
20	417,339	4,173,394	-7,220,513	883,536	3,803,394	3,923,394
35	409,106	4,091,055	-7,302,852	801,197	3,721,055	3,841,055
50	400,872	4,008,717	-7,385,190	718,859	3,638,717	3,758,717
60	395,382	3,953,818	-7,440,089	663,960	3,583,818	3,703,818
70	389,893	3,898,930	-7,494,977	609,072	3,528,930	3,648,930
80	384,403	3,844,031	-7,549,876	554,173	3,474,031	3,594,031
90	378,914	3,789,142	-7,604,765	499,284	3,419,142	3,539,142
100	373,424	3,734,243	-7,659,664	444,385	3,364,243	3,484,243
120	362,446	3,624,456	-7,769,451	334,598	3,254,456	3,374,456
135	354,212	3,542,118	-7,851,789	252,260	3,172,118	3,292,118
150	345,978	3,459,779	-7,934,128	169,921	3,089,779	3,209,779
175	332,254	3,322,542	-8,071,365	32,684	2,952,542	3,072,542
200	318,532	3,185,315	-8,208,592	-104,543	2,815,315	2,935,315
225	304,808	3,048,078	-8,345,829	-241,780	2,678,078	2,798,078
250	291,084	2,910,842	-8,483,065	-379,016	2,540,842	2,660,842

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	531,788	5,317,885	-6,076,022	2,028,027	4,947,885	5,067,885
20	511,663	5,116,631	-6,277,276	1,826,773	4,746,631	4,866,631
35	503,429	5,034,293	-6,359,614	1,744,435	4,664,293	4,784,293
50	495,196	4,951,955	-6,441,952	1,662,097	4,581,955	4,701,955
60	489,706	4,897,056	-6,496,851	1,607,198	4,527,056	4,647,056
70	484,217	4,842,167	-6,551,740	1,552,309	4,472,167	4,592,167
80	478,727	4,787,269	-6,606,638	1,497,411	4,417,269	4,537,269
90	473,238	4,732,380	-6,661,527	1,442,522	4,362,380	4,482,380
100	467,748	4,677,481	-6,716,426	1,387,623	4,307,481	4,427,481
120	456,769	4,567,694	-6,826,213	1,277,836	4,197,694	4,317,694
135	448,536	4,485,355	-6,908,552	1,195,497	4,115,355	4,235,355
150	440,302	4,403,017	-6,990,890	1,113,159	4,033,017	4,153,017
175	426,578	4,265,780	-7,128,127	975,922	3,895,780	4,015,780
200	412,855	4,128,553	-7,265,354	838,695	3,758,553	3,878,553
225	399,132	3,991,316	-7,402,591	701,458	3,621,316	3,741,316
250	385,408	3,854,079	-7,539,828	564,221	3,484,079	3,604,079

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,482	440,743	-10,953,164	-2,849,115	70,743	190,743
20	6,428	89,997	-11,303,910	-3,199,861	-280,003	-160,003
35	-12,151	-170,109	-11,564,016	-3,459,967	-540,109	-420,109
50	-30,835	-431,697	-11,825,604	-3,721,555	-801,697	-681,697
60	-43,292	-606,084	-11,999,991	-3,895,942	-976,084	-856,084
70	-55,749	-780,485	-12,174,392	-4,070,343	-1,150,485	-1,030,485
80	-68,205	-954,872	-12,348,779	-4,244,730	-1,324,872	-1,204,872
90	-80,661	-1,129,259	-12,523,166	-4,419,117	-1,499,259	-1,379,259
100	-93,118	-1,303,647	-12,697,554	-4,593,505	-1,673,647	-1,553,647
120	-118,030	-1,652,421	-13,046,328	-4,942,279	-2,022,421	-1,902,421
135	-136,715	-1,914,009	-13,307,916	-5,203,867	-2,284,009	-2,164,009
150	-155,400	-2,175,596	-13,569,503	-5,465,454	-2,545,596	-2,425,596
175	-186,541	-2,611,571	-14,005,478	-5,901,429	-2,981,571	-2,861,571
200	-217,682	-3,047,546	-14,441,453	-6,337,404	-3,417,546	-3,297,546
225	-248,823	-3,483,521	-14,877,428	-6,773,379	-3,853,521	-3,733,521
250	-279,963	-3,919,482	-15,313,389	-7,209,340	-4,289,482	-4,169,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	215,720	3,020,084	-8,373,823	-269,774	2,650,084	2,770,084
20	187,498	2,624,974	-8,768,933	-664,884	2,254,974	2,374,974
35	169,114	2,367,594	-9,026,313	-922,264	1,997,594	2,117,594
50	150,731	2,110,229	-9,283,678	-1,179,629	1,740,229	1,860,229
60	138,475	1,938,643	-9,455,264	-1,351,215	1,568,643	1,688,643
70	126,218	1,767,057	-9,626,850	-1,522,801	1,397,057	1,517,057
80	113,962	1,595,471	-9,798,436	-1,694,387	1,225,471	1,345,471
90	101,706	1,423,885	-9,970,022	-1,865,973	1,053,885	1,173,885
100	89,451	1,252,313	-10,141,594	-2,037,545	882,313	1,002,313
120	64,939	909,140	-10,484,767	-2,380,718	539,140	659,140
135	46,554	651,761	-10,742,146	-2,638,097	281,761	401,761
150	28,171	394,396	-10,999,511	-2,895,462	24,396	144,396
175	-2,510	-35,134	-11,429,041	-3,324,992	-405,134	-285,134
200	-33,651	-471,109	-11,865,016	-3,760,967	-841,109	-721,109
225	-64,792	-907,084	-12,300,991	-4,196,942	-1,277,084	-1,157,084
250	-95,933	-1,343,059	-12,736,966	-4,632,917	-1,713,059	-1,593,059

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£150

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	241,083	1,133,089	-10,260,818	-2,156,769	763,089	883,089
20	187,875	883,014	-10,510,893	-2,406,844	513,014	633,014
35	151,080	710,075	-10,683,832	-2,579,783	340,075	460,075
50	114,284	537,136	-10,856,771	-2,752,722	167,136	287,136
60	89,753	421,839	-10,972,068	-2,868,019	51,839	171,839
70	65,223	306,547	-11,087,360	-2,983,311	-63,453	56,547
80	40,692	191,254	-11,202,653	-3,098,604	-178,746	-58,746
90	16,162	75,962	-11,317,945	-3,213,896	-294,038	-174,038
100	-8,505	-39,974	-11,433,881	-3,329,832	-409,974	-289,974
120	-58,369	-274,333	-11,668,240	-3,564,191	-644,333	-524,333
135	-95,767	-450,104	-11,844,011	-3,739,962	-820,104	-700,104
150	-133,164	-625,871	-12,019,778	-3,915,729	-995,871	-875,871
175	-195,494	-918,822	-12,312,729	-4,208,680	-1,288,822	-1,168,822
200	-257,823	-1,211,768	-12,605,675	-4,501,626	-1,581,768	-1,461,768
225	-320,152	-1,504,714	-12,898,621	-4,794,572	-1,874,714	-1,754,714
250	-382,482	-1,797,665	-13,191,572	-5,087,523	-2,167,665	-2,047,665

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£70

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,921	2,890,130	-8,503,777	-399,728	2,520,130	2,640,130
20	555,285	2,609,840	-8,784,067	-680,018	2,239,840	2,359,840
35	518,489	2,436,896	-8,957,011	-852,962	2,066,896	2,186,896
50	481,693	2,263,958	-9,129,949	-1,025,900	1,893,958	2,013,958
60	457,163	2,148,665	-9,245,242	-1,141,193	1,778,665	1,898,665
70	432,632	2,033,373	-9,360,534	-1,256,485	1,663,373	1,783,373
80	408,101	1,918,075	-9,475,832	-1,371,783	1,548,075	1,668,075
90	383,571	1,802,783	-9,591,124	-1,487,075	1,432,783	1,552,783
100	359,041	1,687,490	-9,706,417	-1,602,368	1,317,490	1,437,490
120	309,979	1,466,901	-9,937,006	-1,832,957	1,086,901	1,206,901
135	273,183	1,283,962	-10,109,945	-2,005,896	913,962	1,033,962
150	236,388	1,111,023	-10,282,884	-2,178,835	741,023	861,023
175	175,061	822,787	-10,571,120	-2,467,071	452,787	572,787
200	113,735	534,556	-10,859,351	-2,755,302	164,556	284,556
225	52,409	246,320	-11,147,587	-3,043,538	-123,680	-3,680
250	-9,064	-42,600	-11,436,507	-3,332,458	-412,600	-292,600

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£200

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,176,874	-5,115,653	-16,509,560	-8,405,511	-5,485,653	-5,365,653
20	-2,235,381	-5,253,146	-16,647,053	-8,543,004	-5,623,146	-5,503,146
35	-2,307,343	-5,422,255	-16,816,162	-8,712,113	-5,792,255	-5,672,255
50	-2,379,304	-5,591,364	-16,985,271	-8,881,222	-5,961,364	-5,841,364
60	-2,427,277	-5,704,101	-17,098,008	-8,993,959	-6,074,101	-5,954,101
70	-2,475,251	-5,816,840	-17,210,747	-9,106,698	-6,186,840	-6,066,840
80	-2,523,225	-5,929,580	-17,323,487	-9,219,438	-6,299,580	-6,179,580
90	-2,571,200	-6,042,319	-17,436,226	-9,332,177	-6,412,319	-6,292,319
100	-2,619,174	-6,155,058	-17,548,965	-9,444,916	-6,525,058	-6,405,058
120	-2,715,121	-6,380,534	-17,774,441	-9,670,392	-6,750,534	-6,630,534
135	-2,787,082	-6,549,643	-17,943,550	-9,839,501	-6,919,643	-6,799,643
150	-2,859,043	-6,718,750	-18,112,657	-10,008,608	-7,088,750	-6,968,750
175	-2,978,978	-7,000,598	-18,394,505	-10,290,456	-7,370,598	-7,250,598
200	-3,098,912	-7,282,444	-18,676,351	-10,572,302	-7,652,444	-7,532,444
225	-3,218,847	-7,564,290	-18,958,197	-10,854,148	-7,934,290	-7,814,290
250	-3,338,782	-7,846,138	-19,240,045	-11,135,996	-8,216,138	-8,096,138

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,562,799	-3,672,578	-15,066,485	-6,962,436	-4,042,578	-3,922,578
20	-1,631,869	-3,834,892	-15,228,799	-7,124,750	-4,204,892	-4,084,892
35	-1,703,829	-4,003,998	-15,397,905	-7,293,856	-4,373,998	-4,253,998
50	-1,775,790	-4,173,107	-15,567,014	-7,462,965	-4,543,107	-4,423,107
60	-1,823,765	-4,285,847	-15,679,754	-7,575,705	-4,655,847	-4,535,847
70	-1,871,738	-4,398,584	-15,792,491	-7,688,442	-4,768,584	-4,648,584
80	-1,919,712	-4,511,323	-15,905,230	-7,801,181	-4,881,323	-4,761,323
90	-1,967,686	-4,624,062	-16,017,969	-7,913,920	-4,994,062	-4,874,062
100	-2,015,660	-4,736,802	-16,130,709	-8,026,660	-5,106,802	-4,986,802
120	-2,111,608	-4,962,278	-16,356,185	-8,252,136	-5,332,278	-5,212,278
135	-2,183,569	-5,131,387	-16,525,294	-8,421,245	-5,501,387	-5,381,387
150	-2,255,529	-5,300,493	-16,694,400	-8,590,351	-5,670,493	-5,550,493
175	-2,375,464	-5,582,342	-16,976,249	-8,872,200	-5,952,342	-5,832,342
200	-2,495,399	-5,864,187	-17,258,094	-9,154,045	-6,234,187	-6,114,187
225	-2,615,334	-6,146,036	-17,539,943	-9,435,894	-6,516,036	-6,396,036
250	-2,735,269	-6,427,882	-17,821,789	-9,717,740	-6,797,882	-6,677,882

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,156,764	11,837,864	443,957	8,548,006	11,467,864	11,587,864
20	2,988,437	11,206,638	-187,269	7,916,780	10,836,638	10,956,638
35	2,902,911	10,885,916	-507,991	7,596,058	10,515,916	10,635,916
50	2,817,385	10,565,195	-828,712	7,275,337	10,195,195	10,315,195
60	2,760,368	10,351,380	-1,042,527	7,061,522	9,981,380	10,101,380
70	2,703,351	10,137,566	-1,256,341	6,847,708	9,767,566	9,887,566
80	2,646,334	9,923,751	-1,470,156	6,633,893	9,553,751	9,673,751
90	2,589,316	9,709,937	-1,683,970	6,420,079	9,339,937	9,459,937
100	2,532,299	9,496,122	-1,897,785	6,206,264	9,126,122	9,246,122
120	2,418,265	9,068,493	-2,325,414	5,778,635	8,698,493	8,818,493
135	2,332,739	8,747,771	-2,646,136	5,457,913	8,377,771	8,497,771
150	2,247,213	8,427,049	-2,966,858	5,137,191	8,057,049	8,177,049
175	2,104,670	7,892,513	-3,501,394	4,602,655	7,522,513	7,642,513
200	1,962,127	7,357,977	-4,035,930	4,068,119	6,987,977	7,107,977
225	1,819,585	6,823,444	-4,570,463	3,533,586	6,453,444	6,573,444
250	1,677,042	6,288,908	-5,104,999	2,999,050	5,918,908	6,038,908

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,077,521	15,290,706	3,896,799	12,000,848	14,920,706	15,040,706
20	3,895,193	14,606,973	3,213,066	11,317,115	14,236,973	14,356,973
35	3,811,044	14,291,414	2,897,507	11,001,556	13,921,414	14,041,414
50	3,726,895	13,975,855	2,581,948	10,685,997	13,605,855	13,725,855
60	3,670,795	13,765,481	2,371,574	10,475,623	13,395,481	13,515,481
70	3,614,695	13,555,107	2,161,200	10,265,249	13,185,107	13,305,107
80	3,558,595	13,344,733	1,950,826	10,054,875	12,974,733	13,094,733
90	3,502,336	13,133,761	1,739,854	9,843,903	12,763,761	12,883,761
100	3,445,319	12,919,946	1,526,039	9,630,088	12,549,946	12,669,946
120	3,331,285	12,492,317	1,098,410	9,202,459	12,122,317	12,242,317
135	3,245,759	12,171,595	777,688	8,881,737	11,801,595	11,921,595
150	3,160,233	11,850,874	456,967	8,561,016	11,480,874	11,600,874
175	3,017,690	11,316,337	-77,570	8,026,479	10,946,337	11,066,337
200	2,875,147	10,781,801	-612,106	7,491,943	10,411,801	10,531,801
225	2,732,604	10,247,265	-1,146,642	6,957,407	9,877,265	9,997,265
250	2,590,062	9,712,732	-1,681,175	6,422,874	9,342,732	9,462,732

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£250	£250	£250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,172,770	-24,451,305	-35,845,212	-27,741,163	-24,821,305	-24,701,305
20	-32,093,264	-24,390,881	-35,784,788	-27,680,739	-24,760,881	-24,640,881
35	-32,448,641	-24,660,967	-36,054,874	-27,950,825	-25,030,967	-24,910,967
50	-32,804,017	-24,931,053	-36,324,960	-28,220,911	-25,301,053	-25,181,053
60	-33,040,934	-25,111,110	-36,505,017	-28,400,968	-25,481,110	-25,361,110
70	-33,277,851	-25,291,167	-36,685,074	-28,581,025	-25,661,167	-25,541,167
80	-33,514,768	-25,471,224	-36,865,131	-28,761,082	-25,841,224	-25,721,224
90	-33,751,687	-25,651,282	-37,045,189	-28,941,140	-26,021,282	-25,901,282
100	-33,988,604	-25,831,339	-37,225,246	-29,121,197	-26,201,339	-26,081,339
120	-34,462,438	-26,191,453	-37,585,360	-29,481,311	-26,561,453	-26,441,453
135	-34,817,814	-26,461,539	-37,855,446	-29,751,397	-26,831,539	-26,711,539
150	-35,173,191	-26,731,625	-38,125,532	-30,021,483	-27,101,625	-26,981,625
175	-35,765,484	-27,181,768	-38,575,675	-30,471,626	-27,551,768	-27,431,768
200	-36,357,779	-27,631,912	-39,025,819	-30,921,770	-28,001,912	-27,881,912
225	-36,950,072	-28,082,054	-39,475,961	-31,371,912	-28,452,054	-28,332,054
250	-37,542,365	-28,532,197	-39,926,104	-31,822,055	-28,902,197	-28,782,197

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,366,146	-22,318,271	-33,712,178	-25,608,129	-22,688,271	-22,568,271
20	-29,334,912	-22,294,533	-33,688,440	-25,584,391	-22,664,533	-22,544,533
35	-29,690,288	-22,564,619	-33,958,526	-25,854,477	-22,934,619	-22,814,619
50	-30,045,664	-22,834,705	-34,228,612	-26,124,563	-23,204,705	-23,084,705
60	-30,282,581	-23,014,762	-34,408,669	-26,304,620	-23,384,762	-23,264,762
70	-30,519,499	-23,194,819	-34,588,726	-26,484,677	-23,564,819	-23,444,819
80	-30,756,417	-23,374,877	-34,768,784	-26,664,735	-23,744,877	-23,624,877
90	-30,993,334	-23,554,934	-34,948,841	-26,844,792	-23,924,934	-23,804,934
100	-31,230,251	-23,734,991	-35,128,898	-27,024,849	-24,104,991	-23,984,991
120	-31,704,086	-24,095,105	-35,489,012	-27,384,963	-24,465,105	-24,345,105
135	-32,059,463	-24,365,192	-35,759,099	-27,655,050	-24,735,192	-24,615,192
150	-32,414,839	-24,635,277	-36,029,184	-27,925,135	-25,005,277	-24,885,277
175	-33,007,132	-25,085,420	-36,479,327	-28,375,278	-25,455,420	-25,335,420
200	-33,599,426	-25,535,564	-36,929,471	-28,825,422	-25,905,564	-25,785,564
225	-34,191,719	-25,985,707	-37,379,614	-29,275,565	-26,355,707	-26,235,707
250	-34,784,013	-26,435,850	-37,829,757	-29,725,708	-26,805,850	-26,685,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7	
Flats	
No of units	650 units
Density:	210 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-40,178,117	-12,980,622	-24,374,529	-16,270,480	-13,350,622	-13,230,622
20	-40,072,071	-12,946,361	-24,340,268	-16,236,219	-13,316,361	-13,196,361
35	-40,510,804	-13,088,106	-24,482,013	-16,377,964	-13,458,106	-13,338,106
50	-40,949,537	-13,229,851	-24,623,758	-16,519,709	-13,599,851	-13,479,851
60	-41,242,025	-13,324,347	-24,718,254	-16,614,205	-13,694,347	-13,574,347
70	-41,534,514	-13,418,843	-24,812,750	-16,708,701	-13,788,843	-13,668,843
80	-41,827,002	-13,513,339	-24,907,246	-16,803,197	-13,883,339	-13,763,339
90	-42,119,492	-13,607,836	-25,001,743	-16,897,694	-13,977,836	-13,857,836
100	-42,411,981	-13,702,332	-25,096,239	-16,992,190	-14,072,332	-13,952,332
120	-42,996,958	-13,891,325	-25,285,232	-17,181,183	-14,261,325	-14,141,325
135	-43,435,690	-14,033,069	-25,426,976	-17,322,927	-14,403,069	-14,283,069
150	-43,874,424	-14,174,814	-25,568,721	-17,464,672	-14,544,814	-14,424,814
175	-44,605,646	-14,411,055	-25,804,962	-17,700,913	-14,781,055	-14,661,055
200	-45,336,867	-14,647,296	-26,041,203	-17,937,154	-15,017,296	-14,897,296
225	-46,068,089	-14,883,536	-26,277,443	-18,173,394	-15,253,536	-15,133,536
250	-46,799,311	-15,119,777	-26,513,684	-18,409,635	-15,489,777	-15,369,777

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,817,325	-11,894,828	-23,288,735	-15,184,686	-12,264,828	-12,144,828
20	-36,769,081	-11,879,241	-23,273,148	-15,169,099	-12,249,241	-12,129,241
35	-37,207,814	-12,020,986	-23,414,893	-15,310,844	-12,390,986	-12,270,986
50	-37,646,547	-12,162,731	-23,556,638	-15,452,589	-12,532,731	-12,412,731
60	-37,939,036	-12,257,227	-23,651,134	-15,547,085	-12,627,227	-12,507,227
70	-38,231,524	-12,351,723	-23,745,630	-15,641,581	-12,721,723	-12,601,723
80	-38,524,013	-12,446,220	-23,840,127	-15,736,078	-12,816,220	-12,696,220
90	-38,816,502	-12,540,716	-23,934,623	-15,830,574	-12,910,716	-12,790,716
100	-39,108,990	-12,635,212	-24,029,119	-15,925,070	-13,005,212	-12,885,212
120	-39,693,968	-12,824,205	-24,218,112	-16,114,063	-13,194,205	-13,074,205
135	-40,132,701	-12,965,950	-24,359,857	-16,255,808	-13,335,950	-13,215,950
150	-40,571,434	-13,107,694	-24,501,601	-16,397,552	-13,477,694	-13,357,694
175	-41,302,656	-13,343,935	-24,737,842	-16,633,793	-13,713,935	-13,593,935
200	-42,033,878	-13,580,176	-24,974,083	-16,870,034	-13,950,176	-13,830,176
225	-42,765,100	-13,816,417	-25,210,324	-17,106,275	-14,186,417	-14,066,417
250	-43,496,321	-14,052,658	-25,446,565	-17,342,516	-14,422,658	-14,302,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	30%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,096,814	-307,108	-11,701,015	-3,596,966	-677,108	-557,108
20	-2,172,156	-608,204	-12,002,111	-3,898,062	-978,204	-858,204
35	-2,992,811	-837,987	-12,231,894	-4,127,845	-1,207,987	-1,087,987
50	-3,813,466	-1,067,770	-12,461,677	-4,357,628	-1,437,770	-1,317,770
60	-4,360,570	-1,220,960	-12,614,867	-4,510,818	-1,590,960	-1,470,960
70	-4,907,672	-1,374,148	-12,768,055	-4,664,006	-1,744,148	-1,624,148
80	-5,454,776	-1,527,337	-12,921,244	-4,817,195	-1,897,337	-1,777,337
90	-6,001,880	-1,680,526	-13,074,433	-4,970,384	-2,050,526	-1,930,526
100	-6,548,982	-1,833,715	-13,227,622	-5,123,573	-2,203,715	-2,083,715
120	-7,643,189	-2,140,093	-13,534,000	-5,429,951	-2,510,093	-2,390,093
135	-8,463,844	-2,369,876	-13,763,783	-5,659,734	-2,739,876	-2,619,876
150	-9,284,499	-2,599,660	-13,993,567	-5,889,518	-2,969,660	-2,849,660
175	-10,652,257	-2,982,632	-14,376,539	-6,272,490	-3,352,632	-3,232,632
200	-12,020,015	-3,365,604	-14,759,511	-6,655,462	-3,735,604	-3,615,604
225	-13,387,773	-3,748,577	-15,142,484	-7,038,435	-4,118,577	-3,998,577
250	-14,755,531	-4,131,549	-15,525,456	-7,421,407	-4,501,549	-4,381,549

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,578,624	1,562,015	-9,831,892	-1,727,843	1,192,015	1,312,015
20	4,440,449	1,243,326	-10,150,581	-2,046,532	873,326	993,326
35	3,655,920	1,023,658	-10,370,249	-2,266,200	653,658	773,658
50	2,861,465	801,210	-10,592,697	-2,488,648	431,210	551,210
60	2,331,828	652,912	-10,740,995	-2,636,946	282,912	402,912
70	1,800,317	504,089	-10,889,818	-2,785,769	134,089	254,089
80	1,262,018	353,365	-11,040,542	-2,936,493	-16,635	103,365
90	723,718	202,641	-11,191,266	-3,087,217	-167,359	-47,359
100	185,420	51,918	-11,341,989	-3,237,940	-318,082	-198,082
120	-905,755	-253,611	-11,647,518	-3,543,469	-623,611	-503,611
135	-1,726,410	-483,395	-11,877,302	-3,773,253	-853,395	-733,395
150	-2,547,065	-713,178	-12,107,085	-4,003,036	-1,083,178	-963,178
175	-3,914,822	-1,096,150	-12,490,057	-4,386,008	-1,466,150	-1,346,150
200	-5,282,581	-1,479,123	-12,873,030	-4,768,981	-1,849,123	-1,729,123
225	-6,650,338	-1,862,095	-13,256,002	-5,151,953	-2,232,095	-2,112,095
250	-8,018,097	-2,245,067	-13,638,974	-5,534,925	-2,615,067	-2,495,067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£70	£80

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	30%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,922,151	-3,125,478	-14,519,385	-6,415,336	-3,495,478	-3,375,478
20	-11,891,189	-3,745,725	-15,139,632	-7,035,583	-4,115,725	-3,995,725
35	-13,495,956	-4,251,226	-15,645,133	-7,541,084	-4,621,226	-4,501,226
50	-15,100,723	-4,756,728	-16,150,635	-8,046,586	-5,126,728	-5,006,728
60	-16,170,567	-5,093,729	-16,487,636	-8,383,587	-5,463,729	-5,343,729
70	-17,240,412	-5,430,730	-16,824,637	-8,720,588	-5,800,730	-5,680,730
80	-18,310,257	-5,767,731	-17,161,638	-9,057,589	-6,137,731	-6,017,731
90	-19,380,101	-6,104,732	-17,498,639	-9,394,590	-6,474,732	-6,354,732
100	-20,449,946	-6,441,733	-17,835,640	-9,731,591	-6,811,733	-6,691,733
120	-22,589,634	-7,115,735	-18,509,642	-10,405,593	-7,485,735	-7,365,735
135	-24,194,401	-7,621,236	-19,015,143	-10,911,094	-7,991,236	-7,871,236
150	-25,799,168	-8,126,738	-19,520,645	-11,416,596	-8,496,738	-8,376,738
175	-28,473,780	-8,969,241	-20,363,148	-12,259,099	-9,339,241	-9,219,241
200	-31,148,392	-9,811,743	-21,205,650	-13,101,601	-10,181,743	-10,061,743
225	-33,823,002	-10,654,246	-22,048,153	-13,944,104	-11,024,246	-10,904,246
250	-36,497,614	-11,496,748	-22,890,655	-14,786,606	-11,866,748	-11,746,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,352,331	425,984	-10,967,923	-2,863,874	55,984	175,984
20	-788,879	-248,497	-11,642,404	-3,538,355	-618,497	-498,497
35	-2,393,646	-753,999	-12,147,906	-4,043,857	-1,123,999	-1,003,999
50	-3,998,413	-1,259,500	-12,653,407	-4,549,358	-1,629,500	-1,509,500
60	-5,068,258	-1,596,501	-12,990,408	-4,886,359	-1,966,501	-1,846,501
70	-6,138,103	-1,933,502	-13,327,409	-5,223,360	-2,303,502	-2,183,502
80	-7,207,947	-2,270,503	-13,664,410	-5,560,361	-2,640,503	-2,520,503
90	-8,277,792	-2,607,504	-14,001,411	-5,897,362	-2,977,504	-2,857,504
100	-9,347,637	-2,944,506	-14,338,413	-6,234,364	-3,314,506	-3,194,506
120	-11,487,325	-3,618,508	-15,012,415	-6,908,366	-3,988,508	-3,868,508
135	-13,092,092	-4,124,009	-15,517,916	-7,413,867	-4,494,009	-4,374,009
150	-14,696,859	-4,629,511	-16,023,418	-7,919,369	-4,999,511	-4,879,511
175	-17,371,471	-5,472,013	-16,865,920	-8,761,871	-5,842,013	-5,722,013
200	-20,046,082	-6,314,516	-17,708,423	-9,604,374	-6,684,516	-6,564,516
225	-22,720,693	-7,157,018	-18,550,925	-10,446,876	-7,527,018	-7,407,018
250	-25,395,305	-7,999,521	-19,393,428	-11,289,379	-8,369,521	-8,249,521

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	25%	-5% sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	225	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	70	80
CM17	NV	60	200	225
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	120	135
CM17	NV	35	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	70	250	250	250
CM17	225	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	20	20
CM17	NV	NV	135	150
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	50	60

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	475.407	4,754.073	-6,639.834	1,464.215	4,384.073	4,504.073
20	455.467	4,554.670	-6,839.237	1,264.812	4,184.670	4,304.670
35	446.645	4,466.451	-6,927.456	1,176.593	4,096.451	4,216.451
50	437.823	4,378.232	-7,015.675	1,088.374	4,008.232	4,128.232
60	431.942	4,319.416	-7,074.491	1,029.558	3,949.416	4,069.416
70	426.060	4,260.601	-7,133.306	970.743	3,890.601	4,010.601
80	420.178	4,201.785	-7,192.122	911.927	3,831.785	3,951.785
90	414.297	4,142.969	-7,250.938	853.111	3,772.969	3,892.969
100	408.415	4,084.153	-7,309.754	794.295	3,714.153	3,834.153
120	396.653	3,966.531	-7,427.376	676.673	3,596.531	3,716.531
135	387.300	3,878.303	-7,515.604	588.445	3,508.303	3,628.303
150	379.008	3,790.084	-7,603.823	500.226	3,420.084	3,540.084
175	364.305	3,643.049	-7,750.858	353.191	3,273.049	3,393.049
200	349.601	3,496.015	-7,897.892	206.157	3,126.015	3,246.015
225	334.897	3,348.970	-8,044.937	59.112	2,978.970	3,098.970
250	320.194	3,201.935	-8,191.972	-87.923	2,831.935	2,951.935

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£578,237	5,782.366	-5,611,541	2,492,508	5,412,366	5,532,366
20	556,529	5,565,287	-5,828,620	2,275,429	5,195,287	5,315,287
35	547,707	5,477,069	-5,916,838	2,187,211	5,107,069	5,227,069
50	538,884	5,388,840	-6,005,057	2,098,982	5,018,840	5,138,840
60	533,002	5,330,024	-6,063,883	2,040,166	4,960,024	5,080,024
70	527,120	5,271,218	-6,122,699	1,981,360	4,901,218	5,021,218
80	521,238	5,212,402	-6,181,505	1,922,544	4,842,402	4,962,402
90	515,356	5,153,587	-6,240,320	1,863,729	4,783,587	4,903,587
100	509,474	5,094,771	-6,299,136	1,804,913	4,724,771	4,844,771
120	497,714	4,977,139	-6,416,768	1,687,281	4,607,139	4,727,139
135	488,892	4,888,920	-6,504,987	1,599,062	4,518,920	4,638,920
150	480,069	4,800,692	-6,593,215	1,510,834	4,430,692	4,550,692
175	465,366	4,653,657	-6,740,250	1,363,799	4,283,657	4,403,657
200	450,662	4,506,622	-6,887,285	1,216,764	4,136,622	4,256,622
225	435,959	4,359,588	-7,034,319	1,069,730	3,989,588	4,109,588
250	421,255	4,212,553	-7,181,354	922,695	3,842,553	3,962,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,085,713	-10,857,129	-22,251,036	-14,146,987	-11,227,129	-11,107,129
20	-1,079,008	-10,790,084	-22,183,991	-14,079,942	-11,160,084	-11,040,084
35	-1,087,985	-10,879,849	-22,273,756	-14,169,707	-11,249,849	-11,129,849
50	-1,096,961	-10,969,614	-22,363,521	-14,259,472	-11,339,614	-11,219,614
60	-1,102,946	-11,029,465	-22,423,372	-14,319,323	-11,399,465	-11,279,465
70	-1,108,930	-11,089,305	-22,483,212	-14,379,163	-11,459,305	-11,339,305
80	-1,114,914	-11,149,145	-22,543,052	-14,439,003	-11,519,145	-11,399,145
90	-1,120,900	-11,208,995	-22,602,902	-14,498,853	-11,578,995	-11,458,995
100	-1,126,884	-11,268,835	-22,662,742	-14,558,693	-11,638,835	-11,518,835
120	-1,138,853	-11,388,526	-22,782,433	-14,678,384	-11,758,526	-11,638,526
135	-1,147,829	-11,478,291	-22,872,198	-14,768,149	-11,848,291	-11,728,291
150	-1,156,806	-11,568,056	-22,961,963	-14,857,914	-11,938,056	-11,818,056
175	-1,171,766	-11,717,662	-23,111,569	-15,007,520	-12,087,662	-11,967,662
200	-1,186,728	-11,867,277	-23,261,184	-15,157,135	-12,237,277	-12,117,277
225	-1,201,688	-12,016,883	-23,410,790	-15,306,741	-12,386,883	-12,266,883
250	-1,216,650	-12,166,498	-23,560,405	-15,456,356	-12,536,498	-12,416,498

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,085,713	-10,857,129	-22,251,036	-14,146,987	-11,227,129	-11,107,129
20	-1,079,008	-10,790,084	-22,183,991	-14,079,942	-11,160,084	-11,040,084
35	-1,087,985	-10,879,849	-22,273,756	-14,169,707	-11,249,849	-11,129,849
50	-1,096,961	-10,969,614	-22,363,521	-14,259,472	-11,339,614	-11,219,614
60	-1,102,946	-11,029,465	-22,423,372	-14,319,323	-11,399,465	-11,279,465
70	-1,108,930	-11,089,305	-22,483,212	-14,379,163	-11,459,305	-11,339,305
80	-1,114,914	-11,149,145	-22,543,052	-14,439,003	-11,519,145	-11,399,145
90	-1,120,900	-11,208,995	-22,602,902	-14,498,853	-11,578,995	-11,458,995
100	-1,126,884	-11,268,835	-22,662,742	-14,558,693	-11,638,835	-11,518,835
120	-1,138,853	-11,388,526	-22,782,433	-14,678,384	-11,758,526	-11,638,526
135	-1,147,829	-11,478,291	-22,872,198	-14,768,149	-11,848,291	-11,728,291
150	-1,156,806	-11,568,056	-22,961,963	-14,857,914	-11,938,056	-11,818,056
175	-1,171,766	-11,717,662	-23,111,569	-15,007,520	-12,087,662	-11,967,662
200	-1,186,728	-11,867,277	-23,261,184	-15,157,135	-12,237,277	-12,117,277
225	-1,201,688	-12,016,883	-23,410,790	-15,306,741	-12,386,883	-12,266,883
250	-1,216,650	-12,166,498	-23,560,405	-15,456,356	-12,536,498	-12,416,498

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	126,174	1,766,429	-9,627,478	-1,523,429	1,396,429	1,516,429
20	97,741	1,368,377	-10,025,530	-1,921,481	998,377	1,118,377
35	78,044	1,092,617	-10,301,290	-2,197,241	722,617	842,617
50	58,347	816,856	-10,577,051	-2,473,002	446,856	566,856
60	45,215	633,016	-10,760,891	-2,656,842	263,016	383,016
70	32,084	449,176	-10,944,731	-2,840,682	79,176	199,176
80	18,953	265,336	-11,128,571	-3,024,522	-104,664	15,336
90	5,821	81,495	-11,312,412	-3,208,363	-288,505	-168,505
100	-7,430	-104,015	-11,497,922	-3,393,873	-474,015	-354,015
120	-34,121	-477,700	-11,871,607	-3,767,558	-847,700	-727,700
135	-54,141	-757,977	-12,151,884	-4,047,835	-1,127,977	-1,007,977
150	-74,160	-1,038,241	-12,432,148	-4,328,099	-1,408,241	-1,288,241
175	-107,526	-1,505,361	-12,899,268	-4,795,219	-1,875,361	-1,755,361
200	-140,890	-1,972,467	-13,366,374	-5,262,325	-2,342,467	-2,222,467
225	-174,256	-2,439,587	-13,833,494	-5,729,445	-2,809,587	-2,689,587
250	-207,622	-2,906,707	-14,300,614	-6,196,565	-3,276,707	-3,156,707

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£70	£80

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	323,572	4,530,011	-6,863,896	1,240,153	4,160,011	4,280,011
20	291,744	4,084,418	-7,309,489	794,560	3,714,418	3,834,418
35	272,047	3,808,658	-7,585,249	518,800	3,438,658	3,558,658
50	252,350	3,532,897	-7,861,010	243,039	3,162,897	3,282,897
60	239,218	3,349,057	-8,044,850	59,199	2,979,057	3,099,057
70	226,087	3,165,217	-8,228,690	-124,641	2,795,217	2,915,217
80	212,955	2,981,377	-8,412,530	-308,481	2,611,377	2,731,377
90	199,825	2,797,550	-8,596,357	-492,308	2,427,550	2,547,550
100	186,694	2,613,710	-8,780,197	-676,148	2,243,710	2,363,710
120	160,431	2,246,029	-9,147,878	-1,043,829	1,876,029	1,996,029
135	140,733	1,970,269	-9,423,638	-1,319,589	1,600,269	1,720,269
150	121,036	1,694,508	-9,699,399	-1,595,350	1,324,508	1,444,508
175	88,208	1,234,908	-10,158,999	-2,054,950	864,908	984,908
200	55,379	775,307	-10,618,600	-2,514,551	405,307	525,307
225	22,551	315,720	-11,078,187	-2,974,138	-54,280	65,720
250	-10,446	-146,237	-11,540,144	-3,436,095	-516,237	-396,237

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£200	£225

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,881,163	-40,336,285	-51,730,192	-43,626,143	-40,706,285	-40,586,285
20	-2,858,302	-40,016,233	-51,410,140	-43,306,091	-40,386,233	-40,266,233
35	-2,878,322	-40,296,510	-51,690,417	-43,586,368	-40,666,510	-40,546,510
50	-2,898,341	-40,576,774	-51,970,681	-43,866,632	-40,946,774	-40,826,774
60	-2,911,687	-40,763,616	-52,157,523	-44,053,474	-41,133,616	-41,013,616
70	-2,925,034	-40,950,473	-52,344,380	-44,240,331	-41,320,473	-41,200,473
80	-2,938,380	-41,137,315	-52,531,222	-44,427,173	-41,507,315	-41,387,315
90	-2,951,726	-41,324,157	-52,718,064	-44,614,015	-41,694,157	-41,574,157
100	-2,965,071	-41,511,000	-52,904,907	-44,800,858	-41,881,000	-41,761,000
120	-2,991,764	-41,884,698	-53,278,605	-45,174,556	-42,254,698	-42,134,698
135	-3,011,783	-42,164,962	-53,558,869	-45,454,820	-42,534,962	-42,414,962
150	-3,031,803	-42,445,240	-53,839,147	-45,735,088	-42,815,240	-42,695,240
175	-3,065,168	-42,912,346	-54,306,253	-46,202,204	-43,282,346	-43,162,346
200	-3,098,533	-43,379,466	-54,773,373	-46,669,324	-43,749,466	-43,629,466
225	-3,131,898	-43,846,572	-55,240,479	-47,136,430	-44,216,572	-44,096,572
250	-3,165,264	-44,313,691	-55,707,598	-47,603,549	-44,683,691	-44,563,691

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,313	2,069,472	-9,324,435	-1,220,386	1,699,472	1,819,472
20	380,175	1,786,822	-9,607,085	-1,503,036	1,416,822	1,536,822
35	340,750	1,601,527	-9,792,380	-1,688,331	1,231,527	1,351,527
50	301,327	1,416,237	-9,977,670	-1,873,621	1,046,237	1,166,237
60	275,044	1,292,705	-10,101,202	-1,997,153	922,705	1,042,705
70	248,761	1,169,178	-10,224,729	-2,120,680	799,178	919,178
80	222,478	1,045,651	-10,348,256	-2,244,207	675,651	795,651
90	196,196	922,119	-10,471,788	-2,367,739	552,119	672,119
100	169,913	798,592	-10,595,315	-2,491,266	428,592	548,592
120	117,348	551,533	-10,842,374	-2,738,325	181,533	301,533
135	77,924	366,243	-11,027,664	-2,923,615	-3,757	116,243
150	38,500	180,948	-11,212,959	-3,108,910	-189,052	-69,052
175	-27,652	-129,963	-11,523,870	-3,419,821	-499,963	-379,963
200	-84,434	-443,838	-11,837,745	-3,733,696	-813,838	-693,838
225	-161,216	-757,713	-12,151,620	-4,047,571	-1,127,713	-1,007,713
250	-227,996	-1,071,583	-12,465,495	-4,361,441	-1,441,583	-1,321,583

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£135

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	840,855	3,952,017	-7,441,890	662,159	3,582,017	3,702,017
20	773,827	3,636,987	-7,756,920	347,129	3,266,987	3,386,987
35	734,403	3,451,696	-7,942,211	161,838	3,081,696	3,201,696
50	694,979	3,266,401	-8,127,506	-23,457	2,896,401	3,016,401
60	668,697	3,142,874	-8,251,033	-146,984	2,772,874	2,892,874
70	642,414	3,019,347	-8,374,560	-270,511	2,649,347	2,769,347
80	616,131	2,895,815	-8,498,092	-394,043	2,525,815	2,645,815
90	589,849	2,772,288	-8,621,619	-517,570	2,402,288	2,522,288
100	563,565	2,648,757	-8,745,150	-641,101	2,278,757	2,398,757
120	511,001	2,401,703	-8,992,204	-888,155	2,031,703	2,151,703
135	471,576	2,216,407	-9,177,500	-1,073,451	1,846,407	1,966,407
150	432,153	2,031,117	-9,362,790	-1,258,741	1,661,117	1,781,117
175	366,446	1,722,295	-9,671,612	-1,567,563	1,352,295	1,472,295
200	300,739	1,413,473	-9,980,434	-1,876,385	1,043,473	1,163,473
225	235,032	1,104,650	-10,289,257	-2,185,208	734,650	854,650
250	169,325	795,828	-10,598,079	-2,494,030	425,828	545,828

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,658,872	-26,596,697	-37,990,604	-29,886,555	-26,966,697	-26,846,697
20	-5,614,970	-26,390,358	-37,784,265	-29,680,216	-26,760,358	-26,640,358
35	-5,655,039	-26,578,683	-37,972,590	-29,868,541	-26,948,683	-26,828,683
50	-5,695,107	-26,767,005	-38,160,912	-30,056,863	-27,137,005	-27,017,005
60	-5,721,820	-26,892,554	-38,286,461	-30,182,412	-27,262,554	-27,142,554
70	-5,748,532	-27,018,103	-38,412,010	-30,307,961	-27,388,103	-27,268,103
80	-5,775,245	-27,143,652	-38,537,559	-30,433,510	-27,513,652	-27,393,652
90	-5,801,958	-27,269,201	-38,663,108	-30,559,059	-27,639,201	-27,519,201
100	-5,828,670	-27,394,750	-38,788,657	-30,684,608	-27,764,750	-27,644,750
120	-5,882,095	-27,645,848	-39,039,755	-30,935,706	-28,015,848	-27,895,848
135	-5,922,165	-27,834,174	-39,228,081	-31,124,032	-28,204,174	-28,084,174
150	-5,962,233	-28,022,495	-39,416,402	-31,312,353	-28,392,495	-28,272,495
175	-6,029,015	-28,336,370	-39,730,277	-31,626,228	-28,706,370	-28,586,370
200	-6,095,796	-28,650,240	-40,044,147	-31,940,098	-29,020,240	-28,900,240
225	-6,162,578	-28,964,115	-40,358,022	-32,253,973	-29,334,115	-29,214,115
250	-6,229,359	-29,277,985	-40,671,892	-32,567,843	-29,647,985	-29,527,985

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4

Flats	
No of units	100 units
Density:	235 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,942,678	-4,565,294	-15,959,201	-7,855,152	-4,935,294	-4,815,294
20	-2,012,068	-4,728,360	-16,122,267	-8,018,218	-5,098,360	-4,978,360
35	-2,089,169	-4,909,546	-16,303,453	-8,199,404	-5,279,546	-5,159,546
50	-2,166,270	-5,090,734	-16,484,641	-8,380,592	-5,460,734	-5,340,734
60	-2,217,671	-5,211,526	-16,605,433	-8,501,384	-5,581,526	-5,461,526
70	-2,269,071	-5,332,316	-16,726,223	-8,622,174	-5,702,316	-5,582,316
80	-2,320,472	-5,453,108	-16,847,015	-8,742,966	-5,823,108	-5,703,108
90	-2,371,872	-5,573,900	-16,967,807	-8,863,758	-5,943,900	-5,823,900
100	-2,423,273	-5,694,692	-17,088,599	-8,984,550	-6,064,692	-5,944,692
120	-2,526,074	-5,936,274	-17,330,181	-9,226,132	-6,306,274	-6,186,274
135	-2,603,175	-6,117,462	-17,511,369	-9,407,320	-6,487,462	-6,367,462
150	-2,680,276	-6,298,648	-17,692,555	-9,588,506	-6,668,648	-6,548,648
175	-2,806,778	-6,600,628	-17,994,535	-9,890,486	-6,970,628	-6,850,628
200	-2,937,279	-6,902,606	-18,296,513	-10,192,464	-7,272,606	-7,152,606
225	-3,065,781	-7,204,584	-18,598,491	-10,494,442	-7,574,584	-7,454,584
250	-3,194,283	-7,506,565	-18,900,472	-10,796,423	-7,876,565	-7,756,565

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,284,741	-3,019,142	-14,413,049	-6,309,000	-3,389,142	-3,269,142
20	-1,365,446	-3,208,799	-14,602,706	-6,498,657	-3,578,799	-3,458,799
35	-1,442,548	-3,389,987	-14,783,894	-6,679,845	-3,759,987	-3,639,987
50	-1,519,648	-3,571,173	-14,965,080	-6,861,031	-3,941,173	-3,821,173
60	-1,571,049	-3,691,965	-15,085,872	-6,981,823	-4,061,965	-3,941,965
70	-1,622,450	-3,812,757	-15,206,664	-7,102,615	-4,182,757	-4,062,757
80	-1,673,851	-3,933,549	-15,327,456	-7,223,407	-4,303,549	-4,183,549
90	-1,725,251	-4,054,339	-15,448,246	-7,344,197	-4,424,339	-4,304,339
100	-1,776,652	-4,175,131	-15,569,038	-7,464,989	-4,545,131	-4,425,131
120	-1,879,453	-4,416,715	-15,810,622	-7,706,573	-4,786,715	-4,666,715
135	-1,956,554	-4,597,901	-15,991,808	-7,887,759	-4,967,901	-4,847,901
150	-2,033,655	-4,779,089	-16,172,996	-8,068,947	-5,149,089	-5,029,089
175	-2,162,156	-5,081,067	-16,474,974	-8,370,925	-5,451,067	-5,331,067
200	-2,290,658	-5,383,045	-16,776,952	-8,672,903	-5,753,045	-5,633,045
225	-2,419,160	-5,685,025	-17,078,932	-8,974,883	-6,055,025	-5,935,025
250	-2,547,661	-5,987,003	-17,380,910	-9,276,861	-6,357,003	-6,237,003

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,811,738	-27,757,584	-39,151,491	-31,047,442	-28,127,584	-28,007,584
20	-11,711,389	-27,521,765	-38,915,672	-30,811,623	-27,891,765	-27,771,765
35	-11,788,491	-27,702,953	-39,096,860	-30,992,811	-28,072,953	-27,952,953
50	-11,865,591	-27,884,139	-39,278,046	-31,173,997	-28,254,139	-28,134,139
60	-11,919,992	-28,004,931	-39,398,838	-31,294,789	-28,374,931	-28,254,931
70	-11,968,393	-28,125,723	-39,519,630	-31,415,581	-28,495,723	-28,375,723
80	-12,019,794	-28,246,513	-39,640,420	-31,536,371	-28,616,513	-28,496,513
90	-12,071,194	-28,367,305	-39,761,212	-31,657,163	-28,737,305	-28,617,305
100	-12,122,594	-28,488,097	-39,882,004	-31,777,955	-28,858,097	-28,738,097
120	-12,226,395	-28,729,679	-40,123,586	-32,019,537	-29,099,679	-28,979,679
135	-12,302,497	-28,910,867	-40,304,774	-32,200,725	-29,280,867	-29,160,867
150	-12,378,598	-29,092,055	-40,485,962	-32,381,913	-29,462,055	-29,342,055
175	-12,508,099	-29,394,033	-40,787,940	-32,683,891	-29,764,033	-29,644,033
200	-12,636,600	-29,696,011	-41,089,918	-32,985,869	-30,066,011	-29,946,011
225	-12,765,103	-29,997,991	-41,391,898	-33,287,849	-30,367,991	-30,247,991
250	-12,893,604	-30,299,969	-41,693,876	-33,589,827	-30,669,969	-30,549,969

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,541,174	13,279,403	1,885,496	9,989,545	12,909,403	13,029,403
20	3,358,090	12,592,836	1,198,929	9,302,978	12,222,836	12,342,836
35	3,266,455	12,249,207	855,300	8,959,349	11,879,207	11,999,207
50	3,174,821	11,905,577	511,670	8,615,719	11,535,577	11,655,577
60	3,113,731	11,676,490	282,583	8,386,632	11,306,490	11,426,490
70	3,052,641	11,447,402	53,495	8,157,544	11,077,402	11,197,402
80	2,991,551	11,218,315	-175,592	7,928,457	10,848,315	10,968,315
90	2,930,462	10,989,231	-404,676	7,699,373	10,619,231	10,739,231
100	2,869,372	10,760,143	-633,764	7,470,285	10,390,143	10,510,143
120	2,747,192	10,301,968	-1,091,939	7,012,110	9,931,968	10,051,968
135	2,655,557	9,958,339	-1,435,568	6,668,481	9,588,339	9,708,339
150	2,563,923	9,614,710	-1,779,197	6,324,852	9,244,710	9,364,710
175	2,411,198	9,041,993	-2,351,914	5,752,135	8,671,993	8,791,993
200	2,258,474	8,469,276	-2,924,631	5,179,418	8,099,276	8,219,276
225	2,106,749	7,896,559	-3,497,348	4,606,701	7,526,559	7,646,559
250	1,953,025	7,323,842	-4,070,065	4,033,984	6,953,842	7,073,842

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,525,090	16,969,088	5,575,181	13,679,230	16,599,088	16,719,088
20	4,327,050	16,226,439	4,832,532	12,936,581	15,856,439	15,976,439
35	4,236,890	15,888,337	4,494,430	12,598,479	15,518,337	15,638,337
50	4,146,730	15,550,236	4,156,329	12,260,378	15,180,236	15,300,236
60	4,086,622	15,324,834	3,930,927	12,034,976	14,954,834	15,074,834
70	4,026,516	15,099,436	3,705,529	11,809,578	14,729,436	14,849,436
80	3,966,409	14,874,034	3,480,127	11,584,176	14,504,034	14,624,034
90	3,906,303	14,648,635	3,254,728	11,358,777	14,278,635	14,398,635
100	3,846,196	14,423,233	3,029,326	11,133,375	14,053,233	14,173,233
120	3,725,427	13,970,352	2,576,445	10,680,494	13,600,352	13,720,352
135	3,633,793	13,626,723	2,232,816	10,336,865	13,256,723	13,376,723
150	3,542,157	13,283,090	1,889,183	9,993,232	12,913,090	13,033,090
175	3,389,433	12,710,373	1,316,466	9,420,515	12,340,373	12,460,373
200	3,236,708	12,137,656	743,749	8,847,798	11,767,656	11,887,656
225	3,083,984	11,564,939	171,032	8,275,081	11,194,939	11,314,939
250	2,931,259	10,992,222	-401,685	7,702,364	10,622,222	10,742,222

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,764,835	-44,118,130	-55,512,037	-47,407,988	-44,488,130	-44,368,130
20	-11,683,700	-43,832,625	-55,226,532	-47,122,483	-44,202,625	-44,082,625
35	-11,783,357	-44,187,589	-55,581,496	-47,477,447	-44,557,589	-44,437,589
50	-11,878,014	-44,542,552	-55,936,459	-47,832,410	-44,912,552	-44,792,552
60	-11,941,118	-44,779,194	-56,173,101	-48,069,052	-45,149,194	-45,029,194
70	-12,004,222	-45,015,833	-56,409,740	-48,305,691	-45,385,833	-45,265,833
80	-12,067,327	-45,252,475	-56,646,382	-48,542,333	-45,622,475	-45,502,475
90	-12,130,431	-45,489,117	-56,883,024	-48,778,975	-45,859,117	-45,739,117
100	-12,193,536	-45,725,759	-57,119,666	-49,015,617	-46,095,759	-45,975,759
120	-12,319,745	-46,199,044	-57,592,951	-49,488,902	-46,569,044	-46,449,044
135	-12,414,401	-46,554,003	-57,947,910	-49,843,861	-46,924,003	-46,804,003
150	-12,509,058	-46,908,967	-58,302,874	-50,198,825	-47,278,967	-47,158,967
175	-12,666,619	-47,500,572	-58,894,479	-50,790,430	-47,870,572	-47,750,572
200	-12,824,580	-48,092,174	-59,486,081	-51,382,032	-48,462,174	-48,342,174
225	-12,982,341	-48,683,780	-60,077,687	-51,973,638	-49,053,780	-48,933,780
250	-13,140,102	-49,275,382	-60,669,289	-52,565,240	-49,645,382	-49,525,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	6
Flats	
No of units	500 units
Density:	380 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,061,756	-23,606,935	-35,000,842	-26,896,793	-23,976,935	-23,856,935
20	-31,035,205	-23,586,756	-34,980,663	-26,876,614	-23,956,756	-23,836,756
35	-31,415,965	-23,876,133	-35,270,040	-27,165,991	-24,246,133	-24,126,133
50	-31,796,725	-24,165,511	-35,559,418	-27,455,369	-24,535,511	-24,415,511
60	-32,050,565	-24,358,430	-35,752,337	-27,648,288	-24,728,430	-24,608,430
70	-32,304,405	-24,551,348	-35,945,255	-27,841,206	-24,921,348	-24,801,348
80	-32,558,246	-24,744,267	-36,138,174	-28,034,125	-25,114,267	-24,994,267
90	-32,812,085	-24,937,185	-36,331,092	-28,227,043	-25,307,185	-25,187,185
100	-33,065,926	-25,130,104	-36,524,011	-28,419,962	-25,500,104	-25,380,104
120	-33,573,606	-25,515,941	-36,909,848	-28,805,799	-25,885,941	-25,765,941
135	-33,954,366	-25,805,318	-37,199,225	-29,095,176	-26,175,318	-26,055,318
150	-34,335,126	-26,094,696	-37,488,603	-29,384,554	-26,464,696	-26,344,696
175	-34,966,727	-26,576,992	-37,970,899	-29,866,850	-26,946,992	-26,826,992
200	-35,604,326	-27,059,288	-38,453,195	-30,349,146	-27,429,288	-27,309,288
225	-36,238,927	-27,541,584	-38,935,491	-30,831,442	-27,911,584	-27,791,584
250	-36,873,527	-28,023,881	-39,417,788	-31,313,739	-28,393,881	-28,273,881

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,054,660	-21,321,542	-32,715,449	-24,611,400	-21,691,542	-21,571,542
20	-28,079,827	-21,340,668	-32,734,575	-24,630,526	-21,710,668	-21,590,668
35	-28,460,587	-21,630,046	-33,023,953	-24,919,904	-22,000,046	-21,880,046
50	-28,841,348	-21,919,424	-33,313,331	-25,209,282	-22,289,424	-22,169,424
60	-29,095,187	-22,112,342	-33,506,249	-25,402,200	-22,482,342	-22,362,342
70	-29,349,028	-22,305,261	-33,699,168	-25,595,119	-22,675,261	-22,555,261
80	-29,602,868	-22,498,179	-33,892,086	-25,788,037	-22,868,179	-22,748,179
90	-29,856,708	-22,691,098	-34,085,005	-25,980,956	-23,061,098	-22,941,098
100	-30,110,548	-22,884,016	-34,277,923	-26,173,874	-23,254,016	-23,134,016
120	-30,618,228	-23,269,853	-34,663,760	-26,559,711	-23,639,853	-23,519,853
135	-30,998,988	-23,559,231	-34,953,138	-26,849,089	-23,929,231	-23,809,231
150	-31,379,748	-23,848,609	-35,242,516	-27,138,467	-24,218,609	-24,098,609
175	-32,014,349	-24,330,905	-35,724,812	-27,620,763	-24,700,905	-24,580,905
200	-32,648,949	-24,813,201	-36,207,108	-28,103,059	-25,183,201	-25,063,201
225	-33,283,550	-25,295,498	-36,689,405	-28,585,356	-25,665,498	-25,545,498
250	-33,918,149	-25,777,794	-37,171,701	-29,067,652	-26,147,794	-26,027,794

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,168,205	-57,887,836	-69,281,743	-61,177,694	-58,257,836	-58,137,836
20	-75,365,867	-57,278,059	-68,671,966	-60,567,917	-57,648,059	-57,528,059
35	-75,746,627	-57,567,437	-68,961,344	-60,857,295	-57,937,437	-57,817,437
50	-76,127,387	-57,856,814	-69,250,721	-61,146,672	-58,226,814	-58,106,814
60	-76,381,228	-58,049,733	-69,443,640	-61,339,591	-58,419,733	-58,299,733
70	-76,635,068	-58,242,651	-69,636,558	-61,532,509	-58,612,651	-58,492,651
80	-76,888,908	-58,435,570	-69,829,477	-61,725,428	-58,805,570	-58,685,570
90	-77,142,748	-58,628,488	-70,022,395	-61,918,346	-58,998,488	-58,878,488
100	-77,396,589	-58,821,407	-70,215,314	-62,111,265	-59,191,407	-59,071,407
120	-77,904,269	-59,207,244	-70,601,151	-62,497,102	-59,577,244	-59,457,244
135	-78,285,029	-59,496,622	-70,890,529	-62,786,480	-59,866,622	-59,746,622
150	-78,665,789	-59,785,999	-71,179,906	-63,075,857	-60,155,999	-60,035,999
175	-79,300,389	-60,268,296	-71,662,203	-63,558,154	-60,638,296	-60,518,296
200	-79,934,989	-60,750,592	-72,144,499	-64,040,450	-61,120,592	-61,000,592
225	-80,569,589	-61,232,888	-72,626,795	-64,522,746	-61,602,888	-61,482,888
250	-81,204,189	-61,715,184	-73,109,091	-65,005,042	-62,085,184	-61,965,184

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-38,713,775	-12,507,527	-23,901,434	-15,797,385	-12,877,527	-12,757,527
20	-38,674,697	-12,494,902	-23,888,809	-15,784,760	-12,864,902	-12,744,902
35	-39,144,768	-12,646,771	-24,040,678	-15,936,629	-13,016,771	-12,896,771
50	-39,614,839	-12,798,640	-24,192,547	-16,088,498	-13,168,640	-13,048,640
60	-39,928,220	-12,899,886	-24,293,793	-16,189,744	-13,269,886	-13,149,886
70	-40,241,601	-13,001,133	-24,395,040	-16,290,991	-13,371,133	-13,251,133
80	-40,554,982	-13,102,379	-24,496,286	-16,392,237	-13,472,379	-13,352,379
90	-40,868,362	-13,203,625	-24,597,532	-16,493,483	-13,573,625	-13,453,625
100	-41,181,743	-13,304,871	-24,698,778	-16,594,729	-13,674,871	-13,554,871
120	-41,808,504	-13,507,363	-24,901,270	-16,797,221	-13,877,363	-13,757,363
135	-42,278,576	-13,659,232	-25,053,139	-16,949,090	-14,029,232	-13,909,232
150	-42,748,647	-13,811,101	-25,205,008	-17,100,959	-14,181,101	-14,061,101
175	-43,532,098	-14,064,216	-25,458,123	-17,354,074	-14,434,216	-14,314,216
200	-44,315,551	-14,317,332	-25,711,239	-17,607,190	-14,687,332	-14,567,332
225	-45,099,002	-14,570,447	-25,964,354	-17,860,305	-14,940,447	-14,820,447
250	-45,882,454	-14,823,562	-26,217,469	-18,113,420	-15,193,562	-15,073,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,112,926	-11,344,176	-22,738,083	-14,634,034	-11,714,176	-11,594,176
20	-35,135,779	-11,351,560	-22,745,467	-14,641,418	-11,721,560	-11,601,560
35	-35,605,851	-11,503,429	-22,897,336	-14,793,287	-11,873,429	-11,753,429
50	-36,075,922	-11,655,298	-23,049,205	-14,945,156	-12,025,298	-11,905,298
60	-36,389,303	-11,756,544	-23,150,451	-15,046,402	-12,126,544	-12,006,544
70	-36,702,684	-11,857,790	-23,251,697	-15,147,648	-12,227,790	-12,107,790
80	-37,016,064	-11,959,036	-23,352,943	-15,248,894	-12,329,036	-12,209,036
90	-37,329,444	-12,060,282	-23,454,189	-15,350,140	-12,430,282	-12,310,282
100	-37,642,824	-12,161,528	-23,555,435	-15,451,386	-12,531,528	-12,411,528
120	-38,269,587	-12,364,020	-23,757,927	-15,653,878	-12,734,020	-12,614,020
135	-38,739,658	-12,515,889	-23,909,796	-15,805,747	-12,885,889	-12,765,889
150	-39,209,729	-12,667,759	-24,061,666	-15,957,617	-13,037,759	-12,917,759
175	-39,993,182	-12,920,874	-24,314,781	-16,210,732	-13,290,874	-13,170,874
200	-40,776,633	-13,173,989	-24,567,896	-16,463,847	-13,543,989	-13,423,989
225	-41,560,085	-13,427,104	-24,821,011	-16,716,962	-13,797,104	-13,677,104
250	-42,343,536	-13,680,219	-25,074,126	-16,970,077	-14,050,219	-13,930,219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-92,726,502	-29,957,793	-41,351,700	-33,247,651	-30,327,793	-30,207,793
20	-91,758,459	-29,645,041	-41,038,948	-32,934,899	-30,015,041	-29,895,041
35	-92,228,530	-29,796,910	-41,190,817	-33,086,768	-30,166,910	-30,046,910
50	-92,698,601	-29,948,779	-41,342,686	-33,238,637	-30,318,779	-30,198,779
60	-93,011,981	-30,050,025	-41,443,932	-33,339,883	-30,420,025	-30,300,025
70	-93,325,362	-30,151,271	-41,545,178	-33,441,129	-30,521,271	-30,401,271
80	-93,638,743	-30,252,517	-41,646,424	-33,542,375	-30,622,517	-30,502,517
90	-93,952,124	-30,353,763	-41,747,670	-33,643,621	-30,723,763	-30,603,763
100	-94,265,504	-30,455,009	-41,848,916	-33,744,867	-30,825,009	-30,705,009
120	-94,892,266	-30,657,501	-42,051,408	-33,947,359	-31,027,501	-30,907,501
135	-95,362,337	-30,809,370	-42,203,277	-34,099,228	-31,179,370	-31,059,370
150	-95,832,408	-30,961,240	-42,355,147	-34,251,098	-31,331,240	-31,211,240
175	-96,615,860	-31,214,355	-42,608,262	-34,504,213	-31,584,355	-31,464,355
200	-97,399,311	-31,467,470	-42,861,377	-34,757,328	-31,837,470	-31,717,470
225	-98,182,764	-31,720,585	-43,114,492	-35,010,443	-32,090,585	-31,970,585
250	-98,966,216	-31,973,700	-43,367,607	-35,263,558	-32,343,700	-32,223,700

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,591,136	725,518	-10,668,389	-2,564,340	355,518	475,518
20	1,403,238	392,907	-11,001,000	-2,896,951	22,907	142,907
35	538,114	150,672	-11,243,235	-3,139,186	-219,328	-99,328
50	-332,358	-93,060	-11,486,967	-3,382,918	-463,060	-343,060
60	-918,540	-257,191	-11,651,098	-3,547,049	-627,191	-507,191
70	-1,504,721	-421,322	-11,815,229	-3,711,180	-791,322	-671,322
80	-2,090,904	-585,453	-11,979,360	-3,875,311	-955,453	-835,453
90	-2,677,086	-749,584	-12,143,491	-4,039,442	-1,119,584	-999,584
100	-3,263,268	-913,715	-12,307,622	-4,203,573	-1,283,715	-1,163,715
120	-4,435,632	-1,241,977	-12,635,884	-4,531,835	-1,611,977	-1,491,977
135	-5,314,905	-1,488,173	-12,882,080	-4,778,031	-1,858,173	-1,738,173
150	-6,194,178	-1,734,370	-13,128,277	-5,024,228	-2,104,370	-1,984,370
175	-7,659,604	-2,144,697	-13,538,604	-5,434,555	-2,514,697	-2,394,697
200	-9,125,089	-2,555,025	-13,948,932	-5,844,883	-2,925,025	-2,805,025
225	-10,590,543	-2,965,352	-14,359,259	-6,255,210	-3,335,352	-3,215,352
250	-12,055,999	-3,375,680	-14,769,587	-6,665,538	-3,745,680	-3,625,680

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£20

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,541,429	2,671,600	-8,722,307	-618,258	2,301,600	2,421,600
20	8,298,303	2,322,965	-9,070,942	-966,893	1,952,965	2,072,965
35	7,473,705	2,092,637	-9,301,270	-1,197,221	1,722,637	1,842,637
50	6,649,677	1,861,910	-9,531,997	-1,427,948	1,491,910	1,611,910
60	6,099,404	1,707,833	-9,686,074	-1,582,025	1,337,833	1,457,833
70	5,541,068	1,551,499	-9,842,408	-1,738,359	1,181,499	1,301,499
80	4,982,731	1,395,165	-9,998,742	-1,894,693	1,025,165	1,145,165
90	4,424,395	1,238,831	-10,155,076	-2,051,027	868,831	988,831
100	3,866,180	1,081,405	-10,312,502	-2,208,453	711,405	831,405
120	2,727,223	763,622	-10,630,285	-2,526,236	393,622	513,622
135	1,873,139	524,479	-10,869,428	-2,765,379	154,479	274,479
150	1,008,016	282,244	-11,111,663	-3,007,614	-87,756	32,244
175	-440,953	-123,467	-11,517,374	-3,413,325	-493,467	-373,467
200	-1,906,409	-533,794	-11,927,701	-3,823,652	-903,794	-783,794
225	-3,371,864	-944,122	-12,338,029	-4,233,980	-1,314,122	-1,194,122
250	-4,837,319	-1,354,449	-12,748,356	-4,644,307	-1,724,449	-1,604,449

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£150

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-107,531,074	-30,108,701	-41,502,608	-33,398,559	-30,478,701	-30,358,701
20	-106,854,010	-29,919,123	-41,313,030	-33,208,981	-30,289,123	-30,169,123
35	-107,733,283	-30,165,319	-41,559,226	-33,455,177	-30,535,319	-30,415,319
50	-108,612,556	-30,411,516	-41,805,423	-33,701,374	-30,781,516	-30,661,516
60	-109,491,829	-30,657,713	-42,051,620	-33,947,571	-31,027,713	-30,907,713
70	-109,784,919	-30,739,777	-42,133,684	-34,029,635	-31,109,777	-30,989,777
80	-110,371,102	-30,903,908	-42,297,815	-34,193,766	-31,273,908	-31,153,908
90	-110,957,283	-31,068,039	-42,461,946	-34,357,897	-31,438,039	-31,318,039
100	-111,543,466	-31,232,171	-42,626,078	-34,522,029	-31,602,171	-31,482,171
120	-112,716,830	-31,560,432	-42,954,339	-34,850,290	-31,930,432	-31,810,432
135	-113,595,103	-31,806,629	-43,200,536	-35,096,487	-32,176,629	-32,056,629
150	-114,474,376	-32,052,825	-43,446,732	-35,342,683	-32,422,825	-32,302,825
175	-115,939,831	-32,463,153	-43,867,060	-35,753,011	-32,833,153	-32,713,153
200	-117,405,286	-32,873,480	-44,287,387	-36,163,338	-33,243,480	-33,123,480
225	-118,870,741	-33,283,807	-44,711,714	-36,573,665	-33,653,807	-33,533,807
250	-120,336,197	-33,694,135	-45,136,042	-36,983,993	-34,064,135	-33,944,135

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	25%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,933,910	-1,239,182	-12,633,089	-4,529,040	-1,609,182	-1,489,182
20	-6,158,774	-1,940,014	-13,333,921	-5,229,872	-2,310,014	-2,190,014
35	-7,878,167	-2,481,623	-13,875,530	-5,771,481	-2,851,623	-2,731,623
50	-9,597,560	-3,023,231	-14,417,138	-6,313,089	-3,393,231	-3,273,231
60	-10,743,822	-3,384,304	-14,778,211	-6,674,162	-3,754,304	-3,634,304
70	-11,890,084	-3,745,376	-15,139,283	-7,035,234	-4,115,376	-3,995,376
80	-13,036,346	-4,106,449	-15,500,356	-7,396,307	-4,476,449	-4,356,449
90	-14,182,608	-4,467,521	-15,861,428	-7,757,379	-4,837,521	-4,717,521
100	-15,328,871	-4,828,594	-16,222,501	-8,118,452	-5,198,594	-5,078,594
120	-17,621,395	-5,550,739	-16,944,646	-8,840,597	-5,920,739	-5,800,739
135	-19,340,788	-6,092,348	-17,486,255	-9,382,206	-6,462,348	-6,342,348
150	-21,060,180	-6,633,957	-18,027,864	-9,923,815	-7,003,957	-6,883,957
175	-23,925,835	-7,536,638	-18,930,545	-10,826,496	-7,906,638	-7,786,638
200	-26,791,491	-8,439,320	-19,833,227	-11,729,178	-8,809,320	-8,689,320
225	-29,657,146	-9,342,001	-20,735,908	-12,631,859	-9,712,001	-9,592,001
250	-32,522,801	-10,244,682	-21,638,589	-13,534,540	-10,614,682	-10,494,682

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,835,311	2,468,123	-8,925,784	-821,735	2,098,123	2,218,123
20	5,554,121	1,749,548	-9,644,359	-1,540,310	1,379,548	1,499,548
35	3,916,405	1,233,668	-10,160,239	-2,056,190	863,668	983,668
50	2,254,599	710,199	-10,683,708	-2,579,659	340,199	460,199
60	1,132,979	356,888	-11,037,019	-2,932,970	-13,112	106,888
70	5,162	1,626	-11,392,281	-3,288,232	-368,374	-248,374
80	-1,141,015	-359,420	-11,753,327	-3,649,278	-729,420	-609,420
90	-2,287,277	-720,492	-12,114,399	-4,010,350	-1,090,492	-970,492
100	-3,433,539	-1,081,565	-12,475,472	-4,371,423	-1,451,565	-1,331,565
120	-5,726,063	-1,803,710	-13,197,617	-5,093,568	-2,173,710	-2,053,710
135	-7,445,456	-2,345,319	-13,739,226	-5,635,177	-2,715,319	-2,595,319
150	-9,164,849	-2,886,927	-14,280,834	-6,176,785	-3,256,927	-3,136,927
175	-12,030,504	-3,789,609	-15,183,516	-7,079,467	-4,159,609	-4,039,609
200	-14,896,160	-4,692,290	-16,086,197	-7,982,148	-5,062,290	-4,942,290
225	-17,761,815	-5,594,972	-16,988,879	-8,884,830	-5,964,972	-5,844,972
250	-20,627,469	-6,497,653	-17,891,560	-9,787,511	-6,867,653	-6,747,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£60

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-185,486,404	-58,428,217	-69,822,124	-61,718,075	-58,798,217	-58,678,217
20	-184,588,744	-58,145,455	-69,539,362	-61,435,313	-58,515,455	-58,395,455
35	-186,308,137	-58,687,063	-70,080,970	-61,976,921	-59,057,063	-58,937,063
50	-188,027,530	-59,228,672	-70,622,579	-62,518,530	-59,598,672	-59,478,672
60	-189,173,792	-59,589,744	-70,983,651	-62,879,602	-59,959,744	-59,839,744
70	-190,320,054	-59,950,817	-71,344,724	-63,240,675	-60,320,817	-60,200,817
80	-191,466,317	-60,311,890	-71,705,797	-63,601,748	-60,681,890	-60,561,890
90	-192,612,579	-60,672,962	-72,066,869	-63,962,820	-61,042,962	-60,922,962
100	-193,758,841	-61,034,035	-72,427,942	-64,323,893	-61,404,035	-61,284,035
120	-196,051,364	-61,756,180	-73,150,087	-65,046,038	-62,126,180	-62,006,180
135	-197,770,758	-62,297,789	-73,691,696	-65,587,647	-62,667,789	-62,547,789
150	-199,490,151	-62,839,398	-74,233,305	-66,129,256	-63,209,398	-63,089,398
175	-202,356,805	-63,742,079	-75,135,986	-67,031,937	-64,112,079	-63,992,079
200	-205,221,461	-64,644,760	-76,038,667	-67,934,618	-65,014,760	-64,894,760
225	-208,087,116	-65,547,441	-76,941,348	-68,837,299	-65,917,441	-65,797,441
250	-210,952,771	-66,450,123	-77,844,030	-69,739,981	-66,820,123	-66,700,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower than EUV with nil rate of CIL.

Affordable Housing	20%	-5% sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	135	135
CM17	NV	135	250	250

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	175	200
CM17	NV	120	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	120	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	70	80
CM17	NV	20	200	200
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	0	0
CM17	NV	20	100	100

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1	
Houses	
No of units	10 units
Density:	100 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	515,000	5,149,999	-6,243,908	1,860,141	4,779,999	4,899,999
20	493,596	4,935,956	-6,457,951	1,646,098	4,565,956	4,685,956
35	484,185	4,841,847	-6,552,060	1,551,989	4,471,847	4,591,847
50	474,775	4,747,747	-6,646,160	1,457,889	4,377,747	4,497,747
60	468,501	4,685,014	-6,708,893	1,395,156	4,315,014	4,435,014
70	462,227	4,622,272	-6,771,635	1,332,414	4,252,272	4,372,272
80	455,954	4,559,539	-6,834,368	1,269,681	4,189,539	4,309,539
90	449,681	4,496,806	-6,897,101	1,206,948	4,126,806	4,246,806
100	443,406	4,434,063	-6,959,844	1,144,205	4,064,063	4,184,063
120	430,860	4,308,597	-7,085,310	1,018,739	3,938,597	4,058,597
135	421,449	4,214,488	-7,179,419	924,630	3,844,488	3,964,488
150	412,039	4,120,388	-7,273,519	830,530	3,750,388	3,870,388
175	396,355	3,963,546	-7,430,361	673,688	3,593,546	3,713,546
200	380,671	3,806,714	-7,587,193	516,856	3,436,714	3,556,714
225	364,987	3,649,872	-7,744,035	360,014	3,279,872	3,399,872
250	349,303	3,493,029	-7,900,878	203,171	3,123,029	3,243,029

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£624,685	6,246,848	-5,147,059	2,956,990	5,876,848	5,996,848
20	601,393	6,013,934	-5,379,973	2,724,076	5,643,934	5,763,934
35	591,983	5,919,834	-5,474,073	2,629,976	5,549,834	5,669,834
50	582,573	5,825,735	-5,568,172	2,535,877	5,455,735	5,575,735
60	576,299	5,762,992	-5,630,915	2,473,134	5,392,992	5,512,992
70	570,026	5,700,259	-5,693,648	2,410,401	5,330,259	5,450,259
80	563,753	5,637,526	-5,756,381	2,347,668	5,267,526	5,387,526
90	557,479	5,574,793	-5,819,114	2,284,935	5,204,793	5,324,793
100	551,205	5,512,050	-5,881,857	2,222,192	5,142,050	5,262,050
120	538,658	5,386,585	-6,007,322	2,096,727	5,016,585	5,136,585
135	529,248	5,292,475	-6,101,432	2,002,617	4,922,475	5,042,475
150	519,838	5,198,376	-6,195,531	1,908,518	4,828,376	4,948,376
175	504,153	5,041,534	-6,352,373	1,751,676	4,671,534	4,791,534
200	488,470	4,884,701	-6,509,206	1,594,843	4,514,701	4,634,701
225	472,786	4,727,859	-6,666,048	1,438,001	4,357,859	4,477,859
250	457,102	4,571,017	-6,822,890	1,281,159	4,201,017	4,321,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,150,056	-11,500,560	-22,894,467	-14,790,418	-11,870,560	-11,750,560
20	-1,143,043	-11,430,432	-22,824,339	-14,720,290	-11,800,432	-11,680,432
35	-1,152,618	-11,526,178	-22,920,085	-14,816,036	-11,896,178	-11,776,178
50	-1,162,193	-11,621,935	-23,015,842	-14,911,793	-11,991,935	-11,871,935
60	-1,168,577	-11,685,766	-23,079,673	-14,975,624	-12,055,766	-11,935,766
70	-1,174,960	-11,749,596	-23,143,503	-15,039,454	-12,119,596	-11,999,596
80	-1,181,344	-11,813,437	-23,207,344	-15,103,295	-12,183,437	-12,063,437
90	-1,187,727	-11,877,268	-23,271,175	-15,167,126	-12,247,268	-12,127,268
100	-1,194,110	-11,941,099	-23,335,006	-15,230,957	-12,311,099	-12,191,099
120	-1,206,877	-12,068,771	-23,462,678	-15,358,629	-12,438,771	-12,318,771
135	-1,216,452	-12,164,517	-23,558,424	-15,454,375	-12,534,517	-12,414,517
150	-1,226,026	-12,260,263	-23,654,170	-15,550,121	-12,630,263	-12,510,263
175	-1,241,985	-12,419,851	-23,813,758	-15,709,709	-12,789,851	-12,669,851
200	-1,257,944	-12,579,438	-23,973,345	-15,869,296	-12,949,438	-12,829,438
225	-1,273,901	-12,739,015	-24,132,922	-16,028,873	-13,109,015	-12,989,015
250	-1,289,860	-12,898,602	-24,292,509	-16,188,460	-13,268,602	-13,148,602

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,150,056	-11,500,560	-22,894,467	-14,790,418	-11,870,560	-11,750,560
20	-1,143,043	-11,430,432	-22,824,339	-14,720,290	-11,800,432	-11,680,432
35	-1,152,618	-11,526,178	-22,920,085	-14,816,036	-11,896,178	-11,776,178
50	-1,162,193	-11,621,935	-23,015,842	-14,911,793	-11,991,935	-11,871,935
60	-1,168,577	-11,685,766	-23,079,673	-14,975,624	-12,055,766	-11,935,766
70	-1,174,960	-11,749,596	-23,143,503	-15,039,454	-12,119,596	-11,999,596
80	-1,181,344	-11,813,437	-23,207,344	-15,103,295	-12,183,437	-12,063,437
90	-1,187,727	-11,877,268	-23,271,175	-15,167,126	-12,247,268	-12,127,268
100	-1,194,110	-11,941,099	-23,335,006	-15,230,957	-12,311,099	-12,191,099
120	-1,206,877	-12,068,771	-23,462,678	-15,358,629	-12,438,771	-12,318,771
135	-1,216,452	-12,164,517	-23,558,424	-15,454,375	-12,534,517	-12,414,517
150	-1,226,026	-12,260,263	-23,654,170	-15,550,121	-12,630,263	-12,510,263
175	-1,241,985	-12,419,851	-23,813,758	-15,709,709	-12,789,851	-12,669,851
200	-1,257,944	-12,579,438	-23,973,345	-15,869,296	-12,949,438	-12,829,438
225	-1,273,901	-12,739,015	-24,132,922	-16,028,873	-13,109,015	-12,989,015
250	-1,289,860	-12,898,602	-24,292,509	-16,188,460	-13,268,602	-13,148,602

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,152	3,096,124	-8,297,783	-193,734	2,726,124	2,846,124
20	189,335	2,650,691	-8,743,216	-639,167	2,280,691	2,400,691
35	168,325	2,356,549	-9,037,358	-933,309	1,986,549	2,106,549
50	147,315	2,062,408	-9,331,499	-1,227,450	1,692,408	1,812,408
60	133,308	1,866,313	-9,527,594	-1,423,545	1,496,313	1,616,313
70	119,301	1,670,219	-9,723,688	-1,619,639	1,300,219	1,420,219
80	105,295	1,474,124	-9,919,783	-1,815,734	1,104,124	1,224,124
90	91,288	1,278,030	-10,115,877	-2,011,828	908,030	1,028,030
100	77,281	1,081,935	-10,311,972	-2,207,923	711,935	831,935
120	49,267	689,732	-10,704,175	-2,600,126	319,732	439,732
135	28,256	395,591	-10,998,316	-2,894,267	25,591	145,591
150	7,246	101,449	-11,292,458	-3,188,409	-268,551	-148,551
175	-28,225	-395,148	-11,789,055	-3,685,006	-765,148	-645,148
200	-63,814	-893,399	-12,287,306	-4,183,257	-1,263,399	-1,143,399
225	-99,404	-1,391,650	-12,785,557	-4,681,508	-1,761,650	-1,641,650
250	-134,994	-1,889,915	-13,283,822	-5,179,773	-2,259,915	-2,139,915

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£135

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	431,710	6,043,946	-5,349,961	2,754,088	5,673,946	5,793,946
20	398,271	5,547,797	-5,846,110	2,257,939	5,177,797	5,297,797
35	378,261	5,253,655	-6,140,252	1,963,797	4,883,655	5,003,655
50	354,251	4,959,513	-6,434,394	1,669,655	4,589,513	4,709,513
60	340,244	4,763,419	-6,630,488	1,473,561	4,393,419	4,513,419
70	326,237	4,567,325	-6,826,582	1,277,467	4,197,325	4,317,325
80	312,231	4,371,230	-7,022,677	1,081,372	4,001,230	4,121,230
90	298,224	4,175,136	-7,218,771	885,278	3,805,136	3,925,136
100	284,217	3,979,041	-7,414,866	689,183	3,609,041	3,729,041
120	256,204	3,586,852	-7,807,055	296,994	3,216,852	3,336,852
135	235,194	3,292,711	-8,101,196	2,853	2,922,711	3,042,711
150	214,183	2,998,569	-8,395,338	-291,289	2,628,569	2,748,569
175	179,167	2,508,333	-8,885,574	-781,525	2,138,333	2,258,333
200	144,150	2,018,097	-9,375,810	-1,271,761	1,648,097	1,768,097
225	109,133	1,527,861	-9,866,046	-1,761,997	1,157,861	1,277,861
250	74,115	1,037,610	-10,356,297	-2,252,248	667,610	787,610

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£135	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,985,258	-41,793,613	-53,187,520	-45,083,471	-42,163,613	-42,043,613
20	-2,962,387	-41,473,412	-52,867,319	-44,763,270	-41,843,412	-41,723,412
35	-2,983,740	-41,772,365	-53,166,272	-45,062,223	-42,142,365	-42,022,365
50	-3,005,094	-42,071,318	-53,465,225	-45,361,176	-42,441,318	-42,321,318
60	-3,019,331	-42,270,630	-53,664,537	-45,560,488	-42,640,630	-42,520,630
70	-3,033,566	-42,469,928	-53,863,835	-45,759,786	-42,839,928	-42,719,928
80	-3,047,802	-42,669,225	-54,063,132	-45,959,083	-43,039,225	-42,919,225
90	-3,062,038	-42,868,537	-54,262,444	-46,158,395	-43,238,537	-43,118,537
100	-3,076,274	-43,067,835	-54,461,742	-46,357,693	-43,437,835	-43,317,835
120	-3,104,746	-43,466,444	-54,860,351	-46,756,302	-43,836,444	-43,716,444
135	-3,128,100	-43,765,397	-55,159,304	-47,055,255	-44,135,397	-44,015,397
150	-3,147,453	-44,064,337	-55,458,244	-47,354,195	-44,434,337	-44,314,337
175	-3,183,043	-44,562,602	-55,956,509	-47,852,460	-44,932,602	-44,812,602
200	-3,218,632	-45,060,853	-56,454,769	-48,350,711	-45,430,853	-45,310,853
225	-3,254,222	-45,559,104	-56,953,011	-48,848,962	-45,929,104	-45,809,104
250	-3,289,812	-46,057,369	-57,451,276	-49,347,227	-46,427,369	-46,307,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	3
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	640,001	3,008,005	-8,385,902	-281,853	2,638,005	2,758,005
20	572,924	2,692,742	-8,701,165	-597,116	2,322,742	2,442,742
35	530,871	2,495,095	-8,898,812	-794,763	2,125,095	2,245,095
50	488,819	2,297,448	-9,096,459	-992,410	1,927,448	2,047,448
60	460,784	2,165,687	-9,228,220	-1,124,171	1,795,687	1,915,687
70	432,749	2,033,921	-9,359,986	-1,255,937	1,663,921	1,783,921
80	404,714	1,902,154	-9,491,753	-1,387,704	1,532,154	1,652,154
90	376,679	1,770,393	-9,623,514	-1,519,465	1,400,393	1,520,393
100	348,644	1,638,627	-9,755,280	-1,651,231	1,268,627	1,388,627
120	292,574	1,375,099	-10,018,808	-1,914,759	1,005,099	1,125,099
135	250,523	1,177,457	-10,216,450	-2,112,401	807,457	927,457
150	208,470	979,810	-10,414,097	-2,310,048	609,810	729,810
175	138,382	650,397	-10,743,510	-2,639,461	280,397	400,397
200	68,295	320,988	-11,072,919	-2,968,870	-49,012	70,988
225	-1,821	-8,559	-11,402,466	-3,298,417	-378,559	-258,559
250	-73,055	-343,358	-11,737,265	-3,633,216	-713,358	-593,358

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,067,245	5,016,050	-6,377,857	1,726,192	4,646,050	4,766,050
20	992,820	4,666,255	-6,727,652	1,376,397	4,296,255	4,416,255
35	950,768	4,468,608	-6,925,299	1,178,750	4,098,608	4,218,608
50	908,715	4,270,961	-7,122,946	981,103	3,900,961	4,020,961
60	880,680	4,139,195	-7,254,712	849,337	3,769,195	3,889,195
70	852,645	4,007,433	-7,386,474	717,575	3,637,433	3,757,433
80	824,610	3,875,667	-7,518,240	585,809	3,505,667	3,625,667
90	796,575	3,743,906	-7,650,001	454,048	3,373,906	3,493,906
100	768,540	3,612,139	-7,781,768	322,281	3,242,139	3,362,139
120	712,471	3,348,612	-8,045,295	58,754	2,978,612	3,098,612
135	670,418	3,150,965	-8,242,942	-138,893	2,780,965	2,900,965
150	628,366	2,953,322	-8,440,585	-336,536	2,583,322	2,703,322
175	558,279	2,623,909	-8,769,998	-665,949	2,253,909	2,373,909
200	488,192	2,294,501	-9,099,406	-995,357	1,924,501	2,044,501
225	418,105	1,965,092	-9,428,815	-1,324,766	1,595,092	1,715,092
250	348,017	1,635,679	-9,758,228	-1,654,179	1,265,679	1,385,679

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,863,011	-27,556,152	-38,950,059	-30,846,010	-27,926,152	-27,806,152
20	-5,819,159	-27,350,049	-38,743,956	-30,639,907	-27,720,049	-27,600,049
35	-5,861,900	-27,550,929	-38,944,836	-30,840,787	-27,920,929	-27,800,929
50	-5,904,639	-27,751,805	-39,145,712	-31,041,663	-28,121,805	-28,001,805
60	-5,933,133	-27,885,723	-39,279,630	-31,175,581	-28,255,723	-28,135,723
70	-5,961,627	-28,019,647	-39,413,554	-31,309,505	-28,389,647	-28,269,647
80	-5,990,120	-28,153,565	-39,547,472	-31,443,423	-28,523,565	-28,403,565
90	-6,018,614	-28,287,484	-39,681,391	-31,577,342	-28,657,484	-28,537,484
100	-6,047,107	-28,421,403	-39,815,310	-31,711,261	-28,791,403	-28,671,403
120	-6,104,094	-28,689,240	-40,083,147	-31,979,098	-29,059,240	-28,939,240
135	-6,148,834	-28,890,120	-40,284,027	-32,179,978	-29,260,120	-29,140,120
150	-6,189,574	-29,090,996	-40,484,903	-32,380,854	-29,460,996	-29,340,996
175	-6,260,807	-29,425,795	-40,819,702	-32,716,653	-29,795,795	-29,675,795
200	-6,332,041	-29,760,594	-41,154,501	-33,050,452	-30,130,594	-30,010,594
225	-6,403,274	-30,095,388	-41,489,295	-33,385,246	-30,465,388	-30,345,388
250	-6,474,508	-30,430,187	-41,824,094	-33,720,045	-30,800,187	-30,680,187

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,706,783	-4,010,940	-15,404,847	-7,300,798	-4,380,940	-4,260,940
20	-1,787,082	-4,199,643	-15,593,550	-7,489,501	-4,569,643	-4,449,643
35	-1,869,324	-4,392,911	-15,786,818	-7,682,769	-4,762,911	-4,642,911
50	-1,951,564	-4,586,176	-15,980,083	-7,876,034	-4,956,176	-4,836,176
60	-2,006,392	-4,715,021	-16,108,928	-8,004,879	-5,085,021	-4,965,021
70	-2,061,219	-4,843,866	-16,237,773	-8,133,724	-5,213,866	-5,093,866
80	-2,116,046	-4,972,708	-16,366,615	-8,262,566	-5,342,708	-5,222,708
90	-2,170,874	-5,101,553	-16,495,460	-8,391,411	-5,471,553	-5,351,553
100	-2,225,701	-5,230,398	-16,624,305	-8,520,256	-5,600,398	-5,480,398
120	-2,336,356	-5,488,085	-16,881,992	-8,777,943	-5,858,085	-5,738,085
135	-2,417,597	-5,681,353	-17,075,260	-8,971,211	-6,051,353	-5,931,353
150	-2,499,837	-5,874,618	-17,268,525	-9,164,476	-6,244,618	-6,124,618
175	-2,636,906	-6,196,730	-17,590,637	-9,486,588	-6,566,730	-6,446,730
200	-2,773,974	-6,518,840	-17,912,747	-9,808,698	-6,888,840	-6,768,840
225	-2,911,043	-6,840,950	-18,234,857	-10,130,808	-7,210,950	-7,090,950
250	-3,048,112	-7,163,062	-18,556,969	-10,452,920	-7,533,062	-7,413,062

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,004,983	-2,361,709	-13,755,616	-5,651,567	-2,731,709	-2,611,709
20	-1,097,353	-2,578,780	-13,972,687	-5,868,638	-2,948,780	-2,828,780
35	-1,179,594	-2,772,045	-14,165,952	-6,061,903	-3,142,045	-3,022,045
50	-1,261,835	-2,965,312	-14,359,219	-6,255,170	-3,335,312	-3,215,312
60	-1,316,663	-3,094,157	-14,488,064	-6,384,015	-3,464,157	-3,344,157
70	-1,371,499	-3,223,000	-14,616,907	-6,512,858	-3,593,000	-3,473,000
80	-1,426,317	-3,351,845	-14,745,752	-6,641,703	-3,721,845	-3,601,845
90	-1,481,145	-3,480,690	-14,874,597	-6,770,548	-3,850,690	-3,730,690
100	-1,535,971	-3,609,532	-15,003,439	-6,899,390	-3,979,532	-3,859,532
120	-1,646,626	-3,867,222	-15,261,129	-7,157,080	-4,237,222	-4,117,222
135	-1,727,867	-4,060,487	-15,454,394	-7,350,345	-4,430,487	-4,310,487
150	-1,810,108	-4,253,754	-15,647,661	-7,543,612	-4,623,754	-4,503,754
175	-1,947,176	-4,575,864	-15,969,771	-7,865,722	-4,945,864	-4,825,864
200	-2,084,245	-4,897,977	-16,291,884	-8,187,835	-5,267,977	-5,147,977
225	-2,221,313	-5,220,086	-16,613,993	-8,509,944	-5,590,086	-5,470,086
250	-2,358,381	-5,542,196	-16,936,103	-8,832,054	-5,912,196	-5,792,196

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,233,780	-28,749,382	-40,143,289	-32,039,240	-29,119,382	-28,999,382
20	-12,133,025	-28,512,609	-39,906,516	-31,802,467	-28,882,609	-28,762,609
35	-12,215,266	-28,705,874	-40,099,781	-31,995,732	-29,075,874	-28,955,874
50	-12,297,507	-28,899,142	-40,293,049	-32,189,000	-29,269,142	-29,149,142
60	-12,352,335	-29,027,986	-40,421,893	-32,317,844	-29,397,986	-29,277,986
70	-12,407,161	-29,156,829	-40,550,736	-32,446,687	-29,526,829	-29,406,829
80	-12,461,989	-29,285,674	-40,679,581	-32,575,532	-29,655,674	-29,535,674
90	-12,516,817	-29,414,519	-40,808,426	-32,704,377	-29,784,519	-29,664,519
100	-12,571,644	-29,543,364	-40,937,271	-32,833,222	-29,913,364	-29,793,364
120	-12,681,298	-29,801,051	-41,194,958	-33,090,909	-30,171,051	-30,051,051
135	-12,763,540	-29,994,319	-41,388,226	-33,284,177	-30,364,319	-30,244,319
150	-12,845,780	-30,187,584	-41,581,491	-33,477,442	-30,557,584	-30,437,584
175	-12,982,849	-30,509,696	-41,903,603	-33,799,554	-30,879,696	-30,759,696
200	-13,119,917	-30,831,806	-42,225,713	-34,121,664	-31,201,806	-31,081,806
225	-13,256,985	-31,153,916	-42,547,823	-34,443,774	-31,523,916	-31,403,916
250	-13,394,053	-31,476,026	-42,869,933	-34,765,884	-31,846,026	-31,726,026

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,924,065	14,715,243	3,321,336	11,425,385	14,345,243	14,465,243
20	3,727,868	13,979,504	2,585,597	10,689,646	13,609,504	13,729,504
35	3,630,124	13,612,964	2,219,057	10,323,106	13,242,964	13,362,964
50	3,532,380	13,246,427	1,852,520	9,956,569	12,876,427	12,996,427
60	3,467,218	13,002,066	1,608,159	9,712,208	12,632,066	12,752,066
70	3,402,055	12,757,706	1,363,799	9,467,848	12,387,706	12,507,706
80	3,336,893	12,513,349	1,119,442	9,223,491	12,143,349	12,263,349
90	3,271,730	12,268,988	875,081	8,979,130	11,898,988	12,018,988
100	3,206,567	12,024,628	630,721	8,734,770	11,654,628	11,774,628
120	3,076,243	11,535,910	142,003	8,246,052	11,165,910	11,285,910
135	2,978,500	11,169,373	-224,534	7,879,515	10,799,373	10,919,373
150	2,880,755	10,802,833	-591,074	7,512,975	10,432,833	10,552,833
175	2,717,849	10,191,935	-1,201,972	6,902,077	9,821,935	9,941,935
200	2,554,943	9,581,038	-1,812,869	6,291,180	9,211,038	9,331,038
225	2,392,037	8,970,140	-2,423,767	5,680,282	8,600,140	8,720,140
250	2,229,131	8,359,243	-3,034,664	5,069,385	7,989,243	8,109,243

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,972,782	18,647,932	7,254,025	15,358,074	18,277,932	18,397,932
20	4,759,027	17,846,353	6,452,446	14,556,495	17,476,353	17,596,353
35	4,662,857	17,485,713	6,091,806	14,195,855	17,115,713	17,235,713
50	4,566,685	17,125,070	5,731,163	13,835,212	16,755,070	16,875,070
60	4,502,572	16,884,643	5,490,736	13,594,785	16,514,643	16,634,643
70	4,438,458	16,644,217	5,250,310	13,354,359	16,274,217	16,394,217
80	4,374,344	16,403,791	5,009,884	13,113,933	16,033,791	16,153,791
90	4,310,230	16,163,364	4,769,457	12,873,506	15,793,364	15,913,364
100	4,246,117	15,922,938	4,529,031	12,633,080	15,552,938	15,672,938
120	4,117,888	15,442,081	4,048,174	12,152,223	15,072,081	15,192,081
135	4,021,718	15,081,442	3,687,535	11,791,584	14,711,442	14,831,442
150	3,924,207	14,715,776	3,321,869	11,425,918	14,345,776	14,465,776
175	3,761,300	14,104,875	2,710,968	10,815,017	13,734,875	13,854,875
200	3,598,394	13,493,977	2,100,070	10,204,119	13,123,977	13,243,977
225	3,435,488	12,883,080	1,489,173	9,593,222	12,513,080	12,633,080
250	3,272,582	12,272,182	878,275	8,982,324	11,902,182	12,022,182

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,395,777	-46,484,164	-57,878,071	-49,774,022	-46,854,164	-46,734,164
20	-12,317,205	-46,189,518	-57,583,425	-49,479,376	-46,559,518	-46,439,518
35	-12,418,172	-46,568,144	-57,962,051	-49,858,002	-46,938,144	-46,818,144
50	-12,519,138	-46,946,769	-58,340,676	-50,236,627	-47,316,769	-47,196,769
60	-12,586,450	-47,199,187	-58,593,094	-50,489,045	-47,569,187	-47,449,187
70	-12,653,761	-47,451,605	-58,845,512	-50,741,463	-47,821,605	-47,701,605
80	-12,721,073	-47,704,023	-59,097,930	-50,993,881	-48,074,023	-47,954,023
90	-12,788,384	-47,956,441	-59,350,348	-51,246,299	-48,326,441	-48,206,441
100	-12,855,696	-48,208,860	-59,602,767	-51,498,718	-48,578,860	-48,458,860
120	-12,990,319	-48,713,696	-60,107,603	-52,003,554	-49,083,696	-48,963,696
135	-13,091,286	-49,092,321	-60,486,228	-52,382,179	-49,462,321	-49,342,321
150	-13,192,252	-49,470,947	-60,864,854	-52,760,805	-49,840,947	-49,720,947
175	-13,360,531	-50,101,990	-61,495,897	-53,391,848	-50,471,990	-50,351,990
200	-13,528,809	-50,733,033	-62,126,940	-54,022,891	-51,103,033	-50,983,033
225	-13,697,088	-51,364,081	-62,757,988	-54,653,939	-51,734,081	-51,614,081
250	-13,865,366	-51,995,124	-63,389,031	-55,284,982	-52,365,124	-52,245,124

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,942,968	-22,756,656	-34,150,563	-26,046,514	-23,126,656	-23,006,656
20	-29,969,504	-22,776,823	-34,170,730	-26,066,681	-23,146,823	-23,026,823
35	-30,375,648	-23,085,493	-34,479,400	-26,375,351	-23,455,493	-23,335,493
50	-30,781,792	-23,394,162	-34,788,069	-26,684,020	-23,764,162	-23,644,162
60	-31,052,555	-23,599,942	-34,993,849	-26,889,800	-23,969,942	-23,849,942
70	-31,323,318	-23,805,722	-35,199,629	-27,095,580	-24,175,722	-24,055,722
80	-31,594,080	-24,011,501	-35,405,408	-27,301,359	-24,381,501	-24,261,501
90	-31,864,843	-24,217,281	-35,611,188	-27,507,139	-24,587,281	-24,467,281
100	-32,135,606	-24,423,061	-35,816,968	-27,712,919	-24,793,061	-24,673,061
120	-32,677,132	-24,834,621	-36,228,528	-28,124,479	-25,204,621	-25,084,621
135	-33,083,277	-25,143,290	-36,537,197	-28,433,148	-25,513,290	-25,393,290
150	-33,489,421	-25,451,960	-36,845,867	-28,741,818	-25,821,960	-25,701,960
175	-34,168,328	-25,966,409	-37,360,316	-29,256,267	-26,336,409	-26,216,409
200	-34,847,235	-26,480,858	-37,978,765	-29,770,716	-26,850,858	-26,730,858
225	-35,526,142	-26,995,308	-38,597,215	-30,285,166	-27,365,308	-27,245,308
250	-36,205,049	-27,509,757	-39,215,664	-30,799,615	-27,879,757	-27,759,757

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,735,399	-20,318,903	-31,712,810	-23,608,761	-20,688,903	-20,568,903
20	-26,817,101	-20,380,997	-31,774,904	-23,670,855	-20,750,997	-20,630,997
35	-27,223,246	-20,689,667	-32,083,574	-23,979,525	-21,059,667	-20,939,667
50	-27,629,390	-20,998,336	-32,392,243	-24,288,194	-21,368,336	-21,248,336
60	-27,900,153	-21,204,116	-32,598,023	-24,493,974	-21,574,116	-21,454,116
70	-28,170,915	-21,409,895	-32,803,802	-24,699,753	-21,779,895	-21,659,895
80	-28,441,678	-21,615,675	-33,009,582	-24,905,533	-21,985,675	-21,865,675
90	-28,712,441	-21,821,455	-33,215,362	-25,111,313	-22,191,455	-22,071,455
100	-28,983,204	-22,027,235	-33,421,142	-25,317,093	-22,397,235	-22,277,235
120	-29,524,729	-22,438,794	-33,832,701	-25,728,652	-22,808,794	-22,688,794
135	-29,930,873	-22,747,464	-34,141,371	-26,037,322	-23,117,464	-22,997,464
150	-30,337,018	-23,056,134	-34,450,041	-26,345,992	-23,426,134	-23,306,134
175	-31,016,924	-23,570,582	-34,964,489	-26,860,440	-23,940,582	-23,820,582
200	-31,696,831	-24,085,032	-35,478,939	-27,374,890	-24,455,032	-24,335,032
225	-32,376,738	-24,599,481	-35,993,388	-27,889,339	-24,969,481	-24,849,481
250	-33,056,645	-25,113,930	-36,507,837	-28,403,788	-25,483,930	-25,363,930

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,056,515	-59,322,951	-70,716,858	-62,612,809	-59,692,951	-59,572,951
20	-77,255,544	-58,714,213	-70,108,120	-62,004,071	-59,084,213	-58,964,213
35	-77,661,689	-59,022,884	-70,416,791	-62,312,742	-59,392,884	-59,272,884
50	-78,067,833	-59,331,553	-70,725,460	-62,621,411	-59,701,553	-59,581,553
60	-78,338,595	-59,537,332	-70,931,239	-62,827,190	-59,907,332	-59,787,332
70	-78,609,358	-59,743,112	-71,137,019	-63,032,970	-60,113,112	-59,993,112
80	-78,880,121	-59,948,892	-71,342,799	-63,238,750	-60,318,892	-60,198,892
90	-79,150,884	-60,154,672	-71,548,579	-63,444,530	-60,524,672	-60,404,672
100	-79,421,647	-60,360,452	-71,754,359	-63,650,310	-60,730,452	-60,610,452
120	-79,963,172	-60,772,011	-72,165,918	-64,061,869	-61,142,011	-61,022,011
135	-80,369,316	-61,080,680	-72,474,587	-64,370,538	-61,450,680	-61,330,680
150	-80,775,460	-61,389,350	-72,783,257	-64,679,208	-61,759,350	-61,639,350
175	-81,452,367	-61,903,799	-73,297,706	-65,193,657	-62,273,799	-62,153,799
200	-82,129,274	-62,418,248	-73,812,155	-65,708,106	-62,788,248	-62,668,248
225	-82,806,181	-62,932,698	-74,326,605	-66,222,556	-63,302,698	-63,182,698
250	-83,483,088	-63,447,147	-74,841,054	-66,737,005	-63,817,147	-63,697,147

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,238,452	-12,030,885	-23,424,792	-15,320,743	-12,400,885	-12,280,885
20	-37,266,534	-12,039,957	-23,433,864	-15,329,815	-12,409,957	-12,289,957
35	-37,767,942	-12,201,951	-23,595,858	-15,491,809	-12,571,951	-12,451,951
50	-38,269,352	-12,363,945	-23,757,852	-15,653,803	-12,733,945	-12,613,945
60	-38,603,625	-12,471,940	-23,865,847	-15,761,798	-12,841,940	-12,721,940
70	-38,937,898	-12,579,936	-23,973,843	-15,869,794	-12,949,936	-12,829,936
80	-39,272,170	-12,687,932	-24,081,839	-15,977,790	-13,057,932	-12,937,932
90	-39,606,443	-12,795,928	-24,189,835	-16,085,786	-13,165,928	-13,045,928
100	-39,940,716	-12,903,924	-24,297,831	-16,193,782	-13,273,924	-13,153,924
120	-40,609,262	-13,119,915	-24,513,822	-16,409,773	-13,489,915	-13,369,915
135	-41,110,670	-13,281,909	-24,675,816	-16,571,767	-13,651,909	-13,531,909
150	-41,612,080	-13,443,903	-24,837,810	-16,733,761	-13,813,903	-13,693,903
175	-42,447,710	-13,713,892	-25,107,799	-17,003,750	-14,083,892	-13,963,892
200	-43,283,443	-13,983,882	-25,377,789	-17,273,740	-14,353,882	-14,233,882
225	-44,119,125	-14,253,871	-25,647,778	-17,543,729	-14,623,871	-14,503,871
250	-44,954,808	-14,523,861	-25,917,768	-17,813,719	-14,893,861	-14,773,861

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,397,547	-10,789,977	-22,183,884	-14,079,835	-11,159,977	-11,039,977
20	-33,491,688	-10,820,391	-22,214,298	-14,110,249	-11,190,391	-11,070,391
35	-33,993,097	-10,982,385	-22,376,292	-14,272,243	-11,352,385	-11,232,385
50	-34,494,506	-11,144,379	-22,538,286	-14,434,237	-11,514,379	-11,394,379
60	-34,828,779	-11,252,375	-22,646,282	-14,542,233	-11,622,375	-11,502,375
70	-35,163,052	-11,360,370	-22,754,277	-14,650,228	-11,730,370	-11,610,370
80	-35,497,324	-11,468,366	-22,862,273	-14,758,224	-11,838,366	-11,718,366
90	-35,831,597	-11,576,362	-22,970,269	-14,866,220	-11,946,362	-11,826,362
100	-36,165,870	-11,684,358	-23,078,265	-14,974,216	-12,054,358	-11,934,358
120	-36,834,415	-11,900,350	-23,294,257	-15,190,208	-12,270,350	-12,150,350
135	-37,335,825	-12,062,344	-23,456,251	-15,352,202	-12,432,344	-12,312,344
150	-37,837,234	-12,224,337	-23,618,244	-15,514,195	-12,594,337	-12,474,337
175	-38,672,916	-12,494,327	-23,888,234	-15,784,185	-12,864,327	-12,744,327
200	-39,508,598	-12,764,316	-24,158,223	-16,054,174	-13,134,316	-13,014,316
225	-40,344,280	-13,034,306	-24,428,213	-16,324,164	-13,404,306	-13,284,306
250	-41,179,962	-13,304,295	-24,698,202	-16,594,153	-13,674,295	-13,554,295

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-94,852,029	-30,644,502	-42,038,409	-33,934,360	-31,014,502	-30,894,502
20	-93,889,212	-30,333,438	-41,727,345	-33,623,296	-30,703,438	-30,583,438
35	-94,390,622	-30,495,432	-41,889,339	-33,785,290	-30,865,432	-30,745,432
50	-94,892,030	-30,657,425	-42,051,332	-33,947,283	-31,027,425	-30,907,425
60	-95,226,303	-30,765,421	-42,159,328	-34,055,279	-31,135,421	-31,015,421
70	-95,560,576	-30,873,417	-42,267,324	-34,163,275	-31,243,417	-31,123,417
80	-95,894,849	-30,981,413	-42,375,320	-34,271,271	-31,351,413	-31,231,413
90	-96,229,122	-31,089,409	-42,483,316	-34,379,267	-31,459,409	-31,339,409
100	-96,563,394	-31,197,404	-42,591,311	-34,487,262	-31,567,404	-31,447,404
120	-97,231,940	-31,413,396	-42,807,303	-34,703,254	-31,783,396	-31,663,396
135	-97,733,350	-31,575,390	-42,969,297	-34,865,248	-31,945,390	-31,825,390
150	-98,234,758	-31,737,383	-43,131,290	-35,027,241	-32,107,383	-31,987,383
175	-99,070,441	-32,007,373	-43,401,280	-35,297,231	-32,377,373	-32,257,373
200	-99,906,122	-32,277,363	-43,671,270	-35,567,221	-32,647,363	-32,527,363
225	-100,741,805	-32,547,352	-43,941,259	-35,837,210	-32,917,352	-32,797,352
250	-101,577,486	-32,817,342	-44,211,249	-36,107,200	-33,187,342	-33,067,342

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	20%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,186,458	1,732,208	-9,661,699	-1,557,650	1,362,208	1,482,208
20	4,888,940	1,368,903	-10,025,004	-1,920,955	998,903	1,118,903
35	3,993,825	1,118,271	-10,275,636	-2,171,587	748,271	868,271
50	3,085,876	864,045	-10,529,862	-2,425,813	494,045	614,045
60	2,480,577	694,562	-10,699,345	-2,595,296	324,562	444,562
70	1,872,385	524,268	-10,869,639	-2,765,590	154,268	274,268
80	1,257,186	352,012	-11,041,895	-2,937,846	-17,988	102,012
90	641,987	179,756	-11,214,151	-3,110,102	-190,244	-70,244
100	26,788	7,501	-11,386,406	-3,282,357	-362,499	-242,499
120	-1,223,296	-342,523	-11,736,430	-3,632,381	-712,523	-592,523
135	-2,161,187	-605,132	-11,999,039	-3,894,990	-975,132	-855,132
150	-3,099,078	-867,742	-12,261,649	-4,157,600	-1,237,742	-1,117,742
175	-4,662,230	-1,305,424	-12,699,331	-4,595,282	-1,675,424	-1,555,424
200	-6,225,383	-1,743,107	-13,137,014	-5,032,965	-2,113,107	-1,993,107
225	-7,788,535	-2,180,790	-13,574,697	-5,470,648	-2,550,790	-2,430,790
250	-9,351,687	-2,618,472	-14,012,379	-5,908,330	-2,988,472	-2,868,472

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£70	£80

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,382,659	3,747,144	-7,646,763	457,286	3,377,144	3,497,144
20	12,057,443	3,376,084	-8,017,823	86,226	3,006,084	3,126,084
35	11,214,584	3,140,084	-8,253,823	-149,774	2,770,084	2,890,084
50	10,354,277	2,899,198	-8,494,709	-390,660	2,529,198	2,649,198
60	9,777,730	2,737,765	-8,656,142	-552,093	2,367,765	2,487,765
70	9,201,185	2,576,332	-8,817,575	-713,526	2,206,332	2,326,332
80	8,622,573	2,414,320	-8,979,587	-875,538	2,044,320	2,164,320
90	8,036,598	2,250,247	-9,143,660	-1,039,611	1,880,247	2,000,247
100	7,450,622	2,086,174	-9,307,733	-1,203,684	1,716,174	1,836,174
120	6,274,018	1,756,725	-9,637,182	-1,533,133	1,386,725	1,506,725
135	5,380,679	1,506,590	-9,887,317	-1,783,268	1,136,590	1,256,590
150	4,487,340	1,256,455	-10,137,452	-2,033,403	886,455	1,006,455
175	2,975,922	833,258	-10,560,649	-2,456,600	463,258	583,258
200	1,450,815	406,228	-10,987,679	-2,883,630	36,228	156,228
225	-88,610	-24,811	-11,418,718	-3,314,669	-394,811	-274,811
250	-1,651,762	-462,493	-11,856,400	-3,752,351	-832,493	-712,493

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£200

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-111,130,376	-31,116,505	-42,510,412	-34,406,363	-31,486,505	-31,366,505
20	-110,469,565	-30,931,478	-42,325,385	-34,221,336	-31,301,478	-31,181,478
35	-111,407,456	-31,194,088	-42,587,995	-34,483,946	-31,564,088	-31,444,088
50	-112,345,347	-31,456,697	-42,850,604	-34,746,555	-31,826,697	-31,706,697
60	-112,970,608	-31,631,770	-43,025,677	-34,921,628	-32,001,770	-31,881,770
70	-113,595,869	-31,806,843	-43,200,750	-35,096,701	-32,176,843	-32,056,843
80	-114,221,130	-31,981,916	-43,375,823	-35,271,774	-32,351,916	-32,231,916
90	-114,846,391	-32,156,990	-43,550,897	-35,446,848	-32,526,990	-32,406,990
100	-115,471,652	-32,332,063	-43,725,970	-35,621,921	-32,702,063	-32,582,063
120	-116,722,173	-32,682,209	-44,076,116	-35,972,067	-33,052,209	-32,932,209
135	-117,660,065	-32,944,818	-44,338,725	-36,234,676	-33,314,818	-33,194,818
150	-118,597,956	-33,207,428	-44,601,335	-36,497,286	-33,577,428	-33,457,428
175	-120,161,109	-33,645,110	-45,039,017	-36,934,968	-34,015,110	-33,895,110
200	-121,724,260	-34,082,793	-45,476,700	-37,372,651	-34,452,793	-34,332,793
225	-123,287,412	-34,520,475	-45,914,382	-37,810,333	-34,890,475	-34,770,475
250	-124,850,564	-34,958,158	-46,352,065	-38,248,016	-35,328,158	-35,208,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9	
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	20%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,027,291	638,597	-10,755,310	-2,651,261	268,597	388,597
20	-418,408	-131,799	-11,525,706	-3,421,657	-501,799	-381,799
35	-2,252,428	-709,515	-12,103,422	-3,999,373	-1,079,515	-959,515
50	-4,086,447	-1,287,231	-12,681,138	-4,577,089	-1,657,231	-1,537,231
60	-5,309,127	-1,672,375	-13,066,282	-4,962,233	-2,042,375	-1,922,375
70	-6,531,805	-2,057,519	-13,451,426	-5,347,377	-2,427,519	-2,307,519
80	-7,754,485	-2,442,663	-13,836,570	-5,732,521	-2,812,663	-2,692,663
90	-8,977,165	-2,827,807	-14,221,714	-6,117,665	-3,197,807	-3,077,807
100	-10,199,844	-3,212,951	-14,606,858	-6,502,809	-3,582,951	-3,462,951
120	-12,645,204	-3,983,239	-15,377,146	-7,273,097	-4,353,239	-4,233,239
135	-14,479,223	-4,560,955	-15,954,862	-7,850,813	-4,930,955	-4,810,955
150	-16,313,242	-5,138,671	-16,532,578	-8,428,529	-5,508,671	-5,388,671
175	-19,369,941	-6,101,531	-17,495,438	-9,391,389	-6,471,531	-6,351,531
200	-22,426,640	-7,064,392	-18,458,299	-10,354,250	-7,434,392	-7,314,392
225	-25,483,339	-8,027,252	-19,421,159	-11,317,110	-8,397,252	-8,277,252
250	-28,540,037	-8,990,112	-20,384,019	-12,279,970	-9,360,112	-9,240,112

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,883,697	4,373,365	-7,020,542	1,083,507	4,003,365	4,123,365
20	11,578,869	3,647,344	-7,746,563	357,486	3,277,344	3,397,344
35	9,939,490	3,130,939	-8,262,968	-158,919	2,760,939	2,880,939
50	8,248,363	2,598,234	-8,795,673	-691,624	2,228,234	2,348,234
60	7,106,590	2,238,576	-9,155,331	-1,051,282	1,868,576	1,988,576
70	5,960,108	1,877,434	-9,516,473	-1,412,424	1,507,434	1,627,434
80	4,795,510	1,510,586	-9,863,321	-1,779,272	1,140,586	1,260,586
90	3,624,887	1,141,839	-10,252,068	-2,148,019	771,839	891,839
100	2,441,242	768,991	-10,624,916	-2,520,867	398,991	518,991
120	42,455	13,373	-11,380,534	-3,276,485	-356,627	-236,627
135	-1,790,870	-564,124	-11,958,031	-3,853,982	-934,124	-814,124
150	-3,624,888	-1,141,840	-12,535,747	-4,431,698	-1,511,840	-1,391,840
175	-6,681,587	-2,104,700	-13,498,607	-5,394,558	-2,474,700	-2,354,700
200	-9,738,286	-3,067,560	-14,461,467	-6,357,418	-3,437,560	-3,317,560
225	-12,794,985	-4,030,420	-15,424,327	-7,320,278	-4,400,420	-4,280,420
250	-15,851,683	-4,993,280	-16,387,187	-8,283,138	-5,363,280	-5,243,280

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£100	£100

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-191,593,572	-60,351,975	-71,745,882	-63,641,833	-60,721,975	-60,601,975
20	-190,743,710	-60,084,269	-71,478,176	-63,374,127	-60,454,269	-60,334,269
35	-192,577,729	-60,661,985	-72,055,892	-63,951,843	-61,031,985	-60,911,985
50	-194,411,749	-61,239,701	-72,633,608	-64,529,559	-61,609,701	-61,489,701
60	-195,634,427	-61,624,845	-73,018,752	-64,914,703	-61,994,845	-61,874,845
70	-196,857,107	-62,009,989	-73,403,896	-65,299,847	-62,379,989	-62,259,989
80	-198,079,787	-62,395,133	-73,789,040	-65,684,991	-62,765,133	-62,645,133
90	-199,302,466	-62,780,277	-74,174,184	-66,070,135	-63,150,277	-63,030,277
100	-200,525,146	-63,165,421	-74,559,328	-66,455,279	-63,535,421	-63,415,421
120	-202,970,505	-63,935,709	-75,329,616	-67,225,567	-64,305,709	-64,185,709
135	-204,804,525	-64,513,425	-75,907,332	-67,803,283	-64,883,425	-64,763,425
150	-206,638,543	-65,091,141	-76,485,048	-68,380,999	-65,461,141	-65,341,141
175	-209,695,242	-66,054,001	-77,447,908	-69,343,859	-66,424,001	-66,304,001
200	-212,751,941	-67,016,861	-78,410,768	-70,306,719	-67,386,861	-67,266,861
225	-215,808,640	-67,979,721	-79,373,628	-71,269,579	-68,349,721	-68,229,721
250	-218,865,338	-68,942,582	-80,336,489	-72,232,440	-69,312,582	-69,192,582

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	15%	-5% sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	50	175	175
CM17	NV	175	250	250

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	35	250	250
CM17	NV	175	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	150	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	120	135
CM17	NV	80	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	50	50
CM17	NV	80	150	150

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1

Houses	
No of units	10 units
Density:	100 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	0%
	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	554,593	5,545,926	-5,847,981	2,256,068	5,175,926	5,295,926
20	531,723	5,317,232	-6,076,675	2,027,374	4,947,232	5,067,232
35	521,724	5,217,242	-6,176,665	1,927,384	4,847,242	4,967,242
50	511,726	5,117,262	-6,276,645	1,827,404	4,747,262	4,867,262
60	505,060	5,050,602	-6,343,305	1,760,744	4,680,602	4,800,602
70	498,394	4,983,943	-6,409,964	1,694,085	4,613,943	4,733,943
80	491,729	4,917,293	-6,476,614	1,627,435	4,547,293	4,667,293
90	485,063	4,850,633	-6,543,274	1,560,775	4,480,633	4,600,633
100	478,397	4,783,973	-6,609,934	1,494,115	4,413,973	4,533,973
120	465,066	4,650,663	-6,743,244	1,360,805	4,280,663	4,400,663
135	455,068	4,550,683	-6,843,224	1,260,825	4,180,683	4,300,683
150	445,069	4,450,693	-6,943,214	1,160,835	4,080,693	4,200,693
175	428,405	4,284,053	-7,109,854	994,195	3,914,053	4,034,053
200	411,741	4,117,413	-7,276,494	827,555	3,747,413	3,867,413
225	395,077	3,950,773	-7,443,134	660,915	3,580,773	3,700,773
250	378,412	3,784,123	-7,609,784	494,265	3,414,123	3,534,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£671,133	6,711,330	-4,682,577	3,421,472	6,341,330	6,461,330
20	646,259	6,462,590	-4,931,317	3,172,732	6,092,590	6,212,590
35	636,261	6,362,610	-5,031,297	3,072,752	5,992,610	6,112,610
50	626,262	6,262,620	-5,131,287	2,972,762	5,892,620	6,012,620
60	619,596	6,195,960	-5,197,947	2,906,102	5,825,960	5,945,960
70	612,931	6,129,310	-5,264,597	2,839,452	5,759,310	5,879,310
80	606,265	6,062,650	-5,331,257	2,772,792	5,692,650	5,812,650
90	599,599	5,995,990	-5,397,917	2,706,132	5,625,990	5,745,990
100	592,934	5,929,340	-5,464,567	2,639,482	5,559,340	5,679,340
120	579,602	5,796,020	-5,597,887	2,506,162	5,426,020	5,546,020
135	569,604	5,696,040	-5,697,867	2,406,182	5,326,040	5,446,040
150	559,605	5,596,050	-5,797,857	2,306,192	5,226,050	5,346,050
175	542,941	5,429,410	-5,964,497	2,139,552	5,059,410	5,179,410
200	526,277	5,262,770	-6,131,137	1,972,912	4,892,770	5,012,770
225	509,613	5,096,131	-6,297,776	1,806,273	4,726,131	4,846,131
250	492,949	4,929,491	-6,464,416	1,639,633	4,559,491	4,679,491

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,214,400	-12,144,001	-23,537,908	-15,433,859	-12,514,001	-12,394,001
20	-1,207,078	-12,070,780	-23,464,687	-15,360,638	-12,440,780	-12,320,780
35	-1,217,252	-12,172,518	-23,566,425	-15,462,376	-12,542,518	-12,422,518
50	-1,227,425	-12,274,245	-23,668,152	-15,564,103	-12,644,245	-12,524,245
60	-1,234,208	-12,342,077	-23,735,984	-15,631,935	-12,712,077	-12,592,077
70	-1,240,990	-12,409,898	-23,803,805	-15,699,756	-12,779,898	-12,659,898
80	-1,247,772	-12,477,720	-23,871,627	-15,767,578	-12,847,720	-12,727,720
90	-1,254,554	-12,545,541	-23,939,448	-15,835,399	-12,915,541	-12,795,541
100	-1,261,336	-12,613,363	-24,007,270	-15,903,221	-12,983,363	-12,863,363
120	-1,274,901	-12,749,006	-24,142,913	-16,038,864	-13,119,006	-12,999,006
135	-1,285,074	-12,850,743	-24,244,650	-16,140,601	-13,220,743	-13,100,743
150	-1,295,248	-12,952,481	-24,346,388	-16,242,339	-13,322,481	-13,202,481
175	-1,312,204	-13,122,039	-24,515,946	-16,411,897	-13,492,039	-13,372,039
200	-1,329,160	-13,291,598	-24,685,505	-16,581,456	-13,661,598	-13,541,598
225	-1,346,116	-13,461,157	-24,855,064	-16,751,015	-13,831,157	-13,711,157
250	-1,363,071	-13,630,706	-25,024,613	-16,920,564	-14,000,706	-13,880,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,214,400	-12,144,001	-23,537,908	-15,433,859	-12,514,001	-12,394,001
20	-1,207,078	-12,070,780	-23,464,687	-15,360,638	-12,440,780	-12,320,780
35	-1,217,252	-12,172,518	-23,566,425	-15,462,376	-12,542,518	-12,422,518
50	-1,227,425	-12,274,245	-23,668,152	-15,564,103	-12,644,245	-12,524,245
60	-1,234,208	-12,342,077	-23,735,984	-15,631,935	-12,712,077	-12,592,077
70	-1,240,990	-12,409,898	-23,803,805	-15,699,756	-12,779,898	-12,659,898
80	-1,247,772	-12,477,720	-23,871,627	-15,767,578	-12,847,720	-12,727,720
90	-1,254,554	-12,545,541	-23,939,448	-15,835,399	-12,915,541	-12,795,541
100	-1,261,336	-12,613,363	-24,007,270	-15,903,221	-12,983,363	-12,863,363
120	-1,274,901	-12,749,006	-24,142,913	-16,038,864	-13,119,006	-12,999,006
135	-1,285,074	-12,850,743	-24,244,650	-16,140,601	-13,220,743	-13,100,743
150	-1,295,248	-12,952,481	-24,346,388	-16,242,339	-13,322,481	-13,202,481
175	-1,312,204	-13,122,039	-24,515,946	-16,411,897	-13,492,039	-13,372,039
200	-1,329,160	-13,291,598	-24,685,505	-16,581,456	-13,661,598	-13,541,598
225	-1,346,116	-13,461,157	-24,855,064	-16,751,015	-13,831,157	-13,711,157
250	-1,363,071	-13,630,706	-25,024,613	-16,920,564	-14,000,706	-13,880,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	2
Flats	
No of units	25 units
Density:	350 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	316,417	4,429,839	-6,964,068	1,139,981	4,059,839	4,179,839
20	281,211	3,936,953	-7,456,954	647,095	3,566,953	3,686,953
35	258,887	3,624,416	-7,769,491	334,558	3,254,416	3,374,416
50	236,564	3,311,893	-8,082,014	22,035	2,941,893	3,061,893
60	221,682	3,103,544	-8,290,363	-186,314	2,733,544	2,853,544
70	206,800	2,895,196	-8,498,711	-394,662	2,525,196	2,645,196
80	191,917	2,686,833	-8,707,074	-603,025	2,316,833	2,436,833
90	177,035	2,478,484	-8,915,423	-811,374	2,108,484	2,228,484
100	162,153	2,270,136	-9,123,771	-1,019,722	1,900,136	2,020,136
120	132,388	1,853,438	-9,540,469	-1,436,420	1,483,438	1,603,438
135	110,065	1,540,916	-9,852,991	-1,748,942	1,170,916	1,290,916
150	87,741	1,228,379	-10,165,528	-2,061,479	858,379	978,379
175	50,536	707,507	-10,686,400	-2,582,351	337,507	457,507
200	13,330	186,622	-11,207,285	-3,103,236	-183,378	-63,378
225	-24,266	-339,723	-11,733,630	-3,629,581	-709,723	-589,723
250	-62,080	-869,120	-12,263,027	-4,158,978	-1,239,120	-1,119,120

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£175	£175

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	540,135	7,561,888	-3,832,019	4,272,030	7,191,888	7,311,888
20	501,080	7,015,123	-4,378,784	3,725,265	6,645,123	6,765,123
35	478,757	6,702,600	-4,691,307	3,412,742	6,332,600	6,452,600
50	456,434	6,390,077	-5,003,830	3,100,219	6,020,077	6,140,077
60	441,552	6,181,729	-5,212,178	2,891,871	5,811,729	5,931,729
70	426,670	5,973,380	-5,420,527	2,683,522	5,603,380	5,723,380
80	411,787	5,765,017	-5,628,890	2,475,159	5,395,017	5,515,017
90	396,905	5,556,669	-5,837,238	2,266,811	5,186,669	5,306,669
100	382,023	5,348,320	-6,045,587	2,058,462	4,978,320	5,098,320
120	352,259	4,931,623	-6,462,284	1,641,765	4,561,623	4,681,623
135	329,935	4,619,086	-6,774,821	1,329,228	4,249,086	4,369,086
150	307,612	4,306,563	-7,087,344	1,016,705	3,936,563	4,056,563
175	270,407	3,785,692	-7,608,215	495,834	3,415,692	3,535,692
200	233,200	3,264,806	-8,129,101	-25,052	2,894,806	3,014,806
225	195,995	2,743,935	-8,649,972	-545,923	2,373,935	2,493,935
250	158,789	2,223,049	-9,170,858	-1,066,809	1,853,049	1,973,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,089,063	-43,246,877	-54,640,784	-46,536,735	-43,616,877	-43,496,877
20	-3,066,185	-42,926,588	-54,320,495	-46,216,446	-43,296,588	-43,176,588
35	-3,088,874	-43,244,231	-54,638,138	-46,534,089	-43,614,231	-43,494,231
50	-3,111,561	-43,561,860	-54,955,767	-46,851,718	-43,931,860	-43,811,860
60	-3,126,688	-43,773,627	-55,167,534	-47,063,485	-44,143,627	-44,023,627
70	-3,141,813	-43,985,380	-55,379,287	-47,275,238	-44,355,380	-44,235,380
80	-3,156,938	-44,197,133	-55,591,040	-47,486,991	-44,567,133	-44,447,133
90	-3,172,064	-44,408,900	-55,802,807	-47,698,758	-44,778,900	-44,658,900
100	-3,187,189	-44,620,652	-56,014,559	-47,910,510	-44,990,652	-44,870,652
120	-3,217,441	-45,044,172	-56,438,079	-48,334,030	-45,414,172	-45,294,172
135	-3,240,130	-45,381,815	-56,755,722	-48,651,673	-45,731,815	-45,611,815
150	-3,262,817	-45,679,445	-57,073,352	-48,969,303	-46,049,445	-45,929,445
175	-3,300,631	-46,208,841	-57,602,748	-49,498,699	-46,578,841	-46,458,841
200	-3,338,445	-46,738,237	-58,132,144	-50,028,095	-47,108,237	-46,988,237
225	-3,376,259	-47,267,633	-58,661,540	-50,557,491	-47,637,633	-47,517,633
250	-3,414,073	-47,797,029	-59,190,936	-51,086,887	-48,167,029	-48,047,029

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3	
Flats & Houses	
No of units	50 units
Density:	235 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	840,146	3,948,685	-7,445,222	658,827	3,578,685	3,698,685
20	766,122	3,600,774	-7,793,133	310,916	3,230,774	3,350,774
35	721,442	3,390,775	-8,003,132	100,917	3,020,775	3,140,775
50	676,761	3,180,777	-8,213,130	-109,081	2,810,777	2,930,777
60	646,974	3,040,776	-8,353,131	-249,082	2,670,776	2,790,776
70	617,186	2,900,775	-8,493,132	-389,083	2,530,775	2,650,775
80	587,400	2,760,779	-8,633,128	-529,079	2,390,779	2,510,779
90	557,612	2,620,778	-8,773,129	-669,080	2,250,778	2,370,778
100	527,825	2,480,778	-8,913,129	-809,080	2,110,778	2,230,778
120	468,251	2,200,781	-9,193,126	-1,089,077	1,830,781	1,950,781
135	423,571	1,990,782	-9,403,125	-1,299,076	1,620,782	1,740,782
150	378,890	1,780,784	-9,613,123	-1,509,074	1,410,784	1,530,784
175	304,422	1,430,784	-9,963,123	-1,859,074	1,060,784	1,180,784
200	229,954	1,080,785	-10,313,122	-2,209,073	710,785	830,785
225	155,486	730,785	-10,663,122	-2,559,073	360,785	480,785
250	81,019	380,791	-11,013,116	-2,909,067	10,791	130,791

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£35	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,294,092	6,082,235	-5,311,672	2,792,377	5,712,235	5,832,235
20	1,212,262	5,697,630	-5,696,277	2,407,772	5,327,630	5,447,630
35	1,167,581	5,487,631	-5,906,276	2,197,773	5,117,631	5,237,631
50	1,122,901	5,277,632	-6,116,275	1,987,774	4,907,632	5,027,632
60	1,093,113	5,137,632	-6,256,275	1,847,774	4,767,632	4,887,632
70	1,063,326	4,997,631	-6,396,276	1,707,773	4,627,631	4,747,631
80	1,033,539	4,857,635	-6,536,272	1,567,777	4,487,635	4,607,635
90	1,003,752	4,717,634	-6,676,273	1,427,776	4,347,634	4,467,634
100	973,965	4,577,634	-6,816,273	1,287,776	4,207,634	4,327,634
120	914,391	4,297,637	-7,096,270	1,007,779	3,927,637	4,047,637
135	869,710	4,087,638	-7,306,269	797,780	3,717,638	3,837,638
150	825,030	3,877,640	-7,516,267	587,782	3,507,640	3,627,640
175	750,562	3,527,640	-7,866,267	237,782	3,157,640	3,277,640
200	676,094	3,177,641	-8,216,266	-112,217	2,807,641	2,927,641
225	601,627	2,827,646	-8,566,261	-462,212	2,457,646	2,577,646
250	527,159	2,477,647	-8,916,260	-812,211	2,107,647	2,227,647

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,066,684	-28,513,417	-39,907,324	-31,803,275	-28,883,417	-28,763,417
20	-6,022,893	-28,307,596	-39,701,503	-31,597,454	-28,677,596	-28,557,596
35	-6,068,303	-28,521,026	-39,914,933	-31,810,884	-28,891,026	-28,771,026
50	-6,113,715	-28,734,461	-40,128,368	-32,024,319	-29,104,461	-28,984,461
60	-6,143,989	-28,876,749	-40,270,656	-32,166,607	-29,246,749	-29,126,749
70	-6,174,263	-29,019,037	-40,412,944	-32,308,895	-29,389,037	-29,269,037
80	-6,204,537	-29,161,326	-40,555,233	-32,451,184	-29,531,326	-29,411,326
90	-6,234,812	-29,303,619	-40,697,526	-32,593,477	-29,673,619	-29,553,619
100	-6,265,087	-29,445,907	-40,839,814	-32,735,765	-29,815,907	-29,695,907
120	-6,326,635	-29,730,483	-41,124,390	-33,020,341	-30,100,483	-29,980,483
135	-6,371,046	-29,943,918	-41,337,825	-33,233,776	-30,313,918	-30,193,918
150	-6,416,457	-30,157,348	-41,551,255	-33,447,206	-30,527,348	-30,407,348
175	-6,492,143	-30,513,071	-41,906,978	-33,802,929	-30,883,071	-30,763,071
200	-6,567,829	-30,868,794	-42,262,701	-34,158,652	-31,238,794	-31,118,794
225	-6,643,514	-31,224,517	-42,618,424	-34,514,375	-31,594,517	-31,474,517
250	-6,719,200	-31,580,240	-42,974,147	-34,870,098	-31,950,240	-31,830,240

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4

Flats	
No of units	100 units
Density:	235 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,469,185	-3,452,585	-14,846,492	-6,742,443	-3,822,585	-3,702,585
20	-1,560,425	-3,666,998	-15,060,905	-6,956,856	-4,036,998	-3,916,998
35	-1,647,806	-3,872,344	-15,266,251	-7,162,202	-4,242,344	-4,122,344
50	-1,735,187	-4,077,689	-15,471,596	-7,367,547	-4,447,689	-4,327,689
60	-1,793,441	-4,214,586	-15,608,493	-7,504,444	-4,584,586	-4,464,586
70	-1,851,695	-4,351,484	-15,745,391	-7,641,342	-4,721,484	-4,601,484
80	-1,909,949	-4,488,379	-15,882,286	-7,778,237	-4,858,379	-4,738,379
90	-1,968,203	-4,625,277	-16,019,184	-7,915,135	-4,995,277	-4,875,277
100	-2,026,457	-4,762,175	-16,156,082	-8,052,033	-5,132,175	-5,012,175
120	-2,142,965	-5,035,968	-16,429,875	-8,325,826	-5,405,968	-5,285,968
135	-2,230,347	-5,241,315	-16,635,222	-8,531,173	-5,611,315	-5,491,315
150	-2,317,727	-5,446,659	-16,840,566	-8,736,517	-5,816,659	-5,696,659
175	-2,463,369	-5,788,903	-17,182,810	-9,078,761	-6,158,903	-6,038,903
200	-2,608,998	-6,131,145	-17,525,052	-9,421,003	-6,501,145	-6,381,145
225	-2,754,633	-6,473,387	-17,867,294	-9,763,245	-6,843,387	-6,723,387
250	-2,900,268	-6,815,629	-18,209,536	-10,105,487	-7,185,629	-7,065,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-723,523	-1,700,280	-13,094,187	-4,990,138	-2,070,280	-1,950,280
20	-827,587	-1,944,830	-13,338,737	-5,234,688	-2,314,830	-2,194,830
35	-914,969	-2,150,176	-13,544,083	-5,440,034	-2,520,176	-2,400,176
50	-1,002,349	-2,355,521	-13,749,428	-5,645,379	-2,725,521	-2,605,521
60	-1,060,604	-2,492,418	-13,886,325	-5,782,276	-2,862,418	-2,742,418
70	-1,118,858	-2,629,316	-14,023,223	-5,919,174	-2,999,316	-2,879,316
80	-1,177,111	-2,766,211	-14,160,118	-6,056,069	-3,136,211	-3,016,211
90	-1,235,366	-2,903,109	-14,297,016	-6,192,967	-3,273,109	-3,153,109
100	-1,293,620	-3,040,007	-14,433,914	-6,329,865	-3,410,007	-3,290,007
120	-1,410,128	-3,313,800	-14,707,707	-6,603,658	-3,683,800	-3,563,800
135	-1,497,509	-3,519,147	-14,913,054	-6,809,005	-3,889,147	-3,769,147
150	-1,584,890	-3,724,491	-15,118,398	-7,014,349	-4,094,491	-3,974,491
175	-1,730,526	-4,066,735	-15,460,642	-7,356,593	-4,436,735	-4,316,735
200	-1,876,160	-4,408,977	-15,802,884	-7,698,835	-4,778,977	-4,658,977
225	-2,021,795	-4,751,219	-16,145,126	-8,041,077	-5,121,219	-5,001,219
250	-2,167,430	-5,093,461	-16,487,368	-8,383,319	-5,463,461	-5,343,461

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,654,119	-29,737,180	-41,131,087	-33,027,038	-30,107,180	-29,987,180
20	-12,552,989	-29,499,525	-40,893,432	-32,789,383	-29,869,525	-29,749,525
35	-12,640,370	-29,704,869	-41,098,776	-32,994,727	-30,074,869	-29,954,869
50	-12,727,751	-29,910,216	-41,304,123	-33,200,074	-30,280,216	-30,160,216
60	-12,786,006	-30,047,113	-41,441,020	-33,336,971	-30,417,113	-30,297,113
70	-12,844,259	-30,184,009	-41,577,916	-33,473,867	-30,554,009	-30,434,009
80	-12,902,513	-30,320,906	-41,714,813	-33,610,764	-30,690,906	-30,570,906
90	-12,960,768	-30,457,804	-41,851,711	-33,747,662	-30,827,804	-30,707,804
100	-13,019,021	-30,594,700	-41,988,607	-33,884,558	-30,964,700	-30,844,700
120	-13,136,530	-30,868,495	-42,262,402	-34,158,353	-31,238,495	-31,118,495
135	-13,222,910	-31,073,839	-42,467,746	-34,363,697	-31,443,839	-31,323,839
150	-13,310,292	-31,279,186	-42,673,093	-34,569,044	-31,649,186	-31,529,186
175	-13,456,927	-31,621,428	-43,015,335	-34,911,286	-31,991,428	-31,871,428
200	-13,601,562	-31,963,670	-43,357,577	-35,253,528	-32,333,670	-32,213,670
225	-13,747,197	-32,305,914	-43,699,821	-35,595,772	-32,675,914	-32,555,914
250	-13,892,832	-32,648,156	-44,042,063	-35,938,014	-33,018,156	-32,898,156

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,306,334	16,148,754	4,754,847	12,858,896	15,778,754	15,898,754
20	4,096,027	15,360,103	3,966,196	12,070,245	14,990,103	15,110,103
35	3,993,847	14,976,925	3,583,018	11,687,067	14,606,925	14,726,925
50	3,890,065	14,587,743	3,193,836	11,297,885	14,217,743	14,337,743
60	3,820,829	14,328,109	2,934,202	11,038,251	13,958,109	14,078,109
70	3,751,594	14,068,479	2,674,572	10,778,621	13,698,479	13,818,479
80	3,682,359	13,808,846	2,414,939	10,518,988	13,438,846	13,558,846
90	3,613,124	13,549,216	2,155,309	10,259,358	13,179,216	13,299,216
100	3,543,889	13,289,582	1,895,675	9,999,724	12,919,582	13,039,582
120	3,405,418	12,770,319	1,376,412	9,480,461	12,400,319	12,520,319
135	3,301,566	12,380,871	986,964	9,091,013	12,010,871	12,130,871
150	3,197,713	11,991,422	597,515	8,701,564	11,621,422	11,741,422
175	3,024,625	11,342,344	-51,563	8,052,486	10,972,344	11,092,344
200	2,851,538	10,693,266	-700,641	7,403,408	10,323,266	10,443,266
225	2,678,450	10,044,188	-1,349,719	6,754,330	9,674,188	9,794,188
250	2,505,362	9,395,106	-1,998,801	6,105,248	9,025,106	9,145,106

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,420,596	20,327,237	8,933,330	17,037,379	19,957,237	20,077,237
20	5,191,125	19,466,719	8,072,812	16,176,861	19,096,719	19,216,719
35	5,089,944	19,083,541	7,689,634	15,793,683	18,713,541	18,833,541
50	4,986,762	18,700,359	7,306,452	15,410,501	18,330,359	18,450,359
60	4,918,641	18,444,905	7,050,998	15,155,047	18,074,905	18,194,905
70	4,850,520	18,189,450	6,795,543	14,899,592	17,819,450	17,939,450
80	4,782,400	17,934,000	6,540,089	14,644,142	17,564,000	17,684,000
90	4,714,279	17,678,545	6,284,638	14,388,687	17,308,545	17,428,545
100	4,646,157	17,423,091	6,029,184	14,133,233	17,053,091	17,173,091
120	4,509,915	16,912,182	5,518,275	13,622,324	16,542,182	16,662,182
135	4,407,734	16,529,004	5,135,097	13,239,146	16,159,004	16,279,004
150	4,305,553	16,145,822	4,751,915	12,855,964	15,775,822	15,895,822
175	4,133,292	15,499,844	4,105,937	12,209,986	15,129,844	15,249,844
200	3,960,204	14,850,766	3,456,859	11,560,908	14,480,766	14,600,766
225	3,787,117	14,201,687	2,807,780	10,911,829	13,831,687	13,951,687
250	3,614,029	13,552,609	2,158,702	10,262,751	13,182,609	13,302,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,026,587	-48,849,702	-60,243,609	-52,139,560	-49,219,702	-49,099,702
20	-12,945,580	-48,545,925	-59,939,832	-51,835,783	-48,915,925	-48,795,925
35	-13,052,858	-48,948,216	-60,342,123	-52,238,074	-49,318,216	-49,198,216
50	-13,160,134	-49,350,503	-60,744,410	-52,640,361	-49,720,503	-49,600,503
60	-13,231,653	-49,618,697	-61,012,604	-52,908,555	-49,988,697	-49,868,697
70	-13,303,171	-49,886,891	-61,280,798	-53,176,749	-50,256,891	-50,136,891
80	-13,374,689	-50,155,085	-61,548,992	-53,444,943	-50,525,085	-50,405,085
90	-13,446,208	-50,423,279	-61,817,186	-53,713,137	-50,793,279	-50,673,279
100	-13,517,726	-50,691,473	-62,085,380	-53,981,331	-51,061,473	-50,941,473
120	-13,660,763	-51,227,861	-62,621,768	-54,517,719	-51,597,861	-51,477,861
135	-13,768,041	-51,630,152	-63,024,059	-54,920,010	-52,000,152	-51,880,152
150	-13,875,318	-52,032,444	-63,426,351	-55,322,302	-52,402,444	-52,282,444
175	-14,054,114	-52,702,929	-64,096,836	-55,892,787	-53,072,929	-52,952,929
200	-14,232,909	-53,373,410	-64,767,317	-56,463,268	-53,743,410	-53,623,410
225	-14,411,705	-54,043,895	-65,437,802	-57,033,753	-54,413,895	-54,293,895
250	-14,590,501	-54,714,380	-66,108,287	-57,604,238	-55,084,380	-54,964,380

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,816,405	-21,900,468	-33,294,375	-25,190,326	-22,270,468	-22,150,468
20	-28,896,163	-21,961,084	-33,354,991	-25,250,942	-22,331,084	-22,211,084
35	-29,327,691	-22,289,045	-33,682,952	-25,578,903	-22,659,045	-22,539,045
50	-29,759,219	-22,617,006	-34,010,913	-25,906,864	-22,987,006	-22,867,006
60	-30,046,905	-22,835,648	-34,229,555	-26,125,506	-23,205,648	-23,085,648
70	-30,334,591	-23,054,289	-34,448,196	-26,344,147	-23,424,289	-23,304,289
80	-30,622,276	-23,272,930	-34,666,837	-26,562,788	-23,642,930	-23,522,930
90	-30,909,961	-23,491,571	-34,885,478	-26,781,429	-23,861,571	-23,741,571
100	-31,197,647	-23,710,211	-35,104,118	-27,000,069	-24,080,211	-23,960,211
120	-31,773,017	-24,147,493	-35,541,400	-27,437,351	-24,517,493	-24,397,493
135	-32,204,546	-24,475,455	-35,869,362	-27,765,313	-24,845,455	-24,725,455
150	-32,636,074	-24,803,416	-36,197,323	-28,093,274	-25,173,416	-25,053,416
175	-33,352,287	-25,350,018	-36,743,925	-28,639,876	-25,720,018	-25,600,018
200	-34,074,502	-25,896,621	-37,290,528	-29,186,479	-26,266,621	-26,146,621
225	-34,793,715	-26,443,223	-37,837,130	-29,733,081	-26,813,223	-26,693,223
250	-35,512,929	-26,989,826	-38,383,733	-30,279,684	-27,359,826	-27,239,826

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,408,363	-19,310,356	-30,704,263	-22,600,214	-19,680,356	-19,560,356
20	-25,548,735	-19,415,519	-30,809,426	-22,705,377	-19,785,519	-19,665,519
35	-25,978,263	-19,743,480	-31,137,387	-23,033,338	-20,113,480	-19,993,480
50	-26,409,791	-20,071,441	-31,465,348	-23,361,299	-20,441,441	-20,321,441
60	-26,697,476	-20,290,082	-31,683,989	-23,579,940	-20,660,082	-20,540,082
70	-26,985,162	-20,508,723	-31,902,630	-23,798,581	-20,878,723	-20,758,723
80	-27,272,848	-20,727,365	-32,121,272	-24,017,223	-21,097,365	-20,977,365
90	-27,560,534	-20,946,006	-32,339,913	-24,235,864	-21,316,006	-21,196,006
100	-27,848,219	-21,164,646	-32,558,553	-24,454,504	-21,534,646	-21,414,646
120	-28,423,590	-21,601,928	-32,995,835	-24,891,786	-21,971,928	-21,851,928
135	-28,855,118	-21,929,890	-33,323,797	-25,219,748	-22,299,890	-22,179,890
150	-29,286,646	-22,257,851	-33,651,758	-25,547,709	-22,627,851	-22,507,851
175	-30,005,859	-22,804,453	-34,198,360	-26,094,311	-23,174,453	-23,054,453
200	-30,725,073	-23,351,055	-34,744,962	-26,640,913	-23,721,055	-23,601,055
225	-31,444,287	-23,897,658	-35,291,565	-27,187,516	-24,267,658	-24,147,658
250	-32,163,501	-24,444,261	-35,838,168	-27,734,119	-24,814,261	-24,694,261

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-79,937,048	-60,752,157	-72,146,064	-64,042,015	-61,122,157	-61,002,157
20	-79,137,580	-60,144,561	-71,538,468	-63,434,419	-60,514,561	-60,394,561
35	-79,569,109	-60,472,523	-71,866,430	-63,762,381	-60,842,523	-60,722,523
50	-80,000,637	-60,800,484	-72,194,391	-64,090,342	-61,170,484	-61,050,484
60	-80,288,323	-61,019,125	-72,413,032	-64,308,983	-61,389,125	-61,269,125
70	-80,576,008	-61,237,766	-72,631,673	-64,527,624	-61,607,766	-61,487,766
80	-80,863,693	-61,456,407	-72,850,314	-64,746,265	-61,826,407	-61,706,407
90	-81,151,379	-61,675,048	-73,068,955	-64,964,906	-62,045,048	-61,925,048
100	-81,439,064	-61,893,689	-73,287,596	-65,183,547	-62,263,689	-62,143,689
120	-82,014,435	-62,330,971	-73,724,878	-65,620,829	-62,700,971	-62,580,971
135	-82,445,963	-62,658,932	-74,052,839	-65,948,790	-63,028,932	-62,908,932
150	-82,877,491	-62,986,893	-74,380,800	-66,276,751	-63,356,893	-63,236,893
175	-83,596,706	-63,533,496	-74,927,403	-66,823,354	-63,903,496	-63,783,496
200	-84,315,919	-64,080,099	-75,474,006	-67,369,957	-64,450,099	-64,330,099
225	-85,035,133	-64,626,701	-76,020,608	-67,916,559	-64,996,701	-64,876,701
250	-85,754,346	-65,173,303	-76,567,210	-68,463,161	-65,543,303	-65,423,303

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,752,152	-11,550,695	-22,944,602	-14,840,553	-11,920,695	-11,800,695
20	-35,847,579	-11,581,526	-22,975,433	-14,871,384	-11,951,526	-11,831,526
35	-36,380,326	-11,753,644	-23,147,551	-15,043,502	-12,123,644	-12,003,644
50	-36,913,073	-11,925,762	-23,319,669	-15,215,620	-12,295,762	-12,175,762
60	-37,268,239	-12,040,508	-23,434,415	-15,330,366	-12,410,508	-12,290,508
70	-37,623,404	-12,155,254	-23,549,161	-15,445,112	-12,525,254	-12,405,254
80	-37,978,568	-12,269,999	-23,663,906	-15,559,857	-12,639,999	-12,519,999
90	-38,333,733	-12,384,745	-23,778,652	-15,674,603	-12,754,745	-12,634,745
100	-38,688,898	-12,499,490	-23,893,397	-15,789,348	-12,869,490	-12,749,490
120	-39,399,227	-12,728,981	-24,122,888	-16,018,839	-13,098,981	-12,978,981
135	-39,931,975	-12,901,100	-24,295,007	-16,190,958	-13,271,100	-13,151,100
150	-40,464,722	-13,073,218	-24,467,125	-16,363,076	-13,443,218	-13,323,218
175	-41,352,634	-13,360,082	-24,753,989	-16,649,940	-13,730,082	-13,610,082
200	-42,240,547	-13,646,946	-25,040,853	-16,936,804	-14,016,946	-13,896,946
225	-43,128,458	-13,933,810	-25,327,717	-17,223,668	-14,303,810	-14,183,810
250	-44,016,370	-14,220,674	-25,614,581	-17,510,532	-14,590,674	-14,470,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,671,189	-10,232,230	-21,626,137	-13,522,088	-10,602,230	-10,482,230
20	-31,838,806	-10,285,737	-21,679,644	-13,575,595	-10,655,737	-10,535,737
35	-32,369,554	-10,457,856	-21,851,763	-13,747,714	-10,827,856	-10,707,856
50	-32,900,301	-10,629,974	-22,023,881	-13,919,832	-10,999,974	-10,879,974
60	-33,257,466	-10,744,720	-22,138,627	-14,034,578	-11,114,720	-10,994,720
70	-33,612,630	-10,859,465	-22,253,372	-14,149,323	-11,229,465	-11,109,465
80	-33,967,795	-10,974,211	-22,368,118	-14,264,069	-11,344,211	-11,224,211
90	-34,322,960	-11,088,956	-22,482,863	-14,378,814	-11,458,956	-11,338,956
100	-34,678,125	-11,203,702	-22,597,609	-14,493,560	-11,573,702	-11,453,702
120	-35,388,455	-11,433,193	-22,827,100	-14,723,051	-11,803,193	-11,683,193
135	-35,921,202	-11,605,311	-22,999,218	-14,895,169	-11,975,311	-11,855,311
150	-36,453,949	-11,777,430	-23,171,337	-15,067,288	-12,147,430	-12,027,430
175	-37,341,862	-12,064,294	-23,458,201	-15,354,152	-12,434,294	-12,314,294
200	-38,229,773	-12,351,157	-23,745,064	-15,641,015	-12,721,157	-12,601,157
225	-39,117,685	-12,638,021	-24,031,928	-15,927,879	-13,008,021	-12,888,021
250	-40,005,598	-12,924,885	-24,318,792	-16,214,743	-13,294,885	-13,174,885

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-96,966,575	-31,327,663	-42,721,570	-34,617,521	-31,697,663	-31,577,663
20	-96,009,176	-31,018,349	-42,412,256	-34,308,207	-31,388,349	-31,268,349
35	-96,541,923	-31,190,468	-42,584,375	-34,480,326	-31,560,468	-31,440,468
50	-97,074,670	-31,362,586	-42,756,493	-34,652,444	-31,732,586	-31,612,586
60	-97,429,835	-31,477,331	-42,871,238	-34,767,189	-31,847,331	-31,727,331
70	-97,785,000	-31,592,077	-42,985,984	-34,881,935	-31,962,077	-31,842,077
80	-98,140,165	-31,706,823	-43,100,730	-34,996,681	-32,076,823	-31,956,823
90	-98,495,329	-31,821,568	-43,215,475	-35,111,426	-32,191,568	-32,071,568
100	-98,850,494	-31,936,314	-43,330,221	-35,226,172	-32,306,314	-32,186,314
120	-99,560,825	-32,165,805	-43,559,712	-35,455,663	-32,535,805	-32,415,805
135	-100,093,572	-32,337,923	-43,731,830	-35,627,781	-32,707,923	-32,587,923
150	-100,626,319	-32,510,042	-43,903,949	-35,799,900	-32,880,042	-32,760,042
175	-101,514,230	-32,796,905	-44,190,812	-36,086,763	-33,166,905	-33,046,905
200	-102,402,143	-33,083,769	-44,477,676	-36,373,627	-33,453,769	-33,333,769
225	-103,290,055	-33,370,633	-44,764,540	-36,660,491	-33,740,633	-33,620,633
250	-104,177,966	-33,657,497	-45,051,404	-36,947,355	-34,027,497	-33,907,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,701,371	2,716,384	-8,677,523	-573,474	2,346,384	2,466,384
20	8,302,692	2,324,754	-9,069,153	-965,104	1,954,754	2,074,754
35	7,368,794	2,063,262	-9,330,645	-1,226,596	1,693,262	1,813,262
50	6,433,216	1,801,300	-9,592,607	-1,488,558	1,431,300	1,551,300
60	5,800,434	1,624,122	-9,769,785	-1,665,736	1,254,122	1,374,122
70	5,167,653	1,446,943	-9,946,964	-1,842,915	1,076,943	1,196,943
80	4,534,872	1,269,764	-10,124,143	-2,020,094	899,764	1,019,764
90	3,894,627	1,090,496	-10,303,411	-2,199,362	720,496	840,496
100	3,251,496	910,419	-10,483,488	-2,379,439	540,419	660,419
120	1,961,735	549,286	-10,844,621	-2,740,572	179,286	299,286
135	981,262	274,753	-11,119,154	-3,015,105	-95,247	24,753
150	788	221	-11,393,686	-3,289,637	-369,779	-249,779
175	-1,660,049	-464,814	-11,858,721	-3,754,672	-834,814	-714,814
200	-3,320,898	-929,851	-12,323,758	-4,219,709	-1,299,851	-1,179,851
225	-4,981,747	-1,394,889	-12,788,796	-4,684,747	-1,764,889	-1,644,889
250	-6,642,596	-1,859,927	-13,253,834	-5,149,785	-2,229,927	-2,109,927

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£135

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,034,269	4,769,595	-6,624,312	1,479,737	4,399,595	4,519,595
20	15,647,509	4,381,302	-7,012,605	1,091,444	4,011,302	4,131,302
35	14,808,486	4,146,376	-7,247,531	856,518	3,776,376	3,896,376
50	13,953,417	3,906,957	-7,486,950	617,099	3,536,957	3,656,957
60	13,373,552	3,744,595	-7,649,312	454,737	3,374,595	3,494,595
70	12,786,196	3,580,135	-7,813,772	290,277	3,210,135	3,330,135
80	12,191,067	3,413,499	-7,980,408	123,641	3,043,499	3,163,499
90	11,587,882	3,244,607	-8,149,300	-45,251	2,874,607	2,994,607
100	10,975,302	3,073,085	-8,320,822	-216,773	2,703,085	2,823,085
120	9,750,142	2,730,040	-8,663,867	-559,818	2,360,040	2,480,040
135	8,823,716	2,470,640	-8,923,267	-819,218	2,100,640	2,220,640
150	7,889,817	2,209,149	-9,184,758	-1,080,709	1,839,149	1,959,149
175	6,322,907	1,770,414	-9,623,493	-1,519,444	1,400,414	1,520,414
200	4,740,953	1,327,467	-10,066,440	-1,962,391	957,467	1,077,467
225	3,134,669	877,707	-10,516,200	-2,412,151	507,707	627,707
250	1,513,816	423,869	-10,970,038	-2,865,989	53,869	173,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-114,724,816	-32,122,948	-43,516,855	-35,412,806	-32,492,948	-32,372,948
20	-114,080,341	-31,942,496	-43,336,403	-35,232,354	-32,312,496	-32,192,496
35	-115,073,851	-32,221,518	-43,615,425	-35,511,376	-32,591,518	-32,471,518
50	-116,073,360	-32,500,541	-43,894,448	-35,790,399	-32,870,541	-32,750,541
60	-116,737,700	-32,686,556	-44,080,463	-35,976,414	-33,056,556	-32,936,556
70	-117,402,039	-32,872,571	-44,266,478	-36,162,429	-33,242,571	-33,122,571
80	-118,066,379	-33,058,586	-44,452,493	-36,348,444	-33,428,586	-33,308,586
90	-118,730,719	-33,244,601	-44,638,508	-36,534,459	-33,614,601	-33,494,601
100	-119,395,059	-33,430,616	-44,824,523	-36,720,474	-33,800,616	-33,680,616
120	-120,723,737	-33,802,646	-45,196,553	-37,092,504	-34,172,646	-34,052,646
135	-121,720,247	-34,081,669	-45,475,576	-37,371,527	-34,451,669	-34,331,669
150	-122,716,757	-34,360,692	-45,754,599	-37,650,550	-34,730,692	-34,610,692
175	-124,377,606	-34,825,730	-46,219,637	-38,116,588	-35,195,730	-35,075,730
200	-126,038,455	-35,290,767	-46,684,674	-38,580,625	-35,660,767	-35,540,767
225	-127,699,304	-35,755,805	-47,149,712	-39,045,663	-36,125,805	-36,005,805
250	-129,360,154	-36,220,843	-47,614,750	-39,510,701	-36,590,843	-36,470,843

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	15%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,753,588	2,442,380	-8,951,527	-847,478	2,072,380	2,192,380
20	5,172,362	1,629,294	-9,764,613	-1,660,564	1,259,294	1,379,294
35	3,305,368	1,041,191	-10,352,716	-2,248,667	671,191	791,191
50	1,409,563	444,012	-10,949,895	-2,845,846	74,012	194,012
60	131,371	41,382	-11,352,525	-3,248,476	-328,618	-208,618
70	-1,165,577	-367,157	-11,761,064	-3,657,015	-737,157	-617,157
80	-2,464,674	-776,372	-12,170,279	-4,066,230	-1,146,372	-1,026,372
90	-3,763,771	-1,185,588	-12,579,495	-4,475,446	-1,555,588	-1,435,588
100	-5,062,868	-1,594,803	-12,988,710	-4,884,661	-1,964,803	-1,844,803
120	-7,661,062	-2,413,234	-13,807,141	-5,703,092	-2,783,234	-2,663,234
135	-9,609,708	-3,027,058	-14,420,965	-6,316,916	-3,397,058	-3,277,058
150	-11,558,353	-3,640,881	-15,034,788	-6,930,739	-4,010,881	-3,890,881
175	-14,806,095	-4,663,920	-16,057,827	-7,953,778	-5,033,920	-4,913,920
200	-18,053,838	-5,686,959	-17,080,866	-8,976,817	-6,056,959	-5,936,959
225	-21,301,580	-6,709,998	-18,103,905	-9,999,856	-7,079,998	-6,959,998
250	-24,549,323	-7,733,037	-19,126,944	-11,022,895	-8,103,037	-7,983,037

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£50

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,322,385	6,086,551	-5,307,356	2,796,693	5,716,551	5,836,551
20	17,039,680	5,367,499	-6,026,408	2,077,641	4,997,499	5,117,499
35	15,508,423	4,885,153	-6,508,754	1,595,295	4,515,153	4,635,153
50	13,909,860	4,381,606	-7,012,301	1,091,748	4,011,606	4,131,606
60	12,805,618	4,033,770	-7,360,137	743,912	3,663,770	3,783,770
70	11,667,985	3,675,415	-7,718,492	385,557	3,305,415	3,425,415
80	10,494,642	3,305,812	-8,088,095	15,954	2,935,812	3,055,812
90	9,296,759	2,928,479	-8,465,428	-361,379	2,558,479	2,678,479
100	8,092,410	2,549,109	-8,844,798	-740,749	2,179,109	2,299,109
120	5,645,798	1,778,426	-9,615,481	-1,511,432	1,408,426	1,528,426
135	3,782,238	1,191,405	-10,202,502	-2,098,453	821,405	941,405
150	1,892,077	596,004	-10,797,903	-2,693,854	226,004	346,004
175	-1,324,720	-417,287	-11,811,194	-3,707,145	-787,287	-667,287
200	-4,572,462	-1,440,326	-12,834,233	-4,730,184	-1,810,326	-1,690,326
225	-7,820,205	-2,463,364	-13,857,271	-5,753,222	-2,833,364	-2,713,364
250	-11,067,947	-3,486,403	-14,880,310	-6,776,261	-3,856,403	-3,736,403

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£80	£150
			£150

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-197,692,651	-62,273,185	-73,667,092	-65,563,043	-62,643,185	-62,523,185
20	-196,899,725	-62,020,578	-73,414,485	-65,310,436	-62,390,578	-62,270,578
35	-198,839,370	-62,634,402	-74,028,309	-65,924,260	-63,004,402	-62,884,402
50	-200,789,016	-63,248,225	-74,642,132	-66,538,083	-63,618,225	-63,498,225
60	-202,087,113	-63,657,441	-75,051,348	-66,947,299	-64,027,441	-63,907,441
70	-203,386,210	-64,066,656	-75,460,563	-67,356,514	-64,436,656	-64,316,656
80	-204,685,307	-64,475,872	-75,869,779	-67,765,730	-64,845,872	-64,725,872
90	-205,984,404	-64,885,087	-76,278,994	-68,174,945	-65,255,087	-65,135,087
100	-207,283,501	-65,294,303	-76,688,210	-68,584,161	-65,664,303	-65,544,303
120	-209,881,695	-66,112,734	-77,506,641	-69,402,592	-66,482,734	-66,362,734
135	-211,830,340	-66,726,557	-78,120,464	-70,016,415	-67,096,557	-66,976,557
150	-213,778,986	-67,340,381	-78,734,288	-70,630,239	-67,710,381	-67,590,381
175	-217,026,728	-68,363,419	-79,757,326	-71,653,277	-68,733,419	-68,613,419
200	-220,274,471	-69,386,458	-80,780,365	-72,676,316	-69,756,458	-69,636,458
225	-223,522,213	-70,409,497	-81,803,404	-73,699,355	-70,779,497	-70,659,497
250	-226,769,956	-71,432,536	-82,826,443	-74,722,394	-71,802,536	-71,682,536

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	10%	- 5% sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	100	225	225
CM17	NV	250	250	250

Site type T3 - 50 Flats & Houses				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	100	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T5 - 100 Houses				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	200	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T7 - 650 Flats				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	0	175	175
CM17	NV	135	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses				
	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	20	90	90
CM17	NV	120	175	175

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1	
Houses	
No of units	10 units
Density:	100 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	594,185	5,941,853	-5,452,054	2,651,995	5,571,853	5,691,853
20	569,851	5,698,509	-5,695,398	2,408,651	5,328,509	5,448,509
35	559,264	5,592,638	-5,801,269	2,302,780	5,222,638	5,342,638
50	548,678	5,486,778	-5,907,129	2,196,920	5,116,778	5,236,778
60	541,620	5,416,200	-5,977,707	2,126,342	5,046,200	5,166,200
70	534,562	5,345,623	-6,048,284	2,055,765	4,975,623	5,095,623
80	527,505	5,275,046	-6,118,861	1,985,188	4,905,046	5,025,046
90	520,447	5,204,469	-6,189,438	1,914,611	4,834,469	4,954,469
100	513,388	5,133,882	-6,260,025	1,844,024	4,763,882	4,883,882
120	499,273	4,992,728	-6,401,179	1,702,870	4,622,728	4,742,728
135	488,687	4,886,868	-6,507,039	1,597,010	4,516,868	4,636,868
150	478,100	4,780,997	-6,612,910	1,491,139	4,410,997	4,530,997
175	460,456	4,604,560	-6,789,347	1,314,702	4,234,560	4,354,560
200	442,811	4,428,112	-6,965,795	1,138,254	4,058,112	4,178,112
225	425,166	4,251,665	-7,142,242	961,807	3,881,665	4,001,665
250	407,523	4,075,227	-7,318,680	785,369	3,705,227	3,825,227

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£717,581	7,175,811	-4,218,096	3,885,953	6,805,811	6,925,811
20	691,125	6,911,246	-4,482,661	3,621,388	6,541,246	6,661,246
35	680,538	6,805,375	-4,588,532	3,515,517	6,435,375	6,555,375
50	669,950	6,699,505	-4,694,402	3,409,647	6,329,505	6,449,505
60	662,893	6,628,928	-4,764,979	3,339,070	6,258,928	6,378,928
70	655,835	6,558,351	-4,835,556	3,268,493	6,188,351	6,308,351
80	648,777	6,487,774	-4,906,133	3,197,916	6,117,774	6,237,774
90	641,720	6,417,197	-4,976,710	3,127,339	6,047,197	6,167,197
100	634,662	6,346,620	-5,047,287	3,056,762	5,976,620	6,096,620
120	620,547	6,205,466	-5,188,441	2,915,608	5,835,466	5,955,466
135	609,960	6,099,595	-5,294,312	2,809,737	5,729,595	5,849,595
150	599,373	5,993,735	-5,400,172	2,703,877	5,623,735	5,743,735
175	581,729	5,817,287	-5,576,620	2,527,429	5,447,287	5,567,287
200	564,085	5,640,849	-5,753,068	2,350,991	5,270,849	5,390,849
225	546,440	5,464,402	-5,929,505	2,174,544	5,094,402	5,214,402
250	528,795	5,287,954	-6,105,953	1,998,096	4,917,954	5,037,954

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,278,743	-12,787,432	-24,181,339	-16,077,290	-13,157,432	-13,037,432
20	-1,271,113	-12,711,129	-24,105,036	-16,000,987	-13,081,129	-12,961,129
35	-1,281,885	-12,818,847	-24,212,754	-16,108,705	-13,188,847	-13,068,847
50	-1,292,657	-12,926,565	-24,320,472	-16,216,423	-13,296,565	-13,176,565
60	-1,299,838	-12,998,378	-24,392,285	-16,288,236	-13,368,378	-13,248,378
70	-1,307,019	-13,070,190	-24,464,097	-16,360,048	-13,440,190	-13,320,190
80	-1,314,200	-13,142,002	-24,535,909	-16,431,860	-13,512,002	-13,392,002
90	-1,321,381	-13,213,814	-24,607,721	-16,503,672	-13,583,814	-13,463,814
100	-1,328,562	-13,285,627	-24,679,534	-16,575,485	-13,655,627	-13,535,627
120	-1,342,925	-13,429,251	-24,823,158	-16,719,109	-13,799,251	-13,679,251
135	-1,353,697	-13,536,969	-24,930,876	-16,826,827	-13,906,969	-13,786,969
150	-1,364,469	-13,644,688	-25,038,595	-16,934,546	-14,014,688	-13,894,688
175	-1,382,423	-13,824,228	-25,218,135	-17,114,086	-14,194,228	-14,074,228
200	-1,400,376	-14,003,759	-25,397,666	-17,293,617	-14,373,759	-14,253,759
225	-1,418,329	-14,183,289	-25,577,196	-17,473,147	-14,553,289	-14,433,289
250	-1,436,282	-14,362,820	-25,756,727	-17,652,678	-14,732,820	-14,612,820

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,278,743	-12,787,432	-24,181,339	-16,077,290	-13,157,432	-13,037,432
20	-1,271,113	-12,711,129	-24,105,036	-16,000,987	-13,081,129	-12,961,129
35	-1,281,885	-12,818,847	-24,212,754	-16,108,705	-13,188,847	-13,068,847
50	-1,292,657	-12,926,565	-24,320,472	-16,216,423	-13,296,565	-13,176,565
60	-1,299,838	-12,998,378	-24,392,285	-16,288,236	-13,368,378	-13,248,378
70	-1,307,019	-13,070,190	-24,464,097	-16,360,048	-13,440,190	-13,320,190
80	-1,314,200	-13,142,002	-24,535,909	-16,431,860	-13,512,002	-13,392,002
90	-1,321,381	-13,213,814	-24,607,721	-16,503,672	-13,583,814	-13,463,814
100	-1,328,562	-13,285,627	-24,679,534	-16,575,485	-13,655,627	-13,535,627
120	-1,342,925	-13,429,251	-24,823,158	-16,719,109	-13,799,251	-13,679,251
135	-1,353,697	-13,536,969	-24,930,876	-16,826,827	-13,906,969	-13,786,969
150	-1,364,469	-13,644,688	-25,038,595	-16,934,546	-14,014,688	-13,894,688
175	-1,382,423	-13,824,228	-25,218,135	-17,114,086	-14,194,228	-14,074,228
200	-1,400,376	-14,003,759	-25,397,666	-17,293,617	-14,373,759	-14,253,759
225	-1,418,329	-14,183,289	-25,577,196	-17,473,147	-14,553,289	-14,433,289
250	-1,436,282	-14,362,820	-25,756,727	-17,652,678	-14,732,820	-14,612,820

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2	
Flats	
No of units	25 units
Density:	350 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	411,968	5,767,549	-5,626,358	2,477,691	5,397,549	5,517,549
20	373,368	5,227,148	-6,166,759	1,937,290	4,857,148	4,977,148
35	349,731	4,896,230	-6,497,677	1,606,372	4,526,230	4,646,230
50	326,095	4,565,326	-6,828,581	1,275,468	4,195,326	4,315,326
60	310,336	4,344,709	-7,049,198	1,054,851	3,974,709	4,094,709
70	294,579	4,124,106	-7,269,801	834,248	3,754,106	3,874,106
80	278,822	3,903,503	-7,490,404	613,645	3,533,503	3,653,503
90	263,064	3,682,901	-7,711,006	393,043	3,312,901	3,432,901
100	247,306	3,462,284	-7,931,623	172,426	3,092,284	3,212,284
120	215,791	3,021,078	-8,372,829	-268,780	2,651,078	2,771,078
135	192,154	2,690,160	-8,703,747	-599,698	2,320,160	2,440,160
150	168,518	2,359,256	-9,034,651	-930,602	1,989,256	2,109,256
175	129,124	1,807,735	-9,586,172	-1,482,123	1,437,735	1,557,735
200	89,730	1,256,214	-10,137,693	-2,033,644	886,214	1,006,214
225	50,335	704,693	-10,689,214	-2,585,165	334,693	454,693
250	10,942	153,186	-11,240,721	-3,136,672	-216,814	-96,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£225	£225

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	648,846	9,083,839	-2,310,068	5,793,981	8,713,839	8,833,839
20	606,171	8,486,397	-2,907,510	5,196,539	8,116,397	8,236,397
35	582,534	8,155,479	-3,238,428	4,865,621	7,785,479	7,905,479
50	558,898	7,824,575	-3,569,332	4,534,717	7,454,575	7,574,575
60	543,141	7,603,972	-3,789,935	4,314,114	7,233,972	7,353,972
70	527,383	7,383,355	-4,010,552	4,093,497	7,013,355	7,133,355
80	511,625	7,162,753	-4,231,154	3,872,895	6,792,753	6,912,753
90	495,868	6,942,150	-4,451,757	3,652,292	6,572,150	6,692,150
100	480,111	6,721,547	-4,672,360	3,431,689	6,351,547	6,471,547
120	448,595	6,280,328	-5,113,579	2,990,470	5,910,328	6,030,328
135	424,958	5,949,409	-5,444,498	2,659,551	5,579,409	5,699,409
150	401,322	5,618,505	-5,775,402	2,328,647	5,248,505	5,368,505
175	361,927	5,066,984	-6,326,923	1,777,126	4,696,984	4,816,984
200	322,534	4,515,478	-6,878,429	1,225,620	4,145,478	4,265,478
225	283,140	3,963,957	-7,429,950	674,099	3,593,957	3,713,957
250	243,745	3,412,436	-7,981,471	122,578	3,042,436	3,162,436

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,192,575	-44,696,048	-56,089,955	-47,985,906	-45,066,048	-44,946,048
20	-3,169,697	-44,375,761	-55,769,668	-47,665,619	-44,745,761	-44,625,761
35	-3,193,720	-44,712,080	-56,105,987	-48,001,938	-45,082,080	-44,962,080
50	-3,217,743	-45,048,399	-56,442,306	-48,338,257	-45,418,399	-45,298,399
60	-3,233,759	-45,272,621	-56,666,528	-48,562,479	-45,642,621	-45,522,621
70	-3,249,774	-45,496,829	-56,890,736	-48,786,687	-45,866,829	-45,746,829
80	-3,265,789	-45,721,051	-57,114,958	-49,010,909	-46,091,051	-45,971,051
90	-3,281,804	-45,945,259	-57,339,166	-49,235,117	-46,315,259	-46,195,259
100	-3,297,820	-46,169,481	-57,563,388	-49,459,339	-46,539,481	-46,419,481
120	-3,329,851	-46,617,911	-58,011,818	-49,907,769	-46,987,911	-46,867,911
135	-3,353,874	-46,954,231	-58,348,138	-50,244,089	-47,324,231	-47,204,231
150	-3,377,896	-47,290,550	-58,684,457	-50,580,408	-47,660,550	-47,540,550
175	-3,417,935	-47,851,091	-59,244,998	-51,140,949	-48,221,091	-48,101,091
200	-3,457,974	-48,411,632	-59,805,539	-51,701,490	-48,781,632	-48,661,632
225	-3,498,011	-48,972,159	-60,366,066	-52,262,017	-49,342,159	-49,222,159
250	-3,538,050	-49,532,700	-60,926,607	-52,822,558	-49,902,700	-49,782,700

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,229,887	-2,890,235	-14,284,142	-6,180,093	-3,260,235	-3,140,235
20	-1,332,095	-3,130,424	-14,524,331	-6,420,282	-3,500,424	-3,380,424
35	-1,424,617	-3,347,849	-14,741,756	-6,637,707	-3,717,849	-3,597,849
50	-1,517,138	-3,565,275	-14,959,182	-6,855,133	-3,935,275	-3,815,275
60	-1,578,818	-3,710,223	-15,104,130	-7,000,081	-4,080,223	-3,960,223
70	-1,640,500	-3,855,174	-15,249,081	-7,145,032	-4,225,174	-4,105,174
80	-1,702,181	-4,000,125	-15,394,032	-7,289,983	-4,370,125	-4,250,125
90	-1,763,861	-4,145,073	-15,538,980	-7,434,931	-4,515,073	-4,395,073
100	-1,825,542	-4,290,023	-15,683,930	-7,579,881	-4,660,023	-4,540,023
120	-1,948,903	-4,579,922	-15,973,829	-7,869,780	-4,949,922	-4,829,922
135	-2,041,425	-4,797,348	-16,191,255	-8,087,206	-5,167,348	-5,047,348
150	-2,133,945	-5,014,771	-16,408,678	-8,304,629	-5,384,771	-5,264,771
175	-2,288,148	-5,377,147	-16,771,054	-8,667,005	-5,747,147	-5,627,147
200	-2,442,350	-5,739,521	-17,133,428	-9,029,379	-6,109,521	-5,989,521
225	-2,596,551	-6,101,895	-17,495,802	-9,391,753	-6,471,895	-6,351,895
250	-2,750,753	-6,464,269	-17,858,176	-9,754,127	-6,834,269	-6,714,269

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-440,363	-1,034,852	-12,428,759	-4,324,710	-1,404,852	-1,284,852
20	-558,150	-1,306,954	-12,700,861	-4,596,812	-1,676,954	-1,556,954
35	-648,671	-1,524,377	-12,918,284	-4,814,235	-1,894,377	-1,774,377
50	-741,193	-1,741,803	-13,135,710	-5,031,661	-2,111,803	-1,991,803
60	-802,873	-1,886,751	-13,280,658	-5,176,609	-2,256,751	-2,136,751
70	-864,554	-2,031,701	-13,425,608	-5,321,559	-2,401,701	-2,281,701
80	-926,235	-2,176,652	-13,570,559	-5,466,510	-2,546,652	-2,426,652
90	-987,915	-2,321,600	-13,715,507	-5,611,458	-2,691,600	-2,571,600
100	-1,049,596	-2,466,551	-13,860,458	-5,756,409	-2,836,551	-2,716,551
120	-1,172,957	-2,756,449	-14,150,356	-6,046,307	-3,126,449	-3,006,449
135	-1,265,479	-2,973,875	-14,367,782	-6,263,733	-3,343,875	-3,223,875
150	-1,357,999	-3,191,299	-14,585,206	-6,481,157	-3,561,299	-3,441,299
175	-1,512,202	-3,553,675	-14,947,582	-6,843,533	-3,923,675	-3,803,675
200	-1,666,404	-3,916,049	-15,309,956	-7,205,907	-4,286,049	-4,166,049
225	-1,820,605	-4,278,423	-15,672,330	-7,568,281	-4,648,423	-4,528,423
250	-1,974,807	-4,640,797	-16,034,704	-7,930,655	-5,010,797	-4,890,797

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,072,759	-30,720,983	-42,114,890	-34,010,841	-31,090,983	-30,970,983
20	-12,971,282	-30,482,512	-41,876,419	-33,772,370	-30,852,512	-30,732,512
35	-13,063,802	-30,699,935	-42,093,842	-33,989,793	-31,069,935	-30,949,935
50	-13,156,324	-30,917,361	-42,311,268	-34,207,219	-31,287,361	-31,167,361
60	-13,218,004	-31,062,309	-42,456,216	-34,352,167	-31,432,309	-31,312,309
70	-13,279,685	-31,207,260	-42,601,167	-34,497,118	-31,577,260	-31,457,260
80	-13,341,366	-31,352,210	-42,746,117	-34,642,068	-31,722,210	-31,602,210
90	-13,403,046	-31,497,159	-42,891,066	-34,787,017	-31,867,159	-31,747,159
100	-13,464,727	-31,642,109	-43,036,016	-34,931,967	-32,012,109	-31,892,109
120	-13,588,088	-31,932,008	-43,325,915	-35,221,866	-32,302,008	-32,182,008
135	-13,680,610	-32,149,434	-43,543,341	-35,439,292	-32,519,434	-32,399,434
150	-13,773,131	-32,366,857	-43,760,764	-35,656,715	-32,736,857	-32,616,857
175	-13,927,333	-32,729,233	-44,123,140	-36,019,091	-33,099,233	-32,979,233
200	-14,081,535	-33,091,607	-44,485,514	-36,381,465	-33,461,607	-33,341,607
225	-14,235,737	-33,453,981	-44,847,888	-36,743,839	-33,823,981	-33,703,981
250	-14,389,938	-33,816,355	-45,210,262	-37,106,213	-34,186,355	-34,066,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	5
Houses	
No of units	100 units
Density:	375 dph

Affordable %	10%
% Affordable Rent	85%
	0%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,688,727	17,582,725	6,188,818	14,292,867	17,212,725	17,332,725
20	4,463,829	16,739,359	5,345,452	13,449,501	16,369,359	16,489,359
35	4,355,637	16,333,639	4,939,732	13,043,781	15,963,639	16,083,639
50	4,247,445	15,927,919	4,534,012	12,638,061	15,557,919	15,677,919
60	4,174,565	15,654,619	4,260,712	12,364,761	15,284,619	15,404,619
70	4,101,258	15,379,716	3,985,809	12,089,858	15,009,716	15,129,716
80	4,027,949	15,104,809	3,710,902	11,814,951	14,734,809	14,854,809
90	3,954,642	14,829,907	3,436,000	11,540,049	14,459,907	14,579,907
100	3,881,334	14,555,004	3,161,097	11,265,146	14,185,004	14,305,004
120	3,734,719	14,005,195	2,611,288	10,715,337	13,635,195	13,755,195
135	3,624,757	13,592,839	2,198,932	10,302,981	13,222,839	13,342,839
150	3,514,795	13,180,483	1,786,576	9,890,625	12,810,483	12,930,483
175	3,331,525	12,493,220	1,099,313	9,203,362	12,123,220	12,243,220
200	3,148,256	11,805,961	412,054	8,516,103	11,435,961	11,555,961
225	2,964,986	11,118,699	-275,208	7,828,841	10,748,699	10,868,699
250	2,781,717	10,431,440	-962,467	7,141,582	10,061,440	10,181,440

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,868,534	22,007,002	10,613,095	18,717,144	21,637,002	21,757,002
20	5,623,344	21,087,541	9,693,634	17,797,683	20,717,541	20,837,541
35	5,515,152	20,681,821	9,287,914	17,391,963	20,311,821	20,431,821
50	5,408,960	20,276,101	8,882,194	16,986,243	19,906,101	20,026,101
60	5,334,832	20,005,618	8,611,711	16,715,760	19,635,618	19,755,618
70	5,262,704	19,735,139	8,341,232	16,445,281	19,365,139	19,485,139
80	5,190,575	19,464,657	8,070,750	16,174,799	19,094,657	19,214,657
90	5,118,448	19,194,178	7,800,271	15,904,320	18,824,178	18,944,178
100	5,046,320	18,923,699	7,529,792	15,633,841	18,553,699	18,673,699
120	4,902,064	18,382,738	6,988,831	15,092,880	18,012,738	18,132,738
135	4,793,872	17,977,018	6,583,111	14,687,160	17,607,018	17,727,018
150	4,685,679	17,571,294	6,177,387	14,281,436	17,201,294	17,321,294
175	4,505,359	16,895,096	5,501,189	13,605,238	16,525,096	16,645,096
200	4,322,139	16,208,020	4,814,113	12,918,162	15,838,020	15,958,020
225	4,138,869	15,520,758	4,126,851	12,230,900	15,150,758	15,270,758
250	3,955,600	14,833,499	3,439,592	11,543,641	14,463,499	14,583,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,657,266	-51,214,748	-62,608,655	-54,504,606	-51,584,748	-51,464,748
20	-13,573,825	-50,901,845	-62,295,752	-54,191,703	-51,271,845	-51,151,845
35	-13,687,414	-51,327,802	-62,721,709	-54,617,660	-51,697,802	-51,577,802
50	-13,801,001	-51,753,755	-63,147,662	-55,043,613	-52,123,755	-52,003,755
60	-13,876,727	-52,037,725	-63,431,632	-55,327,583	-52,407,725	-52,287,725
70	-13,952,452	-52,321,695	-63,715,602	-55,611,553	-52,691,695	-52,571,695
80	-14,028,177	-52,605,665	-63,999,572	-55,895,523	-52,975,665	-52,855,665
90	-14,103,903	-52,889,634	-64,283,541	-56,179,492	-53,259,634	-53,139,634
100	-14,179,628	-53,173,604	-64,567,511	-56,463,462	-53,543,604	-53,423,604
120	-14,331,078	-53,741,544	-65,135,451	-57,031,402	-54,111,544	-53,991,544
135	-14,444,666	-54,167,497	-65,561,404	-57,457,355	-54,537,497	-54,417,497
150	-14,558,254	-54,593,454	-65,987,361	-57,883,312	-54,963,454	-54,843,454
175	-14,747,567	-55,303,377	-66,697,284	-58,593,235	-55,673,377	-55,553,377
200	-14,936,881	-56,013,304	-67,407,211	-59,303,162	-56,383,304	-56,263,304
225	-15,126,194	-56,723,227	-68,117,134	-60,013,085	-57,093,227	-56,973,227
250	-15,315,508	-57,433,153	-68,827,060	-60,723,011	-57,803,153	-57,683,153

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type	6
Flats	
No of units	500 units
Density:	380 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,682,069	-21,038,372	-32,432,279	-24,328,230	-21,408,372	-21,288,372
20	-27,815,180	-21,139,537	-32,533,444	-24,429,395	-21,509,537	-21,389,537
35	-28,272,093	-21,486,790	-32,880,697	-24,776,648	-21,856,790	-21,736,790
50	-28,729,005	-21,834,044	-33,227,951	-25,123,902	-22,204,044	-22,084,044
60	-29,033,614	-22,065,546	-33,459,453	-25,355,404	-22,435,546	-22,315,546
70	-29,338,221	-22,297,048	-33,690,955	-25,586,906	-22,667,048	-22,547,048
80	-29,642,829	-22,528,550	-33,922,457	-25,818,408	-22,898,550	-22,778,550
90	-29,947,438	-22,760,053	-34,153,960	-26,049,911	-23,130,053	-23,010,053
100	-30,252,046	-22,991,555	-34,385,462	-26,281,413	-23,361,555	-23,241,555
120	-30,861,262	-23,454,559	-34,848,466	-26,744,417	-23,824,559	-23,704,559
135	-31,318,174	-23,801,812	-35,195,719	-27,091,670	-24,171,812	-24,051,812
150	-31,775,086	-24,149,066	-35,542,973	-27,438,924	-24,519,066	-24,399,066
175	-32,536,606	-24,727,821	-36,121,728	-28,017,679	-25,097,821	-24,977,821
200	-33,298,127	-25,306,577	-36,700,484	-28,596,435	-25,676,577	-25,556,577
225	-34,059,647	-25,885,332	-37,279,239	-29,175,190	-26,255,332	-26,135,332
250	-34,821,168	-26,464,088	-37,857,995	-29,753,946	-26,834,088	-26,714,088

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,073,553	-18,295,901	-29,689,808	-21,585,759	-18,665,901	-18,545,901
20	-24,268,727	-18,444,233	-29,838,140	-21,734,091	-18,814,233	-18,694,233
35	-24,726,640	-18,791,486	-30,185,393	-22,081,344	-19,161,486	-19,041,486
50	-25,182,552	-19,138,739	-30,532,646	-22,428,597	-19,508,739	-19,388,739
60	-25,487,160	-19,370,242	-30,764,149	-22,660,100	-19,740,242	-19,620,242
70	-25,791,768	-19,601,744	-30,995,651	-22,891,602	-19,971,744	-19,851,744
80	-26,096,377	-19,833,247	-31,227,154	-23,123,105	-20,203,247	-20,083,247
90	-26,400,985	-20,064,748	-31,458,655	-23,354,606	-20,434,748	-20,314,748
100	-26,705,593	-20,296,250	-31,690,157	-23,586,108	-20,666,250	-20,546,250
120	-27,314,809	-20,759,255	-32,153,162	-24,049,113	-21,129,255	-21,009,255
135	-27,771,721	-21,106,508	-32,500,415	-24,396,366	-21,476,508	-21,356,508
150	-28,228,633	-21,453,761	-32,847,668	-24,743,619	-21,823,761	-21,703,761
175	-28,990,154	-22,032,517	-33,426,424	-25,322,375	-22,402,517	-22,282,517
200	-29,751,674	-22,611,272	-34,005,179	-25,901,130	-22,981,272	-22,861,272
225	-30,513,194	-23,190,027	-34,583,934	-26,479,885	-23,560,027	-23,440,027
250	-31,274,715	-23,768,783	-35,162,690	-27,058,641	-24,138,783	-24,018,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-81,809,808	-62,175,454	-73,569,361	-65,465,312	-62,545,454	-62,425,454
20	-81,011,976	-61,569,102	-72,963,009	-64,858,960	-61,939,102	-61,819,102
35	-81,468,888	-61,916,355	-73,310,262	-65,206,213	-62,286,355	-62,166,355
50	-81,925,800	-62,263,608	-73,657,515	-65,553,466	-62,633,608	-62,513,608
60	-82,230,408	-62,495,110	-73,889,017	-65,784,968	-62,865,110	-62,745,110
70	-82,535,017	-62,726,613	-74,120,520	-66,016,471	-63,096,613	-62,976,613
80	-82,839,624	-62,958,115	-74,352,022	-66,247,973	-63,328,115	-63,208,115
90	-83,144,233	-63,189,617	-74,583,524	-66,479,475	-63,559,617	-63,439,617
100	-83,448,841	-63,421,119	-74,815,026	-66,710,977	-63,791,119	-63,671,119
120	-84,058,058	-63,884,124	-75,278,031	-67,173,982	-64,254,124	-64,134,124
135	-84,514,970	-64,231,377	-75,625,284	-67,521,235	-64,601,377	-64,481,377
150	-84,971,882	-64,578,630	-75,972,537	-67,868,488	-64,948,630	-64,828,630
175	-85,733,402	-65,157,385	-76,551,292	-68,447,243	-65,527,385	-65,407,385
200	-86,494,923	-65,736,141	-77,130,048	-69,025,999	-66,106,141	-65,986,141
225	-87,256,443	-66,314,896	-77,708,803	-69,604,754	-66,684,896	-66,564,896
250	-88,017,963	-66,893,652	-78,287,559	-70,183,510	-67,263,652	-67,143,652

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,269,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-34,254,872	-11,066,959	-22,460,866	-14,356,817	-11,436,959	-11,316,959
20	-34,417,835	-11,119,608	-22,513,515	-14,409,466	-11,489,608	-11,369,608
35	-34,981,920	-11,301,851	-22,695,758	-14,591,709	-11,671,851	-11,551,851
50	-35,546,006	-11,484,094	-22,878,001	-14,773,952	-11,854,094	-11,734,094
60	-35,922,063	-11,605,590	-22,999,497	-14,895,448	-11,975,590	-11,855,590
70	-36,298,119	-11,727,085	-23,120,992	-15,016,943	-12,097,085	-11,977,085
80	-36,674,177	-11,848,580	-23,242,487	-15,138,438	-12,218,580	-12,098,580
90	-37,050,233	-11,970,075	-23,363,982	-15,259,933	-12,340,075	-12,220,075
100	-37,426,290	-12,091,571	-23,485,478	-15,381,429	-12,461,571	-12,341,571
120	-38,172,404	-12,334,561	-23,728,468	-15,624,419	-12,704,561	-12,584,561
135	-38,742,490	-12,516,804	-23,910,711	-15,806,662	-12,886,804	-12,766,804
150	-39,306,574	-12,699,047	-24,092,954	-15,988,905	-13,069,047	-12,949,047
175	-40,246,717	-13,002,785	-24,396,692	-16,292,643	-13,372,785	-13,252,785
200	-41,186,859	-13,306,524	-24,700,431	-16,596,382	-13,676,524	-13,556,524
225	-42,127,001	-13,610,262	-25,004,169	-16,900,120	-13,980,262	-13,860,262
250	-43,067,143	-13,914,000	-25,307,907	-17,203,858	-14,284,000	-14,164,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,933,853	-9,670,937	-21,064,844	-12,960,795	-10,040,937	-9,920,937
20	-30,171,135	-9,747,597	-21,141,504	-13,037,455	-10,117,597	-9,997,597
35	-30,735,219	-9,929,840	-21,323,747	-13,219,698	-10,299,840	-10,179,840
50	-31,299,305	-10,112,083	-21,505,990	-13,401,941	-10,482,083	-10,362,083
60	-31,675,362	-10,233,578	-21,627,485	-13,523,436	-10,603,578	-10,483,578
70	-32,051,418	-10,355,074	-21,748,981	-13,644,932	-10,725,074	-10,605,074
80	-32,427,476	-10,476,569	-21,870,476	-13,766,427	-10,846,569	-10,726,569
90	-32,803,532	-10,598,064	-21,991,971	-13,887,922	-10,968,064	-10,848,064
100	-33,179,590	-10,719,560	-22,113,467	-14,009,418	-11,089,560	-10,969,560
120	-33,931,703	-10,962,550	-22,356,457	-14,252,408	-11,332,550	-11,212,550
135	-34,495,789	-11,144,793	-22,538,700	-14,434,651	-11,514,793	-11,394,793
150	-35,059,873	-11,327,036	-22,720,943	-14,616,894	-11,697,036	-11,577,036
175	-36,000,016	-11,630,774	-23,024,681	-14,920,632	-12,000,774	-11,880,774
200	-36,940,158	-11,934,513	-23,328,420	-15,224,371	-12,304,513	-12,184,513
225	-37,880,300	-12,238,251	-23,632,158	-15,528,109	-12,608,251	-12,488,251
250	-38,820,442	-12,541,989	-23,935,896	-15,831,847	-12,911,989	-12,791,989

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-99,070,144	-32,007,277	-43,401,184	-35,297,135	-32,377,277	-32,257,277
20	-98,118,349	-31,699,774	-43,093,681	-34,989,632	-32,069,774	-31,949,774
35	-98,682,434	-31,882,017	-43,275,924	-35,171,875	-32,252,017	-32,132,017
50	-99,246,520	-32,064,260	-43,458,167	-35,354,118	-32,434,260	-32,314,260
60	-99,622,577	-32,185,755	-43,579,662	-35,475,613	-32,555,755	-32,435,755
70	-99,998,633	-32,307,251	-43,701,158	-35,597,109	-32,677,251	-32,557,251
80	-100,374,691	-32,428,746	-43,822,653	-35,718,604	-32,798,746	-32,678,746
90	-100,750,747	-32,550,241	-43,944,148	-35,840,099	-32,920,241	-32,800,241
100	-101,126,804	-32,671,737	-44,065,644	-35,961,595	-33,041,737	-32,921,737
120	-101,878,918	-32,914,727	-44,308,634	-36,204,585	-33,284,727	-33,164,727
135	-102,443,003	-33,096,970	-44,490,877	-36,386,828	-33,466,970	-33,346,970
150	-103,007,088	-33,279,213	-44,673,120	-36,569,071	-33,649,213	-33,529,213
175	-103,947,230	-33,582,951	-44,976,858	-36,872,809	-33,952,951	-33,832,951
200	-104,887,373	-33,886,690	-45,280,597	-37,176,548	-34,256,690	-34,136,690
225	-105,827,515	-34,190,428	-45,584,335	-37,480,286	-34,560,428	-34,440,428
250	-106,767,657	-34,494,166	-45,888,073	-37,784,024	-34,864,166	-34,744,166

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,146,598	3,681,047	-7,712,860	391,189	3,311,047	3,431,047
20	11,658,634	3,264,418	-8,129,489	-25,440	2,894,418	3,014,418
35	10,687,785	2,992,580	-8,401,327	-297,278	2,622,580	2,742,580
50	9,714,865	2,720,162	-8,673,745	-569,696	2,350,162	2,470,162
60	9,063,646	2,537,821	-8,856,086	-752,037	2,167,821	2,287,821
70	8,404,424	2,353,239	-9,040,668	-936,619	1,983,239	2,103,239
80	7,745,201	2,168,656	-9,225,251	-1,121,202	1,798,656	1,918,656
90	7,085,979	1,984,074	-9,409,833	-1,305,784	1,614,074	1,734,074
100	6,418,704	1,797,237	-9,596,670	-1,492,621	1,427,237	1,547,237
120	5,078,697	1,422,035	-9,971,872	-1,867,823	1,052,035	1,172,035
135	4,064,875	1,138,165	-10,255,742	-2,151,693	768,165	888,165
150	3,043,432	852,161	-10,541,746	-2,437,697	482,161	602,161
175	1,325,239	371,067	-11,022,840	-2,918,791	1,067	121,067
200	-411,633	-115,257	-11,509,164	-3,405,115	-485,257	-365,257
225	-2,170,179	-607,650	-12,001,557	-3,897,508	-977,650	-857,650
250	-3,928,725	-1,100,043	-12,493,950	-4,389,901	-1,470,043	-1,350,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£175	£175

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,566,646	5,758,661	-5,635,246	2,468,803	5,388,661	5,508,661
20	19,107,454	5,350,087	-6,043,820	2,060,229	4,980,087	5,100,087
35	18,261,850	5,113,318	-6,280,589	1,823,460	4,743,318	4,863,318
50	17,401,256	4,872,352	-6,521,555	1,582,494	4,502,352	4,622,352
60	16,819,427	4,709,440	-6,694,467	1,419,582	4,339,440	4,459,440
70	16,230,971	4,544,672	-6,849,235	1,254,814	4,174,672	4,294,672
80	15,633,192	4,377,294	-7,016,613	1,087,436	4,007,294	4,127,294
90	15,028,669	4,208,027	-7,185,880	918,169	3,838,027	3,958,027
100	14,417,132	4,036,797	-7,357,110	746,939	3,666,797	3,786,797
120	13,170,397	3,687,711	-7,706,196	397,853	3,317,711	3,437,711
135	12,213,323	3,419,731	-7,974,176	129,873	3,049,731	3,169,731
150	11,240,403	3,147,313	-8,246,594	-142,545	2,777,313	2,897,313
175	9,615,318	2,692,289	-8,701,618	-597,569	2,322,289	2,442,289
200	7,967,263	2,230,834	-9,163,073	-1,059,024	1,860,834	1,980,834
225	6,301,907	1,764,534	-9,629,373	-1,525,324	1,394,534	1,514,534
250	4,622,137	1,294,198	-10,099,709	-1,995,660	924,198	1,044,198

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-118,314,392	-33,128,030	-44,521,937	-36,417,888	-33,498,030	-33,378,030
20	-117,686,338	-32,952,175	-44,346,082	-36,242,033	-33,322,175	-33,202,175
35	-118,741,466	-33,247,610	-44,641,517	-36,537,468	-33,617,610	-33,497,610
50	-119,796,593	-33,543,046	-44,936,953	-36,832,904	-33,913,046	-33,793,046
60	-120,500,012	-33,740,003	-45,133,910	-37,029,861	-34,110,003	-33,990,003
70	-121,203,430	-33,936,960	-45,330,867	-37,226,818	-34,306,960	-34,186,960
80	-121,906,849	-34,133,918	-45,527,825	-37,423,776	-34,503,918	-34,383,918
90	-122,610,267	-34,330,875	-45,724,782	-37,620,733	-34,700,875	-34,580,875
100	-123,313,685	-34,527,832	-45,921,739	-37,817,690	-34,897,832	-34,777,832
120	-124,720,522	-34,921,746	-46,315,653	-38,211,604	-35,291,746	-35,171,746
135	-125,775,650	-35,217,182	-46,611,089	-38,507,040	-35,587,182	-35,467,182
150	-126,830,777	-35,512,618	-46,906,525	-38,802,476	-35,882,618	-35,762,618
175	-128,589,324	-36,005,011	-47,398,918	-39,294,869	-36,375,011	-36,255,011
200	-130,347,870	-36,497,404	-47,891,311	-39,787,262	-36,867,404	-36,747,404
225	-132,106,416	-36,989,796	-48,383,703	-40,279,654	-37,359,796	-37,239,796
250	-133,864,962	-37,482,189	-48,876,096	-40,772,047	-37,852,189	-37,732,189

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9

Flats	
No of units	2000 units
Density:	630 dph

Affordable %	10%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,206,353	4,160,001	-7,233,906	870,143	3,790,001	3,910,001
20	10,555,992	3,325,137	-8,068,770	35,279	2,955,137	3,075,137
35	8,653,729	2,725,925	-8,667,982	-563,933	2,355,925	2,475,925
50	6,723,715	2,117,970	-9,275,937	-1,171,888	1,747,970	1,867,970
60	5,420,077	1,707,324	-9,686,583	-1,582,534	1,337,324	1,457,324
70	4,108,166	1,294,072	-10,099,835	-1,995,786	924,072	1,044,072
80	2,776,565	874,618	-10,519,289	-2,415,240	504,618	624,618
90	1,434,119	451,747	-10,942,160	-2,838,111	81,747	201,747
100	80,738	25,433	-11,368,474	-3,264,425	-344,567	-224,567
120	-2,668,969	-840,725	-12,234,632	-4,130,583	-1,210,725	-1,090,725
135	-4,732,241	-1,490,656	-12,884,563	-4,780,514	-1,860,656	-1,740,656
150	-6,795,513	-2,140,587	-13,534,494	-5,430,445	-2,510,587	-2,390,587
175	-10,234,299	-3,223,804	-14,617,711	-6,513,662	-3,593,804	-3,473,804
200	-13,673,085	-4,307,022	-15,700,929	-7,596,880	-4,677,022	-4,557,022
225	-17,111,871	-5,390,239	-16,784,146	-8,680,097	-5,760,239	-5,640,239
250	-20,550,658	-6,473,457	-17,867,364	-9,763,315	-6,843,457	-6,723,457

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£90	£90

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,411,858	7,689,735	-3,704,172	4,399,877	7,319,735	7,439,735
20	22,096,395	6,960,364	-4,433,543	3,670,506	6,590,364	6,710,364
35	20,614,973	6,493,717	-4,900,190	3,203,859	6,123,717	6,243,717
50	19,078,984	6,009,880	-5,384,027	2,720,022	5,639,880	5,759,880
60	18,024,337	5,677,666	-5,716,241	2,387,808	5,307,666	5,427,666
70	16,939,839	5,336,049	-6,057,858	2,046,191	4,966,049	5,086,049
80	15,828,098	4,985,851	-6,408,056	1,695,993	4,615,851	4,735,851
90	14,686,010	4,626,093	-6,767,814	1,336,235	4,256,093	4,376,093
100	13,510,479	4,255,801	-7,138,106	965,943	3,885,801	4,005,801
120	11,057,131	3,482,996	-7,910,911	193,138	3,112,996	3,232,996
135	9,154,613	2,883,703	-8,510,204	-406,155	2,513,703	2,633,703
150	7,223,667	2,275,455	-9,118,452	-1,014,403	1,905,455	2,025,455
175	3,947,286	1,243,395	-10,150,512	-2,046,463	873,395	993,395
200	591,636	186,365	-11,207,542	-3,103,493	-183,635	-63,635
225	-2,837,474	-893,804	-12,287,711	-4,183,662	-1,263,804	-1,143,804
250	-6,276,260	-1,977,022	-13,370,929	-5,266,880	-2,347,022	-2,227,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£175	£175

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-203,783,639	-64,191,846	-75,585,753	-67,481,704	-64,561,846	-64,441,846
20	-203,029,790	-63,954,384	-75,348,291	-67,244,242	-64,324,384	-64,204,384
35	-205,093,062	-64,604,314	-75,998,221	-67,894,172	-64,974,314	-64,854,314
50	-207,156,332	-65,254,245	-76,648,152	-68,544,103	-65,624,245	-65,504,245
60	-208,531,847	-65,687,532	-77,081,439	-68,977,390	-66,057,532	-65,937,532
70	-209,907,362	-66,120,819	-77,514,726	-69,410,677	-66,490,819	-66,370,819
80	-211,282,876	-66,554,106	-77,948,013	-69,843,964	-66,924,106	-66,804,106
90	-212,658,391	-66,987,393	-78,381,300	-70,277,251	-67,357,393	-67,237,393
100	-214,033,905	-67,420,680	-78,814,587	-70,710,538	-67,790,680	-67,670,680
120	-216,784,934	-68,287,254	-79,681,161	-71,577,112	-68,657,254	-68,537,254
135	-218,848,205	-68,937,185	-80,331,092	-72,227,043	-69,307,185	-69,187,185
150	-220,911,477	-69,587,115	-80,981,022	-72,876,973	-69,957,115	-69,837,115
175	-224,350,264	-70,670,333	-82,064,240	-73,960,191	-71,040,333	-70,920,333
200	-227,789,049	-71,753,551	-83,147,458	-75,043,409	-72,123,551	-72,003,551
225	-231,227,836	-72,836,768	-84,230,675	-76,126,626	-73,206,768	-73,086,768
250	-234,666,622	-73,919,986	-85,313,893	-77,209,844	-74,289,986	-74,169,986

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Harlow Borough Council
Results summary

NV = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	0%	- 5% Sales values		
Tenure Split	AR		SO	
	85%	0%	15%	0%

Site type T1 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	250	250	250
CM17	NV	250	250	250

Site type T2 - 25 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	200	250	250
CM17	20	250	250	250
0	NV	NV	NV	NV

Site type T3 - 50 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	200	250	250
CM17	NV	250	250	250
0	NV	NV	NV	NV

Site type T4 - 100 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	0
0	NV	NV	NV	NV

Site type T5 - 100 Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	250	250	250	250
CM17	250	250	250	250
0	NV	NV	NV	NV

Site type T6 - 500 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV

Site type T7 - 650 Flats

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	NV	NV	NV
CM17	NV	NV	NV	NV
0	NV	NV	NV	NV

Site type T8 - 1000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	100	250	250
CM17	NV	225	250	250
0	NV	NV	NV	NV

Site type T9 - 2000 Flats & Houses

	BLV1	BLV2	BLV3	BLV4
CM18, CM19, CM20	NV	90	150	150
CM17	NV	200	250	250

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 1	
Houses	
No of units	10 units
Density:	100 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.1000 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	673,372	6,733,716	-4,680,191	3,443,858	6,363,716	6,483,716
20	646,106	6,461,061	-4,932,846	3,171,203	6,091,061	6,211,061
35	634,343	6,343,429	-5,050,478	3,053,571	5,973,429	6,093,429
50	622,581	6,225,808	-5,168,099	2,935,950	5,855,808	5,975,808
60	614,739	6,147,386	-5,246,521	2,857,528	5,777,386	5,897,386
70	606,897	6,068,965	-5,324,942	2,779,107	5,698,965	5,818,965
80	599,054	5,990,544	-5,403,363	2,700,686	5,620,544	5,740,544
90	591,212	5,912,123	-5,481,784	2,622,265	5,542,123	5,662,123
100	583,370	5,833,702	-5,560,205	2,543,844	5,463,702	5,583,702
120	567,687	5,676,870	-5,717,037	2,387,012	5,306,870	5,426,870
135	555,924	5,559,238	-5,834,669	2,269,380	5,189,238	5,309,238
150	544,161	5,441,606	-5,952,301	2,151,748	5,071,606	5,191,606
175	524,566	5,245,664	-6,148,343	1,955,706	4,875,664	4,995,664
200	504,951	5,049,511	-6,344,396	1,759,653	4,679,511	4,799,511
225	485,346	4,853,458	-6,540,449	1,563,600	4,483,458	4,603,458
250	465,742	4,657,415	-6,736,492	1,367,557	4,287,415	4,407,415

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£810,477	8,104,775	-3,289,132	4,814,917	7,734,775	7,854,775
20	780,855	7,808,548	-3,585,359	4,518,690	7,438,548	7,558,548
35	769,092	7,690,916	-3,702,991	4,401,058	7,320,916	7,440,916
50	757,328	7,573,284	-3,820,623	4,283,426	7,203,284	7,323,284
60	749,486	7,494,863	-3,899,044	4,205,005	7,124,863	7,244,863
70	741,645	7,416,452	-3,977,455	4,126,594	7,046,452	7,166,452
80	733,803	7,338,031	-4,055,876	4,048,173	6,968,031	7,088,031
90	725,961	7,259,610	-4,134,297	3,969,752	6,889,610	7,009,610
100	718,119	7,181,189	-4,212,718	3,891,331	6,811,189	6,931,189
120	702,435	7,024,347	-4,369,560	3,734,489	6,654,347	6,774,347
135	690,672	6,906,725	-4,487,182	3,616,867	6,536,725	6,656,725
150	678,909	6,789,093	-4,604,814	3,499,235	6,419,093	6,539,093
175	659,304	6,593,040	-4,800,867	3,303,182	6,223,040	6,343,040
200	639,700	6,396,998	-4,996,909	3,107,140	6,026,998	6,146,998
225	620,094	6,200,945	-5,192,962	2,911,087	5,830,945	5,960,945
250	600,489	6,004,892	-5,389,015	2,715,034	5,634,892	5,754,892

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,407,430	-14,074,304	-25,468,211	-17,364,162	-14,444,304	-14,324,304
20	-1,399,183	-13,991,825	-25,385,732	-17,281,683	-14,361,825	-14,241,825
35	-1,411,151	-14,111,506	-25,505,413	-17,401,364	-14,481,506	-14,361,506
50	-1,423,120	-14,231,196	-25,625,103	-17,521,054	-14,601,196	-14,481,196
60	-1,431,099	-14,310,990	-25,704,897	-17,600,848	-14,680,990	-14,560,990
70	-1,439,078	-14,390,783	-25,784,690	-17,680,641	-14,760,783	-14,640,783
80	-1,447,058	-14,470,577	-25,864,484	-17,760,435	-14,840,577	-14,720,577
90	-1,455,037	-14,550,370	-25,944,277	-17,840,228	-14,920,370	-14,800,370
100	-1,463,015	-14,630,154	-26,024,061	-17,920,012	-15,000,154	-14,880,154
120	-1,478,974	-14,789,741	-26,183,648	-18,079,599	-15,159,741	-15,039,741
135	-1,490,943	-14,909,432	-26,303,339	-18,199,290	-15,279,432	-15,159,432
150	-1,502,911	-15,029,112	-26,423,019	-18,318,970	-15,399,112	-15,279,112
175	-1,522,860	-15,228,596	-26,622,503	-18,518,454	-15,598,596	-15,478,596
200	-1,542,808	-15,428,080	-26,821,987	-18,717,938	-15,798,080	-15,678,080
225	-1,562,755	-15,627,554	-27,021,461	-18,917,412	-15,997,554	-15,877,554
250	-1,582,704	-15,827,038	-27,220,945	-19,116,896	-16,197,038	-16,077,038

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,407,430	-14,074,304	-25,468,211	-17,364,162	-14,444,304	-14,324,304
20	-1,399,183	-13,991,825	-25,385,732	-17,281,683	-14,361,825	-14,241,825
35	-1,411,151	-14,111,506	-25,505,413	-17,401,364	-14,481,506	-14,361,506
50	-1,423,120	-14,231,196	-25,625,103	-17,521,054	-14,601,196	-14,481,196
60	-1,431,099	-14,310,990	-25,704,897	-17,600,848	-14,680,990	-14,560,990
70	-1,439,078	-14,390,783	-25,784,690	-17,680,641	-14,760,783	-14,640,783
80	-1,447,058	-14,470,577	-25,864,484	-17,760,435	-14,840,577	-14,720,577
90	-1,455,037	-14,550,370	-25,944,277	-17,840,228	-14,920,370	-14,800,370
100	-1,463,015	-14,630,154	-26,024,061	-17,920,012	-15,000,154	-14,880,154
120	-1,478,974	-14,789,741	-26,183,648	-18,079,599	-15,159,741	-15,039,741
135	-1,490,943	-14,909,432	-26,303,339	-18,199,290	-15,279,432	-15,159,432
150	-1,502,911	-15,029,112	-26,423,019	-18,318,970	-15,399,112	-15,279,112
175	-1,522,860	-15,228,596	-26,622,503	-18,518,454	-15,598,596	-15,478,596
200	-1,542,808	-15,428,080	-26,821,987	-18,717,938	-15,798,080	-15,678,080
225	-1,562,755	-15,627,554	-27,021,461	-18,917,412	-15,997,554	-15,877,554
250	-1,582,704	-15,827,038	-27,220,945	-19,116,896	-16,197,038	-16,077,038

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 2

Flats	
No of units	25 units
Density:	350 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	603,929	8,455,006	-2,938,901	5,165,148	8,085,006	8,205,006
20	558,525	7,819,354	-3,574,553	4,529,496	7,449,354	7,569,354
35	532,262	7,451,673	-3,942,234	4,161,815	7,081,673	7,201,673
50	506,000	7,084,007	-4,309,900	3,794,149	6,714,007	6,834,007
60	488,492	6,838,882	-4,555,025	3,549,024	6,468,882	6,588,882
70	470,983	6,593,757	-4,800,150	3,303,899	6,223,757	6,343,757
80	453,475	6,348,646	-5,045,261	3,058,788	5,978,646	6,098,646
90	435,966	6,103,521	-5,290,386	2,813,663	5,733,521	5,853,521
100	418,458	5,858,410	-5,535,497	2,568,552	5,488,410	5,608,410
120	383,441	5,368,173	-6,025,734	2,078,315	4,998,173	5,118,173
135	357,178	5,000,493	-6,393,414	1,710,635	4,630,493	4,750,493
150	330,915	4,632,812	-6,761,095	1,342,954	4,262,812	4,382,812
175	287,144	4,020,021	-7,373,886	730,163	3,650,021	3,770,021
200	243,372	3,407,215	-7,986,692	117,357	3,037,215	3,157,215
225	199,602	2,794,423	-8,599,484	-495,435	2,424,423	2,544,423
250	155,830	2,181,618	-9,212,289	-1,108,240	1,811,618	1,931,618

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	867,127	12,139,777	745,870	8,849,919	11,769,777	11,889,777
20	817,196	11,440,747	46,840	8,150,889	11,070,747	11,190,747
35	790,933	11,073,066	-320,841	7,783,208	10,703,066	10,823,066
50	764,671	10,705,400	-688,507	7,415,542	10,335,400	10,455,400
60	747,162	10,460,275	-933,632	7,170,417	10,090,275	10,210,275
70	729,654	10,215,149	-1,178,758	6,925,291	9,845,149	9,965,149
80	712,146	9,970,038	-1,423,869	6,680,180	9,600,038	9,720,038
90	694,637	9,724,913	-1,668,994	6,435,055	9,354,913	9,474,913
100	677,129	9,479,802	-1,914,105	6,189,944	9,109,802	9,229,802
120	642,112	8,989,566	-2,404,341	5,699,708	8,619,566	8,739,566
135	615,849	8,621,886	-2,772,021	5,332,028	8,251,886	8,371,886
150	589,586	8,254,205	-3,139,702	4,964,347	7,884,205	8,004,205
175	545,815	7,641,413	-3,752,494	4,351,555	7,271,413	7,391,413
200	502,043	7,028,608	-4,365,299	3,738,750	6,658,608	6,778,608
225	458,273	6,415,816	-4,978,091	3,125,958	6,045,816	6,165,816
250	414,501	5,803,010	-5,590,897	2,513,152	5,433,010	5,553,010

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,398,728	-47,582,185	-58,976,092	-50,872,043	-47,952,185	-47,832,185
20	-3,375,862	-47,262,070	-58,655,977	-50,551,928	-47,632,070	-47,512,070
35	-3,402,555	-47,635,769	-59,029,676	-50,925,627	-48,005,769	-47,885,769
50	-3,429,247	-48,009,454	-59,403,361	-51,299,312	-48,379,454	-48,259,454
60	-3,447,042	-48,258,586	-59,652,493	-51,548,444	-48,628,586	-48,508,586
70	-3,464,837	-48,507,719	-59,901,626	-51,797,577	-48,877,719	-48,757,719
80	-3,482,631	-48,756,837	-60,150,744	-52,046,695	-49,126,837	-49,006,837
90	-3,500,426	-49,005,970	-60,399,877	-52,295,828	-49,375,970	-49,255,970
100	-3,518,222	-49,255,102	-60,649,009	-52,544,960	-49,625,102	-49,505,102
120	-3,553,811	-49,753,353	-61,147,260	-53,043,211	-50,123,353	-50,003,353
135	-3,580,504	-50,127,052	-61,520,959	-53,416,910	-50,497,052	-50,377,052
150	-3,607,195	-50,500,737	-61,894,644	-53,790,595	-50,870,737	-50,750,737
175	-3,651,682	-51,123,554	-62,517,461	-54,413,412	-51,493,554	-51,373,554
200	-3,696,169	-51,746,371	-63,140,278	-55,036,229	-52,116,371	-51,996,371
225	-3,740,657	-52,369,203	-63,763,110	-55,659,061	-52,739,203	-52,619,203
250	-3,785,144	-52,992,020	-64,385,927	-56,281,878	-53,362,020	-53,242,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 3

Flats & Houses
No of units 50 units
Density: 235 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.21 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,443,324	6,783,625	-4,610,282	3,493,767	6,413,625	6,533,625
20	1,348,414	6,337,544	-5,056,363	3,047,686	5,967,544	6,087,544
35	1,295,848	6,090,485	-5,303,422	2,800,627	5,720,485	5,840,485
50	1,243,282	5,843,426	-5,550,481	2,553,568	5,473,426	5,593,426
60	1,208,239	5,678,722	-5,715,185	2,388,864	5,308,722	5,428,722
70	1,173,195	5,514,018	-5,879,889	2,224,160	5,144,018	5,264,018
80	1,138,152	5,349,314	-6,044,593	2,059,456	4,979,314	5,099,314
90	1,103,108	5,184,609	-6,209,298	1,894,751	4,814,609	4,934,609
100	1,068,065	5,019,905	-6,374,002	1,730,047	4,649,905	4,769,905
120	997,977	4,690,492	-6,703,415	1,400,634	4,320,492	4,440,492
135	945,411	4,443,433	-6,950,474	1,153,575	4,073,433	4,193,433
150	892,847	4,196,379	-7,197,528	906,521	3,826,379	3,946,379
175	805,238	3,784,617	-7,609,290	494,759	3,414,617	3,534,617
200	717,628	3,372,854	-8,021,053	82,996	3,002,854	3,122,854
225	630,019	2,961,091	-8,432,816	-328,767	2,591,091	2,711,091
250	542,410	2,549,328	-8,844,579	-740,530	2,179,328	2,299,328

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,977,380	9,293,687	-2,100,220	6,003,829	8,923,687	9,043,687
20	1,873,284	8,804,434	-2,589,473	5,514,576	8,434,434	8,554,434
35	1,820,718	8,557,376	-2,836,531	5,267,518	8,187,376	8,307,376
50	1,768,153	8,310,317	-3,083,590	5,020,459	7,940,317	8,060,317
60	1,733,109	8,145,613	-3,248,294	4,855,755	7,775,613	7,895,613
70	1,698,066	7,980,909	-3,412,998	4,691,051	7,610,909	7,730,909
80	1,663,022	7,816,204	-3,577,703	4,526,346	7,446,204	7,566,204
90	1,627,978	7,651,495	-3,742,412	4,361,637	7,281,495	7,401,495
100	1,592,934	7,486,791	-3,907,116	4,196,933	7,116,791	7,236,791
120	1,522,847	7,157,383	-4,236,524	3,867,525	6,787,383	6,907,383
135	1,470,282	6,910,324	-4,483,583	3,620,466	6,540,324	6,660,324
150	1,417,716	6,663,265	-4,730,642	3,373,407	6,293,265	6,413,265
175	1,330,108	6,251,507	-5,142,400	2,961,649	5,881,507	6,001,507
200	1,242,499	5,839,744	-5,554,163	2,549,886	5,469,744	5,589,744
225	1,154,890	5,427,981	-5,965,926	2,138,123	5,057,981	5,177,981
250	1,067,281	5,016,219	-6,377,688	1,726,361	4,646,219	4,766,219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,674,918	-31,372,116	-42,766,023	-34,661,974	-31,742,116	-31,622,116
20	-6,631,350	-31,167,345	-42,561,252	-34,457,203	-31,537,345	-31,417,345
35	-6,684,775	-31,418,443	-42,812,350	-34,708,301	-31,788,443	-31,668,443
50	-6,738,200	-31,669,541	-43,063,448	-34,959,399	-32,039,541	-31,919,541
60	-6,773,817	-31,836,938	-43,230,845	-35,126,796	-32,206,938	-32,086,938
70	-6,809,433	-32,004,336	-43,398,243	-35,294,194	-32,374,336	-32,254,336
80	-6,845,051	-32,171,737	-43,565,644	-35,461,595	-32,541,737	-32,421,737
90	-6,880,667	-32,339,135	-43,733,042	-35,628,993	-32,709,135	-32,589,135
100	-6,916,283	-32,506,532	-43,900,439	-35,796,390	-32,876,532	-32,756,532
120	-6,987,517	-32,841,331	-44,235,238	-36,131,189	-33,211,331	-33,091,331
135	-7,040,942	-33,092,429	-44,486,336	-36,382,287	-33,462,429	-33,342,429
150	-7,094,367	-33,343,527	-44,737,434	-36,633,385	-33,713,527	-33,593,527
175	-7,183,410	-33,782,027	-45,155,934	-37,051,885	-34,132,027	-34,012,027
200	-7,272,451	-34,180,522	-45,574,429	-37,470,380	-34,550,522	-34,430,522
225	-7,361,493	-34,599,017	-45,992,924	-37,888,875	-34,969,017	-34,849,017
250	-7,450,536	-35,017,517	-46,411,424	-38,307,375	-35,387,517	-35,267,517

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 4	
Flats	
No of units	100 units
Density:	235 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-746,187	-1,753,540	-13,147,447	-5,043,398	-2,123,540	-2,003,540
20	-870,422	-2,045,492	-13,439,399	-5,335,350	-2,415,492	-2,295,492
35	-973,223	-2,287,074	-13,680,981	-5,576,932	-2,657,074	-2,537,074
50	-1,078,025	-2,528,658	-13,922,565	-5,818,516	-2,898,658	-2,778,658
60	-1,144,558	-2,689,712	-14,083,619	-5,979,570	-3,059,712	-2,939,712
70	-1,213,093	-2,850,768	-14,244,675	-6,140,626	-3,220,768	-3,100,768
80	-1,281,627	-3,011,824	-14,405,731	-6,301,682	-3,381,824	-3,261,824
90	-1,350,161	-3,172,878	-14,566,785	-6,462,736	-3,542,878	-3,422,878
100	-1,418,695	-3,333,934	-14,727,841	-6,623,792	-3,703,934	-3,583,934
120	-1,555,763	-3,656,044	-15,049,951	-6,945,902	-4,026,044	-3,906,044
135	-1,658,565	-3,897,628	-15,291,535	-7,187,486	-4,267,628	-4,147,628
150	-1,761,366	-4,139,210	-15,533,117	-7,429,068	-4,509,210	-4,389,210
175	-1,932,701	-4,541,848	-15,935,755	-7,831,706	-4,911,848	-4,791,848
200	-2,104,038	-4,944,488	-16,338,395	-8,234,346	-5,314,488	-5,194,488
225	-2,275,373	-5,347,126	-16,741,033	-8,636,984	-5,717,126	-5,597,126
250	-2,446,708	-5,749,764	-17,143,671	-9,039,622	-6,119,764	-5,999,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	128,953	303,040	-11,090,867	-2,986,818	-66,960	53,040
20	-8,260	-19,410	-11,413,317	-3,309,268	-389,410	-269,410
35	-111,061	-260,994	-11,654,901	-3,550,852	-630,994	-510,994
50	-213,862	-502,576	-11,896,483	-3,792,434	-872,576	-752,576
60	-282,397	-663,632	-12,057,539	-3,953,490	-1,033,632	-913,632
70	-350,931	-824,688	-12,218,596	-4,114,547	-1,194,688	-1,074,688
80	-419,465	-985,742	-12,379,649	-4,275,600	-1,355,742	-1,235,742
90	-487,999	-1,146,798	-12,540,705	-4,436,656	-1,516,798	-1,396,798
100	-556,534	-1,307,855	-12,701,762	-4,597,713	-1,677,855	-1,557,855
120	-693,602	-1,629,965	-13,023,872	-4,919,823	-1,999,965	-1,879,965
135	-796,403	-1,871,546	-13,265,453	-5,161,404	-2,241,546	-2,121,546
150	-899,205	-2,113,131	-13,507,038	-5,402,989	-2,483,131	-2,363,131
175	-1,070,540	-2,515,769	-13,909,676	-5,805,627	-2,885,769	-2,765,769
200	-1,241,875	-2,918,407	-14,312,314	-6,208,265	-3,288,407	-3,168,407
225	-1,413,210	-3,321,045	-14,714,952	-6,610,903	-3,691,045	-3,571,045
250	-1,584,546	-3,723,683	-15,117,590	-7,013,541	-4,093,683	-3,973,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,904,933	-32,676,593	-44,070,500	-35,966,451	-33,046,593	-32,926,593
20	-13,802,850	-32,436,698	-43,830,605	-35,726,556	-32,806,698	-32,686,698
35	-13,905,652	-32,678,282	-44,072,189	-35,968,140	-33,048,282	-32,928,282
50	-14,008,453	-32,919,864	-44,313,771	-36,209,722	-33,289,864	-33,169,864
60	-14,076,987	-33,080,920	-44,474,827	-36,370,778	-33,450,920	-33,330,920
70	-14,145,521	-33,241,974	-44,635,881	-36,531,832	-33,611,974	-33,491,974
80	-14,214,055	-33,403,030	-44,796,937	-36,692,888	-33,773,030	-33,653,030
90	-14,282,590	-33,564,086	-44,957,993	-36,853,944	-33,934,086	-33,814,086
100	-14,351,123	-33,725,140	-45,119,047	-37,014,998	-34,095,140	-33,975,140
120	-14,488,192	-34,047,252	-45,441,159	-37,337,110	-34,417,252	-34,297,252
135	-14,590,993	-34,288,834	-45,682,741	-37,578,692	-34,658,834	-34,538,834
150	-14,693,795	-34,530,418	-45,924,325	-37,820,276	-34,900,418	-34,780,418
175	-14,865,130	-34,933,056	-46,326,963	-38,222,914	-35,303,056	-35,183,056
200	-15,036,466	-35,335,694	-46,729,601	-38,625,552	-35,705,694	-35,585,694
225	-15,207,801	-35,738,332	-47,132,239	-39,028,190	-36,108,332	-35,988,332
250	-15,379,136	-36,140,970	-47,534,877	-39,430,828	-36,510,970	-36,390,970

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 5	
Houses	
No of units	100 units
Density:	375 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	0.27 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,453,880	20,452,049	9,058,142	17,162,191	20,082,049	20,202,049
20	5,199,794	19,499,229	8,105,322	16,209,371	19,129,229	19,249,229
35	5,079,581	19,048,428	7,654,521	15,758,570	18,678,428	18,798,428
50	4,959,367	18,597,628	7,203,721	15,307,770	18,227,628	18,347,628
60	4,879,225	18,297,093	6,903,186	15,007,235	17,927,093	18,047,093
70	4,799,082	17,996,558	6,602,651	14,706,700	17,626,558	17,746,558
80	4,718,941	17,696,027	6,302,120	14,406,169	17,326,027	17,446,027
90	4,638,800	17,395,496	5,998,781	14,105,638	17,025,496	17,145,496
100	4,558,659	17,094,965	5,693,332	13,797,381	16,717,239	16,837,239
120	4,393,691	16,476,342	5,082,435	13,186,484	16,106,342	16,226,342
135	4,271,512	16,018,170	4,624,263	12,728,312	15,648,170	15,768,170
150	4,149,332	15,559,995	4,166,088	12,270,137	15,189,995	15,309,995
175	3,946,699	14,796,371	3,402,464	11,506,513	14,426,371	14,546,371
200	3,742,067	14,032,751	2,638,844	10,742,893	13,662,751	13,782,751
225	3,536,434	13,269,128	1,875,221	9,979,270	12,899,128	13,019,128
250	3,334,801	12,505,504	1,111,597	9,215,646	12,135,504	12,255,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,764,777	25,367,914	13,974,007	22,078,056	24,997,914	25,117,914
20	6,488,144	24,330,542	12,936,635	21,040,684	23,960,542	24,080,542
35	6,367,931	23,879,741	12,485,834	20,589,883	23,509,741	23,629,741
50	6,247,718	23,428,941	12,035,034	20,139,083	23,058,941	23,178,941
60	6,167,575	23,128,406	11,734,499	19,838,548	22,758,406	22,878,406
70	6,087,433	22,827,875	11,433,968	19,538,017	22,457,875	22,577,875
80	6,007,291	22,527,340	11,133,433	19,237,482	22,157,340	22,277,340
90	5,927,148	22,226,805	10,832,898	18,936,947	21,856,805	21,976,805
100	5,847,005	21,926,270	10,532,363	18,636,412	21,556,270	21,676,270
120	5,686,721	21,325,204	9,931,297	18,035,346	20,955,204	21,075,204
135	5,566,508	20,874,404	9,480,497	17,584,546	20,504,404	20,624,404
150	5,446,294	20,423,603	9,029,696	17,133,745	20,053,603	20,173,603
175	5,245,938	19,672,268	8,278,361	16,382,410	19,302,268	19,422,268
200	5,045,582	18,920,933	7,527,026	15,631,075	18,550,933	18,670,933
225	4,842,747	18,169,302	6,766,395	14,879,444	17,799,302	17,919,302
250	4,639,115	17,396,682	6,002,775	14,106,824	17,026,682	17,146,682

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,002,441	-56,259,153	-67,653,060	-59,549,011	-56,629,153	-56,509,153
20	-14,913,642	-55,926,157	-67,320,064	-59,216,015	-56,296,157	-56,176,157
35	-15,040,564	-56,402,113	-67,796,020	-59,691,971	-56,772,113	-56,652,113
50	-15,167,484	-56,878,066	-68,271,973	-60,167,924	-57,248,066	-57,128,066
60	-15,252,099	-57,195,371	-68,589,278	-60,485,229	-57,565,371	-57,445,371
70	-15,336,713	-57,512,672	-68,906,579	-60,802,530	-57,882,672	-57,762,672
80	-15,421,327	-57,829,978	-69,223,885	-61,119,836	-58,199,978	-58,079,978
90	-15,505,941	-58,147,279	-69,541,186	-61,437,137	-58,517,279	-58,397,279
100	-15,590,556	-58,464,585	-69,858,492	-61,754,443	-58,834,585	-58,714,585
120	-15,758,784	-59,099,191	-70,493,098	-62,389,049	-59,469,191	-59,349,191
135	-15,888,705	-59,575,144	-70,989,051	-62,865,002	-59,945,144	-59,825,144
150	-16,013,627	-60,051,100	-71,445,007	-63,340,958	-60,421,100	-60,301,100
175	-16,226,162	-60,844,357	-72,238,264	-64,134,215	-61,214,357	-61,094,357
200	-16,436,697	-61,637,615	-73,031,522	-64,927,473	-62,007,615	-61,887,615
225	-16,648,233	-62,430,872	-73,824,779	-65,720,730	-62,800,872	-62,680,872
250	-16,859,768	-63,224,130	-74,618,037	-66,513,988	-63,594,130	-63,474,130

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 6	
Flats	
No of units	500 units
Density:	380 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	1.32 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,390,072	-19,296,454	-30,690,361	-22,586,312	-19,666,454	-19,546,454
20	-25,630,294	-19,479,024	-30,872,931	-22,768,882	-19,849,024	-19,729,024
35	-26,137,974	-19,864,861	-31,258,768	-23,154,719	-20,234,861	-20,114,861
50	-26,645,654	-20,250,697	-31,644,604	-23,540,555	-20,620,697	-20,500,697
60	-26,984,107	-20,507,922	-31,901,829	-23,797,780	-20,877,922	-20,757,922
70	-27,322,561	-20,765,146	-32,159,053	-24,055,004	-21,135,146	-21,015,146
80	-27,661,014	-21,022,371	-32,416,278	-24,312,229	-21,392,371	-21,272,371
90	-27,999,468	-21,279,596	-32,673,503	-24,569,454	-21,649,596	-21,529,596
100	-28,337,921	-21,536,820	-32,930,727	-24,826,678	-21,906,820	-21,786,820
120	-29,014,828	-22,051,270	-33,445,177	-25,341,128	-22,421,270	-22,301,270
135	-29,522,509	-22,437,107	-33,831,014	-25,726,965	-22,807,107	-22,687,107
150	-30,030,189	-22,822,944	-34,216,851	-26,112,802	-23,192,944	-23,072,944
175	-30,876,323	-23,466,005	-34,859,912	-26,755,863	-23,836,005	-23,716,005
200	-31,722,456	-24,109,067	-35,502,974	-27,398,925	-24,479,067	-24,359,067
225	-32,568,590	-24,752,129	-36,146,036	-28,041,987	-25,122,129	-25,002,129
250	-33,414,724	-25,395,190	-36,789,097	-28,685,048	-25,765,190	-25,645,190

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,380,609	-16,249,262	-27,643,169	-19,539,120	-16,619,262	-16,499,262
20	-21,689,790	-16,484,241	-27,878,148	-19,774,099	-16,854,241	-16,734,241
35	-22,197,471	-16,870,078	-28,263,985	-20,159,936	-17,240,078	-17,120,078
50	-22,705,151	-17,255,915	-28,649,822	-20,545,773	-17,625,915	-17,505,915
60	-23,043,604	-17,513,139	-28,907,046	-20,802,997	-17,883,139	-17,763,139
70	-23,382,058	-17,770,364	-29,164,271	-21,060,222	-18,140,364	-18,020,364
80	-23,720,511	-18,027,589	-29,421,496	-21,317,447	-18,397,589	-18,277,589
90	-24,058,965	-18,284,813	-29,678,720	-21,574,671	-18,654,813	-18,534,813
100	-24,397,418	-18,542,038	-29,935,945	-21,831,896	-18,912,038	-18,792,038
120	-25,074,325	-19,056,487	-30,450,394	-22,346,345	-19,426,487	-19,306,487
135	-25,582,006	-19,442,324	-30,836,231	-22,732,182	-19,812,324	-19,692,324
150	-26,089,686	-19,828,161	-31,222,068	-23,118,019	-20,198,161	-20,078,161
175	-26,935,820	-20,471,223	-31,865,130	-23,761,081	-20,841,223	-20,721,223
200	-27,781,954	-21,114,285	-32,508,192	-24,404,143	-21,484,285	-21,364,285
225	-28,628,088	-21,757,346	-33,151,253	-25,047,204	-22,127,346	-22,007,346
250	-29,474,220	-22,400,407	-33,794,314	-25,690,265	-22,770,407	-22,650,407

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-85,532,004	-65,004,323	-76,398,230	-68,294,181	-65,374,323	-65,254,323
20	-84,737,844	-64,400,762	-75,794,669	-67,690,620	-64,770,762	-64,650,762
35	-85,245,524	-64,786,598	-76,180,505	-68,076,456	-65,156,598	-65,036,598
50	-85,753,204	-65,172,435	-76,566,342	-68,462,293	-65,542,435	-65,422,435
60	-86,091,658	-65,429,660	-76,823,567	-68,719,518	-65,799,660	-65,679,660
70	-86,430,111	-65,686,884	-77,080,791	-68,976,742	-66,056,884	-65,936,884
80	-86,768,565	-65,944,109	-77,338,016	-69,233,967	-66,314,109	-66,194,109
90	-87,107,018	-66,201,334	-77,595,241	-69,491,192	-66,571,334	-66,451,334
100	-87,445,472	-66,458,558	-77,852,465	-69,748,416	-66,828,558	-66,708,558
120	-88,122,379	-66,973,008	-78,366,915	-70,262,866	-67,343,008	-67,223,008
135	-88,630,059	-67,358,845	-78,752,752	-70,648,703	-67,728,845	-67,608,845
150	-89,137,739	-67,744,682	-79,138,589	-71,034,540	-68,114,682	-67,994,682
175	-89,983,873	-68,387,743	-79,781,650	-71,677,601	-68,757,743	-68,637,743
200	-90,830,007	-69,030,805	-80,424,712	-72,320,663	-69,400,805	-69,280,805
225	-91,676,141	-69,673,867	-81,067,774	-72,963,725	-70,043,867	-69,923,867
250	-92,522,274	-70,316,928	-81,710,835	-73,606,786	-70,686,928	-70,566,928

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 7

Flats	
No of units	650 units
Density:	210 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,227,375	-10,088,844	-21,482,751	-13,378,702	-10,458,844	-10,338,844
20	-31,525,976	-10,185,315	-21,579,222	-13,475,173	-10,555,315	-10,435,315
35	-32,152,738	-10,387,808	-21,781,715	-13,677,666	-10,757,808	-10,637,808
50	-32,779,500	-10,590,300	-21,984,207	-13,880,158	-10,960,300	-10,840,300
60	-33,197,340	-10,725,294	-22,119,201	-14,015,152	-11,095,294	-10,975,294
70	-33,615,181	-10,860,289	-22,254,196	-14,150,147	-11,230,289	-11,110,289
80	-34,033,022	-10,995,284	-22,389,191	-14,285,142	-11,365,284	-11,245,284
90	-34,450,864	-11,130,279	-22,524,186	-14,420,137	-11,500,279	-11,380,279
100	-34,868,704	-11,265,274	-22,659,181	-14,555,132	-11,635,274	-11,515,274
120	-35,704,386	-11,535,263	-22,929,170	-14,825,121	-11,905,263	-11,785,263
135	-36,331,148	-11,737,756	-23,131,663	-15,027,614	-12,107,756	-11,987,756
150	-36,957,909	-11,940,248	-23,334,155	-15,230,106	-12,310,248	-12,190,248
175	-38,002,512	-12,277,735	-23,671,642	-15,567,593	-12,647,735	-12,527,735
200	-39,047,114	-12,615,222	-24,009,129	-15,905,080	-12,985,222	-12,865,222
225	-40,091,716	-12,952,708	-24,346,615	-16,242,566	-13,322,708	-13,202,708
250	-41,136,319	-13,290,195	-24,684,102	-16,580,053	-13,660,195	-13,540,195

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,426,243	-8,537,709	-19,931,616	-11,827,567	-8,907,709	-8,787,709
20	-26,807,420	-8,660,859	-20,054,766	-11,950,717	-9,030,859	-8,910,859
35	-27,434,181	-8,863,351	-20,257,258	-12,153,209	-9,233,351	-9,113,351
50	-28,060,943	-9,065,843	-20,459,750	-12,355,701	-9,435,843	-9,315,843
60	-28,478,784	-9,200,838	-20,594,745	-12,490,696	-9,570,838	-9,450,838
70	-28,896,625	-9,335,833	-20,729,740	-12,625,691	-9,705,833	-9,585,833
80	-29,314,465	-9,470,827	-20,864,734	-12,760,685	-9,840,827	-9,720,827
90	-29,732,307	-9,605,822	-20,999,729	-12,895,680	-9,975,822	-9,855,822
100	-30,150,148	-9,740,817	-21,134,724	-13,030,675	-10,110,817	-9,990,817
120	-30,985,829	-10,010,806	-21,404,713	-13,300,664	-10,380,806	-10,260,806
135	-31,612,591	-10,213,299	-21,607,206	-13,503,157	-10,583,299	-10,463,299
150	-32,239,353	-10,415,791	-21,809,698	-13,705,649	-10,785,791	-10,665,791
175	-33,283,955	-10,753,278	-22,147,185	-14,043,136	-11,123,278	-11,003,278
200	-34,328,557	-11,090,765	-22,484,672	-14,380,623	-11,460,765	-11,340,765
225	-35,373,160	-11,428,252	-22,822,159	-14,718,110	-11,798,252	-11,678,252
250	-36,417,762	-11,765,739	-23,159,646	-15,055,597	-12,135,739	-12,015,739

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-103,244,345	-33,365,865	-44,749,772	-36,645,723	-33,725,865	-33,605,865
20	-102,304,325	-33,052,167	-44,446,074	-36,342,025	-33,422,167	-33,302,167
35	-102,931,087	-33,254,659	-44,648,566	-36,544,517	-33,624,659	-33,504,659
50	-103,557,848	-33,457,151	-44,851,058	-36,747,009	-33,827,151	-33,707,151
60	-103,975,689	-33,592,146	-44,986,053	-36,882,004	-33,962,146	-33,842,146
70	-104,393,530	-33,727,141	-45,121,048	-37,016,999	-34,097,141	-33,977,141
80	-104,811,371	-33,862,135	-45,256,042	-37,151,993	-34,232,135	-34,112,135
90	-105,229,212	-33,997,130	-45,391,037	-37,286,988	-34,367,130	-34,247,130
100	-105,647,053	-34,132,125	-45,526,032	-37,421,983	-34,502,125	-34,382,125
120	-106,482,734	-34,402,114	-45,796,021	-37,691,972	-34,772,114	-34,652,114
135	-107,109,496	-34,604,607	-45,998,514	-37,894,465	-34,974,607	-34,854,607
150	-107,736,258	-34,807,099	-46,201,006	-38,096,957	-35,177,099	-35,057,099
175	-108,780,860	-35,144,586	-46,538,493	-38,434,444	-35,514,586	-35,394,586
200	-109,825,462	-35,482,072	-46,875,979	-38,771,930	-35,852,072	-35,732,072
225	-110,870,065	-35,819,560	-47,213,467	-39,109,418	-36,189,560	-36,069,560
250	-111,914,668	-36,157,046	-47,550,953	-39,446,904	-36,527,046	-36,407,046

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 8	
Fklat	
No of units	1000 units
Density:	280 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.57 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,633,148	5,497,281	-5,896,626	2,207,423	5,127,281	5,247,281
20	18,032,125	5,048,995	-6,344,912	1,759,137	4,678,995	4,798,995
35	17,061,215	4,777,140	-6,616,767	1,487,282	4,407,140	4,527,140
50	16,070,993	4,499,878	-6,894,029	1,210,020	4,129,878	4,249,878
60	15,398,583	4,311,603	-7,082,304	1,021,745	3,941,603	4,061,603
70	14,716,738	4,120,687	-7,273,220	830,829	3,750,687	3,870,687
80	14,025,123	3,927,034	-7,466,873	637,176	3,557,034	3,677,034
90	13,323,393	3,730,550	-7,663,357	440,692	3,360,550	3,480,550
100	12,611,199	3,531,136	-7,862,771	241,278	3,161,136	3,281,136
120	11,169,835	3,127,554	-8,266,353	-162,304	2,757,554	2,877,554
135	10,086,280	2,824,158	-8,569,749	-465,700	2,454,158	2,574,158
150	8,987,576	2,516,521	-8,877,386	-773,337	2,146,521	2,266,521
175	7,147,797	2,001,383	-9,392,524	-1,288,475	1,631,383	1,751,383
200	5,286,675	1,480,269	-9,913,638	-1,809,589	1,110,269	1,230,269
225	3,397,811	951,387	-10,442,520	-2,338,471	581,387	701,387
250	1,489,001	416,920	-10,976,987	-2,872,938	46,920	166,920

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,420,351	7,677,698	-3,716,209	4,387,840	7,307,698	7,427,698
20	25,801,113	7,224,312	-4,169,595	3,934,454	6,854,312	6,974,312
35	24,925,438	6,979,123	-4,414,784	3,689,265	6,609,123	6,729,123
50	24,036,644	6,729,980	-4,663,927	3,440,122	6,359,980	6,479,980
60	23,433,371	6,561,344	-4,832,563	3,271,486	6,191,344	6,311,344
70	22,826,770	6,391,496	-5,002,411	3,101,638	6,021,496	6,141,496
80	22,214,011	6,219,923	-5,173,994	2,930,065	5,849,923	5,969,923
90	21,592,827	6,045,992	-5,347,915	2,756,134	5,675,992	5,795,992
100	20,966,678	5,870,670	-5,523,237	2,580,812	5,500,670	5,620,670
120	19,692,001	5,513,760	-5,880,147	2,223,902	5,143,760	5,263,760
135	18,717,733	5,240,965	-6,152,942	1,951,107	4,870,965	4,990,965
150	17,726,874	4,963,525	-6,430,382	1,673,667	4,593,525	4,713,525
175	16,036,451	4,490,206	-6,903,701	1,200,348	4,120,206	4,240,206
200	14,295,716	4,002,801	-7,391,106	712,943	3,632,801	3,752,801
225	12,504,535	3,501,270	-7,892,637	211,412	3,131,270	3,251,270
250	10,699,248	2,995,789	-8,398,118	-294,069	2,625,789	2,745,789

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-125,478,956	-35,134,108	-46,528,015	-38,423,966	-35,504,108	-35,384,108
20	-124,883,993	-34,967,518	-46,361,425	-38,257,376	-35,337,518	-35,217,518
35	-126,056,357	-35,295,780	-46,689,687	-38,585,638	-35,665,780	-35,545,780
50	-127,228,722	-35,624,042	-47,017,949	-38,913,900	-35,994,042	-35,874,042
60	-128,010,298	-35,842,883	-47,236,790	-39,132,741	-36,212,883	-36,092,883
70	-128,791,873	-36,061,725	-47,455,632	-39,351,583	-36,431,725	-36,311,725
80	-129,573,449	-36,280,566	-47,674,473	-39,570,424	-36,650,566	-36,530,566
90	-130,355,025	-36,499,407	-47,893,314	-39,789,265	-36,869,407	-36,749,407
100	-131,136,601	-36,718,248	-48,112,155	-40,008,106	-37,088,248	-36,968,248
120	-132,699,754	-37,155,931	-48,549,838	-40,445,789	-37,525,931	-37,405,931
135	-133,872,117	-37,484,193	-48,878,100	-40,774,051	-37,854,193	-37,734,193
150	-135,044,482	-37,812,455	-49,206,362	-41,102,313	-38,182,455	-38,062,455
175	-136,908,422	-38,369,558	-49,763,465	-41,649,416	-38,729,558	-38,609,558
200	-138,952,362	-38,906,661	-50,300,568	-42,196,519	-39,276,661	-39,156,661
225	-140,906,303	-39,453,765	-50,847,672	-42,743,623	-39,823,765	-39,703,765
250	-142,860,242	-40,000,868	-51,394,775	-43,290,726	-40,370,868	-40,250,868

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Harlow Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Office £11,393,907	Industrial £3,289,858	Benchmark land value 3 - Lower value secondary office or community use £370,000	Benchmark land value 4 - Lower value secondary industrial £250,000

Site type 9	
Flats	
No of units	2000 units
Density:	630 dph

Affordable %	0%
% Affordable Rent	85%
% Shared ownership	15%
	0%

Site area	3.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CM18, CM19, CM20

Private values £3750 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,805,468	7,183,722	-4,210,185	3,893,864	6,813,722	6,933,722
20	20,203,625	6,364,142	-5,029,765	3,074,284	5,994,142	6,114,142
35	18,464,152	5,816,208	-5,577,699	2,526,350	5,446,208	5,566,208
50	16,646,951	5,243,789	-6,150,118	1,953,931	4,873,789	4,993,789
60	15,389,297	4,847,628	-6,546,279	1,557,770	4,477,628	4,597,628
70	14,091,704	4,438,887	-6,955,020	1,149,029	4,068,887	4,188,887
80	12,751,466	4,016,712	-7,377,195	726,854	3,646,712	3,766,712
90	11,365,739	3,580,208	-7,813,699	290,350	3,210,208	3,330,208
100	9,956,466	3,136,287	-8,257,620	-153,571	2,766,287	2,886,287
120	7,101,532	2,236,982	-9,156,925	-1,052,876	1,866,982	1,986,982
135	4,919,209	1,549,551	-9,844,356	-1,740,307	1,179,551	1,299,551
150	2,703,763	851,685	-10,542,222	-2,438,173	481,685	601,685
175	-1,066,855	-336,059	-11,729,966	-3,625,917	-706,059	-586,059
200	-4,887,729	-1,539,635	-12,933,542	-4,829,493	-1,909,635	-1,789,635
225	-8,708,602	-2,743,210	-14,137,117	-6,033,068	-3,113,210	-2,993,210
250	-12,529,475	-3,946,785	-15,340,692	-7,236,643	-4,316,785	-4,196,785

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£150	£150

CM17

Private values £4000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,033,453	10,720,538	-673,969	7,430,680	10,350,538	10,470,538
20	31,569,432	9,944,371	-1,449,536	6,654,513	9,574,371	9,694,371
35	30,117,880	9,485,557	-1,908,350	6,195,699	9,115,557	9,235,557
50	28,613,429	9,013,230	-2,380,677	5,723,372	8,643,230	8,763,230
60	27,587,814	8,690,161	-2,703,746	5,400,303	8,320,161	8,440,161
70	26,541,861	8,360,686	-3,033,221	5,070,828	7,990,686	8,110,686
80	25,473,582	8,024,178	-3,369,729	4,734,320	7,654,178	7,774,178
90	24,380,679	7,679,914	-3,713,993	4,390,056	7,309,914	7,429,914
100	23,265,202	7,328,539	-4,065,368	4,038,681	6,958,539	7,078,539
120	20,955,550	6,600,998	-4,792,909	3,311,140	6,230,998	6,350,998
135	19,152,128	6,032,920	-5,360,987	2,743,062	5,662,920	5,782,920
150	17,281,265	5,443,599	-5,950,308	2,153,741	5,073,599	5,193,599
175	13,999,610	4,409,877	-6,984,030	1,120,019	4,039,877	4,159,877
200	10,513,004	3,311,596	-8,082,311	21,738	2,941,596	3,061,596
225	6,931,939	2,183,561	-9,210,346	-1,106,297	1,813,561	1,933,561
250	3,264,786	1,028,408	-10,365,499	-2,261,450	658,408	778,408

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-215,941,347	-68,021,524	-79,415,431	-71,311,382	-68,391,524	-68,271,524
20	-215,284,067	-67,814,481	-79,208,388	-71,104,339	-68,184,481	-68,064,481
35	-217,576,591	-68,536,626	-79,930,533	-71,826,484	-68,906,626	-68,786,626
50	-219,869,114	-69,258,771	-80,652,678	-72,548,629	-69,628,771	-69,508,771
60	-221,397,464	-69,740,201	-81,134,108	-73,030,059	-70,110,201	-69,990,201
70	-222,925,813	-70,221,631	-81,615,538	-73,511,489	-70,591,631	-70,471,631
80	-224,454,163	-70,703,061	-82,096,968	-73,992,919	-71,073,061	-70,953,061
90	-225,982,513	-71,184,492	-82,578,399	-74,474,350	-71,554,492	-71,434,492
100	-227,510,862	-71,665,921	-83,059,828	-74,955,779	-72,035,921	-71,915,921
120	-230,567,560	-72,628,782	-84,022,689	-75,918,640	-72,998,782	-72,878,782
135	-232,860,084	-73,350,927	-84,744,834	-76,640,785	-73,720,927	-73,600,927
150	-235,152,609	-74,073,072	-85,466,979	-77,362,930	-74,443,072	-74,323,072
175	-238,973,483	-75,276,647	-86,670,554	-78,566,505	-75,646,647	-75,526,647
200	-242,794,355	-76,480,222	-87,874,129	-79,770,080	-76,850,222	-76,730,222
225	-246,615,229	-77,683,797	-89,077,704	-80,973,655	-78,053,797	-77,933,797
250	-250,436,103	-78,887,372	-90,281,279	-82,177,230	-79,257,372	-79,137,372

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 5 - Office CIL Appraisal

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Offices
Location:	Harlow

	£s per sqft	Yield	Rent free
Appraisal 1	£13.00	7.00%	1.50 years
Appraisal 2	£14.00	7.00%	1.50 years
Appraisal 3	£15.00	7.00%	1.50 years
Appraisal 4	£16.00	7.25%	1.50 years
Appraisal 5 (base)	£16.00	7.00%	1.50 years
Appraisal 6	£16.00	6.75%	1.50 years
Appraisal 7	£17.00	7.00%	1.50 years
Appraisal 8	£18.00	7.00%	1.50 years
Appraisal 9	£19.00	7.00%	1.50 years
Appraisal 10	£20.00	7.00%	1.50 years

Existing floorspace as % of new
40%

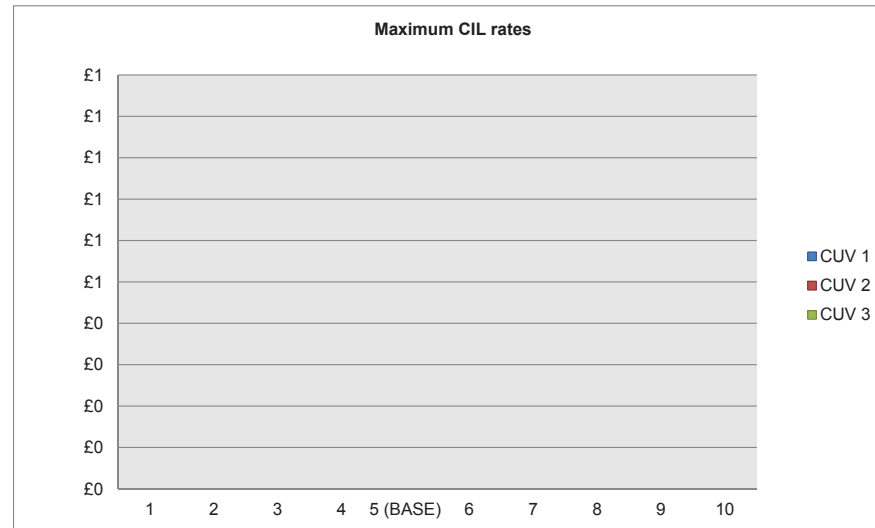
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£8.50	7.00%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-23%	£0	£0	£0
Appraisal 2	-14%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	11%	£0	£0	£0
Appraisal 9	16%	£0	£0	£0
Appraisal 10	20%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	Offices
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	40%	17,222					
Rent per sq ft		£6 psf		£8 psf		£9 psf	
Rental income per annum		£103,334		£129,168		£146,390	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	2.5	0.8444
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.00%	
Refurbishment costs	£50 psf	£861,120		£861,120		£861,120	
Fees	7%	£60,278		£60,278		£60,278	
Capitalised rent, net of refurb and fees			£103,979		£360,323		£844,457
Purchaser's costs	6.80%						
Current use value			£103,979		£360,323		£844,457
CUV including Landowner premium		15%	£119,576	20.00%	£432,388	20.00%	£1,013,348

Appendix 6 - Supermarket, Superstore, Retail Warehousing CIL Appraisal

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Supermarkets and Retail Warehousing
Location:	Harlow District

	£s per sqft	Yield	Rent free
Appraisal 1	£15.00	5.50%	1.50 years
Appraisal 2	£16.00	5.50%	1.50 years
Appraisal 3	£17.00	5.50%	1.50 years
Appraisal 4	£18.00	5.75%	1.50 years
Appraisal 5 (base)	£18.00	5.50%	1.50 years
Appraisal 6	£18.00	5.25%	1.50 years
Appraisal 7	£19.00	5.50%	1.50 years
Appraisal 8	£20.00	5.50%	1.50 years
Appraisal 9	£21.00	5.50%	1.50 years
Appraisal 10	£22.00	5.50%	1.50 years

Existing floorspace as % of new
30%

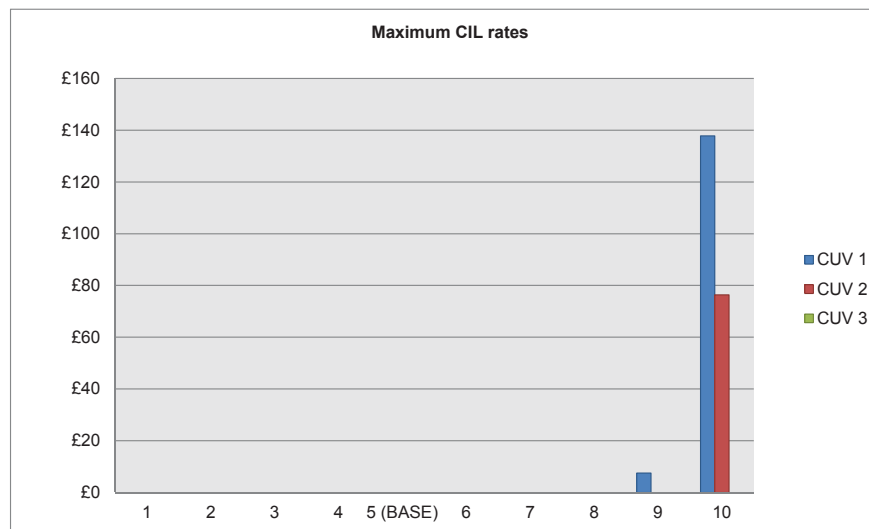
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.00%	2.00 years	15.00%
Current use value 2	£6.50	8.00%	2.00 years	20.00%
Current use value 3	£10.00	7.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-20%	£0	£0	£0
Appraisal 2	-13%	£0	£0	£0
Appraisal 3	-6%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	10%	£0	£0	£0
Appraisal 9	14%	£7	£0	£0
Appraisal 10	18%	£138	£76	£0



CURRENT USE VALUE
Commercial Development

Use class: Supermarkets and Retail Warehousing

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	16,146					
Rent per sq ft		£5 psf		£7 psf		£10 psf	
Rental income per annum		£80,730		£104,949		£161,460	
Rent free/voids (years)		2.0	0.8573	2.0	0.8573	2.0	0.8734
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.00%	
Refurbishment costs	£30 psf	£484,380		£484,380		£484,380	
Fees	7%	£33,907		£33,907		£33,907	
Capitalised rent, net of refurb and fees			£346,875		£606,424		£1,496,362
Purchaser's costs	6.80%						
Current use value			£346,875		£606,424		£1,496,362
CUV including Landowner premium		15%	£398,907	20.00%	£727,709	20.00%	£1,795,635

Appendix 7 - Industrial CIL Appraisal

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Industrial
Location:	Harlow District

	£s per sqft	Yield	Rent free
Appraisal 1	£7.00	7.00%	1.50 years
Appraisal 2	£8.00	7.00%	1.50 years
Appraisal 3	£9.00	7.00%	1.50 years
Appraisal 4	£10.00	7.50%	1.50 years
Appraisal 5 (base)	£10.00	7.00%	1.50 years
Appraisal 6	£10.00	6.50%	1.50 years
Appraisal 7	£11.50	7.00%	1.50 years
Appraisal 8	£12.00	7.00%	1.50 years
Appraisal 9	£12.50	7.00%	1.50 years
Appraisal 10	£13.00	7.00%	1.50 years

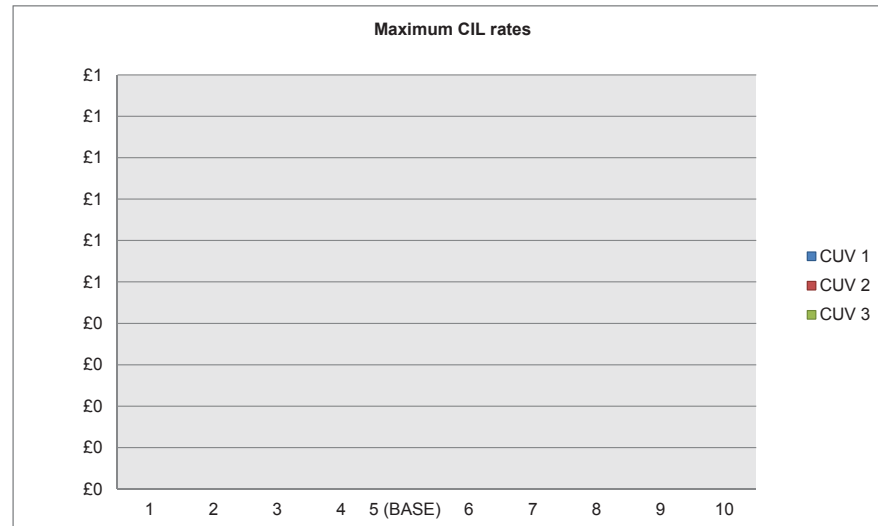
Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.00%	3.00 years	15.00%
Current use value 2	£6.00	8.00%	3.00 years	15.00%
Current use value 3	£8.50	7.00%	3.00 years	20.00%

Maximum CIL rates



Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-43%	£0	£0	£0
Appraisal 2	-25%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	13%	£0	£0	£0
Appraisal 8	17%	£0	£0	£0
Appraisal 9	20%	£0	£0	£0
Appraisal 10	23%	£0	£0	£0

CURRENT USE VALUE
Commercial Development

Use class:	Industrial
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50% 15,000						
Rent per sq ft		£5 psf		£6 psf		£9 psf	
Rental income per annum		£75,000		£90,000		£127,500	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8163
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.00%	
Refurbishment costs	£30 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£262,718		£411,561		£1,005,328
Purchaser's costs	6.80%						
Current use value			£262,718		£411,561		£1,005,328
CUV including Landowner premium		15%	£302,125	15.00%	£473,295	20.00%	£1,206,394

Appendix 8 - Local Plan Base Appraisal Results

Harlow
Local Plan Testing 2018

T1 - 10 Houses

Value Area	CM18, CM19, CM20
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No Units	10
Site Area	0.1 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£903,763	£822,380	£792,652	£764,260	£764,260	£713,276
85% AR : 15% SO	10%	£814,657	£740,296	£710,325	£681,702	£681,702	£630,304
85% AR : 15% SO	15%	£770,104	£699,254	£669,162	£640,423	£640,423	£588,818
85% AR : 15% SO	20%	£725,551	£658,211	£627,998	£599,145	£599,145	£547,332
85% AR : 15% SO	25%	£680,998	£617,169	£586,836	£557,865	£557,865	£505,845
85% AR : 15% SO	30%	£636,444	£576,127	£545,672	£516,587	£516,587	£464,359
85% AR : 15% SO	35%	£591,891	£535,085	£504,508	£475,308	£475,308	£422,873
85% AR : 15% SO	40%	£547,337	£494,042	£463,346	£434,030	£434,030	£381,387
70% AR : 30% SO	25%	£695,485	£631,408	£601,075	£572,104	£572,104	£520,084
70% AR : 30% SO	30%	£653,830	£593,213	£562,759	£533,673	£533,673	£481,446

Residual Land values compared to benchmark land values

Office - Lower Value	£11,393,907
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£235,628	£317,010	£346,739	£376,131	£376,131	£428,114
85% AR : 15% SO	10%	£324,733	£399,095	£429,065	£457,689	£457,689	£509,087
85% AR : 15% SO	15%	£369,287	£440,137	£470,229	£498,967	£498,967	£550,573
85% AR : 15% SO	20%	£413,840	£481,180	£511,393	£540,246	£540,246	£592,059
85% AR : 15% SO	25%	£458,393	£522,221	£552,555	£581,525	£581,525	£633,545
85% AR : 15% SO	30%	£502,947	£563,264	£593,719	£622,804	£622,804	£675,031
85% AR : 15% SO	35%	£547,500	£604,306	£634,882	£664,083	£664,083	£716,516
85% AR : 15% SO	40%	£592,054	£645,349	£676,045	£705,361	£705,361	£758,004
70% AR : 30% SO	25%	£443,906	£507,982	£538,318	£567,286	£567,286	£619,306
70% AR : 30% SO	30%	£485,560	£546,178	£576,832	£608,717	£608,717	£657,945

Residual Land values compared to benchmark land values

Industrial	£3,289,858
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£574,777	£493,394	£463,666	£435,274	£435,274	£384,291
85% AR : 15% SO	10%	£485,672	£411,310	£381,340	£352,716	£352,716	£301,318
85% AR : 15% SO	15%	£441,118	£370,268	£340,176	£311,438	£311,438	£259,832
85% AR : 15% SO	20%	£396,565	£329,225	£299,012	£270,159	£270,159	£218,346
85% AR : 15% SO	25%	£352,012	£288,184	£257,850	£228,880	£228,880	£176,860
85% AR : 15% SO	30%	£307,458	£247,141	£216,686	£187,601	£187,601	£135,373
85% AR : 15% SO	35%	£262,905	£206,099	£175,523	£146,322	£146,322	£93,887
85% AR : 15% SO	40%	£218,351	£165,056	£134,360	£105,044	£105,044	£52,401
70% AR : 30% SO	25%	£366,499	£302,423	£272,089	£243,118	£243,118	£191,099
70% AR : 30% SO	30%	£324,844	£264,227	£233,773	£204,687	£204,687	£152,460

Residual Land values compared to benchmark land values

Greenfield (upper)	£370,000
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£866,763	£785,380	£755,652	£727,260	£727,260	£676,276
85% AR : 15% SO	10%	£777,657	£703,296	£673,325	£644,702	£644,702	£593,304
85% AR : 15% SO	15%	£733,104	£662,254	£632,162	£603,423	£603,423	£551,818
85% AR : 15% SO	20%	£688,551	£621,211	£590,998	£562,145	£562,145	£510,332
85% AR : 15% SO	25%	£643,998	£580,169	£549,836	£520,865	£520,865	£468,845
85% AR : 15% SO	30%	£599,444	£539,127	£508,672	£479,587	£479,587	£427,359
85% AR : 15% SO	35%	£554,891	£498,085	£467,508	£438,308	£438,308	£385,873
85% AR : 15% SO	40%	£510,337	£457,042	£426,346	£397,030	£397,030	£344,387
70% AR : 30% SO	25%	£658,485	£594,408	£564,075	£535,104	£535,104	£483,084
70% AR : 30% SO	30%	£616,830	£556,213	£525,759	£496,673	£496,673	£444,446

Residual Land values compared to benchmark land values

Greenfield (lower)	£250,000
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£878,763	£797,380	£767,652	£739,260	£739,260	£688,276
85% AR : 15% SO	10%	£789,657	£715,296	£685,325	£656,702	£656,702	£605,304
85% AR : 15% SO	15%	£745,104	£674,254	£644,162	£615,423	£615,423	£563,818
85% AR : 15% SO	20%	£700,551	£633,211	£602,998	£574,145	£574,145	£522,332
85% AR : 15% SO	25%	£655,998	£592,169	£561,836	£532,865	£532,865	£480,845
85% AR : 15% SO	30%	£611,444	£551,127	£520,672	£491,587	£491,587	£439,359
85% AR : 15% SO	35%	£566,891	£510,085	£479,508	£450,308	£450,308	£397,873
85% AR : 15% SO	40%	£522,337	£469,042	£438,346	£409,030	£409,030	£356,387
70% AR : 30% SO	25%	£670,485	£606,408	£576,075	£547,104	£547,104	£495,084
70% AR : 30% SO	30%	£628,830	£568,213	£537,759	£508,673	£508,673	£456,446

Harlow
Local Plan Testing 2018

T1 - 10 Houses

Value Area	CM17
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No Units	10
Site Area	0.1 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,048,086	£940,695	£910,966	£882,574	£882,574	£831,591
85% AR : 15% SO	10%	£944,548	£846,779	£816,808	£788,185	£788,185	£736,787
85% AR : 15% SO	15%	£892,778	£799,821	£769,730	£740,990	£740,990	£689,386
85% AR : 15% SO	20%	£841,009	£752,863	£722,650	£693,796	£693,796	£641,983
85% AR : 15% SO	25%	£789,239	£705,905	£675,571	£646,601	£646,601	£594,582
85% AR : 15% SO	30%	£737,470	£658,946	£628,492	£599,407	£599,407	£547,179
85% AR : 15% SO	35%	£685,700	£611,988	£581,413	£552,213	£552,213	£499,778
85% AR : 15% SO	40%	£633,932	£565,031	£534,334	£505,018	£505,018	£452,375
70% AR : 30% SO	25%	£803,727	£720,143	£689,811	£660,840	£660,840	£608,820
70% AR : 30% SO	30%	£754,856	£676,034	£645,579	£616,494	£616,494	£564,266

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£91,305	-£198,696	-£228,424	-£256,817	-£256,817	-£307,800
85% AR : 15% SO	10%	-£194,843	-£292,612	-£322,582	-£351,206	-£351,206	-£402,604
85% AR : 15% SO	15%	-£246,613	-£339,570	-£369,661	-£398,400	-£398,400	-£450,008
85% AR : 15% SO	20%	-£298,382	-£386,528	-£416,741	-£445,594	-£445,594	-£497,408
85% AR : 15% SO	25%	-£350,152	-£433,486	-£463,820	-£492,789	-£492,789	-£544,809
85% AR : 15% SO	30%	-£401,921	-£480,444	-£510,899	-£539,984	-£539,984	-£592,212
85% AR : 15% SO	35%	-£453,691	-£527,402	-£557,978	-£587,178	-£587,178	-£639,613
85% AR : 15% SO	40%	-£505,460	-£574,360	-£605,057	-£634,373	-£634,373	-£687,016
70% AR : 30% SO	25%	-£335,663	-£419,247	-£449,580	-£478,550	-£478,550	-£530,570
70% AR : 30% SO	30%	-£384,538	-£463,357	-£493,811	-£522,897	-£522,897	-£575,125

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£719,100	£611,709	£581,981	£553,588	£553,588	£502,605
85% AR : 15% SO	10%	£615,562	£517,793	£487,823	£459,199	£459,199	£407,801
85% AR : 15% SO	15%	£563,792	£470,835	£440,744	£412,004	£412,004	£360,400
85% AR : 15% SO	20%	£512,023	£423,877	£393,664	£364,811	£364,811	£312,997
85% AR : 15% SO	25%	£460,253	£376,919	£346,585	£317,616	£317,616	£265,596
85% AR : 15% SO	30%	£408,484	£329,961	£299,506	£270,421	£270,421	£218,193
85% AR : 15% SO	35%	£356,714	£283,002	£252,427	£223,227	£223,227	£170,792
85% AR : 15% SO	40%	£304,946	£236,045	£205,348	£176,032	£176,032	£123,389
70% AR : 30% SO	25%	£474,742	£391,158	£360,825	£331,855	£331,855	£279,835
70% AR : 30% SO	30%	£425,870	£347,048	£316,593	£287,508	£287,508	£235,280

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,011,086	£903,695	£873,966	£845,574	£845,574	£794,591
85% AR : 15% SO	10%	£907,548	£809,779	£779,808	£751,185	£751,185	£699,787
85% AR : 15% SO	15%	£855,778	£762,821	£732,730	£703,990	£703,990	£652,386
85% AR : 15% SO	20%	£804,009	£715,863	£685,650	£656,796	£656,796	£604,983
85% AR : 15% SO	25%	£752,239	£668,905	£638,571	£609,601	£609,601	£557,582
85% AR : 15% SO	30%	£700,470	£621,946	£591,492	£562,407	£562,407	£510,179
85% AR : 15% SO	35%	£648,700	£574,988	£544,413	£515,213	£515,213	£462,778
85% AR : 15% SO	40%	£596,932	£528,031	£497,334	£468,018	£468,018	£415,375
70% AR : 30% SO	25%	£766,727	£683,143	£652,811	£623,840	£623,840	£571,820
70% AR : 30% SO	30%	£717,856	£639,034	£608,579	£579,494	£579,494	£527,266

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,023,086	£915,695	£885,966	£857,574	£857,574	£806,591
85% AR : 15% SO	10%	£919,548	£821,779	£791,808	£763,185	£763,185	£711,787
85% AR : 15% SO	15%	£867,778	£774,821	£744,730	£715,990	£715,990	£664,386
85% AR : 15% SO	20%	£816,009	£727,863	£697,650	£668,796	£668,796	£616,983
85% AR : 15% SO	25%	£764,239	£680,905	£650,571	£621,601	£621,601	£569,582
85% AR : 15% SO	30%	£712,470	£633,946	£603,492	£574,407	£574,407	£522,179
85% AR : 15% SO	35%	£660,700	£586,988	£556,413	£527,213	£527,213	£474,778
85% AR : 15% SO	40%	£608,932	£540,031	£509,334	£480,018	£480,018	£427,375
70% AR : 30% SO	25%	£778,727	£695,143	£664,811	£635,840	£635,840	£583,820
70% AR : 30% SO	30%	£729,856	£651,034	£620,579	£591,494	£591,494	£539,266

Harlow
Local Plan Testing 2018

T2 - 25 Flats & Houses

Value Area	CM18, CM19, CM20
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,111,659	£942,709	£869,757	£800,202	£800,202	£675,197
85% AR : 15% SO	10%	£897,979	£744,960	£672,187	£602,945	£602,945	£478,371
85% AR : 15% SO	15%	£791,568	£646,507	£573,824	£504,739	£504,739	£380,381
85% AR : 15% SO	20%	£685,444	£548,336	£475,743	£406,814	£406,814	£282,672
85% AR : 15% SO	25%	£579,606	£450,447	£377,943	£309,170	£309,170	£185,244
85% AR : 15% SO	30%	£474,055	£352,838	£280,425	£211,809	£211,809	£88,098
85% AR : 15% SO	35%	£368,790	£255,512	£183,187	£114,728	£114,728	£-8,910
85% AR : 15% SO	40%	£263,811	£158,467	£86,232	£17,929	£17,929	£-107,073
70% AR : 30% SO	25%	£600,342	£470,825	£398,043	£329,010	£329,010	£204,610
70% AR : 30% SO	30%	£498,930	£377,287	£304,538	£235,609	£235,609	£111,331

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£297,809	£128,858	£55,906	£13,648	£13,648	£138,653
85% AR : 15% SO	10%	£84,128	£68,891	£141,664	£210,905	£210,905	£355,479
85% AR : 15% SO	15%	£22,282	£167,344	£240,028	£309,111	£309,111	£433,469
85% AR : 15% SO	20%	£139,406	£265,514	£338,108	£407,037	£407,037	£531,178
85% AR : 15% SO	25%	£234,244	£363,404	£435,907	£504,880	£504,880	£628,686
85% AR : 15% SO	30%	£339,796	£461,013	£533,426	£602,042	£602,042	£725,752
85% AR : 15% SO	35%	£445,060	£558,338	£630,663	£699,123	£699,123	£822,760
85% AR : 15% SO	40%	£550,039	£655,384	£727,619	£795,921	£795,921	£920,923
70% AR : 30% SO	25%	£213,509	£343,025	£415,808	£484,840	£484,840	£609,240
70% AR : 30% SO	30%	£314,920	£436,564	£509,312	£578,241	£578,241	£702,520

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£876,669	£707,719	£634,767	£566,212	£566,212	£440,207
85% AR : 15% SO	10%	£662,989	£509,970	£437,197	£367,955	£367,955	£243,381
85% AR : 15% SO	15%	£556,578	£411,517	£338,834	£269,750	£269,750	£145,391
85% AR : 15% SO	20%	£450,454	£313,346	£240,753	£171,824	£171,824	£47,682
85% AR : 15% SO	25%	£344,616	£215,457	£142,954	£74,180	£74,180	£-99,746
85% AR : 15% SO	30%	£239,065	£117,848	£45,435	£-23,181	£-23,181	£-146,990
85% AR : 15% SO	35%	£133,801	£20,522	£-51,802	£-120,282	£-120,282	£-243,802
85% AR : 15% SO	40%	£28,822	£-76,523	£-148,758	£-217,061	£-217,061	£-342,063
70% AR : 30% SO	25%	£365,352	£235,836	£163,053	£94,020	£94,020	£30,380
70% AR : 30% SO	30%	£263,941	£142,297	£69,548	£620	£620	£123,659

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,085,231	£916,280	£843,328	£773,774	£773,774	£648,769
85% AR : 15% SO	10%	£871,550	£718,531	£645,758	£576,516	£576,516	£451,943
85% AR : 15% SO	15%	£765,140	£620,078	£547,396	£478,311	£478,311	£353,953
85% AR : 15% SO	20%	£659,016	£521,908	£449,314	£380,385	£380,385	£256,244
85% AR : 15% SO	25%	£553,178	£424,018	£351,515	£282,742	£282,742	£158,816
85% AR : 15% SO	30%	£447,626	£326,409	£253,996	£185,380	£185,380	£61,670
85% AR : 15% SO	35%	£342,362	£229,084	£156,759	£88,299	£88,299	£-38,338
85% AR : 15% SO	40%	£237,383	£132,038	£59,803	£-49,489	£-49,489	£-133,501
70% AR : 30% SO	25%	£573,913	£444,397	£371,614	£302,581	£302,581	£178,182
70% AR : 30% SO	30%	£472,502	£350,858	£278,110	£209,181	£209,181	£84,902

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,093,802	£924,852	£851,899	£782,345	£782,345	£657,340
85% AR : 15% SO	10%	£880,122	£727,102	£654,330	£585,088	£585,088	£460,514
85% AR : 15% SO	15%	£773,711	£628,650	£555,967	£486,882	£486,882	£362,524
85% AR : 15% SO	20%	£667,597	£530,479	£457,896	£388,957	£388,957	£264,815
85% AR : 15% SO	25%	£561,749	£432,589	£359,096	£291,313	£291,313	£167,387
85% AR : 15% SO	30%	£456,198	£334,981	£262,568	£193,951	£193,951	£70,241
85% AR : 15% SO	35%	£350,933	£237,655	£165,330	£96,871	£96,871	£-26,767
85% AR : 15% SO	40%	£245,954	£140,609	£68,375	£72	£72	£-124,930
70% AR : 30% SO	25%	£582,485	£452,968	£380,186	£311,153	£311,153	£186,753
70% AR : 30% SO	30%	£481,073	£359,429	£286,681	£217,752	£217,752	£93,474

Harlow
Local Plan Testing 2018

T2 - 25 Flats & Houses

Value Area	CM17
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,388,709	£1,162,469	£1,089,516	£1,019,962	£1,019,962	£894,957
85% AR : 15% SO	10%	£1,147,324	£942,743	£869,971	£800,729	£800,729	£676,156
85% AR : 15% SO	15%	£1,027,061	£833,303	£760,620	£691,535	£691,535	£567,177
85% AR : 15% SO	20%	£907,084	£724,143	£651,551	£582,622	£582,622	£458,480
85% AR : 15% SO	25%	£787,394	£615,266	£542,763	£473,990	£473,990	£350,064
85% AR : 15% SO	30%	£667,991	£506,671	£434,256	£365,640	£365,640	£241,930
85% AR : 15% SO	35%	£548,873	£398,355	£326,031	£257,572	£257,572	£134,078
85% AR : 15% SO	40%	£430,042	£290,323	£218,088	£149,784	£149,784	£26,506
70% AR : 30% SO	25%	£808,130	£635,645	£562,863	£493,829	£493,829	£369,431
70% AR : 30% SO	30%	£692,866	£531,118	£458,370	£389,441	£389,441	£265,162

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£574,859	£348,618	£275,666	£206,111	£206,111	£81,106
85% AR : 15% SO	10%	£333,474	£128,892	£56,121	-£13,121	-£13,121	-£137,695
85% AR : 15% SO	15%	£213,210	£19,452	-£53,231	-£122,315	-£122,315	-£246,674
85% AR : 15% SO	20%	£93,234	-£89,707	-£162,330	-£231,228	-£231,228	-£355,370
85% AR : 15% SO	25%	-£28,456	-£198,585	-£271,088	-£339,860	-£339,860	-£463,786
85% AR : 15% SO	30%	-£145,860	-£307,180	-£379,594	-£448,210	-£448,210	-£571,921
85% AR : 15% SO	35%	-£264,977	-£415,495	-£487,819	-£556,279	-£556,279	-£679,773
85% AR : 15% SO	40%	-£383,809	-£523,528	-£595,762	-£664,066	-£664,066	-£787,344
70% AR : 30% SO	25%	-£5,721	-£178,206	-£250,987	-£320,021	-£320,021	-£444,420
70% AR : 30% SO	30%	-£120,984	-£282,732	-£355,481	-£424,410	-£424,410	-£548,688

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,153,720	£927,479	£854,526	£784,972	£784,972	£659,967
85% AR : 15% SO	10%	£912,335	£707,753	£634,981	£565,739	£565,739	£441,166
85% AR : 15% SO	15%	£792,071	£598,313	£525,630	£456,545	£456,545	£332,187
85% AR : 15% SO	20%	£672,095	£489,153	£416,561	£347,632	£347,632	£223,490
85% AR : 15% SO	25%	£552,405	£380,276	£307,773	£239,001	£239,001	£115,075
85% AR : 15% SO	30%	£433,001	£271,681	£199,267	£130,650	£130,650	£6,940
85% AR : 15% SO	35%	£313,883	£163,365	£91,041	£22,582	£22,582	-£100,912
85% AR : 15% SO	40%	£195,052	£55,333	-£16,902	-£85,205	-£85,205	-£208,484
70% AR : 30% SO	25%	£573,140	£400,655	£327,873	£258,839	£258,839	£134,441
70% AR : 30% SO	30%	£457,876	£296,128	£223,380	£154,451	£154,451	£30,172

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,362,281	£1,136,040	£1,063,088	£993,533	£993,533	£868,528
85% AR : 15% SO	10%	£1,120,896	£916,314	£843,543	£774,301	£774,301	£649,727
85% AR : 15% SO	15%	£1,000,632	£806,874	£734,191	£665,106	£665,106	£540,748
85% AR : 15% SO	20%	£880,656	£697,715	£625,122	£556,193	£556,193	£432,052
85% AR : 15% SO	25%	£760,986	£588,837	£516,334	£447,562	£447,562	£323,636
85% AR : 15% SO	30%	£641,562	£480,242	£407,828	£339,212	£339,212	£215,501
85% AR : 15% SO	35%	£522,445	£371,927	£299,003	£231,143	£231,143	£107,649
85% AR : 15% SO	40%	£403,613	£263,884	£191,659	£123,356	£123,356	£78
70% AR : 30% SO	25%	£781,701	£609,216	£536,434	£467,401	£467,401	£343,002
70% AR : 30% SO	30%	£666,438	£504,690	£431,941	£363,012	£363,012	£238,734

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,370,852	£1,144,611	£1,071,659	£1,002,105	£1,002,105	£877,100
85% AR : 15% SO	10%	£1,129,467	£924,886	£852,114	£782,872	£782,872	£658,298
85% AR : 15% SO	15%	£1,009,204	£815,445	£742,763	£673,678	£673,678	£549,320
85% AR : 15% SO	20%	£889,227	£706,286	£633,694	£564,765	£564,765	£440,623
85% AR : 15% SO	25%	£769,537	£597,409	£524,905	£456,133	£456,133	£332,207
85% AR : 15% SO	30%	£650,133	£488,813	£416,399	£347,783	£347,783	£224,073
85% AR : 15% SO	35%	£531,016	£380,498	£308,174	£239,715	£239,715	£116,221
85% AR : 15% SO	40%	£412,185	£272,466	£200,231	£131,927	£131,927	£8,649
70% AR : 30% SO	25%	£790,273	£617,788	£545,006	£475,972	£475,972	£351,573
70% AR : 30% SO	30%	£675,009	£513,261	£440,513	£371,584	£371,584	£247,305

Harlow
Local Plan Testing 2018

T3 - 50 Flats

Value Area	CM18, CM19, CM20
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No Units	50
Site Area	0.21 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,453,123	£2,116,028	£1,972,984	£1,835,030	£1,835,030	£1,587,567
85% AR : 15% SO	10%	£2,010,005	£1,702,391	£1,558,651	£1,421,448	£1,421,448	£1,175,007
85% AR : 15% SO	15%	£1,789,124	£1,495,693	£1,352,159	£1,215,333	£1,215,333	£969,402
85% AR : 15% SO	20%	£1,567,060	£1,289,443	£1,146,115	£1,009,665	£1,009,665	£764,246
85% AR : 15% SO	25%	£1,345,179	£1,083,644	£940,521	£804,448	£804,448	£559,539
85% AR : 15% SO	30%	£1,123,755	£878,294	£735,377	£599,681	£599,681	£355,283
85% AR : 15% SO	35%	£902,789	£673,392	£530,683	£395,362	£395,362	£151,475
85% AR : 15% SO	40%	£682,280	£468,941	£326,437	£191,493	£191,493	£-52,731
70% AR : 30% SO	25%	£1,386,271	£1,124,028	£980,357	£843,772	£843,772	£597,934
70% AR : 30% SO	30%	£1,173,048	£926,738	£783,163	£646,853	£646,853	£401,339

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£26,887	-£308,207	-£451,251	-£589,206	-£589,206	-£836,669
85% AR : 15% SO	10%	-£414,231	-£721,844	-£865,584	-£1,002,787	-£1,002,787	-£1,249,228
85% AR : 15% SO	15%	-£635,112	-£928,543	-£1,072,077	-£1,208,903	-£1,208,903	-£1,454,834
85% AR : 15% SO	20%	-£857,175	-£1,134,793	-£1,278,120	-£1,414,571	-£1,414,571	-£1,659,899
85% AR : 15% SO	25%	-£1,079,056	-£1,340,592	-£1,483,715	-£1,619,788	-£1,619,788	-£1,864,696
85% AR : 15% SO	30%	-£1,300,480	-£1,545,942	-£1,688,858	-£1,824,555	-£1,824,555	-£2,068,953
85% AR : 15% SO	35%	-£1,521,447	-£1,750,843	-£1,893,953	-£2,028,974	-£2,028,974	-£2,272,780
85% AR : 15% SO	40%	-£1,741,956	-£1,955,295	-£2,097,798	-£2,232,743	-£2,232,743	-£2,476,367
70% AR : 30% SO	25%	-£1,037,964	-£1,300,207	-£1,443,878	-£1,580,463	-£1,580,463	-£1,826,302
70% AR : 30% SO	30%	-£1,251,187	-£1,497,497	-£1,641,073	-£1,777,383	-£1,777,383	-£2,022,897

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,753,153	£1,416,059	£1,273,015	£1,135,060	£1,135,060	£887,597
85% AR : 15% SO	10%	£1,310,035	£1,002,422	£858,681	£721,479	£721,479	£475,038
85% AR : 15% SO	15%	£1,089,154	£795,723	£652,189	£515,363	£515,363	£269,432
85% AR : 15% SO	20%	£867,091	£589,473	£446,145	£309,695	£309,695	£64,277
85% AR : 15% SO	25%	£645,210	£383,674	£240,551	£104,478	£104,478	£-140,430
85% AR : 15% SO	30%	£423,785	£178,324	£35,407	£-100,289	£-100,289	£-344,687
85% AR : 15% SO	35%	£202,319	£-26,679	£-168,267	£-304,808	£-304,808	£-546,495
85% AR : 15% SO	40%	-£17,690	-£231,029	-£373,532	-£508,477	-£508,477	-£752,701
70% AR : 30% SO	25%	£686,301	£424,059	£280,388	£143,802	£143,802	£-102,036
70% AR : 30% SO	30%	£473,079	£226,769	£83,193	£-53,117	£-53,117	£-298,631

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,374,399	£2,037,305	£1,894,261	£1,756,307	£1,756,307	£1,508,843
85% AR : 15% SO	10%	£1,931,281	£1,623,668	£1,479,928	£1,342,725	£1,342,725	£1,096,284
85% AR : 15% SO	15%	£1,710,401	£1,416,969	£1,273,435	£1,136,609	£1,136,609	£890,678
85% AR : 15% SO	20%	£1,488,337	£1,210,720	£1,067,392	£930,942	£930,942	£685,523
85% AR : 15% SO	25%	£1,266,456	£1,004,920	£861,798	£725,724	£725,724	£480,816
85% AR : 15% SO	30%	£1,045,032	£799,570	£656,654	£520,957	£520,957	£276,559
85% AR : 15% SO	35%	£824,065	£594,669	£451,959	£316,639	£316,639	£72,752
85% AR : 15% SO	40%	£603,556	£390,217	£247,714	£112,769	£112,769	£-101,455
70% AR : 30% SO	25%	£1,307,548	£1,045,305	£901,634	£765,049	£765,049	£519,210
70% AR : 30% SO	30%	£1,094,325	£849,015	£704,439	£566,129	£566,129	£322,615

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,399,931	£2,062,837	£1,919,793	£1,781,838	£1,781,838	£1,534,375
85% AR : 15% SO	10%	£1,956,813	£1,649,200	£1,505,460	£1,368,257	£1,368,257	£1,121,816
85% AR : 15% SO	15%	£1,735,933	£1,442,501	£1,298,367	£1,162,141	£1,162,141	£916,210
85% AR : 15% SO	20%	£1,513,869	£1,236,252	£1,092,924	£956,473	£956,473	£711,055
85% AR : 15% SO	25%	£1,291,988	£1,030,452	£887,330	£751,256	£751,256	£506,348
85% AR : 15% SO	30%	£1,070,584	£825,102	£682,186	£546,489	£546,489	£302,091
85% AR : 15% SO	35%	£849,597	£620,201	£477,491	£342,170	£342,170	£98,284
85% AR : 15% SO	40%	£629,088	£415,749	£273,246	£138,301	£138,301	£-105,923
70% AR : 30% SO	25%	£1,333,080	£1,070,837	£927,166	£790,581	£790,581	£544,742
70% AR : 30% SO	30%	£1,119,857	£873,547	£729,971	£593,661	£593,661	£348,147

Harlow
Local Plan Testing 2018

T3 - 50 Flats

Value Area	CM17
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No Units	50
Site Area	0.21 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£3,008,447	£2,558,362	£2,416,529	£2,280,793	£2,280,793	£2,034,931
85% AR : 15% SO	10%	£2,509,797	£2,102,768	£1,961,278	£1,824,076	£1,824,076	£1,577,635
85% AR : 15% SO	15%	£2,261,149	£1,875,637	£1,732,417	£1,595,591	£1,595,591	£1,349,661
85% AR : 15% SO	20%	£2,012,954	£1,647,334	£1,504,007	£1,367,556	£1,367,556	£1,122,137
85% AR : 15% SO	25%	£1,765,210	£1,419,167	£1,276,044	£1,139,971	£1,139,971	£895,063
85% AR : 15% SO	30%	£1,517,270	£1,191,448	£1,048,532	£912,835	£912,835	£668,438
85% AR : 15% SO	35%	£1,268,195	£964,179	£821,468	£686,149	£686,149	£442,262
85% AR : 15% SO	40%	£1,019,578	£737,359	£594,856	£459,911	£459,911	£216,536
70% AR : 30% SO	25%	£1,805,641	£1,459,652	£1,315,881	£1,179,295	£1,179,295	£933,457
70% AR : 30% SO	30%	£1,566,418	£1,239,893	£1,096,318	£960,008	£960,008	£714,494

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£584,211	£134,126	-£7,707	-£143,442	-£143,442	-£389,305
85% AR : 15% SO	10%	£85,561	-£321,467	-£462,957	-£600,159	-£600,159	-£846,600
85% AR : 15% SO	15%	-£163,086	-£548,598	-£691,818	-£828,644	-£828,644	-£1,074,574
85% AR : 15% SO	20%	-£411,282	-£776,901	-£920,229	-£1,056,679	-£1,056,679	-£1,302,099
85% AR : 15% SO	25%	-£659,025	-£1,005,069	-£1,148,191	-£1,284,265	-£1,284,265	-£1,529,173
85% AR : 15% SO	30%	-£906,966	-£1,232,788	-£1,375,703	-£1,511,401	-£1,511,401	-£1,755,798
85% AR : 15% SO	35%	-£1,155,040	-£1,460,057	-£1,592,767	-£1,738,087	-£1,738,087	-£1,981,974
85% AR : 15% SO	40%	-£1,404,658	-£1,686,876	-£1,809,380	-£1,964,324	-£1,964,324	-£2,207,700
70% AR : 30% SO	25%	-£618,595	-£964,684	-£1,108,355	-£1,244,940	-£1,244,940	-£1,490,779
70% AR : 30% SO	30%	-£857,818	-£1,184,342	-£1,327,918	-£1,464,228	-£1,464,228	-£1,709,742

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,308,477	£1,858,392	£1,716,559	£1,580,824	£1,580,824	£1,334,961
85% AR : 15% SO	10%	£1,809,827	£1,402,798	£1,261,308	£1,124,106	£1,124,106	£877,665
85% AR : 15% SO	15%	£1,561,179	£1,175,668	£1,032,447	£895,621	£895,621	£649,692
85% AR : 15% SO	20%	£1,312,984	£947,365	£804,037	£667,587	£667,587	£422,167
85% AR : 15% SO	25%	£1,065,241	£719,197	£576,074	£440,001	£440,001	£195,093
85% AR : 15% SO	30%	£817,300	£491,478	£348,562	£212,865	£212,865	-£31,532
85% AR : 15% SO	35%	£568,226	£264,209	£121,499	£13,821	£13,821	-£267,708
85% AR : 15% SO	40%	£319,608	£37,389	-£105,114	-£240,059	-£240,059	-£483,434
70% AR : 30% SO	25%	£1,105,671	£759,582	£615,911	£479,326	£479,326	£233,487
70% AR : 30% SO	30%	£866,448	£539,924	£396,348	£260,038	£260,038	£14,524

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,929,723	£2,479,638	£2,337,806	£2,202,070	£2,202,070	£1,956,207
85% AR : 15% SO	10%	£2,431,074	£2,024,045	£1,882,555	£1,745,353	£1,745,353	£1,498,912
85% AR : 15% SO	15%	£2,182,426	£1,796,914	£1,653,694	£1,516,868	£1,516,868	£1,270,938
85% AR : 15% SO	20%	£1,934,230	£1,568,611	£1,425,283	£1,288,833	£1,288,833	£1,043,413
85% AR : 15% SO	25%	£1,686,487	£1,340,444	£1,197,321	£1,061,247	£1,061,247	£816,339
85% AR : 15% SO	30%	£1,438,547	£1,112,724	£969,809	£834,111	£834,111	£589,714
85% AR : 15% SO	35%	£1,189,472	£885,455	£742,745	£607,425	£607,425	£363,539
85% AR : 15% SO	40%	£940,854	£658,636	£516,133	£381,188	£381,188	£137,812
70% AR : 30% SO	25%	£1,726,917	£1,380,828	£1,237,157	£1,100,572	£1,100,572	£854,734
70% AR : 30% SO	30%	£1,487,694	£1,161,170	£1,017,594	£881,284	£881,284	£635,770

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,955,255	£2,505,170	£2,363,337	£2,227,602	£2,227,602	£1,981,739
85% AR : 15% SO	10%	£2,456,605	£2,049,577	£1,908,087	£1,770,885	£1,770,885	£1,524,444
85% AR : 15% SO	15%	£2,207,958	£1,822,446	£1,679,226	£1,542,400	£1,542,400	£1,296,470
85% AR : 15% SO	20%	£1,959,762	£1,594,143	£1,450,815	£1,314,365	£1,314,365	£1,068,945
85% AR : 15% SO	25%	£1,712,019	£1,365,975	£1,222,853	£1,086,779	£1,086,779	£841,871
85% AR : 15% SO	30%	£1,464,078	£1,138,256	£995,341	£859,643	£859,643	£615,246
85% AR : 15% SO	35%	£1,215,004	£910,987	£768,277	£632,957	£632,957	£389,070
85% AR : 15% SO	40%	£966,386	£684,168	£541,665	£406,720	£406,720	£163,344
70% AR : 30% SO	25%	£1,752,449	£1,406,360	£1,262,689	£1,126,104	£1,126,104	£880,265
70% AR : 30% SO	30%	£1,513,226	£1,186,702	£1,043,126	£906,816	£906,816	£661,302

Harlow
Local Plan Testing 2018

T4 - 100 Flats

Value Area	CM18, CM19, CM20
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No Units	100
Site Area	0.43 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,339,074	£735,793	£449,045	£179,197	£36,211	£532,439
85% AR : 15% SO	10%	£793,846	£247,145	£39,986	£313,995	£532,137	£1,027,911
85% AR : 15% SO	15%	£523,743	£5,287	£285,665	£559,550	£777,592	£1,273,139
85% AR : 15% SO	20%	£255,313	£238,767	£529,673	£803,433	£1,021,374	£1,516,696
85% AR : 15% SO	25%	£11,630	£481,236	£772,009	£1,045,644	£1,263,485	£1,758,581
85% AR : 15% SO	30%	£281,048	£722,033	£1,012,674	£1,286,183	£1,503,926	£1,998,793
85% AR : 15% SO	35%	£549,765	£961,159	£1,251,667	£1,525,050	£1,742,093	£2,237,335
85% AR : 15% SO	40%	£814,781	£1,198,613	£1,488,987	£1,762,246	£1,979,789	£2,474,205
70% AR : 30% SO	25%	£69,204	£400,680	£692,586	£967,285	£1,185,976	£1,682,999
70% AR : 30% SO	30%	£182,690	£625,365	£917,365	£1,192,154	£1,410,914	£1,908,096

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£3,509,397	£4,112,678	£4,399,426	£4,669,274	£4,884,683	£5,380,910
85% AR : 15% SO	10%	£4,054,625	£4,601,326	£4,888,457	£5,162,466	£5,380,608	£5,876,382
85% AR : 15% SO	15%	£4,324,728	£4,843,184	£5,134,136	£5,408,021	£5,628,083	£6,121,610
85% AR : 15% SO	20%	£4,593,158	£5,087,238	£5,378,144	£5,651,904	£5,869,845	£6,365,167
85% AR : 15% SO	25%	£4,860,101	£5,329,707	£5,620,480	£5,894,115	£6,111,956	£6,607,052
85% AR : 15% SO	30%	£5,129,520	£5,570,504	£5,861,145	£6,134,654	£6,352,397	£6,847,254
85% AR : 15% SO	35%	£5,397,237	£5,809,630	£6,100,138	£6,373,521	£6,591,164	£7,085,808
85% AR : 15% SO	40%	£5,663,252	£6,047,084	£6,337,458	£6,610,717	£6,828,260	£7,322,676
70% AR : 30% SO	25%	£4,779,267	£5,249,151	£5,541,057	£5,815,756	£6,034,447	£6,531,470
70% AR : 30% SO	30%	£5,031,161	£5,473,836	£5,765,837	£6,040,625	£6,259,385	£6,756,567

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£60,865	£694,147	£950,895	£1,220,742	£1,438,161	£1,932,379
85% AR : 15% SO	10%	£606,093	£1,152,795	£1,439,926	£1,713,935	£1,932,077	£2,427,850
85% AR : 15% SO	15%	£876,197	£1,394,652	£1,685,605	£1,959,490	£2,177,531	£2,673,079
85% AR : 15% SO	20%	£1,144,627	£1,638,706	£1,929,613	£2,203,372	£2,421,314	£2,916,636
85% AR : 15% SO	25%	£1,411,570	£1,881,175	£2,171,949	£2,445,583	£2,663,425	£3,158,521
85% AR : 15% SO	30%	£1,680,988	£2,121,972	£2,412,614	£2,686,122	£2,903,865	£3,398,733
85% AR : 15% SO	35%	£1,948,705	£2,361,099	£2,651,606	£2,924,990	£3,142,633	£3,637,274
85% AR : 15% SO	40%	£2,214,721	£2,598,553	£2,888,926	£3,162,186	£3,379,729	£3,874,144
70% AR : 30% SO	25%	£1,330,736	£1,800,619	£2,092,525	£2,367,225	£2,585,916	£3,082,938
70% AR : 30% SO	30%	£1,682,629	£2,025,305	£2,317,305	£2,592,093	£2,810,853	£3,308,036

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,181,627	£578,346	£291,598	£21,750	£193,658	£689,886
85% AR : 15% SO	10%	£636,400	£89,698	£197,433	£471,442	£689,584	£1,185,357
85% AR : 15% SO	15%	£366,296	£152,169	£443,112	£716,997	£935,038	£1,430,586
85% AR : 15% SO	20%	£97,866	£396,213	£687,120	£960,879	£1,178,821	£1,674,143
85% AR : 15% SO	25%	£169,077	£638,662	£929,456	£1,203,090	£1,420,932	£1,916,028
85% AR : 15% SO	30%	£439,495	£879,480	£1,170,121	£1,443,630	£1,661,373	£2,156,240
85% AR : 15% SO	35%	£706,212	£1,119,606	£1,409,114	£1,682,497	£1,900,140	£2,394,752
85% AR : 15% SO	40%	£972,228	£1,358,060	£1,646,434	£1,919,693	£2,137,236	£2,631,651
70% AR : 30% SO	25%	£88,243	£568,127	£850,032	£1,124,732	£1,343,423	£1,840,446
70% AR : 30% SO	30%	£340,137	£782,812	£1,074,812	£1,349,600	£1,568,361	£2,065,543

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,232,691	£629,410	£342,662	£72,814	£142,594	£638,822
85% AR : 15% SO	10%	£687,463	£140,762	£146,369	£420,378	£638,520	£1,134,294
85% AR : 15% SO	15%	£417,360	£101,096	£392,048	£665,933	£883,974	£1,379,522
85% AR : 15% SO	20%	£148,930	£345,150	£636,056	£909,816	£1,127,757	£1,623,079
85% AR : 15% SO	25%	£118,013	£587,619	£878,392	£1,152,027	£1,369,868	£1,864,964
85% AR : 15% SO	30%	£387,431	£828,416	£1,119,057	£1,392,566	£1,610,309	£2,105,176
85% AR : 15% SO	35%	£655,148	£1,067,542	£1,358,050	£1,631,433	£1,849,076	£2,343,718
85% AR : 15% SO	40%	£921,164	£1,304,996	£1,595,370	£1,868,629	£2,086,172	£2,580,588
70% AR : 30% SO	25%	£37,179	£507,063	£798,969	£1,073,668	£1,292,359	£1,789,382
70% AR : 30% SO	30%	£289,073	£731,748	£1,023,748	£1,298,537	£1,517,297	£2,014,479

Harlow
Local Plan Testing 2018

T4 - 100 Flats

Value Area	CM17
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No Units	100
Site Area	0.43 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,239,830	£1,426,434	£1,139,686	£869,838	£655,012	£166,770
85% AR : 15% SO	10%	£1,611,123	£868,721	£682,234	£312,634	£98,004	£-396,168
85% AR : 15% SO	15%	£1,296,020	£592,333	£305,977	£36,499	£-180,946	£-676,493
85% AR : 15% SO	20%	£982,161	£317,588	£31,363	£-241,884	£-459,826	£-955,147
85% AR : 15% SO	25%	£669,978	£44,489	£-245,558	£-519,192	£-737,034	£-1,232,128
85% AR : 15% SO	30%	£359,467	£-230,678	£-521,319	£-794,828	£-1,012,570	£-1,507,438
85% AR : 15% SO	35%	£50,630	£-904,901	£-796,408	£-1,068,792	£-1,286,434	£-1,761,076
85% AR : 15% SO	40%	£-280,729	£-777,451	£-1,067,925	£-1,341,085	£-1,558,627	£-2,053,042
70% AR : 30% SO	25%	£750,624	£123,748	£-166,134	£-440,833	£-689,524	£-1,156,547
70% AR : 30% SO	30%	£456,243	£-134,010	£-426,010	£-700,798	£-919,558	£-1,416,741

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£-2,608,642	£-3,422,037	£-3,708,786	£-3,978,633	£-4,193,459	£-4,681,701
85% AR : 15% SO	10%	£-3,237,348	£-3,979,750	£-4,266,237	£-4,535,837	£-4,750,467	£-5,244,639
85% AR : 15% SO	15%	£-3,552,451	£-4,256,138	£-4,542,495	£-4,811,973	£-5,029,417	£-5,524,964
85% AR : 15% SO	20%	£-3,866,310	£-4,530,883	£-4,817,108	£-5,090,365	£-5,308,297	£-5,803,818
85% AR : 15% SO	25%	£-4,178,493	£-4,803,993	£-5,094,029	£-5,367,563	£-5,585,595	£-6,080,599
85% AR : 15% SO	30%	£-4,489,004	£-5,079,149	£-5,369,790	£-5,643,299	£-5,861,041	£-6,355,909
85% AR : 15% SO	35%	£-4,797,841	£-5,353,372	£-5,643,879	£-5,917,263	£-6,134,905	£-6,629,547
85% AR : 15% SO	40%	£-5,109,200	£-5,625,922	£-5,916,297	£-6,189,556	£-6,407,088	£-6,901,513
70% AR : 30% SO	25%	£-4,097,847	£-4,724,723	£-5,014,605	£-5,289,305	£-5,507,995	£-6,005,018
70% AR : 30% SO	30%	£-4,392,228	£-4,982,481	£-5,274,481	£-5,549,269	£-5,768,029	£-6,265,212

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£839,890	£26,494	£-260,254	£-830,101	£-744,928	£-1,233,170
85% AR : 15% SO	10%	£211,184	£-531,218	£-817,706	£-1,087,306	£-1,301,936	£-1,796,108
85% AR : 15% SO	15%	£-103,920	£-807,607	£-1,093,963	£-1,363,441	£-1,580,885	£-2,076,433
85% AR : 15% SO	20%	£-417,778	£-1,082,352	£-1,368,577	£-1,641,824	£-1,859,765	£-2,355,068
85% AR : 15% SO	25%	£-729,962	£-1,355,451	£-1,645,497	£-1,919,131	£-2,136,973	£-2,632,068
85% AR : 15% SO	30%	£-1,040,473	£-1,630,617	£-1,921,258	£-2,194,767	£-2,412,510	£-2,907,377
85% AR : 15% SO	35%	£-1,349,310	£-1,904,840	£-2,195,347	£-2,468,731	£-2,686,374	£-3,181,016
85% AR : 15% SO	40%	£-1,660,669	£-2,177,390	£-2,467,765	£-2,741,024	£-2,958,566	£-3,452,382
70% AR : 30% SO	25%	£-649,318	£-1,276,191	£-1,586,073	£-1,840,773	£-2,059,483	£-2,556,487
70% AR : 30% SO	30%	£-943,696	£-1,533,950	£-1,825,950	£-2,100,738	£-2,319,498	£-2,816,680

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,082,383	£1,268,987	£982,239	£712,391	£497,565	£9,323
85% AR : 15% SO	10%	£1,453,676	£711,275	£424,787	£155,187	£-59,443	£-553,615
85% AR : 15% SO	15%	£1,138,573	£434,886	£148,530	£-120,948	£-338,392	£-833,940
85% AR : 15% SO	20%	£824,715	£160,141	£-126,084	£-399,331	£-617,273	£-1,112,593
85% AR : 15% SO	25%	£512,531	£-112,958	£-403,004	£-676,639	£-894,480	£-1,389,575
85% AR : 15% SO	30%	£202,020	£-388,124	£-678,765	£-952,274	£-1,170,017	£-1,664,885
85% AR : 15% SO	35%	£-106,817	£-662,347	£-952,855	£-1,226,238	£-1,443,881	£-1,938,523
85% AR : 15% SO	40%	£-418,176	£-934,898	£-1,225,272	£-1,498,532	£-1,716,074	£-2,210,489
70% AR : 30% SO	25%	£593,177	£-33,698	£-323,581	£-598,280	£-816,970	£-1,313,994
70% AR : 30% SO	30%	£298,796	£-291,457	£-583,457	£-858,245	£-1,077,005	£-1,574,187

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,133,447	£1,320,051	£1,033,303	£763,455	£548,629	£60,387
85% AR : 15% SO	10%	£1,504,740	£762,338	£475,851	£206,251	£-8,379	£-502,551
85% AR : 15% SO	15%	£1,189,637	£485,950	£199,594	£-69,884	£-287,329	£-782,676
85% AR : 15% SO	20%	£875,778	£211,205	£-75,020	£-348,267	£-566,209	£-1,061,529
85% AR : 15% SO	25%	£563,595	£-61,894	£-351,940	£-625,575	£-843,416	£-1,338,511
85% AR : 15% SO	30%	£253,084	£-337,061	£-627,702	£-901,211	£-1,118,953	£-1,613,821
85% AR : 15% SO	35%	£-55,753	£-611,284	£-901,791	£-1,175,175	£-1,392,817	£-1,887,459
85% AR : 15% SO	40%	£-367,112	£-883,834	£-1,174,208	£-1,447,468	£-1,665,010	£-2,159,425
70% AR : 30% SO	25%	£644,241	£17,365	£-272,517	£-547,216	£-765,906	£-1,262,930
70% AR : 30% SO	30%	£349,860	£-240,393	£-532,393	£-807,181	£-1,025,941	£-1,523,124

Harlow
Local Plan Testing 2018

T5 - 100 Houses

Value Area	CM18, CM19, CM20
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No Units	100
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,105,008	£7,309,025	£7,032,023	£6,773,863	£6,285,643	£5,816,201
85% AR : 15% SO	10%	£7,186,635	£6,459,755	£6,191,898	£5,943,113	£5,471,791	£5,018,595
85% AR : 15% SO	15%	£6,727,627	£6,035,302	£5,772,016	£5,527,920	£5,065,045	£4,619,973
85% AR : 15% SO	20%	£6,268,737	£5,610,969	£5,352,255	£5,112,848	£4,658,421	£4,221,473
85% AR : 15% SO	25%	£5,809,966	£5,186,756	£4,932,615	£4,697,896	£4,251,917	£3,823,092
85% AR : 15% SO	30%	£5,351,314	£4,762,665	£4,513,095	£4,283,065	£3,845,534	£3,424,156
85% AR : 15% SO	35%	£4,892,379	£4,338,694	£4,093,697	£3,868,355	£3,439,273	£3,023,504
85% AR : 15% SO	40%	£4,432,571	£3,914,845	£3,674,419	£3,453,766	£3,033,132	£2,622,976
70% AR : 30% SO	25%	£5,897,242	£5,273,934	£5,019,071	£4,783,717	£4,336,501	£3,906,486
70% AR : 30% SO	30%	£5,455,999	£4,867,232	£4,616,795	£4,386,004	£3,946,989	£3,524,859

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£5,066,632	£4,270,650	£3,993,648	£3,735,487	£3,247,268	£2,777,826
85% AR : 15% SO	10%	£4,148,260	£3,421,380	£3,153,523	£2,904,738	£2,433,416	£1,980,220
85% AR : 15% SO	15%	£3,689,252	£2,996,927	£2,733,641	£2,489,545	£2,026,670	£1,581,598
85% AR : 15% SO	20%	£3,230,362	£2,572,594	£2,313,880	£2,074,473	£1,620,046	£1,183,098
85% AR : 15% SO	25%	£2,771,591	£2,148,381	£1,894,240	£1,659,521	£1,213,542	£784,717
85% AR : 15% SO	30%	£2,312,939	£1,724,289	£1,474,720	£1,244,690	£807,159	£385,780
85% AR : 15% SO	35%	£1,854,004	£1,300,319	£1,055,321	£829,960	£400,898	£14,871
85% AR : 15% SO	40%	£1,394,196	£876,469	£636,044	£415,390	£5,243	£615,369
70% AR : 30% SO	25%	£2,858,867	£2,235,659	£1,980,695	£1,748,342	£1,298,126	£868,111
70% AR : 30% SO	30%	£2,417,623	£1,828,857	£1,578,420	£1,347,629	£908,613	£486,483

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£7,227,712	£6,431,730	£6,154,728	£5,896,567	£5,408,348	£4,938,966
85% AR : 15% SO	10%	£6,309,340	£5,582,460	£5,314,602	£5,065,818	£4,594,495	£4,141,299
85% AR : 15% SO	15%	£5,850,332	£5,158,006	£4,894,720	£4,650,624	£4,187,750	£3,742,678
85% AR : 15% SO	20%	£5,391,442	£4,733,673	£4,474,959	£4,235,552	£3,781,125	£3,344,178
85% AR : 15% SO	25%	£4,932,671	£4,309,461	£4,055,320	£3,820,690	£3,374,622	£2,945,797
85% AR : 15% SO	30%	£4,474,018	£3,885,369	£3,636,800	£3,405,770	£2,968,239	£2,546,860
85% AR : 15% SO	35%	£4,015,084	£3,461,399	£3,216,401	£2,991,060	£2,561,977	£2,146,208
85% AR : 15% SO	40%	£3,555,276	£3,037,549	£2,797,123	£2,576,470	£2,155,837	£1,745,681
70% AR : 30% SO	25%	£5,019,947	£4,396,638	£4,141,775	£3,906,421	£3,459,206	£3,029,190
70% AR : 30% SO	30%	£4,578,703	£3,989,937	£3,739,500	£3,508,708	£3,069,693	£2,647,563

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,006,341	£7,210,359	£6,933,357	£6,675,196	£6,186,976	£5,717,535
85% AR : 15% SO	10%	£7,087,968	£6,361,089	£6,093,231	£5,844,446	£5,373,124	£4,919,928
85% AR : 15% SO	15%	£6,628,960	£5,936,635	£5,673,349	£5,429,253	£4,966,378	£4,521,306
85% AR : 15% SO	20%	£6,170,070	£5,512,302	£5,253,588	£5,014,181	£4,559,754	£4,122,806
85% AR : 15% SO	25%	£5,711,300	£5,088,090	£4,833,948	£4,599,229	£4,153,251	£3,724,426
85% AR : 15% SO	30%	£5,252,647	£4,663,998	£4,414,428	£4,184,398	£3,746,868	£3,325,489
85% AR : 15% SO	35%	£4,793,713	£4,240,028	£3,995,030	£3,769,688	£3,340,606	£2,924,837
85% AR : 15% SO	40%	£4,333,904	£3,816,178	£3,575,752	£3,355,099	£2,934,465	£2,524,310
70% AR : 30% SO	25%	£5,798,576	£5,175,267	£4,920,404	£4,685,050	£4,237,835	£3,807,819
70% AR : 30% SO	30%	£5,357,332	£4,768,565	£4,518,129	£4,287,337	£3,848,322	£3,426,192

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,038,341	£7,242,359	£6,965,357	£6,707,196	£6,218,976	£5,749,535
85% AR : 15% SO	10%	£7,119,968	£6,393,089	£6,125,231	£5,876,446	£5,405,124	£4,951,928
85% AR : 15% SO	15%	£6,660,960	£5,968,635	£5,705,349	£5,461,253	£4,999,378	£4,553,306
85% AR : 15% SO	20%	£6,202,070	£5,544,302	£5,285,588	£5,046,181	£4,591,754	£4,154,806
85% AR : 15% SO	25%	£5,743,300	£5,120,090	£4,865,948	£4,631,229	£4,185,251	£3,756,426
85% AR : 15% SO	30%	£5,284,647	£4,695,998	£4,446,428	£4,216,398	£3,778,868	£3,357,489
85% AR : 15% SO	35%	£4,825,713	£4,272,028	£4,027,030	£3,801,688	£3,372,606	£2,956,837
85% AR : 15% SO	40%	£4,365,904	£3,848,178	£3,607,752	£3,387,099	£2,966,465	£2,556,310
70% AR : 30% SO	25%	£5,830,576	£5,207,267	£4,952,404	£4,717,050	£4,269,835	£3,839,819
70% AR : 30% SO	30%	£5,389,332	£4,800,565	£4,550,129	£4,319,337	£3,880,322	£3,458,192

Harlow
Local Plan Testing 2018

T5 - 100 Houses

Value Area	CM17
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No Units	100
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£9,470,767	£8,416,146	£8,143,601	£7,889,593	£7,401,375	£6,931,933
85% AR : 15% SO	10%	£8,415,819	£7,458,196	£7,194,648	£6,947,272	£6,475,949	£6,022,754
85% AR : 15% SO	15%	£7,888,523	£6,979,395	£6,720,345	£6,476,292	£6,013,417	£5,568,345
85% AR : 15% SO	20%	£7,361,345	£6,500,710	£6,244,840	£6,005,432	£5,551,006	£5,114,057
85% AR : 15% SO	25%	£6,834,286	£6,022,142	£5,769,413	£5,534,694	£5,088,716	£4,659,891
85% AR : 15% SO	30%	£6,307,345	£5,543,677	£5,294,108	£5,064,077	£4,626,547	£4,205,845
85% AR : 15% SO	35%	£5,780,523	£5,063,919	£4,818,922	£4,593,580	£4,164,498	£3,751,920
85% AR : 15% SO	40%	£5,253,819	£4,584,283	£4,343,858	£4,123,204	£3,702,570	£3,298,115
70% AR : 30% SO	25%	£6,921,562	£6,107,917	£5,855,869	£5,620,515	£5,173,300	£4,743,284
70% AR : 30% SO	30%	£6,412,030	£5,646,575	£5,397,808	£5,167,015	£4,728,001	£4,305,871

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£6,432,392	£5,377,771	£5,105,226	£4,851,218	£4,362,999	£3,893,557
85% AR : 15% SO	10%	£5,377,444	£4,419,820	£4,156,273	£3,908,897	£3,437,573	£2,984,379
85% AR : 15% SO	15%	£4,850,148	£3,941,020	£3,681,970	£3,437,917	£2,975,042	£2,529,970
85% AR : 15% SO	20%	£4,322,970	£3,462,335	£3,206,465	£2,967,057	£2,512,631	£2,075,682
85% AR : 15% SO	25%	£3,795,911	£2,983,767	£2,731,038	£2,496,319	£2,050,340	£1,621,516
85% AR : 15% SO	30%	£3,268,970	£2,505,302	£2,255,732	£2,025,701	£1,588,172	£1,167,470
85% AR : 15% SO	35%	£2,742,148	£2,025,544	£1,780,547	£1,555,205	£1,126,122	£713,545
85% AR : 15% SO	40%	£2,215,444	£1,545,907	£1,305,482	£1,084,828	£864,195	£259,740
70% AR : 30% SO	25%	£3,883,187	£3,089,542	£2,817,494	£2,582,140	£2,134,925	£1,704,909
70% AR : 30% SO	30%	£3,373,655	£2,608,200	£2,359,433	£2,128,640	£1,689,626	£1,267,496

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,593,471	£7,538,851	£7,266,306	£7,012,298	£6,524,079	£6,054,637
85% AR : 15% SO	10%	£7,538,523	£6,580,900	£6,317,352	£6,069,976	£5,598,653	£5,145,458
85% AR : 15% SO	15%	£7,011,228	£6,102,099	£5,843,049	£5,598,996	£5,136,122	£4,691,050
85% AR : 15% SO	20%	£6,484,050	£5,623,414	£5,367,544	£5,128,137	£4,673,711	£4,236,762
85% AR : 15% SO	25%	£5,956,990	£5,144,847	£4,892,118	£4,657,399	£4,211,420	£3,782,596
85% AR : 15% SO	30%	£5,430,049	£4,666,382	£4,416,812	£4,186,781	£3,749,251	£3,328,549
85% AR : 15% SO	35%	£4,903,228	£4,186,624	£3,941,627	£3,716,284	£3,287,202	£2,874,624
85% AR : 15% SO	40%	£4,376,524	£3,706,987	£3,466,562	£3,245,908	£2,825,275	£2,420,820
70% AR : 30% SO	25%	£6,044,266	£5,230,622	£4,978,573	£4,743,220	£4,296,004	£3,865,989
70% AR : 30% SO	30%	£5,534,734	£4,769,280	£4,520,512	£4,289,720	£3,850,706	£3,428,576

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£9,372,100	£8,317,479	£8,044,935	£7,790,926	£7,302,708	£6,833,266
85% AR : 15% SO	10%	£8,317,152	£7,359,529	£7,095,981	£6,848,605	£6,377,282	£5,924,087
85% AR : 15% SO	15%	£7,789,857	£6,880,728	£6,621,678	£6,377,625	£5,914,750	£5,469,678
85% AR : 15% SO	20%	£7,262,678	£6,402,043	£6,146,173	£5,906,765	£5,452,339	£5,015,390
85% AR : 15% SO	25%	£6,735,619	£5,923,475	£5,670,747	£5,436,027	£4,990,049	£4,561,224
85% AR : 15% SO	30%	£6,208,678	£5,445,010	£5,195,441	£4,965,410	£4,527,880	£4,107,178
85% AR : 15% SO	35%	£5,681,856	£4,965,252	£4,720,256	£4,494,913	£4,065,831	£3,653,253
85% AR : 15% SO	40%	£5,155,153	£4,485,616	£4,245,191	£4,024,537	£3,603,903	£3,199,448
70% AR : 30% SO	25%	£6,822,895	£6,009,251	£5,757,202	£5,521,848	£5,074,633	£4,644,617
70% AR : 30% SO	30%	£6,313,363	£5,547,908	£5,299,141	£5,068,349	£4,629,335	£4,207,204

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£9,404,100	£8,349,479	£8,076,935	£7,822,926	£7,334,708	£6,865,266
85% AR : 15% SO	10%	£8,349,152	£7,391,529	£7,127,981	£6,880,605	£6,409,282	£5,956,087
85% AR : 15% SO	15%	£7,821,857	£6,912,728	£6,653,678	£6,409,625	£5,946,750	£5,501,678
85% AR : 15% SO	20%	£7,294,678	£6,434,043	£6,178,173	£5,936,765	£5,484,339	£5,047,390
85% AR : 15% SO	25%	£6,767,619	£5,955,475	£5,702,747	£5,468,027	£5,022,049	£4,593,224
85% AR : 15% SO	30%	£6,240,678	£5,477,010	£5,227,441	£4,997,410	£4,559,890	£4,139,178
85% AR : 15% SO	35%	£5,713,856	£4,997,252	£4,752,256	£4,526,913	£4,097,831	£3,685,253
85% AR : 15% SO	40%	£5,187,153	£4,517,616	£4,277,191	£4,056,537	£3,635,903	£3,231,448
70% AR : 30% SO	25%	£6,854,895	£6,041,251	£5,789,202	£5,553,848	£5,106,633	£4,676,617
70% AR : 30% SO	30%	£6,345,363	£5,579,908	£5,331,141	£5,100,349	£4,661,335	£4,239,204

Harlow
Local Plan Testing 2018

T6 - 500 Flats		
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Value Area	CM18, CM19, CM20
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No Units	500
Site Area	1.32 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessability M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£15,754,630	-£18,396,076	-£19,772,140	-£20,965,743	-£21,957,543	-£24,211,638
85% AR : 15% SO	10%	-£18,368,566	-£20,728,137	-£22,102,946	-£23,295,458	-£24,286,354	-£26,538,390
85% AR : 15% SO	15%	-£19,663,872	-£21,882,706	-£23,256,887	-£24,448,854	-£25,439,298	-£27,690,305
85% AR : 15% SO	20%	-£20,951,403	-£23,029,634	-£24,403,187	-£25,594,610	-£26,584,601	-£28,834,580
85% AR : 15% SO	25%	-£22,231,160	-£24,168,922	-£25,541,847	-£26,732,725	-£27,722,263	-£29,971,212
85% AR : 15% SO	30%	-£23,503,142	-£25,300,569	-£26,672,865	-£27,863,199	-£28,852,284	-£31,100,204
85% AR : 15% SO	35%	-£24,767,350	-£26,424,575	-£27,796,243	-£28,986,031	-£29,974,664	-£32,221,556
85% AR : 15% SO	40%	-£26,023,763	-£27,540,939	-£28,911,980	-£30,101,223	-£31,089,403	-£33,335,267
70% AR : 30% SO	25%	-£21,929,930	-£23,872,873	-£25,251,145	-£26,446,660	-£27,440,052	-£29,697,761
70% AR : 30% SO	30%	-£23,141,666	-£24,945,310	-£26,324,023	-£27,519,922	-£28,513,631	-£30,772,063

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessability M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£30,746,613	-£33,388,058	-£34,764,123	-£35,957,726	-£36,949,526	-£39,203,621
85% AR : 15% SO	10%	-£33,360,548	-£35,720,120	-£37,094,929	-£38,287,441	-£39,278,337	-£41,530,373
85% AR : 15% SO	15%	-£34,655,895	-£36,874,689	-£38,248,870	-£39,440,837	-£40,431,281	-£42,682,288
85% AR : 15% SO	20%	-£35,943,386	-£38,021,617	-£39,395,170	-£40,589,993	-£41,576,983	-£43,828,563
85% AR : 15% SO	25%	-£37,223,143	-£39,160,905	-£40,533,830	-£41,724,708	-£42,714,248	-£44,963,195
85% AR : 15% SO	30%	-£38,495,125	-£40,292,552	-£41,664,848	-£42,855,182	-£43,844,267	-£46,092,187
85% AR : 15% SO	35%	-£39,759,333	-£41,416,558	-£42,788,226	-£43,978,014	-£44,966,647	-£47,213,539
85% AR : 15% SO	40%	-£41,015,766	-£42,532,922	-£43,903,963	-£45,093,206	-£46,081,386	-£48,327,250
70% AR : 30% SO	25%	-£36,921,913	-£38,864,856	-£40,243,128	-£41,438,643	-£42,432,035	-£44,689,744
70% AR : 30% SO	30%	-£38,133,649	-£39,937,293	-£41,316,005	-£42,511,905	-£43,505,614	-£45,764,046

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessability M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£20,083,391	-£22,724,836	-£24,100,900	-£25,294,903	-£26,286,304	-£28,540,398
85% AR : 15% SO	10%	-£22,697,326	-£25,056,898	-£26,431,706	-£27,624,218	-£28,615,114	-£30,867,151
85% AR : 15% SO	15%	-£23,992,632	-£26,211,467	-£27,585,648	-£28,777,615	-£29,768,058	-£32,019,065
85% AR : 15% SO	20%	-£25,280,164	-£27,358,395	-£28,731,948	-£29,923,370	-£30,913,361	-£33,163,340
85% AR : 15% SO	25%	-£26,569,920	-£28,497,682	-£29,870,607	-£31,061,486	-£32,051,024	-£34,299,973
85% AR : 15% SO	30%	-£27,831,902	-£29,629,330	-£31,001,626	-£32,191,959	-£33,181,045	-£35,428,965
85% AR : 15% SO	35%	-£29,086,110	-£30,753,335	-£32,125,004	-£33,314,792	-£34,303,424	-£36,550,317
85% AR : 15% SO	40%	-£30,352,543	-£31,869,700	-£33,240,740	-£34,429,984	-£35,418,164	-£37,664,027
70% AR : 30% SO	25%	-£26,258,690	-£28,201,633	-£29,579,905	-£30,775,421	-£31,768,813	-£34,026,522
70% AR : 30% SO	30%	-£27,470,427	-£29,274,071	-£30,652,783	-£31,848,683	-£32,842,392	-£35,100,823

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessability M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£16,241,473	-£18,882,918	-£20,258,982	-£21,452,585	-£22,444,385	-£24,698,480
85% AR : 15% SO	10%	-£18,855,408	-£21,214,979	-£22,589,788	-£23,782,300	-£24,773,196	-£27,025,233
85% AR : 15% SO	15%	-£20,150,714	-£22,369,549	-£23,743,729	-£24,935,697	-£25,926,140	-£28,177,147
85% AR : 15% SO	20%	-£21,438,245	-£23,516,476	-£24,890,029	-£26,081,452	-£27,071,443	-£29,321,422
85% AR : 15% SO	25%	-£22,716,002	-£24,655,764	-£26,028,889	-£27,219,967	-£28,209,105	-£30,459,054
85% AR : 15% SO	30%	-£23,989,984	-£25,787,411	-£27,159,707	-£28,350,941	-£29,339,128	-£31,597,047
85% AR : 15% SO	35%	-£25,254,192	-£26,911,417	-£28,283,085	-£29,472,873	-£30,461,508	-£32,708,398
85% AR : 15% SO	40%	-£26,510,625	-£28,027,781	-£29,398,822	-£30,588,066	-£31,576,245	-£33,822,109
70% AR : 30% SO	25%	-£22,416,772	-£24,359,715	-£25,737,987	-£26,933,502	-£27,926,894	-£30,184,603
70% AR : 30% SO	30%	-£23,628,508	-£25,432,152	-£26,810,865	-£28,006,764	-£29,000,473	-£31,258,905

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessability M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£16,083,678	-£18,725,023	-£20,101,087	-£21,294,690	-£22,286,491	-£24,540,586
85% AR : 15% SO	10%	-£18,697,513	-£21,057,085	-£22,431,893	-£23,624,405	-£24,615,301	-£26,867,338
85% AR : 15% SO	15%	-£19,992,819	-£22,211,654	-£23,585,834	-£24,777,802	-£25,768,245	-£28,019,252
85% AR : 15% SO	20%	-£21,280,351	-£23,358,582	-£24,732,134	-£25,923,557	-£26,913,548	-£29,163,527
85% AR : 15% SO	25%	-£22,560,107	-£24,497,869	-£25,870,794	-£27,061,672	-£28,051,210	-£30,300,160
85% AR : 15% SO	30%	-£23,832,089	-£25,629,516	-£27,001,812	-£28,192,146	-£29,181,231	-£31,429,152
85% AR : 15% SO	35%	-£25,096,297	-£26,753,522	-£28,125,190	-£29,314,979	-£30,303,611	-£32,550,504
85% AR : 15% SO	40%	-£26,352,730	-£27,869,887	-£29,240,927	-£30,430,171	-£31,418,351	-£33,664,214
70% AR : 30% SO	25%	-£22,258,877	-£24,201,820	-£25,580,092	-£26,775,608	-£27,769,000	-£30,026,709
70% AR : 30% SO	30%	-£23,470,614	-£25,274,257	-£26,652,970	-£27,848,869	-£28,842,579	-£31,101,010

Harlow
Local Plan Testing 2018

T6 - 500 Flats	
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Value Area	CM17
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No Units	500
Site Area	1.32 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£11,534,143	£15,263,538	£16,639,603	£17,833,205	£18,825,006	£21,079,100
85% AR : 15% SO	10%	£14,570,127	£17,908,853	£19,283,662	£20,476,174	£21,467,070	£23,719,106
85% AR : 15% SO	15%	£16,076,459	£19,220,049	£20,594,230	£21,786,197	£22,776,641	£25,027,647
85% AR : 15% SO	20%	£17,575,014	£20,523,605	£21,897,156	£23,088,580	£24,078,570	£26,328,549
85% AR : 15% SO	25%	£19,065,795	£21,819,519	£23,192,443	£24,383,321	£25,372,859	£27,621,809
85% AR : 15% SO	30%	£20,548,802	£23,107,793	£24,480,089	£25,670,422	£26,659,508	£28,907,428
85% AR : 15% SO	35%	£22,024,033	£24,388,425	£25,760,093	£26,949,882	£27,938,515	£30,185,406
85% AR : 15% SO	40%	£23,491,492	£25,661,417	£27,032,457	£28,221,701	£29,209,891	£31,455,745
70% AR : 30% SO	25%	£18,764,566	£21,523,470	£22,901,742	£24,097,257	£25,080,649	£27,348,357
70% AR : 30% SO	30%	£20,187,326	£22,752,534	£24,131,246	£25,327,146	£26,320,855	£28,579,286

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£26,526,126	£30,255,520	£31,631,586	£32,825,188	£33,816,989	£36,071,083
85% AR : 15% SO	10%	£29,562,110	£32,900,836	£34,275,645	£35,468,157	£36,459,053	£38,711,088
85% AR : 15% SO	15%	£31,068,442	£34,212,052	£35,586,213	£36,778,180	£37,768,523	£40,019,630
85% AR : 15% SO	20%	£32,568,397	£35,515,588	£36,899,139	£38,080,953	£39,070,553	£41,320,532
85% AR : 15% SO	25%	£34,057,778	£36,811,502	£38,194,426	£39,375,304	£40,364,842	£42,613,792
85% AR : 15% SO	30%	£35,540,784	£38,099,775	£39,472,071	£40,662,405	£41,651,491	£43,899,411
85% AR : 15% SO	35%	£37,016,016	£39,380,408	£40,752,076	£41,941,865	£42,930,498	£45,177,389
85% AR : 15% SO	40%	£38,483,474	£40,653,400	£42,024,440	£43,213,684	£44,201,864	£46,447,727
70% AR : 30% SO	25%	£33,756,549	£36,515,453	£37,893,724	£39,089,240	£40,082,632	£42,340,340
70% AR : 30% SO	30%	£35,179,309	£37,744,516	£39,123,229	£40,319,128	£41,312,838	£43,571,269

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£15,862,904	£19,592,298	£20,968,363	£22,161,965	£23,153,767	£25,407,860
85% AR : 15% SO	10%	£18,898,888	£22,237,614	£23,612,422	£24,804,934	£25,795,830	£28,047,866
85% AR : 15% SO	15%	£20,405,219	£23,548,810	£24,922,990	£26,114,556	£27,105,401	£29,356,408
85% AR : 15% SO	20%	£21,903,775	£24,852,365	£26,225,917	£27,417,341	£28,407,330	£30,657,310
85% AR : 15% SO	25%	£23,394,555	£26,148,279	£27,521,203	£28,712,082	£29,701,620	£31,950,570
85% AR : 15% SO	30%	£24,877,562	£27,436,553	£28,808,849	£29,999,183	£30,988,268	£33,236,189
85% AR : 15% SO	35%	£26,352,794	£28,717,186	£30,088,854	£31,278,643	£32,267,276	£34,514,167
85% AR : 15% SO	40%	£27,820,252	£29,990,178	£31,361,218	£32,550,462	£33,538,642	£35,784,505
70% AR : 30% SO	25%	£23,093,326	£25,852,230	£27,230,502	£28,426,018	£29,419,410	£31,677,118
70% AR : 30% SO	30%	£24,516,086	£27,081,294	£28,460,007	£29,655,906	£30,649,615	£32,908,047

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£12,020,986	£15,750,380	£17,126,445	£18,320,047	£19,311,848	£21,565,942
85% AR : 15% SO	10%	£15,056,970	£18,395,695	£19,770,504	£20,983,016	£21,953,912	£24,205,948
85% AR : 15% SO	15%	£16,563,301	£19,706,891	£21,081,072	£22,273,039	£23,263,483	£25,514,490
85% AR : 15% SO	20%	£18,061,856	£21,010,447	£22,383,999	£23,575,422	£24,565,412	£26,815,391
85% AR : 15% SO	25%	£19,552,637	£22,306,361	£23,679,295	£24,870,163	£25,859,701	£28,108,651
85% AR : 15% SO	30%	£21,035,644	£23,594,635	£24,966,931	£26,167,265	£27,146,350	£29,394,270
85% AR : 15% SO	35%	£22,510,876	£24,875,267	£26,246,935	£27,436,725	£28,425,357	£30,672,249
85% AR : 15% SO	40%	£23,978,334	£26,148,259	£27,519,299	£28,708,543	£29,696,723	£31,942,587
70% AR : 30% SO	25%	£19,251,408	£22,010,312	£23,388,584	£24,584,999	£25,577,491	£27,835,199
70% AR : 30% SO	30%	£20,674,168	£23,239,376	£24,618,088	£25,813,988	£26,807,697	£29,066,129

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£11,863,091	£15,592,495	£16,968,550	£18,162,152	£19,153,954	£21,408,047
85% AR : 15% SO	10%	£14,899,075	£18,237,801	£19,612,609	£20,805,121	£21,796,017	£24,048,053
85% AR : 15% SO	15%	£16,405,406	£19,548,997	£20,923,177	£22,115,145	£23,105,588	£25,356,595
85% AR : 15% SO	20%	£17,903,961	£20,852,552	£22,226,104	£23,417,528	£24,407,517	£26,657,496
85% AR : 15% SO	25%	£19,394,742	£22,148,466	£23,521,390	£24,712,268	£25,701,806	£27,950,757
85% AR : 15% SO	30%	£20,877,749	£23,436,740	£24,809,036	£25,999,370	£26,988,455	£29,236,375
85% AR : 15% SO	35%	£22,352,981	£24,717,372	£26,089,041	£27,278,830	£28,267,462	£30,514,354
85% AR : 15% SO	40%	£23,820,439	£25,990,364	£27,361,405	£28,550,649	£29,538,828	£31,784,692
70% AR : 30% SO	25%	£19,093,513	£21,852,417	£23,230,689	£24,426,205	£25,419,597	£27,677,305
70% AR : 30% SO	30%	£20,516,273	£23,081,481	£24,460,193	£25,656,093	£26,649,802	£28,908,234

Harlow
Local Plan Testing 2018

T7 - 650 Flats

Value Area	CM18, CM19, CM20
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No Units	650
Site Area	3.1 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£19,293,889	-£22,589,973	-£24,302,894	-£25,815,569	-£27,060,535	-£29,890,005
85% AR : 15% SO	10%	-£22,671,673	-£25,617,174	-£27,336,725	-£28,855,254	-£30,105,039	-£32,945,461
85% AR : 15% SO	15%	-£24,344,095	-£27,114,588	-£28,837,455	-£30,358,911	-£31,611,106	-£34,457,004
85% AR : 15% SO	20%	-£26,005,540	-£28,601,212	-£30,327,394	-£31,851,779	-£33,106,383	-£35,957,757
85% AR : 15% SO	25%	-£27,656,005	-£30,077,046	-£31,806,544	-£33,333,855	-£34,590,869	-£37,447,719
85% AR : 15% SO	30%	-£29,295,491	-£31,542,091	-£33,274,902	-£34,805,142	-£36,064,565	-£38,926,891
85% AR : 15% SO	35%	-£30,923,998	-£32,996,345	-£34,732,472	-£36,265,638	-£37,527,471	-£40,395,272
85% AR : 15% SO	40%	-£32,541,526	-£34,439,809	-£36,179,251	-£37,715,345	-£38,979,587	-£41,852,865
70% AR : 30% SO	25%	-£27,277,883	-£29,705,429	-£31,441,903	-£32,975,376	-£34,237,461	-£37,105,835
70% AR : 30% SO	30%	-£28,841,746	-£31,096,149	-£32,837,334	-£34,374,967	-£35,640,476	-£38,516,632

Residual Land values compared to benchmark land values

Office - Lower Value	£11,393,907
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£54,560,744	-£57,856,828	-£59,969,749	-£61,082,424	-£62,327,390	-£65,156,860
85% AR : 15% SO	10%	-£57,938,528	-£60,884,029	-£62,603,580	-£64,122,109	-£65,371,894	-£68,212,316
85% AR : 15% SO	15%	-£59,610,950	-£62,381,443	-£64,104,310	-£65,625,766	-£66,877,961	-£69,723,859
85% AR : 15% SO	20%	-£61,272,395	-£63,868,067	-£65,594,249	-£67,118,634	-£68,373,298	-£71,224,612
85% AR : 15% SO	25%	-£62,922,860	-£65,343,901	-£67,073,999	-£68,600,710	-£69,857,724	-£72,714,574
85% AR : 15% SO	30%	-£64,562,346	-£66,808,946	-£68,541,757	-£70,071,997	-£71,331,420	-£74,193,746
85% AR : 15% SO	35%	-£66,190,853	-£68,263,200	-£69,999,327	-£71,532,493	-£72,794,326	-£75,662,127
85% AR : 15% SO	40%	-£67,808,381	-£69,706,663	-£71,446,106	-£72,982,200	-£74,246,442	-£77,119,720
70% AR : 30% SO	25%	-£62,544,738	-£64,972,284	-£66,708,758	-£68,242,231	-£69,504,316	-£72,372,690
70% AR : 30% SO	30%	-£64,108,601	-£66,363,004	-£68,104,189	-£69,641,822	-£70,907,331	-£73,783,487

Residual Land values compared to benchmark land values

Industrial	£3,289,858
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£29,476,783	-£32,772,867	-£34,485,788	-£35,998,463	-£37,243,429	-£40,072,899
85% AR : 15% SO	10%	-£32,854,567	-£35,800,067	-£37,519,619	-£39,038,148	-£40,287,933	-£43,128,355
85% AR : 15% SO	15%	-£34,526,989	-£37,297,481	-£39,020,349	-£40,541,805	-£41,794,000	-£44,639,898
85% AR : 15% SO	20%	-£36,198,433	-£38,784,106	-£40,510,289	-£42,034,673	-£43,289,277	-£46,140,650
85% AR : 15% SO	25%	-£37,839,899	-£40,259,940	-£41,989,437	-£43,516,749	-£44,773,763	-£47,630,612
85% AR : 15% SO	30%	-£39,478,385	-£41,724,985	-£43,457,796	-£44,988,036	-£46,247,489	-£49,109,785
85% AR : 15% SO	35%	-£41,106,892	-£43,179,238	-£44,915,965	-£46,448,532	-£47,710,365	-£50,578,166
85% AR : 15% SO	40%	-£42,724,420	-£44,622,702	-£46,362,144	-£47,898,239	-£49,162,481	-£52,035,759
70% AR : 30% SO	25%	-£37,460,777	-£39,888,323	-£41,624,797	-£43,158,270	-£44,420,355	-£47,288,729
70% AR : 30% SO	30%	-£39,024,639	-£41,279,043	-£43,020,228	-£44,557,861	-£45,823,369	-£48,699,525

Residual Land values compared to benchmark land values

Greenfield (upper)	£370,000
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£20,439,127	-£23,735,211	-£25,448,133	-£26,960,807	-£28,205,773	-£31,035,243
85% AR : 15% SO	10%	-£23,816,911	-£26,762,412	-£28,481,963	-£30,000,492	-£31,250,278	-£34,090,699
85% AR : 15% SO	15%	-£25,489,333	-£28,259,826	-£29,982,693	-£31,504,149	-£32,756,344	-£35,602,242
85% AR : 15% SO	20%	-£27,150,778	-£29,746,540	-£31,472,633	-£32,997,017	-£34,251,621	-£37,102,985
85% AR : 15% SO	25%	-£28,801,243	-£31,222,285	-£32,951,782	-£34,479,093	-£35,736,107	-£38,592,957
85% AR : 15% SO	30%	-£30,440,729	-£32,687,329	-£34,420,140	-£35,950,380	-£37,209,804	-£40,072,129
85% AR : 15% SO	35%	-£32,069,236	-£34,141,593	-£35,877,710	-£37,410,877	-£38,672,709	-£41,540,511
85% AR : 15% SO	40%	-£33,686,784	-£35,585,047	-£37,324,489	-£38,860,884	-£40,124,826	-£42,998,103
70% AR : 30% SO	25%	-£28,423,121	-£30,850,667	-£32,587,141	-£34,120,614	-£35,362,689	-£38,251,074
70% AR : 30% SO	30%	-£29,986,984	-£32,241,387	-£33,982,572	-£35,520,205	-£36,785,714	-£39,661,870

Residual Land values compared to benchmark land values

Greenfield (lower)	£250,000
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£20,067,699	-£23,363,783	-£25,076,704	-£26,589,379	-£27,834,345	-£30,663,814
85% AR : 15% SO	10%	-£23,445,483	-£26,390,983	-£28,110,534	-£29,629,063	-£30,878,849	-£33,719,271
85% AR : 15% SO	15%	-£25,117,905	-£27,888,397	-£29,611,264	-£31,132,721	-£32,384,915	-£35,230,814
85% AR : 15% SO	20%	-£26,779,349	-£29,375,022	-£31,101,204	-£32,625,938	-£33,880,192	-£36,731,956
85% AR : 15% SO	25%	-£28,429,814	-£30,850,856	-£32,580,353	-£34,107,665	-£35,364,679	-£38,221,528
85% AR : 15% SO	30%	-£30,069,301	-£32,315,901	-£34,048,712	-£35,578,952	-£36,838,375	-£39,700,701
85% AR : 15% SO	35%	-£31,697,808	-£33,770,154	-£35,506,281	-£37,039,448	-£38,301,281	-£41,169,082
85% AR : 15% SO	40%	-£33,315,336	-£35,213,618	-£36,953,060	-£38,489,155	-£39,753,397	-£42,626,675
70% AR : 30% SO	25%	-£28,051,693	-£30,479,238	-£32,215,713	-£33,749,185	-£35,011,271	-£37,879,645
70% AR : 30% SO	30%	-£29,615,555	-£31,869,959	-£33,611,143	-£35,148,776	-£36,414,285	-£39,290,441

Harlow
Local Plan Testing 2018

T7 - 650 Flats

Value Area	CM17
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No Units	650
Site Area	3.1 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£14,240,067	-£18,876,595	-£20,589,517	-£22,102,190	-£23,347,156	-£26,176,626
85% AR : 15% SO	10%	-£18,123,232	-£22,275,133	-£23,994,684	-£25,513,213	-£26,762,999	-£29,603,420
85% AR : 15% SO	15%	-£20,048,347	-£23,958,216	-£25,681,083	-£27,202,539	-£28,454,735	-£31,300,632
85% AR : 15% SO	20%	-£21,962,482	-£25,630,510	-£27,356,691	-£28,881,075	-£30,135,679	-£32,987,053
85% AR : 15% SO	25%	-£23,865,638	-£27,292,012	-£29,021,510	-£30,548,821	-£31,805,835	-£34,662,685
85% AR : 15% SO	30%	-£25,757,815	-£28,942,726	-£30,675,538	-£32,205,777	-£33,465,200	-£36,327,526
85% AR : 15% SO	35%	-£27,639,014	-£30,582,649	-£32,318,776	-£33,851,943	-£35,113,775	-£37,981,577
85% AR : 15% SO	40%	-£29,509,232	-£32,211,781	-£33,951,223	-£35,487,318	-£36,751,560	-£39,624,837
70% AR : 30% SO	25%	-£23,487,517	-£26,920,395	-£28,656,869	-£30,190,342	-£31,452,427	-£34,320,801
70% AR : 30% SO	30%	-£25,304,069	-£28,496,784	-£30,237,968	-£31,775,601	-£33,041,110	-£35,917,266

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£49,508,922	-£94,143,490	-£56,856,372	-£57,389,045	-£58,614,011	-£61,443,481
85% AR : 15% SO	10%	-£53,390,087	-£57,541,988	-£59,261,539	-£60,780,068	-£62,029,854	-£64,870,275
85% AR : 15% SO	15%	-£55,315,202	-£59,225,071	-£60,947,938	-£62,469,394	-£63,721,590	-£66,567,487
85% AR : 15% SO	20%	-£57,229,337	-£60,897,365	-£62,623,546	-£64,147,930	-£65,402,534	-£68,253,908
85% AR : 15% SO	25%	-£59,132,493	-£62,558,867	-£64,288,365	-£65,815,676	-£67,072,690	-£69,929,540
85% AR : 15% SO	30%	-£61,024,670	-£64,209,581	-£65,942,393	-£67,472,632	-£68,732,065	-£71,594,381
85% AR : 15% SO	35%	-£62,905,869	-£65,849,504	-£67,585,631	-£69,118,798	-£70,380,630	-£73,248,432
85% AR : 15% SO	40%	-£64,776,087	-£67,478,636	-£69,218,078	-£70,754,173	-£72,018,415	-£74,891,692
70% AR : 30% SO	25%	-£58,754,372	-£62,187,250	-£63,923,724	-£65,457,197	-£66,719,282	-£69,587,656
70% AR : 30% SO	30%	-£60,570,924	-£63,763,639	-£65,504,823	-£67,042,456	-£68,307,965	-£71,184,121

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£24,422,981	-£29,059,489	-£30,772,410	-£32,285,084	-£33,530,060	-£36,359,620
85% AR : 15% SO	10%	-£28,306,126	-£32,458,027	-£34,177,578	-£35,696,107	-£36,945,893	-£39,786,314
85% AR : 15% SO	15%	-£30,231,240	-£34,141,110	-£35,863,977	-£37,385,433	-£38,637,629	-£41,483,526
85% AR : 15% SO	20%	-£32,145,375	-£35,813,404	-£37,539,585	-£39,083,969	-£40,318,573	-£43,189,947
85% AR : 15% SO	25%	-£34,048,531	-£37,474,906	-£39,204,403	-£40,731,715	-£41,998,729	-£44,845,576
85% AR : 15% SO	30%	-£35,940,708	-£39,125,620	-£40,858,432	-£42,388,670	-£43,648,094	-£46,510,420
85% AR : 15% SO	35%	-£37,821,907	-£40,765,543	-£42,501,670	-£44,034,837	-£45,296,669	-£48,164,471
85% AR : 15% SO	40%	-£39,692,126	-£42,394,675	-£44,134,117	-£45,670,212	-£46,934,454	-£49,807,731
70% AR : 30% SO	25%	-£33,670,411	-£37,103,289	-£38,839,763	-£40,373,236	-£41,635,321	-£44,503,695
70% AR : 30% SO	30%	-£35,486,963	-£38,679,678	-£40,420,862	-£41,958,495	-£43,224,004	-£46,100,160

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£15,385,305	-£20,021,833	-£21,734,755	-£23,247,428	-£24,492,395	-£27,321,864
85% AR : 15% SO	10%	-£19,268,471	-£23,420,371	-£25,139,922	-£26,658,451	-£27,908,237	-£30,748,658
85% AR : 15% SO	15%	-£21,193,585	-£25,103,455	-£26,826,321	-£28,347,777	-£29,599,973	-£32,445,870
85% AR : 15% SO	20%	-£23,107,720	-£26,775,748	-£28,501,929	-£30,026,313	-£31,280,917	-£34,132,291
85% AR : 15% SO	25%	-£25,010,876	-£28,437,251	-£30,166,748	-£31,694,059	-£32,951,074	-£35,807,923
85% AR : 15% SO	30%	-£26,903,053	-£30,087,964	-£31,820,776	-£33,351,015	-£34,610,438	-£37,472,764
85% AR : 15% SO	35%	-£28,794,252	-£31,727,897	-£33,464,014	-£34,997,181	-£36,259,014	-£39,126,815
85% AR : 15% SO	40%	-£30,684,471	-£33,357,019	-£35,098,481	-£36,632,956	-£37,896,798	-£40,770,075
70% AR : 30% SO	25%	-£24,632,755	-£28,065,633	-£29,802,107	-£31,335,580	-£32,597,665	-£35,466,040
70% AR : 30% SO	30%	-£26,449,307	-£29,642,022	-£31,383,207	-£32,920,840	-£34,186,348	-£37,062,504

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£15,013,877	-£19,650,405	-£21,363,326	-£22,876,000	-£24,120,966	-£26,950,436
85% AR : 15% SO	10%	-£18,897,042	-£23,048,942	-£24,768,494	-£26,287,023	-£27,536,808	-£30,377,230
85% AR : 15% SO	15%	-£20,822,156	-£24,732,026	-£26,454,892	-£27,976,348	-£29,228,544	-£32,074,441
85% AR : 15% SO	20%	-£22,736,291	-£26,404,319	-£28,130,500	-£29,654,995	-£30,909,469	-£33,760,863
85% AR : 15% SO	25%	-£24,639,447	-£28,065,822	-£29,795,319	-£31,322,631	-£32,579,645	-£35,436,494
85% AR : 15% SO	30%	-£26,531,624	-£29,716,535	-£31,449,348	-£32,979,586	-£34,239,010	-£37,101,335
85% AR : 15% SO	35%	-£28,412,823	-£31,366,458	-£33,092,585	-£34,625,752	-£35,887,585	-£38,755,386
85% AR : 15% SO	40%	-£30,283,042	-£32,985,591	-£34,725,033	-£36,261,128	-£37,525,370	-£40,398,647
70% AR : 30% SO	25%	-£24,261,327	-£27,694,204	-£29,430,679	-£30,964,151	-£32,226,237	-£35,094,611
70% AR : 30% SO	30%	-£26,077,879	-£29,270,593	-£31,011,778	-£32,549,411	-£33,814,920	-£36,691,076

Harlow
Local Plan Testing 2018

T8 - 1000 Flats & Houses

Value Area	CM18, CM19, CM20
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No Units	1000
Site Area	3.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£34,929,555	£29,803,691	£28,155,017	£26,602,309	£24,130,661	£21,174,730
85% AR : 15% SO	10%	£28,376,115	£23,568,422	£21,888,108	£20,301,180	£17,749,714	£14,650,535
85% AR : 15% SO	15%	£25,064,597	£20,401,074	£18,691,736	£17,074,391	£14,449,707	£11,220,077
85% AR : 15% SO	20%	£21,720,209	£17,182,328	£15,428,848	£13,762,994	£11,026,265	£7,686,635
85% AR : 15% SO	25%	£18,325,671	£13,886,538	£12,067,801	£10,323,785	£7,478,595	£4,092,252
85% AR : 15% SO	30%	£14,854,928	£10,473,970	£8,553,420	£6,753,114	£3,865,345	£404,735
85% AR : 15% SO	35%	£11,262,017	£8,907,832	£4,941,112	£3,108,927	£1,500,087	£-3,386,747
85% AR : 15% SO	40%	£7,460,443	£3,247,672	£1,231,189	£-850,010	£-3,650,790	£-7,140,070
70% AR : 30% SO	25%	£18,806,818	£14,398,552	£12,590,111	£10,862,854	£8,027,171	£4,638,111
70% AR : 30% SO	30%	£15,453,862	£11,120,596	£9,219,753	£7,422,936	£4,532,061	£1,081,015

Residual Land values compared to benchmark land values

Office - Lower Value	£11,393,907						
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£5,762,970	£-10,888,834	£-12,537,608	£-14,090,215	£-16,561,864	£-19,517,795
85% AR : 15% SO	10%	£-12,316,410	£-17,124,103	£-18,804,417	£-20,391,345	£-22,942,811	£-26,041,960
85% AR : 15% SO	15%	£-16,627,928	£-20,291,451	£-22,000,789	£-23,618,134	£-26,242,818	£-29,472,448
85% AR : 15% SO	20%	£-18,972,316	£-23,510,197	£-25,263,677	£-28,929,531	£-29,666,260	£-32,005,890
85% AR : 15% SO	25%	£-22,366,854	£-26,805,987	£-28,624,724	£-30,368,740	£-33,213,930	£-36,600,273
85% AR : 15% SO	30%	£-25,837,597	£-30,218,555	£-32,139,105	£-33,939,411	£-36,829,180	£-40,287,790
85% AR : 15% SO	35%	£-29,430,508	£-33,785,293	£-35,751,413	£-37,586,598	£-40,542,438	£-44,059,272
85% AR : 15% SO	40%	£-33,232,082	£-37,444,853	£-39,461,336	£-41,342,535	£-44,343,315	£-47,832,595
70% AR : 30% SO	25%	£-21,885,707	£-26,293,973	£-28,102,414	£-29,829,971	£-32,665,354	£-36,054,414
70% AR : 30% SO	30%	£-25,238,663	£-29,671,929	£-31,472,772	£-33,269,669	£-36,160,464	£-39,611,510

Residual Land values compared to benchmark land values

Industrial	£3,289,858						
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£23,180,062	£18,054,199	£16,405,524	£14,852,816	£12,381,166	£9,425,237
85% AR : 15% SO	10%	£16,626,622	£11,818,930	£10,138,615	£8,551,687	£6,000,221	£2,901,042
85% AR : 15% SO	15%	£13,315,104	£8,651,681	£6,942,243	£5,324,898	£2,700,215	£-529,416
85% AR : 15% SO	20%	£9,970,716	£5,432,835	£3,679,355	£2,013,501	£-723,226	£-4,062,858
85% AR : 15% SO	25%	£6,576,178	£2,137,045	£318,308	£-1,425,708	£-4,270,898	£-7,657,241
85% AR : 15% SO	30%	£3,105,435	£-1,275,522	£-3,196,073	£-4,996,379	£-7,886,148	£-11,344,758
85% AR : 15% SO	35%	£-487,476	£-4,842,261	£-6,808,381	£-8,643,566	£-11,599,406	£-15,116,240
85% AR : 15% SO	40%	£-4,289,500	£-8,501,821	£-10,518,304	£-12,399,502	£-15,400,283	£-18,889,563
70% AR : 30% SO	25%	£7,057,326	£2,649,059	£840,618	£-886,639	£-3,722,321	£-7,111,381
70% AR : 30% SO	30%	£3,704,369	£-628,896	£-2,529,740	£-4,326,557	£-7,217,432	£-10,668,478

Residual Land values compared to benchmark land values

Greenfield (upper)	£370,000						
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£33,808,127	£28,482,263	£26,833,588	£25,280,880	£22,809,232	£19,853,302
85% AR : 15% SO	10%	£27,954,686	£22,246,994	£20,566,680	£18,979,751	£16,428,286	£13,329,107
85% AR : 15% SO	15%	£23,743,168	£19,079,645	£17,370,307	£15,752,562	£13,129,279	£9,898,548
85% AR : 15% SO	20%	£20,398,781	£15,860,899	£14,107,420	£12,441,965	£9,704,836	£6,365,206
85% AR : 15% SO	25%	£17,004,242	£12,565,109	£10,746,372	£9,002,356	£6,157,167	£2,770,824
85% AR : 15% SO	30%	£13,533,500	£9,152,542	£7,231,991	£5,431,686	£2,541,916	£-916,694
85% AR : 15% SO	35%	£9,940,588	£5,585,803	£3,619,683	£1,784,498	£-1,171,342	£-4,688,176
85% AR : 15% SO	40%	£6,139,015	£1,926,243	£-90,240	£-1,971,438	£-4,972,219	£-8,461,499
70% AR : 30% SO	25%	£17,485,390	£13,077,123	£11,268,682	£9,541,426	£6,705,743	£3,316,883
70% AR : 30% SO	30%	£14,132,434	£9,799,168	£7,898,325	£6,101,507	£3,210,632	£-240,413

Residual Land values compared to benchmark land values

Greenfield (lower)	£250,000						
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£34,036,698	£28,910,834	£27,262,159	£25,709,452	£23,237,804	£20,281,873
85% AR : 15% SO	10%	£27,483,258	£22,675,565	£20,995,251	£19,408,323	£16,856,857	£13,757,678
85% AR : 15% SO	15%	£24,171,739	£19,508,217	£17,798,879	£16,181,534	£13,556,850	£10,327,220
85% AR : 15% SO	20%	£20,827,352	£16,289,471	£14,535,991	£12,870,137	£10,133,407	£6,793,778
85% AR : 15% SO	25%	£17,432,813	£12,993,681	£11,174,944	£9,430,928	£6,585,738	£3,199,395
85% AR : 15% SO	30%	£13,962,071	£9,581,113	£7,660,563	£5,860,257	£2,970,487	£-888,122
85% AR : 15% SO	35%	£10,369,160	£6,014,375	£4,048,254	£2,213,070	£-742,770	£-4,259,604
85% AR : 15% SO	40%	£6,567,586	£2,354,815	£338,332	£-1,542,867	£-4,543,647	£-8,032,828
70% AR : 30% SO	25%	£17,913,961	£13,505,694	£11,697,254	£9,969,997	£7,134,314	£3,745,254
70% AR : 30% SO	30%	£14,561,005	£10,227,739	£8,326,896	£6,530,079	£3,639,203	£188,158

Harlow
Local Plan Testing 2018

T8 - 1000 Flats & Houses

Value Area	CM17
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No Units	1000
Site Area	3.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£42,528,742	£35,867,565	£34,253,758	£32,740,342	£30,346,160	£27,507,659
85% AR : 15% SO	10%	£35,308,845	£29,117,500	£27,488,719	£25,961,103	£23,525,067	£20,612,602
85% AR : 15% SO	15%	£31,676,459	£25,707,620	£24,063,767	£22,521,534	£20,045,318	£17,067,233
85% AR : 15% SO	20%	£28,022,594	£22,263,815	£20,594,993	£19,026,348	£16,492,310	£13,411,137
85% AR : 15% SO	25%	£24,339,613	£18,769,174	£17,064,255	£15,454,667	£12,829,482	£9,594,440
85% AR : 15% SO	30%	£20,610,367	£15,201,578	£13,437,663	£11,762,484	£8,997,468	£5,680,450
85% AR : 15% SO	35%	£16,812,908	£11,517,690	£9,660,720	£7,895,258	£5,056,243	£1,667,371
85% AR : 15% SO	40%	£12,902,299	£7,650,750	£5,716,614	£3,914,131	£1,004,826	£-2,468,019
70% AR : 30% SO	25%	£24,796,918	£19,253,313	£17,551,387	£15,948,345	£13,337,982	£10,122,872
70% AR : 30% SO	30%	£21,171,416	£15,800,588	£14,048,067	£12,386,935	£9,644,836	£6,330,552

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,836,217	£4,824,960	£6,438,767	£7,952,183	£10,346,365	£13,184,866
85% AR : 15% SO	10%	£5,383,680	£11,575,025	£13,203,806	£14,731,422	£17,167,458	£20,079,923
85% AR : 15% SO	15%	£9,016,066	£14,984,905	£16,628,758	£18,170,991	£20,647,207	£23,625,292
85% AR : 15% SO	20%	£12,669,931	£18,428,710	£20,097,532	£21,686,177	£24,200,215	£27,281,388
85% AR : 15% SO	25%	£16,352,912	£21,923,351	£23,628,270	£25,237,858	£27,863,043	£31,088,085
85% AR : 15% SO	30%	£20,082,158	£25,490,947	£27,254,862	£28,930,041	£31,695,057	£35,012,075
85% AR : 15% SO	35%	£23,879,617	£29,174,835	£31,031,805	£32,797,267	£35,636,282	£39,025,154
85% AR : 15% SO	40%	£27,790,226	£33,041,775	£34,975,911	£36,778,394	£39,687,699	£43,180,544
70% AR : 30% SO	25%	£15,895,607	£21,439,212	£23,141,138	£24,744,180	£27,354,543	£30,569,653
70% AR : 30% SO	30%	£19,521,109	£24,891,937	£26,644,458	£28,305,690	£31,047,689	£34,361,973

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£30,779,249	£24,118,072	£22,504,265	£20,990,849	£18,596,698	£15,758,167
85% AR : 15% SO	10%	£23,559,352	£17,368,007	£15,739,226	£14,211,610	£11,775,574	£8,863,109
85% AR : 15% SO	15%	£19,928,966	£13,958,127	£12,314,274	£10,772,041	£8,295,825	£5,317,740
85% AR : 15% SO	20%	£16,273,101	£10,514,322	£8,845,500	£7,276,855	£4,742,817	£1,661,644
85% AR : 15% SO	25%	£12,590,120	£7,019,681	£5,314,762	£3,705,174	£1,079,990	£-2,155,053
85% AR : 15% SO	30%	£8,860,874	£3,452,085	£1,688,170	£12,991	£-2,752,025	£-6,069,043
85% AR : 15% SO	35%	£5,063,415	£-231,803	£-2,088,773	£-3,854,234	£-6,693,250	£-10,082,122
85% AR : 15% SO	40%	£1,152,806	£-4,098,742	£-6,032,879	£-7,835,362	£-10,744,666	£-14,217,512
70% AR : 30% SO	25%	£13,047,426	£7,503,820	£5,801,894	£4,198,852	£1,588,489	£-1,626,621
70% AR : 30% SO	30%	£9,421,923	£4,051,095	£2,298,575	£637,442	£-2,104,657	£-5,418,941

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£41,207,313	£34,546,136	£32,932,330	£31,418,913	£29,024,732	£26,186,231
85% AR : 15% SO	10%	£33,987,417	£27,796,072	£26,167,290	£24,639,674	£22,203,638	£19,291,173
85% AR : 15% SO	15%	£30,355,030	£24,386,192	£22,742,338	£21,200,106	£18,723,889	£15,745,804
85% AR : 15% SO	20%	£26,701,165	£20,942,386	£19,273,565	£17,704,920	£15,170,862	£12,089,708
85% AR : 15% SO	25%	£23,018,185	£17,447,745	£15,742,826	£14,133,238	£11,508,054	£8,273,012
85% AR : 15% SO	30%	£19,288,938	£13,880,149	£12,116,235	£10,441,056	£7,676,039	£4,359,021
85% AR : 15% SO	35%	£15,491,479	£10,196,262	£8,339,291	£6,573,830	£3,734,814	£345,944
85% AR : 15% SO	40%	£11,580,870	£6,329,322	£4,395,186	£2,592,702	£-316,602	£-3,789,447
70% AR : 30% SO	25%	£23,475,490	£17,931,884	£16,229,958	£14,626,916	£12,016,553	£8,801,444
70% AR : 30% SO	30%	£19,849,988	£14,479,160	£12,726,639	£11,065,506	£8,323,407	£5,009,123

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessability M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£41,635,885	£34,974,707	£33,360,901	£31,847,485	£29,453,303	£26,614,802
85% AR : 15% SO	10%	£34,415,988	£28,224,643	£26,595,862	£25,068,246	£22,632,210	£19,719,745
85% AR : 15% SO	15%	£30,783,601	£24,814,763	£23,170,910	£21,628,677	£19,152,460	£16,174,376
85% AR : 15% SO	20%	£27,129,736	£21,370,957	£19,702,136	£18,133,491	£15,599,453	£12,518,280
85% AR : 15% SO	25%	£23,446,756	£17,876,316	£16,117,398	£14,561,810	£11,936,625	£8,701,583
85% AR : 15% SO	30%	£19,717,510	£14,308,721	£12,544,806	£10,869,627	£8,104,611	£4,787,592
85% AR : 15% SO	35%	£15,920,051	£10,624,833	£8,767,863	£7,002,401	£4,163,386	£774,514
85% AR : 15% SO	40%	£12,009,442	£6,757,893	£4,823,757	£3,021,273	£1,111,969	£-3,360,876
70% AR : 30% SO	25%	£23,904,061	£18,360,456	£16,658,530	£15,055,488	£12,445,125	£9,230,015
70% AR : 30% SO	30%	£20,278,559	£14,907,731	£13,155,210	£11,494,078	£8,751,979	£5,437,695

Harlow
Local Plan Testing 2018

T9 - 2000 Flats & Houses

Value Area	CM18, CM19, CM20
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No Units	2000
Site Area	3.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£44,433,600	£36,403,845	£34,097,458	£31,960,904	£28,307,706	£24,085,819
85% AR : 15% SO	10%	£35,452,086	£27,710,472	£25,298,326	£23,050,459	£19,127,483	£14,448,659
85% AR : 15% SO	15%	£30,879,374	£23,214,784	£20,709,636	£18,357,569	£14,187,016	£9,071,075
85% AR : 15% SO	20%	£26,215,193	£18,555,910	£15,907,199	£13,390,506	£8,812,863	£3,405,805
85% AR : 15% SO	25%	£21,414,790	£13,637,726	£10,756,470	£7,970,790	£3,114,630	£-2,499,033
85% AR : 15% SO	30%	£16,394,079	£8,283,475	£5,132,325	£2,214,899	£-2,837,495	£-8,475,431
85% AR : 15% SO	35%	£10,981,230	£2,516,617	£-787,298	£-3,800,008	£-8,853,610	£-14,443,878
85% AR : 15% SO	40%	£4,877,483	£-3,532,700	£-8,867,763	£-9,851,264	£-14,861,775	£-20,404,375
70% AR : 30% SO	25%	£22,138,435	£14,475,240	£11,644,557	£8,905,828	£4,073,180	£-1,522,103
70% AR : 30% SO	30%	£17,321,788	£9,413,213	£6,284,646	£3,392,312	£-1,642,398	£-7,303,724

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,262,467	£232,712	£-2,073,676	£-4,210,229	£-7,863,428	£-12,085,315
85% AR : 15% SO	10%	£-719,047	£-8,460,662	£-10,872,807	£-13,120,675	£-17,043,650	£-21,722,475
85% AR : 15% SO	15%	£-5,291,759	£-12,956,350	£-15,461,498	£-17,813,565	£-21,984,117	£-27,100,058
85% AR : 15% SO	20%	£-9,955,940	£-17,815,224	£-20,263,934	£-22,780,628	£-27,358,270	£-32,765,328
85% AR : 15% SO	25%	£-14,758,343	£-22,533,408	£-25,414,663	£-28,200,343	£-33,056,503	£-38,670,166
85% AR : 15% SO	30%	£-19,777,054	£-27,887,658	£-31,038,808	£-33,956,235	£-39,008,628	£-44,846,554
85% AR : 15% SO	35%	£-25,189,993	£-33,654,517	£-38,958,431	£-43,871,141	£-45,024,743	£-50,615,011
85% AR : 15% SO	40%	£-31,293,651	£-39,103,833	£-43,038,696	£-46,022,397	£-51,032,908	£-56,576,508
70% AR : 30% SO	25%	£-14,032,698	£-21,695,894	£-24,526,577	£-27,265,306	£-32,097,953	£-37,593,237
70% AR : 30% SO	30%	£-18,849,345	£-26,757,921	£-29,886,487	£-32,778,822	£-37,813,531	£-43,474,858

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£33,989,806	£25,959,851	£23,653,464	£21,516,910	£17,863,712	£13,641,825
85% AR : 15% SO	10%	£25,008,093	£17,268,478	£14,854,333	£12,606,465	£8,683,490	£4,004,665
85% AR : 15% SO	15%	£20,435,381	£12,770,790	£10,285,842	£7,913,575	£3,743,023	£-1,372,918
85% AR : 15% SO	20%	£15,771,200	£8,111,916	£5,463,205	£2,946,512	£-1,631,131	£-7,038,189
85% AR : 15% SO	25%	£10,970,796	£3,193,732	£312,477	£-2,473,203	£-7,329,364	£-12,943,027
85% AR : 15% SO	30%	£5,950,085	£-2,160,518	£-5,311,668	£-8,228,095	£-13,281,488	£-18,919,425
85% AR : 15% SO	35%	£537,236	£-7,927,377	£-11,231,291	£-14,244,001	£-19,297,603	£-24,887,872
85% AR : 15% SO	40%	£-5,566,511	£-13,976,694	£-17,311,757	£-20,295,258	£-25,305,769	£-30,848,368
70% AR : 30% SO	25%	£11,694,441	£4,031,246	£1,200,563	£-1,538,166	£-6,370,814	£-11,966,097
70% AR : 30% SO	30%	£6,877,795	£1,030,781	£4,159,348	£7,051,682	£-12,086,392	£-17,747,718

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£43,258,997	£35,229,242	£32,922,855	£30,786,301	£27,133,103	£22,911,216
85% AR : 15% SO	10%	£34,277,483	£26,535,869	£24,123,723	£21,875,856	£17,952,880	£13,274,055
85% AR : 15% SO	15%	£29,704,771	£22,040,181	£19,535,032	£17,182,965	£13,012,413	£7,896,472
85% AR : 15% SO	20%	£25,040,590	£17,381,306	£14,732,596	£12,215,502	£7,636,260	£2,231,202
85% AR : 15% SO	25%	£20,240,187	£12,463,123	£9,581,867	£6,796,167	£1,940,027	£-3,673,636
85% AR : 15% SO	30%	£15,219,476	£7,108,872	£3,957,722	£1,040,296	£-4,012,098	£-9,650,034
85% AR : 15% SO	35%	£9,806,627	£1,342,014	£-1,981,901	£-4,974,611	£-10,028,213	£-15,618,481
85% AR : 15% SO	40%	£3,702,880	£-4,707,303	£-8,042,366	£-11,025,867	£-16,036,378	£-21,578,978
70% AR : 30% SO	25%	£20,963,832	£13,300,637	£10,469,954	£7,731,224	£2,898,577	£-2,696,707
70% AR : 30% SO	30%	£16,147,185	£8,238,610	£5,110,043	£2,217,708	£-2,817,001	£-8,478,328

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£43,639,949	£35,610,194	£33,303,807	£31,167,253	£27,514,055	£23,292,168
85% AR : 15% SO	10%	£34,658,435	£26,916,821	£24,504,676	£22,256,908	£18,333,832	£13,655,008
85% AR : 15% SO	15%	£30,085,724	£22,421,133	£19,915,985	£17,563,918	£13,393,366	£8,272,425
85% AR : 15% SO	20%	£25,421,543	£17,762,259	£15,113,548	£12,596,855	£8,019,212	£2,612,154
85% AR : 15% SO	25%	£20,621,139	£12,844,075	£9,962,820	£7,177,139	£2,320,979	£-2,292,684
85% AR : 15% SO	30%	£15,600,428	£7,489,825	£4,338,674	£1,421,248	£-3,631,145	£-9,289,082
85% AR : 15% SO	35%	£10,187,579	£1,722,966	£-1,580,948	£-4,593,659	£-9,647,260	£-15,237,529
85% AR : 15% SO	40%	£4,083,832	£-4,326,351	£-7,661,414	£-10,644,915	£-16,655,426	£-21,198,025
70% AR : 30% SO	25%	£21,344,784	£13,681,589	£10,850,906	£8,112,177	£3,279,529	£-2,315,754
70% AR : 30% SO	30%	£16,528,138	£8,619,562	£5,490,995	£2,598,661	£-2,438,049	£-8,097,375

Harlow
Local Plan Testing 2018

T9 - 2000 Flats & Houses

Value Area
CM17

No Units
Site Area

2000
3.17 Ha

Sales value inflation
Build cost inflation
Affordable Housing Tenure

0%
0%
AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£54,990,914	£44,689,740	£42,467,931	£40,413,179	£36,928,136	£32,967,073
85% AR : 15% SO	10%	£45,154,129	£35,397,270	£33,106,116	£30,989,189	£27,362,816	£23,169,727
85% AR : 15% SO	15%	£40,184,113	£30,646,922	£28,302,298	£26,132,171	£22,377,680	£17,972,993
85% AR : 15% SO	20%	£35,163,290	£25,792,666	£23,369,808	£21,115,577	£17,162,715	£12,417,953
85% AR : 15% SO	25%	£30,064,001	£20,783,358	£18,240,646	£15,852,095	£11,571,911	£6,358,453
85% AR : 15% SO	30%	£24,848,361	£15,531,178	£12,790,847	£10,170,000	£5,460,223	£1,650
85% AR : 15% SO	35%	£19,443,506	£9,865,667	£6,802,817	£3,960,431	£-982,010	£-6,572,278
85% AR : 15% SO	40%	£13,703,793	£3,632,043	£391,920	£-2,585,172	£-7,595,683	£-13,138,282
70% AR : 30% SO	25%	£30,731,791	£21,537,182	£19,015,678	£16,652,378	£12,435,105	£7,274,002
70% AR : 30% SO	30%	£25,678,397	£16,499,981	£13,803,864	£11,238,437	£6,581,352	£1,154,501

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£18,819,781	£8,528,607	£6,296,798	£4,242,045	£757,003	£-3,204,061
85% AR : 15% SO	10%	£8,982,996	£-773,863	£-3,065,017	£-5,181,964	£-8,808,318	£-13,001,407
85% AR : 15% SO	15%	£4,012,980	£-5,524,212	£-7,868,835	£-10,038,962	£-13,793,453	£-18,198,141
85% AR : 15% SO	20%	£-1,007,843	£-10,378,468	£-12,801,326	£-15,055,556	£-19,008,418	£-23,753,180
85% AR : 15% SO	25%	£-6,107,132	£-15,387,775	£-17,930,488	£-20,319,039	£-24,599,222	£-29,812,680
85% AR : 15% SO	30%	£-11,322,773	£-20,639,956	£-23,380,286	£-26,001,133	£-30,710,911	£-36,169,483
85% AR : 15% SO	35%	£-16,727,627	£-26,305,467	£-29,368,316	£-32,210,702	£-37,153,143	£-42,743,412
85% AR : 15% SO	40%	£-22,487,340	£-32,538,090	£-35,779,213	£-38,756,305	£-43,766,816	£-49,309,416
70% AR : 30% SO	25%	£-5,439,342	£-14,633,951	£-17,155,455	£-19,518,755	£-23,736,029	£-28,897,131
70% AR : 30% SO	30%	£-10,492,737	£-19,671,152	£-22,367,269	£-24,932,697	£-29,589,781	£-35,016,632

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£44,546,921	£34,256,747	£32,023,938	£29,969,185	£26,484,143	£22,523,079
85% AR : 15% SO	10%	£34,710,135	£24,953,277	£22,662,122	£20,545,176	£16,918,822	£12,726,733
85% AR : 15% SO	15%	£29,740,119	£20,202,928	£17,858,305	£15,688,177	£11,933,686	£7,528,999
85% AR : 15% SO	20%	£24,719,297	£15,348,672	£12,925,814	£10,671,584	£6,718,721	£1,973,959
85% AR : 15% SO	25%	£19,620,008	£10,339,364	£7,796,652	£5,408,101	£1,127,917	£-6,085,540
85% AR : 15% SO	30%	£14,404,367	£5,087,184	£2,346,854	£-273,993	£-4,983,771	£-10,442,343
85% AR : 15% SO	35%	£8,999,512	£-578,327	£-3,641,177	£-6,483,563	£-11,426,004	£-17,016,272
85% AR : 15% SO	40%	£3,259,800	£-6,811,950	£-10,052,074	£-13,029,165	£-18,039,676	£-23,582,276
70% AR : 30% SO	25%	£20,287,797	£11,093,189	£8,571,684	£6,208,384	£1,991,111	£-3,169,991
70% AR : 30% SO	30%	£15,234,403	£6,055,987	£3,359,871	£794,443	£-3,862,642	£-9,289,493

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£53,816,311	£43,525,137	£41,293,328	£39,238,575	£35,753,533	£31,792,470
85% AR : 15% SO	10%	£43,979,526	£34,222,667	£31,931,513	£29,814,566	£26,188,212	£21,995,123
85% AR : 15% SO	15%	£39,009,510	£29,472,319	£27,127,695	£24,957,568	£21,203,077	£16,798,390
85% AR : 15% SO	20%	£33,998,687	£24,618,062	£22,195,205	£19,940,974	£15,989,112	£11,243,350
85% AR : 15% SO	25%	£28,880,308	£19,608,755	£17,066,042	£14,677,492	£10,397,308	£5,183,850
85% AR : 15% SO	30%	£23,673,758	£14,356,576	£11,616,244	£8,995,397	£4,285,620	£-1,172,953
85% AR : 15% SO	35%	£18,268,903	£8,691,064	£5,628,214	£2,785,828	£-2,156,613	£-7,746,882
85% AR : 15% SO	40%	£12,529,190	£2,457,440	£-782,683	£-3,759,775	£-8,770,286	£-14,312,885
70% AR : 30% SO	25%	£29,557,188	£20,362,579	£17,841,075	£15,477,775	£11,260,501	£6,099,399
70% AR : 30% SO	30%	£24,503,793	£15,325,378	£12,629,261	£10,063,833	£5,406,749	£-20,102

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£54,197,264	£43,906,089	£41,674,280	£39,619,828	£36,134,486	£32,173,422
85% AR : 15% SO	10%	£44,360,478	£34,603,620	£32,312,465	£30,195,519	£26,569,165	£22,376,076
85% AR : 15% SO	15%	£39,390,462	£29,853,271	£27,508,647	£25,338,520	£21,584,029	£17,179,342
85% AR : 15% SO	20%	£34,369,640	£24,999,015	£22,576,157	£20,321,926	£16,369,064	£11,624,302
85% AR : 15% SO	25%	£29,270,350	£19,989,707	£17,446,995	£15,058,444	£10,778,260	£5,564,802
85% AR : 15% SO	30%	£24,054,710	£14,737,527	£11,997,196	£9,376,350	£4,666,572	£-792,001
85% AR : 15% SO	35%	£18,649,855	£9,072,016	£6,009,166	£3,166,780	£-1,775,661	£-7,365,929
85% AR : 15% SO	40%	£12,910,143	£2,838,392	£-2401,731	£-3,378,822	£-8,389,333	£-13,931,933
70% AR : 30% SO	25%	£29,938,140	£20,743,532	£18,222,027	£15,858,727	£11,641,454	£6,480,351
70% AR : 30% SO	30%	£24,884,746	£15,706,330	£13,010,214	£10,444,786	£5,787,701	£360,850

Appendix 9 - Local Plan Sensitivity Analysis (+10% values, + 5% costs)

HARLOW
Local Plan Viability Testing 2018

T1 - 10 Houses

Value Area	CM18, CM19, CM20
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No Units	10
Site Area	0.1 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,057,194	£973,171	£941,957	£912,145	£912,145	£858,612
85% AR : 15% SO	10%	£945,925	£869,306	£837,837	£807,783	£807,783	£753,816
85% AR : 15% SO	15%	£890,291	£817,374	£785,778	£755,602	£755,602	£701,417
85% AR : 15% SO	20%	£834,657	£765,441	£733,718	£703,421	£703,421	£649,018
85% AR : 15% SO	25%	£779,023	£713,509	£681,658	£651,241	£651,241	£596,619
85% AR : 15% SO	30%	£723,390	£661,576	£629,600	£599,090	£599,090	£544,221
85% AR : 15% SO	35%	£667,756	£609,644	£577,540	£546,879	£546,879	£491,822
85% AR : 15% SO	40%	£612,121	£557,712	£525,480	£494,698	£494,698	£439,423
70% AR : 30% SO	25%	£793,511	£727,749	£695,897	£665,480	£665,480	£610,858
70% AR : 30% SO	30%	£740,775	£678,664	£646,686	£616,146	£616,146	£561,307

Residual Land values compared to benchmark land values

Office - Lower Value	£11,393,907
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£82,197	£166,219	£197,434	£227,246	£227,246	£280,778
85% AR : 15% SO	10%	£193,465	£270,084	£301,554	£331,608	£331,608	£385,575
85% AR : 15% SO	15%	£249,099	£322,017	£353,613	£383,789	£383,789	£437,974
85% AR : 15% SO	20%	£304,734	£373,950	£405,672	£435,970	£435,970	£490,373
85% AR : 15% SO	25%	£360,368	£425,882	£457,732	£488,150	£488,150	£542,771
85% AR : 15% SO	30%	£416,001	£477,815	£509,791	£540,331	£540,331	£595,170
85% AR : 15% SO	35%	£471,635	£529,746	£561,851	£592,512	£592,512	£647,569
85% AR : 15% SO	40%	£527,269	£581,679	£613,911	£644,693	£644,693	£699,968
70% AR : 30% SO	25%	£345,880	£411,642	£443,493	£473,911	£473,911	£528,532
70% AR : 30% SO	30%	£398,616	£460,727	£492,705	£523,244	£523,244	£578,084

Residual Land values compared to benchmark land values

Industrial	£3,289,858
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£728,208	£644,186	£612,971	£583,159	£583,159	£529,627
85% AR : 15% SO	10%	£616,940	£540,320	£508,851	£478,797	£478,797	£424,830
85% AR : 15% SO	15%	£561,305	£488,388	£456,792	£426,616	£426,616	£372,431
85% AR : 15% SO	20%	£505,671	£436,455	£404,732	£374,435	£374,435	£320,032
85% AR : 15% SO	25%	£450,037	£384,523	£352,673	£322,255	£322,255	£267,634
85% AR : 15% SO	30%	£394,404	£332,590	£300,614	£270,074	£270,074	£215,235
85% AR : 15% SO	35%	£338,770	£280,659	£248,554	£217,893	£217,893	£162,836
85% AR : 15% SO	40%	£283,136	£228,726	£196,494	£165,712	£165,712	£110,437
70% AR : 30% SO	25%	£464,525	£398,763	£366,912	£336,494	£336,494	£281,872
70% AR : 30% SO	30%	£411,789	£349,678	£317,700	£287,161	£287,161	£232,321

Residual Land values compared to benchmark land values

Greenfield (upper)	£370,000
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,020,194	£936,171	£904,957	£875,145	£875,145	£821,612
85% AR : 15% SO	10%	£908,925	£832,306	£800,837	£770,783	£770,783	£716,816
85% AR : 15% SO	15%	£853,291	£780,374	£748,778	£718,602	£718,602	£664,417
85% AR : 15% SO	20%	£797,657	£728,441	£696,718	£666,421	£666,421	£612,018
85% AR : 15% SO	25%	£742,023	£676,509	£644,658	£614,241	£614,241	£559,619
85% AR : 15% SO	30%	£686,390	£624,576	£592,600	£562,060	£562,060	£507,221
85% AR : 15% SO	35%	£630,756	£572,644	£540,540	£509,879	£509,879	£454,822
85% AR : 15% SO	40%	£575,121	£520,712	£488,480	£457,698	£457,698	£402,423
70% AR : 30% SO	25%	£756,511	£690,749	£658,897	£628,480	£628,480	£573,858
70% AR : 30% SO	30%	£703,775	£641,664	£609,686	£579,146	£579,146	£524,307

Residual Land values compared to benchmark land values

Greenfield (lower)	£250,000
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Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,032,194	£948,171	£916,957	£887,145	£887,145	£833,612
85% AR : 15% SO	10%	£920,925	£844,306	£812,837	£782,783	£782,783	£728,816
85% AR : 15% SO	15%	£865,291	£792,374	£760,778	£730,602	£730,602	£676,417
85% AR : 15% SO	20%	£809,657	£740,441	£708,718	£678,421	£678,421	£624,018
85% AR : 15% SO	25%	£754,023	£688,509	£656,558	£626,241	£626,241	£571,619
85% AR : 15% SO	30%	£698,390	£636,576	£604,600	£574,060	£574,060	£519,221
85% AR : 15% SO	35%	£642,756	£584,644	£552,540	£521,879	£521,879	£466,822
85% AR : 15% SO	40%	£587,121	£532,712	£500,480	£469,698	£469,698	£414,423
70% AR : 30% SO	25%	£768,511	£702,749	£670,897	£640,480	£640,480	£585,858
70% AR : 30% SO	30%	£715,775	£653,664	£621,686	£591,146	£591,146	£536,307

HARLOW
Local Plan Viability Testing 2018

T1 - 10 Houses

Value Area	CM17
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No Units	10
Site Area	0.1 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,215,948	£1,105,670	£1,074,454	£1,044,643	£1,044,643	£991,111
85% AR : 15% SO	10%	£1,088,804	£988,555	£957,086	£927,031	£927,031	£873,064
85% AR : 15% SO	15%	£1,025,233	£929,998	£898,401	£868,226	£868,226	£814,041
85% AR : 15% SO	20%	£961,661	£871,441	£839,717	£809,421	£809,421	£755,017
85% AR : 15% SO	25%	£898,089	£812,883	£781,033	£750,614	£750,614	£695,993
85% AR : 15% SO	30%	£834,517	£754,325	£722,348	£691,809	£691,809	£636,970
85% AR : 15% SO	35%	£770,946	£695,768	£663,663	£633,003	£633,003	£577,945
85% AR : 15% SO	40%	£707,374	£637,210	£604,979	£574,197	£574,197	£518,922
70% AR : 30% SO	25%	£912,577	£827,122	£795,272	£764,853	£764,853	£710,232
70% AR : 30% SO	30%	£851,903	£771,413	£739,435	£708,895	£708,895	£654,056

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£76,558	£33,721	£64,936	£94,746	£94,746	£148,280
85% AR : 15% SO	10%	£50,586	£150,835	£182,305	£212,359	£212,359	£266,327
85% AR : 15% SO	15%	£114,157	£209,393	£240,990	£271,165	£271,165	£325,500
85% AR : 15% SO	20%	£177,729	£267,950	£299,674	£329,970	£329,970	£384,374
85% AR : 15% SO	25%	£241,302	£326,508	£358,358	£388,776	£388,776	£443,398
85% AR : 15% SO	30%	£304,874	£385,066	£417,043	£447,582	£447,582	£502,421
85% AR : 15% SO	35%	£368,445	£443,622	£475,727	£506,388	£506,388	£561,445
85% AR : 15% SO	40%	£432,017	£502,180	£534,411	£565,193	£565,193	£620,468
70% AR : 30% SO	25%	£226,813	£312,269	£344,119	£374,537	£374,537	£429,159
70% AR : 30% SO	30%	£287,487	£367,978	£399,956	£430,495	£430,495	£485,335

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£886,963	£776,684	£745,469	£715,657	£715,657	£662,125
85% AR : 15% SO	10%	£759,818	£659,570	£628,100	£598,045	£598,045	£544,078
85% AR : 15% SO	15%	£696,247	£601,012	£569,415	£539,240	£539,240	£485,055
85% AR : 15% SO	20%	£632,675	£542,455	£510,731	£480,435	£480,435	£426,031
85% AR : 15% SO	25%	£569,103	£483,897	£452,047	£421,628	£421,628	£367,007
85% AR : 15% SO	30%	£505,531	£425,339	£393,362	£362,823	£362,823	£307,984
85% AR : 15% SO	35%	£441,960	£366,782	£334,678	£304,017	£304,017	£248,960
85% AR : 15% SO	40%	£378,388	£308,225	£275,993	£245,212	£245,212	£189,937
70% AR : 30% SO	25%	£583,592	£498,136	£466,286	£435,867	£435,867	£381,246
70% AR : 30% SO	30%	£522,918	£442,427	£410,449	£379,910	£379,910	£325,070

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,178,948	£1,068,670	£1,037,454	£1,007,643	£1,007,643	£954,111
85% AR : 15% SO	10%	£1,051,804	£951,555	£920,086	£890,031	£890,031	£836,064
85% AR : 15% SO	15%	£988,233	£892,998	£861,401	£831,226	£831,226	£777,041
85% AR : 15% SO	20%	£924,661	£834,441	£802,717	£772,421	£772,421	£718,017
85% AR : 15% SO	25%	£861,089	£775,883	£744,033	£713,614	£713,614	£658,993
85% AR : 15% SO	30%	£797,517	£717,325	£685,348	£654,809	£654,809	£599,970
85% AR : 15% SO	35%	£733,946	£658,768	£626,663	£596,003	£596,003	£540,945
85% AR : 15% SO	40%	£670,374	£600,210	£567,979	£537,197	£537,197	£481,922
70% AR : 30% SO	25%	£875,577	£790,122	£758,272	£727,853	£727,853	£673,232
70% AR : 30% SO	30%	£814,903	£734,413	£702,435	£671,895	£671,895	£617,056

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,190,948	£1,080,670	£1,049,454	£1,019,643	£1,019,643	£966,111
85% AR : 15% SO	10%	£1,063,804	£963,555	£932,086	£902,031	£902,031	£848,064
85% AR : 15% SO	15%	£1,000,233	£904,998	£873,401	£843,226	£843,226	£789,041
85% AR : 15% SO	20%	£936,661	£846,441	£814,717	£784,421	£784,421	£730,017
85% AR : 15% SO	25%	£873,089	£787,883	£756,033	£725,614	£725,614	£670,993
85% AR : 15% SO	30%	£809,517	£729,325	£697,348	£666,809	£666,809	£611,970
85% AR : 15% SO	35%	£745,946	£670,768	£638,663	£608,003	£608,003	£552,945
85% AR : 15% SO	40%	£682,374	£612,210	£579,979	£549,197	£549,197	£493,922
70% AR : 30% SO	25%	£887,577	£802,122	£770,272	£739,853	£739,853	£685,232
70% AR : 30% SO	30%	£826,903	£746,413	£714,435	£683,895	£683,895	£629,056

HARLOW
Local Plan Viability Testing 2018

T2 - 25 Flats & Houses

Value Area	CM18, CM19, CM20
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£1,371,657	£1,198,234	£1,121,636	£1,048,603	£1,048,603	£917,347
85% AR : 15% SO	10%	£1,115,879	£959,112	£882,701	£809,997	£809,997	£679,195
85% AR : 15% SO	15%	£988,420	£839,973	£763,657	£691,117	£691,117	£560,541
85% AR : 15% SO	20%	£861,248	£721,116	£644,894	£572,518	£572,518	£442,169
85% AR : 15% SO	25%	£734,383	£602,541	£526,412	£454,201	£454,201	£324,079
85% AR : 15% SO	30%	£607,764	£484,248	£408,213	£336,166	£336,166	£206,270
85% AR : 15% SO	35%	£481,452	£366,235	£290,296	£218,412	£218,412	£88,743
85% AR : 15% SO	40%	£355,426	£248,506	£172,660	£100,941	£100,941	£-28,967
70% AR : 30% SO	25%	£754,472	£622,304	£545,883	£473,398	£473,398	£342,778
70% AR : 30% SO	30%	£631,887	£507,956	£431,570	£359,195	£359,195	£228,703

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£557,806	£384,384	£307,785	£234,752	£234,752	£103,497
85% AR : 15% SO	10%	£302,029	£145,262	£68,851	£-3,854	£-3,854	£-134,656
85% AR : 15% SO	15%	£174,569	£26,122	£-90,194	£-122,734	£-122,734	£-253,309
85% AR : 15% SO	20%	£47,398	£-32,795	£-168,957	£-241,333	£-241,333	£-371,681
85% AR : 15% SO	25%	£-79,488	£-211,309	£-287,438	£-359,649	£-359,649	£-489,771
85% AR : 15% SO	30%	£-206,087	£-329,603	£-405,638	£-477,684	£-477,684	£-607,580
85% AR : 15% SO	35%	£-332,399	£-447,615	£-523,555	£-595,438	£-595,438	£-725,107
85% AR : 15% SO	40%	£-458,425	£-565,345	£-641,191	£-712,910	£-712,910	£-842,318
70% AR : 30% SO	25%	£-59,379	£-191,546	£-267,968	£-340,453	£-340,453	£-471,073
70% AR : 30% SO	30%	£-181,963	£-305,895	£-382,281	£-454,656	£-454,656	£-585,148

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£1,136,667	£963,245	£886,646	£813,613	£813,613	£682,358
85% AR : 15% SO	10%	£880,889	£724,122	£647,711	£575,007	£575,007	£444,205
85% AR : 15% SO	15%	£753,430	£604,983	£528,667	£456,127	£456,127	£325,551
85% AR : 15% SO	20%	£626,258	£486,126	£409,904	£337,528	£337,528	£207,180
85% AR : 15% SO	25%	£499,373	£367,551	£291,422	£219,212	£219,212	£89,089
85% AR : 15% SO	30%	£372,774	£249,258	£173,223	£101,176	£101,176	£-28,720
85% AR : 15% SO	35%	£246,462	£131,246	£55,306	£-112,248	£-112,248	£-146,247
85% AR : 15% SO	40%	£120,436	£13,516	£-82,330	£-134,049	£-134,049	£-283,957
70% AR : 30% SO	25%	£619,482	£387,314	£310,893	£238,408	£238,408	£107,788
70% AR : 30% SO	30%	£396,897	£272,966	£196,580	£124,205	£124,205	£-6,287

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£1,345,228	£1,171,806	£1,095,207	£1,022,174	£1,022,174	£890,919
85% AR : 15% SO	10%	£1,089,451	£932,684	£856,273	£783,568	£783,568	£652,766
85% AR : 15% SO	15%	£961,991	£813,544	£737,228	£664,688	£664,688	£534,112
85% AR : 15% SO	20%	£834,819	£694,687	£618,465	£546,089	£546,089	£415,741
85% AR : 15% SO	25%	£707,934	£576,113	£499,984	£427,773	£427,773	£297,651
85% AR : 15% SO	30%	£581,335	£457,519	£381,784	£309,738	£309,738	£179,841
85% AR : 15% SO	35%	£455,023	£339,807	£263,967	£191,984	£191,984	£62,315
85% AR : 15% SO	40%	£328,997	£222,077	£146,231	£74,512	£74,512	£-55,396
70% AR : 30% SO	25%	£728,043	£595,875	£519,454	£446,969	£446,969	£316,349
70% AR : 30% SO	30%	£605,459	£481,527	£405,141	£332,766	£332,766	£202,274

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£1,353,800	£1,180,377	£1,103,778	£1,030,746	£1,030,746	£899,490
85% AR : 15% SO	10%	£1,098,022	£941,255	£864,844	£792,140	£792,140	£661,338
85% AR : 15% SO	15%	£970,563	£822,116	£745,800	£673,260	£673,260	£542,684
85% AR : 15% SO	20%	£843,391	£703,259	£627,037	£554,661	£554,661	£424,312
85% AR : 15% SO	25%	£716,506	£584,684	£508,555	£436,344	£436,344	£306,222
85% AR : 15% SO	30%	£589,907	£466,391	£390,356	£318,309	£318,309	£188,413
85% AR : 15% SO	35%	£463,595	£348,378	£272,438	£200,555	£200,555	£70,886
85% AR : 15% SO	40%	£337,569	£230,648	£154,802	£83,083	£83,083	£-46,825
70% AR : 30% SO	25%	£736,615	£604,447	£528,026	£455,540	£455,540	£324,921
70% AR : 30% SO	30%	£614,030	£490,099	£413,712	£341,338	£341,338	£210,846

HARLOW
Local Plan Viability Testing 2018

T2 - 25 Flats & Houses

Value Area CM17

No Units 25
Site Area 0.07 Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,676,412	£1,445,223	£1,368,623	£1,295,591	£1,295,591	£1,164,335
85% AR : 15% SO	10%	£1,390,159	£1,181,401	£1,104,990	£1,032,287	£1,032,287	£901,484
85% AR : 15% SO	15%	£1,247,462	£1,049,913	£973,596	£901,057	£901,057	£770,482
85% AR : 15% SO	20%	£1,105,052	£918,707	£842,484	£770,109	£770,109	£639,759
85% AR : 15% SO	25%	£962,929	£787,782	£711,654	£639,442	£639,442	£509,320
85% AR : 15% SO	30%	£821,092	£657,139	£581,105	£509,057	£509,057	£379,162
85% AR : 15% SO	35%	£679,543	£526,778	£450,837	£378,955	£378,955	£249,286
85% AR : 15% SO	40%	£538,278	£396,698	£320,852	£249,134	£249,134	£119,691
70% AR : 30% SO	25%	£983,038	£807,545	£731,123	£658,639	£658,639	£528,020
70% AR : 30% SO	30%	£845,216	£680,847	£604,462	£532,086	£532,086	£401,594

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£862,562	£631,373	£554,773	£481,741	£481,741	£350,485
85% AR : 15% SO	10%	£576,308	£367,551	£291,140	£218,436	£218,436	£87,633
85% AR : 15% SO	15%	£433,611	£236,063	£159,746	£87,207	£87,207	£-45,399
85% AR : 15% SO	20%	£291,202	£104,856	£28,633	£-84,741	£-84,741	£-174,081
85% AR : 15% SO	25%	£149,076	£-68,089	£-192,197	£-174,408	£-174,408	£-304,531
85% AR : 15% SO	30%	£7,242	£-156,712	£-232,746	£-304,793	£-304,793	£-434,688
85% AR : 15% SO	35%	£-134,306	£-287,072	£-363,013	£-434,895	£-434,895	£-564,594
85% AR : 15% SO	40%	£-275,572	£-417,153	£-492,999	£-564,717	£-564,717	£-694,159
70% AR : 30% SO	25%	£169,187	£-6,306	£-62,727	£-155,211	£-155,211	£-285,831
70% AR : 30% SO	30%	£31,365	£-133,003	£-209,389	£-281,764	£-281,764	£-412,256

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,441,423	£1,210,233	£1,133,634	£1,060,602	£1,060,602	£929,345
85% AR : 15% SO	10%	£1,155,169	£946,411	£870,000	£797,297	£797,297	£666,494
85% AR : 15% SO	15%	£1,012,472	£814,924	£738,607	£666,067	£666,067	£535,492
85% AR : 15% SO	20%	£870,063	£683,717	£607,494	£535,119	£535,119	£404,770
85% AR : 15% SO	25%	£727,939	£552,792	£476,664	£404,452	£404,452	£274,330
85% AR : 15% SO	30%	£586,102	£422,149	£346,115	£274,068	£274,068	£144,172
85% AR : 15% SO	35%	£444,553	£291,788	£215,847	£143,965	£143,965	£14,286
85% AR : 15% SO	40%	£303,288	£161,708	£85,862	£14,144	£14,144	£-118,299
70% AR : 30% SO	25%	£748,048	£572,555	£496,134	£423,649	£423,649	£293,030
70% AR : 30% SO	30%	£610,226	£445,857	£369,472	£297,096	£297,096	£166,604

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,649,984	£1,418,795	£1,342,195	£1,269,163	£1,269,163	£1,137,907
85% AR : 15% SO	10%	£1,363,730	£1,154,972	£1,078,562	£1,005,858	£1,005,858	£875,055
85% AR : 15% SO	15%	£1,221,033	£1,023,485	£947,168	£874,629	£874,629	£744,053
85% AR : 15% SO	20%	£1,078,624	£892,278	£816,055	£743,680	£743,680	£613,331
85% AR : 15% SO	25%	£936,500	£761,353	£685,225	£613,014	£613,014	£482,891
85% AR : 15% SO	30%	£794,664	£630,710	£554,676	£482,629	£482,629	£352,734
85% AR : 15% SO	35%	£653,114	£500,350	£424,409	£352,526	£352,526	£222,857
85% AR : 15% SO	40%	£511,850	£370,289	£294,423	£222,705	£222,705	£93,262
70% AR : 30% SO	25%	£956,609	£781,116	£704,695	£632,211	£632,211	£501,591
70% AR : 30% SO	30%	£818,787	£654,418	£578,033	£505,658	£505,658	£375,166

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,658,555	£1,427,366	£1,350,766	£1,277,734	£1,277,734	£1,146,478
85% AR : 15% SO	10%	£1,372,302	£1,163,544	£1,087,133	£1,014,430	£1,014,430	£883,627
85% AR : 15% SO	15%	£1,229,605	£1,032,056	£955,739	£883,200	£883,200	£752,624
85% AR : 15% SO	20%	£1,087,195	£900,850	£824,627	£752,252	£752,252	£621,902
85% AR : 15% SO	25%	£945,071	£769,925	£693,797	£621,585	£621,585	£491,463
85% AR : 15% SO	30%	£803,235	£639,282	£563,248	£491,200	£491,200	£361,305
85% AR : 15% SO	35%	£661,685	£508,921	£432,980	£361,098	£361,098	£231,429
85% AR : 15% SO	40%	£520,421	£378,841	£302,995	£231,277	£231,277	£101,834
70% AR : 30% SO	25%	£965,180	£789,688	£713,266	£640,782	£640,782	£510,162
70% AR : 30% SO	30%	£827,358	£662,990	£586,605	£514,229	£514,229	£383,737

HARLOW
Local Plan Viability Testing 2018

T3 - 50 Flats

Value Area	CM18, CM19, CM20
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No Units	50
Site Area	0.21 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,986,820	£2,640,546	£2,491,621	£2,349,099	£2,349,099	£2,090,878
85% AR : 15% SO	10%	£2,458,973	£2,145,914	£1,996,951	£1,852,889	£1,852,889	£1,594,125
85% AR : 15% SO	15%	£2,195,729	£1,899,029	£1,748,318	£1,604,651	£1,604,651	£1,346,424
85% AR : 15% SO	20%	£1,932,937	£1,650,631	£1,500,136	£1,356,864	£1,356,864	£1,099,174
85% AR : 15% SO	25%	£1,669,801	£1,402,682	£1,252,404	£1,109,527	£1,109,527	£852,373
85% AR : 15% SO	30%	£1,405,491	£1,155,184	£1,005,122	£862,641	£862,641	£606,023
85% AR : 15% SO	35%	£1,141,640	£908,136	£758,290	£616,204	£616,204	£360,123
85% AR : 15% SO	40%	£878,247	£661,538	£511,909	£370,217	£370,217	£114,673
70% AR : 30% SO	25%	£1,709,654	£1,441,850	£1,290,995	£1,147,581	£1,147,581	£889,450
70% AR : 30% SO	30%	£1,453,297	£1,202,167	£1,051,413	£908,287	£908,287	£650,498

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£562,584	£216,310	£67,386	£75,137	£75,137	£333,357
85% AR : 15% SO	10%	£34,738	£278,322	£427,284	£571,347	£571,347	£830,111
85% AR : 15% SO	15%	£228,506	£525,206	£675,917	£819,585	£819,585	£1,077,811
85% AR : 15% SO	20%	£491,299	£773,804	£924,100	£1,067,372	£1,067,372	£1,325,062
85% AR : 15% SO	25%	£754,434	£1,021,554	£1,171,832	£1,314,709	£1,314,709	£1,571,862
85% AR : 15% SO	30%	£1,018,744	£1,269,052	£1,419,114	£1,561,595	£1,561,595	£1,818,212
85% AR : 15% SO	35%	£1,282,596	£1,516,100	£1,665,945	£1,808,032	£1,808,032	£2,064,112
85% AR : 15% SO	40%	£1,545,985	£1,762,698	£1,912,327	£2,054,018	£2,054,018	£2,309,562
70% AR : 30% SO	25%	£714,581	£982,365	£1,133,241	£1,276,854	£1,276,854	£1,534,786
70% AR : 30% SO	30%	£970,939	£1,222,068	£1,372,622	£1,515,948	£1,515,948	£1,773,737

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,286,850	£1,940,576	£1,791,652	£1,649,129	£1,649,129	£1,390,909
85% AR : 15% SO	10%	£1,759,004	£1,445,944	£1,296,982	£1,152,919	£1,152,919	£894,155
85% AR : 15% SO	15%	£1,495,760	£1,199,060	£1,048,348	£904,681	£904,681	£646,454
85% AR : 15% SO	20%	£1,232,967	£950,661	£800,166	£656,894	£656,894	£399,204
85% AR : 15% SO	25%	£969,831	£702,712	£552,434	£409,557	£409,557	£152,404
85% AR : 15% SO	30%	£705,521	£455,214	£305,152	£162,671	£162,671	£-93,947
85% AR : 15% SO	35%	£441,670	£208,166	£58,320	£-83,766	£-83,766	£-339,847
85% AR : 15% SO	40%	£178,278	£-38,432	£-188,061	£-329,753	£-329,753	£-585,297
70% AR : 30% SO	25%	£1,009,684	£741,881	£591,025	£447,611	£447,611	£189,480
70% AR : 30% SO	30%	£753,327	£502,198	£351,443	£208,318	£208,318	£-49,472

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,908,097	£2,561,823	£2,412,898	£2,270,375	£2,270,375	£2,012,155
85% AR : 15% SO	10%	£2,380,250	£2,067,191	£1,918,228	£1,774,165	£1,774,165	£1,515,401
85% AR : 15% SO	15%	£2,117,006	£1,820,306	£1,669,595	£1,525,927	£1,525,927	£1,267,701
85% AR : 15% SO	20%	£1,854,214	£1,571,908	£1,421,413	£1,278,140	£1,278,140	£1,020,450
85% AR : 15% SO	25%	£1,591,078	£1,323,958	£1,173,681	£1,030,803	£1,030,803	£773,650
85% AR : 15% SO	30%	£1,326,768	£1,076,460	£926,399	£783,917	£783,917	£527,300
85% AR : 15% SO	35%	£1,062,917	£829,412	£679,567	£537,480	£537,480	£281,400
85% AR : 15% SO	40%	£799,524	£582,515	£433,185	£291,494	£291,494	£35,950
70% AR : 30% SO	25%	£1,630,931	£1,363,127	£1,212,271	£1,068,858	£1,068,858	£810,727
70% AR : 30% SO	30%	£1,374,574	£1,123,444	£972,690	£829,564	£829,564	£571,775

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,933,628	£2,587,355	£2,438,430	£2,295,907	£2,295,907	£2,037,687
85% AR : 15% SO	10%	£2,405,782	£2,092,723	£1,943,760	£1,799,697	£1,799,697	£1,540,933
85% AR : 15% SO	15%	£2,142,538	£1,845,838	£1,695,127	£1,551,459	£1,551,459	£1,293,233
85% AR : 15% SO	20%	£1,879,745	£1,597,440	£1,446,944	£1,303,672	£1,303,672	£1,045,982
85% AR : 15% SO	25%	£1,616,610	£1,349,490	£1,199,212	£1,056,335	£1,056,335	£799,182
85% AR : 15% SO	30%	£1,352,300	£1,101,992	£951,931	£809,449	£809,449	£552,832
85% AR : 15% SO	35%	£1,088,449	£854,944	£705,099	£563,012	£563,012	£306,932
85% AR : 15% SO	40%	£825,056	£608,346	£458,717	£317,026	£317,026	£61,482
70% AR : 30% SO	25%	£1,656,463	£1,388,659	£1,237,803	£1,094,390	£1,094,390	£836,258
70% AR : 30% SO	30%	£1,400,105	£1,148,976	£998,222	£855,096	£855,096	£597,307

HARLOW
Local Plan Viability Testing 2018

T3 - 50 Flats

Value Area	CM17
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No Units	50
Site Area	0.21 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£3,597,676	£3,137,458	£2,988,533	£2,846,010	£2,846,010	£2,590,355
85% AR : 15% SO	10%	£3,008,744	£2,593,134	£2,444,635	£2,302,891	£2,302,891	£2,046,477
85% AR : 15% SO	15%	£2,714,957	£2,321,640	£2,173,354	£2,031,873	£2,031,873	£1,773,645
85% AR : 15% SO	20%	£2,421,622	£2,050,590	£1,902,227	£1,758,954	£1,758,954	£1,501,265
85% AR : 15% SO	25%	£2,128,740	£1,779,643	£1,629,364	£1,486,487	£1,486,487	£1,229,333
85% AR : 15% SO	30%	£1,836,310	£1,507,013	£1,356,951	£1,214,470	£1,214,470	£957,853
85% AR : 15% SO	35%	£1,543,588	£1,234,835	£1,084,989	£942,903	£942,903	£686,822
85% AR : 15% SO	40%	£1,249,275	£963,106	£813,478	£671,786	£671,786	£416,241
70% AR : 30% SO	25%	£2,167,952	£1,818,523	£1,667,955	£1,524,541	£1,524,541	£1,266,411
70% AR : 30% SO	30%	£1,883,347	£1,553,997	£1,403,243	£1,260,117	£1,260,117	£1,002,327

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,173,441	£713,222	£564,297	£421,775	£421,775	£166,120
85% AR : 15% SO	10%	£584,509	£168,898	£20,400	£-121,344	£-121,344	£-377,758
85% AR : 15% SO	15%	£290,721	£-102,596	£-250,882	£-392,363	£-392,363	£-650,590
85% AR : 15% SO	20%	£-2,613	£-373,646	£-522,009	£-665,281	£-665,281	£-922,971
85% AR : 15% SO	25%	£-295,495	£-644,593	£-794,872	£-937,748	£-937,748	£-1,194,903
85% AR : 15% SO	30%	£-587,925	£-917,222	£-1,067,284	£-1,209,766	£-1,209,766	£-1,466,383
85% AR : 15% SO	35%	£-880,648	£-1,189,401	£-1,339,246	£-1,481,333	£-1,481,333	£-1,737,413
85% AR : 15% SO	40%	£-1,174,961	£-1,461,130	£-1,610,758	£-1,752,449	£-1,752,449	£-2,007,995
70% AR : 30% SO	25%	£-236,284	£-605,713	£-756,280	£-899,595	£-899,595	£-1,157,825
70% AR : 30% SO	30%	£-540,889	£-870,239	£-1,020,993	£-1,164,119	£-1,164,119	£-1,421,908

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£2,897,707	£2,437,488	£2,288,563	£2,146,041	£2,146,041	£1,890,386
85% AR : 15% SO	10%	£2,308,774	£1,893,164	£1,744,665	£1,602,921	£1,602,921	£1,346,507
85% AR : 15% SO	15%	£2,014,987	£1,621,670	£1,473,384	£1,331,903	£1,331,903	£1,073,676
85% AR : 15% SO	20%	£1,721,652	£1,350,620	£1,202,257	£1,058,985	£1,058,985	£801,295
85% AR : 15% SO	25%	£1,428,770	£1,079,673	£929,394	£786,517	£786,517	£529,363
85% AR : 15% SO	30%	£1,136,341	£807,043	£656,982	£514,500	£514,500	£257,883
85% AR : 15% SO	35%	£843,618	£534,865	£385,020	£242,933	£242,933	£-13,148
85% AR : 15% SO	40%	£549,305	£263,136	£113,508	£-28,184	£-28,184	£-283,729
70% AR : 30% SO	25%	£1,467,982	£1,118,553	£967,986	£824,571	£824,571	£566,441
70% AR : 30% SO	30%	£1,183,377	£854,027	£703,273	£560,147	£560,147	£302,358

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£3,518,953	£3,058,734	£2,909,810	£2,767,287	£2,767,287	£2,511,632
85% AR : 15% SO	10%	£2,930,021	£2,514,411	£2,365,912	£2,224,168	£2,224,168	£1,967,754
85% AR : 15% SO	15%	£2,636,234	£2,242,916	£2,094,630	£1,953,149	£1,953,149	£1,694,922
85% AR : 15% SO	20%	£2,342,899	£1,971,867	£1,823,503	£1,680,231	£1,680,231	£1,422,541
85% AR : 15% SO	25%	£2,050,017	£1,700,919	£1,550,640	£1,407,764	£1,407,764	£1,150,610
85% AR : 15% SO	30%	£1,757,587	£1,428,290	£1,278,228	£1,135,747	£1,135,747	£879,129
85% AR : 15% SO	35%	£1,464,864	£1,156,112	£1,006,266	£864,180	£864,180	£608,099
85% AR : 15% SO	40%	£1,170,552	£884,382	£734,754	£593,063	£593,063	£337,518
70% AR : 30% SO	25%	£2,089,229	£1,739,799	£1,589,232	£1,445,817	£1,445,817	£1,187,687
70% AR : 30% SO	30%	£1,804,623	£1,475,273	£1,324,519	£1,181,393	£1,181,393	£923,604

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£3,544,485	£3,084,266	£2,935,341	£2,792,819	£2,792,819	£2,537,164
85% AR : 15% SO	10%	£2,955,553	£2,539,942	£2,391,444	£2,249,700	£2,249,700	£1,993,286
85% AR : 15% SO	15%	£2,661,766	£2,268,448	£2,120,162	£1,978,681	£1,978,681	£1,720,544
85% AR : 15% SO	20%	£2,368,431	£1,997,398	£1,849,035	£1,705,763	£1,705,763	£1,448,073
85% AR : 15% SO	25%	£2,075,549	£1,726,451	£1,576,172	£1,433,296	£1,433,296	£1,176,142
85% AR : 15% SO	30%	£1,783,119	£1,455,822	£1,303,760	£1,161,279	£1,161,279	£904,661
85% AR : 15% SO	35%	£1,490,396	£1,181,643	£1,031,798	£889,712	£889,712	£633,631
85% AR : 15% SO	40%	£1,196,084	£909,914	£760,286	£618,595	£618,595	£363,049
70% AR : 30% SO	25%	£2,114,760	£1,765,331	£1,614,764	£1,471,349	£1,471,349	£1,213,219
70% AR : 30% SO	30%	£1,830,155	£1,500,805	£1,350,051	£1,206,925	£1,206,925	£949,136

HARLOW
Local Plan Viability Testing 2018

T4 - 100 Flats

Value Area	CM18, CM19, CM20
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No Units	100
Site Area	0.43 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,063,828	£1,451,764	£1,150,878	£867,338	£641,771	£129,116
85% AR : 15% SO	10%	£1,386,641	£829,744	£528,932	£245,851	£20,490	-£499,738
85% AR : 15% SO	15%	£1,048,685	£521,201	£220,527	£-63,445	£-292,388	£-812,713
85% AR : 15% SO	20%	£712,402	£214,303	£-87,643	£-375,091	£-603,929	£-1,124,017
85% AR : 15% SO	25%	£377,794	£-92,437	£-397,750	£-685,066	£-913,799	£-1,433,649
85% AR : 15% SO	30%	£44,858	£-401,011	£-706,183	£-993,368	£-1,221,997	£-1,741,609
85% AR : 15% SO	35%	£-291,087	£-707,913	£-1,012,945	£-1,299,998	£-1,528,523	£-2,047,897
85% AR : 15% SO	40%	£-626,065	£-1,013,143	£-1,318,035	£-1,604,957	£-1,833,377	£-2,352,513
70% AR : 30% SO	25%	£455,975	£-14,343	£-320,844	£-609,279	£-838,903	£-1,360,778
70% AR : 30% SO	30%	£138,677	£-307,297	£-613,897	£-902,425	£-1,132,123	£-1,654,164

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,784,943	£3,396,708	£3,697,793	£3,981,133	£4,206,700	£4,719,355
85% AR : 15% SO	10%	£3,481,830	£4,018,727	£4,319,539	£4,602,820	£4,827,981	£5,348,209
85% AR : 15% SO	15%	£3,799,786	£4,327,270	£4,627,944	£4,911,916	£5,140,859	£5,661,184
85% AR : 15% SO	20%	£4,136,069	£4,634,168	£4,936,114	£5,223,562	£5,452,400	£5,972,488
85% AR : 15% SO	25%	£4,470,977	£4,940,908	£5,245,221	£5,533,537	£5,762,270	£6,282,120
85% AR : 15% SO	30%	£4,803,613	£5,249,482	£5,554,684	£5,841,684	£6,070,468	£6,590,980
85% AR : 15% SO	35%	£5,139,559	£5,558,394	£5,861,416	£6,148,469	£6,376,994	£6,896,368
85% AR : 15% SO	40%	£5,474,536	£5,861,614	£6,166,506	£6,453,428	£6,681,848	£7,200,984
70% AR : 30% SO	25%	£4,392,498	£4,862,814	£5,169,315	£5,457,750	£5,687,374	£6,209,249
70% AR : 30% SO	30%	£4,709,794	£5,155,768	£5,462,368	£5,750,896	£5,980,594	£6,502,635

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£663,589	£51,824	£-249,262	£-532,601	£-758,169	£-1,270,824
85% AR : 15% SO	10%	£-13,298	£-570,195	£-871,007	£-1,154,088	£-1,379,450	£-1,899,677
85% AR : 15% SO	15%	£-351,254	£-878,739	£-1,179,412	£-1,463,385	£-1,682,328	£-2,212,653
85% AR : 15% SO	20%	£-687,537	£-1,185,636	£-1,487,593	£-1,775,931	£-2,003,869	£-2,523,956
85% AR : 15% SO	25%	£-1,022,146	£-1,492,377	£-1,797,689	£-2,085,908	£-2,313,739	£-2,833,586
85% AR : 15% SO	30%	£-1,355,081	£-1,800,950	£-2,106,123	£-2,393,308	£-2,621,936	£-3,141,549
85% AR : 15% SO	35%	£-1,691,027	£-2,107,852	£-2,412,885	£-2,699,938	£-2,928,463	£-3,447,837
85% AR : 15% SO	40%	£-2,026,005	£-2,413,082	£-2,717,975	£-3,004,897	£-3,233,317	£-3,752,453
70% AR : 30% SO	25%	£-943,964	£-1,414,283	£-1,720,784	£-2,009,219	£-2,238,843	£-2,760,718
70% AR : 30% SO	30%	£-1,261,263	£-1,707,237	£-2,013,836	£-2,302,364	£-2,532,062	£-3,054,103

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,906,081	£1,294,317	£993,231	£709,892	£484,324	£-28,331
85% AR : 15% SO	10%	£1,229,194	£672,297	£371,485	£88,405	£-136,957	£-657,184
85% AR : 15% SO	15%	£891,238	£363,754	£3,080	£-220,892	£-449,835	£-970,180
85% AR : 15% SO	20%	£554,955	£99,856	£-245,090	£-532,538	£-761,376	£-1,281,464
85% AR : 15% SO	25%	£220,347	£-249,894	£-565,196	£-842,613	£-1,071,246	£-1,581,096
85% AR : 15% SO	30%	£-112,589	£-558,456	£-863,630	£-1,150,815	£-1,370,443	£-1,899,056
85% AR : 15% SO	35%	£-448,534	£-865,359	£-1,170,392	£-1,457,445	£-1,685,970	£-2,205,344
85% AR : 15% SO	40%	£-783,512	£-1,170,589	£-1,475,482	£-1,762,404	£-1,990,824	£-2,509,960
70% AR : 30% SO	25%	£298,528	£-171,790	£-478,291	£-766,726	£-996,350	£-1,518,225
70% AR : 30% SO	30%	£-18,770	£-464,744	£-771,343	£-1,059,871	£-1,289,570	£-1,811,611

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,967,145	£1,345,381	£1,044,295	£760,955	£535,388	£22,733
85% AR : 15% SO	10%	£1,280,258	£723,361	£422,549	£139,468	£-65,893	£-606,121
85% AR : 15% SO	15%	£942,302	£414,818	£114,144	£-169,828	£-398,771	£-919,096
85% AR : 15% SO	20%	£606,019	£107,920	£-194,026	£-481,474	£-710,312	£-1,230,400
85% AR : 15% SO	25%	£271,411	£-198,820	£-504,132	£-791,449	£-1,020,182	£-1,540,032
85% AR : 15% SO	30%	£-61,525	£-507,394	£-812,566	£-1,099,751	£-1,328,380	£-1,847,992
85% AR : 15% SO	35%	£-397,470	£-814,296	£-1,119,328	£-1,408,381	£-1,634,906	£-2,154,280
85% AR : 15% SO	40%	£-732,448	£-1,119,526	£-1,424,418	£-1,711,340	£-1,939,760	£-2,458,896
70% AR : 30% SO	25%	£349,592	£-120,726	£-427,227	£-715,662	£-945,286	£-1,467,161
70% AR : 30% SO	30%	£32,294	£-413,880	£-720,280	£-1,008,808	£-1,238,506	£-1,760,547

HARLOW
Local Plan Viability Testing 2018

T4 - 100 Flats

Value Area	CM17
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No Units	100
Site Area	0.43 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£3,048,761	£2,226,374	£1,930,133	£1,647,273	£1,421,704	£909,050
85% AR : 15% SO	10%	£2,277,318	£1,531,854	£1,230,873	£947,793	£722,430	£210,244
85% AR : 15% SO	15%	£1,894,072	£1,184,145	£883,472	£600,520	£375,261	-£138,927
85% AR : 15% SO	20%	£1,511,936	£838,251	£537,715	£254,892	£29,736	-£489,865
85% AR : 15% SO	25%	£1,127,357	£494,001	£193,603	£-90,548	£-319,282	-£839,131
85% AR : 15% SO	30%	£744,450	£151,397	£-151,300	£-438,485	£-667,113	-£1,186,726
85% AR : 15% SO	35%	£363,218	£-192,664	£-497,696	£-784,750	£-1,013,274	-£1,532,649
85% AR : 15% SO	40%	£-16,608	£-537,528	£-842,422	£-1,129,344	£-1,357,764	-£1,876,900
70% AR : 30% SO	25%	£1,205,538	£570,839	£269,270	£-14,762	£-244,386	-£766,261
70% AR : 30% SO	30%	£838,269	£243,601	£-59,013	£-347,541	£-577,240	-£1,099,281

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£-1,799,710	£-2,622,097	£-2,918,338	£-3,201,198	£-3,426,767	£-3,939,421
85% AR : 15% SO	10%	£-2,571,153	£-3,316,787	£-3,617,598	£-3,900,678	£-4,126,041	£-4,638,227
85% AR : 15% SO	15%	£-2,954,400	£-3,864,326	£-4,247,951	£-4,524,951	£-4,743,211	£-5,247,398
85% AR : 15% SO	20%	£-3,336,535	£-4,410,220	£-4,810,756	£-5,199,579	£-5,418,735	£-5,938,336
85% AR : 15% SO	25%	£-3,721,114	£-4,954,470	£-5,454,869	£-5,939,019	£-6,167,753	£-6,687,602
85% AR : 15% SO	30%	£-4,104,021	£-5,497,075	£-6,098,771	£-6,480,486	£-6,719,221	£-7,236,971
85% AR : 15% SO	35%	£-4,485,253	£-6,041,135	£-6,746,167	£-7,123,221	£-7,358,745	£-7,911,120
85% AR : 15% SO	40%	£-4,865,079	£-6,585,999	£-7,393,893	£-7,765,815	£-7,999,235	£-8,585,371
70% AR : 30% SO	25%	£-3,642,933	£-4,277,632	£-4,579,201	£-4,883,233	£-5,092,857	£-5,614,732
70% AR : 30% SO	30%	£-4,010,202	£-4,604,870	£-4,907,485	£-5,196,013	£-5,425,711	£-6,047,752

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,648,821	£826,435	£530,193	£247,333	£21,765	£-490,889
85% AR : 15% SO	10%	£877,379	£131,745	£-169,086	£-452,147	£-677,509	£-1,189,695
85% AR : 15% SO	15%	£494,132	£-216,794	£-516,468	£-799,420	£-1,024,679	£-1,538,867
85% AR : 15% SO	20%	£111,996	£-561,689	£-962,225	£-1,145,047	£-1,370,204	£-1,989,805
85% AR : 15% SO	25%	£-272,583	£-905,936	£-1,206,337	£-1,490,486	£-1,719,221	£-2,338,071
85% AR : 15% SO	30%	£-655,489	£-1,249,543	£-1,551,240	£-1,838,425	£-2,067,053	£-2,786,665
85% AR : 15% SO	35%	£-1,036,722	£-1,592,603	£-1,897,636	£-2,184,690	£-2,413,214	£-3,135,588
85% AR : 15% SO	40%	£-1,416,547	£-1,937,468	£-2,242,361	£-2,529,283	£-2,757,703	£-3,484,939
70% AR : 30% SO	25%	£-194,401	£-629,101	£-1,130,670	£-1,414,701	£-1,644,326	£-2,166,200
70% AR : 30% SO	30%	£-561,670	£-1,156,339	£-1,458,953	£-1,747,481	£-1,977,179	£-2,499,220

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,891,314	£2,068,928	£1,772,686	£1,489,826	£1,264,257	£751,603
85% AR : 15% SO	10%	£2,119,872	£1,374,238	£1,073,427	£790,346	£564,983	£52,798
85% AR : 15% SO	15%	£1,736,625	£1,026,698	£726,025	£443,073	£217,814	£-296,374
85% AR : 15% SO	20%	£1,354,489	£680,804	£380,268	£97,446	£-127,711	£-647,312
85% AR : 15% SO	25%	£969,910	£336,554	£36,156	£-247,895	£-476,729	£-996,576
85% AR : 15% SO	30%	£587,004	£-16,050	£-308,747	£-595,932	£-824,560	£-1,344,173
85% AR : 15% SO	35%	£205,771	£-350,111	£-655,143	£-942,197	£-1,170,721	£-1,680,095
85% AR : 15% SO	40%	£-174,054	£-694,975	£-999,868	£-1,286,791	£-1,515,210	£-2,034,346
70% AR : 30% SO	25%	£1,048,092	£413,392	£111,823	£-172,208	£-401,833	£-923,708
70% AR : 30% SO	30%	£680,822	£86,154	£-216,460	£-504,988	£-734,686	£-1,256,728

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,942,378	£2,119,991	£1,823,750	£1,540,890	£1,315,321	£802,667
85% AR : 15% SO	10%	£2,170,935	£1,425,302	£1,124,491	£841,410	£616,047	£103,861
85% AR : 15% SO	15%	£1,787,689	£1,077,762	£777,089	£494,137	£268,879	£-245,310
85% AR : 15% SO	20%	£1,405,553	£731,868	£431,332	£148,509	£-67,647	£-596,248
85% AR : 15% SO	25%	£1,020,974	£387,618	£87,220	£-196,531	£-425,665	£-945,514
85% AR : 15% SO	30%	£638,068	£45,014	£-257,693	£-544,868	£-773,496	£-1,293,109
85% AR : 15% SO	35%	£256,835	£-299,047	£-604,079	£-891,133	£-1,119,657	£-1,639,032
85% AR : 15% SO	40%	£-122,991	£-643,911	£-948,805	£-1,235,727	£-1,464,147	£-1,983,283
70% AR : 30% SO	25%	£1,099,155	£464,456	£162,887	£-121,145	£-350,769	£-872,644
70% AR : 30% SO	30%	£731,886	£137,218	£-165,396	£-453,924	£-683,623	£-1,205,664

HARLOW
Local Plan Viability Testing 2018

T5 - 100 Houses

Value Area	CM18, CM19, CM20
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No Units	100
Site Area	0.27 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£9,534,577	£8,715,417	£8,429,245	£8,162,538	£7,650,338	£7,157,424
85% AR : 15% SO	10%	£8,425,757	£7,680,866	£7,404,140	£7,144,122	£6,649,233	£6,173,378
85% AR : 15% SO	15%	£7,871,565	£7,163,803	£6,891,219	£6,634,919	£6,148,901	£5,681,575
85% AR : 15% SO	20%	£7,317,517	£6,646,882	£6,377,242	£6,125,864	£5,648,716	£5,189,920
85% AR : 15% SO	25%	£6,763,614	£6,130,105	£5,863,411	£5,616,955	£5,148,678	£4,698,411
85% AR : 15% SO	30%	£6,209,857	£5,611,774	£5,349,727	£5,108,194	£4,648,788	£4,207,051
85% AR : 15% SO	35%	£5,656,245	£5,093,437	£4,836,190	£4,599,580	£4,149,044	£3,715,937
85% AR : 15% SO	40%	£5,102,776	£4,575,247	£4,322,801	£4,091,114	£3,649,448	£3,223,981
70% AR : 30% SO	25%	£6,849,058	£6,214,079	£5,948,000	£5,700,879	£5,231,302	£4,779,786
70% AR : 30% SO	30%	£6,312,341	£5,714,143	£5,451,185	£5,208,854	£4,747,888	£4,304,852

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£6,496,202	£5,677,042	£5,390,870	£5,124,163	£4,611,963	£4,119,049
85% AR : 15% SO	10%	£5,387,382	£4,642,490	£4,365,765	£4,105,746	£3,610,858	£3,135,003
85% AR : 15% SO	15%	£4,833,190	£4,125,427	£3,852,844	£3,596,544	£3,110,526	£2,643,200
85% AR : 15% SO	20%	£4,279,142	£3,608,507	£3,338,866	£3,087,489	£2,610,341	£2,151,544
85% AR : 15% SO	25%	£3,725,239	£3,091,730	£2,825,035	£2,578,580	£2,110,303	£1,660,036
85% AR : 15% SO	30%	£3,171,481	£2,573,999	£2,311,352	£2,069,819	£1,610,412	£1,168,676
85% AR : 15% SO	35%	£2,617,869	£2,056,062	£1,797,814	£1,561,205	£1,110,669	£677,461
85% AR : 15% SO	40%	£2,064,401	£1,538,872	£1,284,425	£1,052,739	£611,073	£185,606
70% AR : 30% SO	25%	£3,810,683	£3,175,704	£2,909,625	£2,662,504	£2,192,927	£1,741,411
70% AR : 30% SO	30%	£3,273,986	£2,675,768	£2,412,810	£2,170,479	£1,709,513	£1,266,277

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£8,657,282	£7,838,122	£7,551,950	£7,285,243	£6,773,043	£6,280,128
85% AR : 15% SO	10%	£7,548,462	£6,803,570	£6,526,844	£6,266,826	£5,771,937	£5,296,082
85% AR : 15% SO	15%	£6,994,270	£6,286,507	£6,013,924	£5,757,623	£5,271,605	£4,804,279
85% AR : 15% SO	20%	£6,440,222	£5,769,587	£5,499,946	£5,248,569	£4,771,420	£4,312,624
85% AR : 15% SO	25%	£5,886,319	£5,252,809	£4,986,115	£4,739,660	£4,271,382	£3,821,116
85% AR : 15% SO	30%	£5,332,561	£4,734,479	£4,472,431	£4,230,899	£3,771,492	£3,329,755
85% AR : 15% SO	35%	£4,778,949	£4,216,142	£3,958,894	£3,722,285	£3,271,749	£2,838,541
85% AR : 15% SO	40%	£4,225,480	£3,697,951	£3,445,505	£3,213,818	£2,772,153	£2,346,685
70% AR : 30% SO	25%	£5,971,763	£5,336,784	£5,070,704	£4,823,583	£4,354,007	£3,902,491
70% AR : 30% SO	30%	£5,435,046	£4,836,847	£4,573,889	£4,331,558	£3,870,593	£3,427,356

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£9,435,910	£8,616,751	£8,330,579	£8,063,871	£7,551,672	£7,058,757
85% AR : 15% SO	10%	£8,327,091	£7,582,199	£7,305,473	£7,045,455	£6,550,566	£6,074,711
85% AR : 15% SO	15%	£7,772,898	£7,065,136	£6,792,553	£6,536,252	£6,050,234	£5,582,908
85% AR : 15% SO	20%	£7,218,851	£6,548,216	£6,278,575	£6,027,197	£5,550,049	£5,091,253
85% AR : 15% SO	25%	£6,664,948	£6,031,438	£5,764,744	£5,518,288	£5,050,011	£4,599,745
85% AR : 15% SO	30%	£6,111,190	£5,513,108	£5,251,060	£5,009,527	£4,550,121	£4,108,384
85% AR : 15% SO	35%	£5,557,578	£4,994,770	£4,737,523	£4,500,913	£4,050,378	£3,617,170
85% AR : 15% SO	40%	£5,004,109	£4,476,580	£4,224,134	£4,392,447	£3,550,782	£3,125,314
70% AR : 30% SO	25%	£6,750,392	£6,115,413	£5,849,333	£5,602,212	£5,132,636	£4,681,119
70% AR : 30% SO	30%	£6,213,674	£5,615,476	£5,352,518	£5,110,187	£4,649,222	£4,205,985

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£9,467,910	£8,648,751	£8,362,579	£8,095,871	£7,583,672	£7,090,757
85% AR : 15% SO	10%	£8,359,091	£7,614,199	£7,337,473	£7,077,455	£6,582,566	£6,106,711
85% AR : 15% SO	15%	£7,804,898	£7,097,136	£6,824,553	£6,568,252	£6,082,234	£5,614,908
85% AR : 15% SO	20%	£7,250,851	£6,580,216	£6,310,575	£6,059,197	£5,582,049	£5,123,253
85% AR : 15% SO	25%	£6,696,948	£6,063,438	£5,796,744	£5,550,288	£5,082,011	£4,631,745
85% AR : 15% SO	30%	£6,143,190	£5,545,108	£5,283,060	£5,041,527	£4,582,121	£4,140,384
85% AR : 15% SO	35%	£5,589,578	£5,026,770	£4,769,523	£4,532,913	£4,082,378	£3,649,170
85% AR : 15% SO	40%	£5,036,109	£4,508,580	£4,256,134	£4,024,447	£3,582,782	£3,157,314
70% AR : 30% SO	25%	£6,782,392	£6,147,413	£5,881,333	£5,634,212	£5,164,636	£4,713,119
70% AR : 30% SO	30%	£6,245,674	£5,647,476	£5,384,518	£5,142,187	£4,681,222	£4,237,885

HARLOW
Local Plan Viability Testing 2018

T5 - 100 Houses

Value Area	CM17
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No Units	100
Site Area	0.27 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£11,036,913	£9,955,357	£9,669,184	£9,402,477	£8,898,096	£8,408,771
85% AR : 15% SO	10%	£9,777,860	£8,796,811	£8,520,085	£8,263,065	£7,775,445	£7,299,590
85% AR : 15% SO	15%	£9,148,550	£8,217,751	£7,945,749	£7,693,572	£7,212,546	£6,745,220
85% AR : 15% SO	20%	£8,519,386	£7,638,833	£7,371,555	£7,124,223	£6,649,793	£6,190,997
85% AR : 15% SO	25%	£7,890,366	£7,060,059	£6,797,505	£6,555,015	£6,087,188	£5,636,922
85% AR : 15% SO	30%	£7,261,492	£6,481,427	£6,223,596	£5,984,137	£5,524,731	£5,082,994
85% AR : 15% SO	35%	£6,632,763	£5,902,938	£5,649,565	£5,412,956	£4,962,420	£4,529,212
85% AR : 15% SO	40%	£6,004,178	£5,324,590	£5,073,609	£4,841,922	£4,400,256	£3,975,578
70% AR : 30% SO	25%	£7,975,811	£7,144,033	£6,880,732	£6,637,588	£6,189,812	£5,718,296
70% AR : 30% SO	30%	£7,363,976	£6,582,148	£6,323,421	£6,084,797	£5,623,831	£5,180,595

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£7,998,538	£6,916,982	£6,630,809	£6,364,101	£5,859,721	£5,370,396
85% AR : 15% SO	10%	£6,739,484	£5,758,435	£5,481,710	£5,224,689	£4,737,070	£4,261,215
85% AR : 15% SO	15%	£6,110,175	£5,179,376	£4,907,373	£4,655,197	£4,174,171	£3,706,844
85% AR : 15% SO	20%	£5,481,011	£4,600,458	£4,333,180	£4,085,848	£3,611,418	£3,152,622
85% AR : 15% SO	25%	£4,851,991	£4,021,684	£3,759,129	£3,516,640	£3,048,813	£2,598,546
85% AR : 15% SO	30%	£4,223,117	£3,443,052	£3,185,221	£2,945,762	£2,486,355	£2,044,619
85% AR : 15% SO	35%	£3,594,388	£2,864,563	£2,611,190	£2,374,580	£1,924,045	£1,490,837
85% AR : 15% SO	40%	£2,965,803	£2,286,215	£2,035,234	£1,803,947	£1,361,881	£937,203
70% AR : 30% SO	25%	£4,937,435	£4,105,658	£3,842,357	£3,599,213	£3,131,437	£2,679,921
70% AR : 30% SO	30%	£4,325,601	£3,543,773	£3,285,046	£3,046,421	£2,585,456	£2,142,219

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£10,159,618	£9,078,061	£8,791,888	£8,525,181	£8,020,801	£7,531,475
85% AR : 15% SO	10%	£8,900,564	£7,919,515	£7,642,789	£7,385,769	£6,898,150	£6,422,295
85% AR : 15% SO	15%	£8,271,255	£7,340,456	£7,068,453	£6,816,277	£6,335,250	£5,867,924
85% AR : 15% SO	20%	£7,642,091	£6,761,538	£6,494,260	£6,246,927	£5,772,498	£5,313,702
85% AR : 15% SO	25%	£7,013,071	£6,182,733	£5,920,209	£5,677,720	£5,209,893	£4,759,626
85% AR : 15% SO	30%	£6,384,197	£5,604,131	£5,346,300	£5,106,842	£4,647,435	£4,205,698
85% AR : 15% SO	35%	£5,755,467	£5,025,642	£4,772,270	£4,535,660	£4,085,125	£3,651,917
85% AR : 15% SO	40%	£5,126,882	£4,447,295	£4,196,313	£3,964,627	£3,522,961	£3,098,283
70% AR : 30% SO	25%	£7,098,515	£6,266,738	£6,003,437	£5,760,292	£5,292,517	£4,841,001
70% AR : 30% SO	30%	£6,486,680	£5,704,853	£5,446,126	£5,207,501	£4,746,536	£4,303,299

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£10,938,247	£9,856,690	£9,570,517	£9,303,810	£8,799,429	£8,310,104
85% AR : 15% SO	10%	£9,679,193	£8,698,144	£8,421,418	£8,164,398	£7,676,778	£7,200,923
85% AR : 15% SO	15%	£9,049,883	£8,119,084	£7,847,082	£7,594,906	£7,113,879	£6,646,553
85% AR : 15% SO	20%	£8,420,719	£7,540,167	£7,272,889	£7,025,556	£6,551,127	£6,092,330
85% AR : 15% SO	25%	£7,791,700	£6,961,392	£6,698,838	£6,456,349	£5,988,521	£5,538,255
85% AR : 15% SO	30%	£7,162,826	£6,382,760	£6,124,929	£5,885,470	£5,426,064	£4,984,327
85% AR : 15% SO	35%	£6,534,096	£5,804,271	£5,550,899	£5,314,289	£4,863,753	£4,430,545
85% AR : 15% SO	40%	£5,905,511	£5,225,924	£4,974,942	£4,743,255	£4,301,590	£3,876,912
70% AR : 30% SO	25%	£7,877,144	£7,045,366	£6,782,066	£6,538,921	£6,071,146	£5,619,630
70% AR : 30% SO	30%	£7,265,309	£6,483,481	£6,224,754	£5,986,130	£5,525,164	£5,081,928

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£10,970,247	£9,888,690	£9,602,517	£9,335,810	£8,831,429	£8,342,104
85% AR : 15% SO	10%	£9,711,193	£8,730,144	£8,453,418	£8,196,398	£7,708,778	£7,232,923
85% AR : 15% SO	15%	£9,081,883	£8,151,084	£7,879,082	£7,626,906	£7,145,879	£6,678,553
85% AR : 15% SO	20%	£8,452,719	£7,572,167	£7,304,889	£7,057,556	£6,583,127	£6,124,330
85% AR : 15% SO	25%	£7,823,700	£6,993,392	£6,730,838	£6,488,349	£6,020,521	£5,570,255
85% AR : 15% SO	30%	£7,194,826	£6,414,760	£6,156,929	£5,917,470	£5,458,064	£5,016,327
85% AR : 15% SO	35%	£6,566,096	£5,836,271	£5,582,899	£5,346,289	£4,895,753	£4,462,545
85% AR : 15% SO	40%	£5,937,511	£5,257,924	£5,006,942	£4,775,255	£4,333,590	£3,908,912
70% AR : 30% SO	25%	£7,909,144	£7,077,366	£6,814,066	£6,570,921	£6,103,146	£5,651,630
70% AR : 30% SO	30%	£7,297,309	£6,515,481	£6,256,754	£6,018,130	£5,557,164	£5,113,928

HARLOW
Local Plan Viability Testing 2018

T6 - 500 Flats		
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Value Area	CM18, CM19, CM20
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No Units	500
Site Area	1.32 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£13,129,519	-£15,816,115	-£17,260,982	-£18,514,265	-£19,555,655	-£21,922,455
85% AR : 15% SO	10%	-£16,373,146	-£18,767,036	-£20,210,585	-£21,462,723	-£22,503,163	-£24,867,802
85% AR : 15% SO	15%	-£17,983,297	-£20,231,035	-£21,873,925	-£22,925,491	-£23,965,456	-£26,329,014
85% AR : 15% SO	20%	-£19,595,673	-£21,687,394	-£23,129,624	-£24,390,619	-£25,420,108	-£27,782,585
85% AR : 15% SO	25%	-£21,180,275	-£23,136,112	-£24,577,683	-£25,828,104	-£26,867,119	-£29,228,516
85% AR : 15% SO	30%	-£22,767,103	-£24,577,189	-£26,018,100	-£27,267,950	-£28,306,490	-£30,666,807
85% AR : 15% SO	35%	-£24,346,156	-£26,016,624	-£27,450,876	-£28,700,154	-£29,738,219	-£32,097,456
85% AR : 15% SO	40%	-£25,917,433	-£27,436,419	-£28,876,012	-£30,124,718	-£31,162,307	-£33,520,463
70% AR : 30% SO	25%	-£20,893,445	-£22,854,214	-£24,301,399	-£25,556,691	-£26,599,753	-£28,970,346
70% AR : 30% SO	30%	-£22,422,906	-£24,238,911	-£25,686,559	-£26,942,253	-£27,985,649	-£30,357,001

Residual Land values compared to benchmark land values
Office - Lower Value

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£28,121,502	-£30,808,098	-£32,252,965	-£33,506,248	-£34,547,638	-£36,914,438
85% AR : 15% SO	10%	-£31,365,129	-£33,759,018	-£35,202,568	-£36,454,706	-£37,495,146	-£39,859,785
85% AR : 15% SO	15%	-£32,975,280	-£35,223,018	-£36,665,908	-£37,917,474	-£38,957,439	-£41,320,957
85% AR : 15% SO	20%	-£34,577,656	-£36,679,377	-£38,121,607	-£39,372,601	-£40,412,091	-£42,774,558
85% AR : 15% SO	25%	-£36,172,258	-£38,128,095	-£39,569,668	-£40,820,087	-£41,859,102	-£44,220,499
85% AR : 15% SO	30%	-£37,759,086	-£39,569,172	-£41,010,083	-£42,259,933	-£43,298,472	-£45,658,789
85% AR : 15% SO	35%	-£39,338,138	-£41,002,607	-£42,442,859	-£43,692,137	-£44,730,202	-£47,089,439
85% AR : 15% SO	40%	-£40,909,416	-£42,428,402	-£43,867,995	-£45,116,701	-£46,154,289	-£48,512,446
70% AR : 30% SO	25%	-£35,885,428	-£37,846,196	-£39,293,382	-£40,548,674	-£41,591,735	-£43,962,329
70% AR : 30% SO	30%	-£37,414,888	-£39,230,894	-£40,678,542	-£41,934,236	-£42,977,632	-£45,348,984

Residual Land values compared to benchmark land values
Industrial

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£17,458,280	-£20,144,875	-£21,589,743	-£22,843,025	-£23,884,416	-£26,251,215
85% AR : 15% SO	10%	-£20,701,906	-£23,095,796	-£24,539,345	-£25,791,483	-£26,831,924	-£29,196,582
85% AR : 15% SO	15%	-£22,312,057	-£24,559,796	-£26,002,686	-£27,254,252	-£28,294,217	-£30,857,775
85% AR : 15% SO	20%	-£23,914,433	-£26,016,154	-£27,458,385	-£28,709,379	-£29,748,889	-£32,111,346
85% AR : 15% SO	25%	-£25,509,036	-£27,464,973	-£28,906,443	-£30,156,865	-£31,195,890	-£33,369,427
85% AR : 15% SO	30%	-£27,095,863	-£28,905,949	-£30,346,860	-£31,596,710	-£32,635,250	-£34,595,567
85% AR : 15% SO	35%	-£28,674,916	-£30,339,385	-£31,779,636	-£33,028,914	-£34,066,979	-£36,426,216
85% AR : 15% SO	40%	-£30,246,194	-£31,765,180	-£33,204,773	-£34,453,478	-£35,491,067	-£37,849,224
70% AR : 30% SO	25%	-£25,222,205	-£27,182,974	-£28,630,160	-£29,885,452	-£30,928,513	-£33,299,107
70% AR : 30% SO	30%	-£26,751,666	-£28,567,672	-£30,015,320	-£31,271,014	-£32,314,410	-£34,685,762

Residual Land values compared to benchmark land values
Greenfield (upper)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£13,616,361	-£16,302,957	-£17,747,824	-£19,001,107	-£20,042,497	-£22,409,297
85% AR : 15% SO	10%	-£16,859,988	-£19,253,878	-£20,697,427	-£21,949,565	-£22,990,006	-£25,354,644
85% AR : 15% SO	15%	-£18,470,139	-£20,717,877	-£22,160,767	-£23,412,333	-£24,452,298	-£26,815,856
85% AR : 15% SO	20%	-£20,072,515	-£22,174,236	-£23,616,466	-£24,867,461	-£25,906,950	-£28,269,427
85% AR : 15% SO	25%	-£21,667,117	-£23,622,984	-£25,064,529	-£26,314,946	-£27,353,961	-£29,715,358
85% AR : 15% SO	30%	-£23,253,945	-£25,064,031	-£26,504,942	-£27,754,792	-£28,793,332	-£31,153,649
85% AR : 15% SO	35%	-£24,832,998	-£26,497,466	-£27,937,718	-£29,186,996	-£30,225,061	-£32,584,298
85% AR : 15% SO	40%	-£26,404,276	-£27,923,261	-£29,362,854	-£30,611,560	-£31,649,149	-£34,007,305
70% AR : 30% SO	25%	-£21,380,287	-£23,341,056	-£24,788,241	-£26,043,533	-£27,086,595	-£29,457,188
70% AR : 30% SO	30%	-£22,909,748	-£24,725,753	-£26,173,401	-£27,429,095	-£28,472,491	-£30,843,843

Residual Land values compared to benchmark land values
Greenfield (lower)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£13,458,466	-£16,145,062	-£17,589,930	-£18,843,212	-£19,884,603	-£22,251,402
85% AR : 15% SO	10%	-£16,702,093	-£19,095,983	-£20,539,532	-£21,791,670	-£22,832,111	-£25,196,749
85% AR : 15% SO	15%	-£18,312,244	-£20,559,983	-£22,002,573	-£23,254,439	-£24,294,403	-£26,857,962
85% AR : 15% SO	20%	-£19,914,620	-£22,016,341	-£23,458,571	-£24,709,566	-£25,749,056	-£28,111,533
85% AR : 15% SO	25%	-£21,509,223	-£23,468,059	-£24,906,630	-£26,157,052	-£27,196,066	-£29,857,463
85% AR : 15% SO	30%	-£23,096,050	-£24,906,136	-£26,347,047	-£27,596,897	-£28,635,437	-£30,995,754
85% AR : 15% SO	35%	-£24,675,103	-£26,339,572	-£27,779,823	-£29,029,101	-£30,067,166	-£32,426,403
85% AR : 15% SO	40%	-£26,246,381	-£27,765,367	-£29,204,960	-£30,453,665	-£31,491,254	-£33,849,411
70% AR : 30% SO	25%	-£21,222,392	-£23,183,161	-£24,630,347	-£25,885,638	-£26,928,700	-£29,299,294
70% AR : 30% SO	30%	-£22,751,853	-£24,567,859	-£26,015,506	-£27,271,201	-£28,314,596	-£30,685,849

HARLOW
Local Plan Viability Testing 2018

T6 - 500 Flats	
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Value Area	CM17
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No Units	500
Site Area	1.32 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£8,486,984	-£12,268,786	-£13,713,655	-£14,966,937	-£16,008,328	-£18,375,127
85% AR : 15% SO	10%	-£12,194,864	-£15,574,441	-£17,017,990	-£18,270,128	-£19,310,569	-£21,675,207
85% AR : 15% SO	15%	-£14,037,142	-£17,215,807	-£18,658,696	-£19,910,263	-£20,950,228	-£23,313,785
85% AR : 15% SO	20%	-£15,871,645	-£18,849,531	-£20,291,762	-£21,542,756	-£22,582,246	-£24,944,724
85% AR : 15% SO	25%	-£17,698,374	-£20,475,616	-£21,917,187	-£23,167,608	-£24,206,624	-£26,568,021
85% AR : 15% SO	30%	-£19,517,328	-£22,094,059	-£23,534,970	-£24,784,820	-£25,823,360	-£28,183,677
85% AR : 15% SO	35%	-£21,328,508	-£23,704,862	-£25,145,113	-£26,394,391	-£27,432,455	-£29,791,692
85% AR : 15% SO	40%	-£23,131,913	-£25,308,023	-£26,747,615	-£27,996,321	-£29,033,910	-£31,392,067
70% AR : 30% SO	25%	-£17,411,543	-£20,193,718	-£21,640,903	-£22,896,195	-£23,939,256	-£26,309,850
70% AR : 30% SO	30%	-£19,173,131	-£21,755,781	-£23,203,430	-£24,459,124	-£25,502,519	-£27,873,872

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£23,478,967	-£27,260,769	-£28,705,638	-£29,958,920	-£31,000,311	-£33,367,110
85% AR : 15% SO	10%	-£27,186,847	-£30,566,423	-£32,009,973	-£33,262,111	-£34,302,551	-£36,667,190
85% AR : 15% SO	15%	-£29,029,125	-£32,207,790	-£33,650,679	-£34,902,246	-£35,942,211	-£38,305,788
85% AR : 15% SO	20%	-£30,863,628	-£33,841,514	-£35,283,745	-£36,534,739	-£37,574,229	-£39,938,707
85% AR : 15% SO	25%	-£32,698,356	-£35,467,599	-£36,909,169	-£38,159,591	-£39,198,607	-£41,560,004
85% AR : 15% SO	30%	-£34,509,311	-£37,086,042	-£38,526,953	-£39,776,803	-£40,815,343	-£43,175,660
85% AR : 15% SO	35%	-£36,320,491	-£38,696,845	-£40,137,096	-£41,386,374	-£42,424,438	-£44,783,675
85% AR : 15% SO	40%	-£38,123,896	-£40,300,006	-£41,739,598	-£42,988,304	-£44,025,893	-£46,384,050
70% AR : 30% SO	25%	-£32,403,526	-£35,185,701	-£36,632,886	-£37,888,178	-£38,931,239	-£41,301,833
70% AR : 30% SO	30%	-£34,165,114	-£36,747,764	-£38,195,413	-£39,451,107	-£40,494,502	-£42,865,855

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£12,815,745	-£16,597,547	-£18,042,415	-£19,295,698	-£20,337,088	-£22,703,888
85% AR : 15% SO	10%	-£16,523,624	-£19,903,201	-£21,346,750	-£22,598,888	-£23,639,329	-£26,003,987
85% AR : 15% SO	15%	-£18,365,902	-£21,544,567	-£22,987,457	-£24,239,023	-£25,278,989	-£27,642,546
85% AR : 15% SO	20%	-£20,200,406	-£23,175,292	-£24,620,522	-£25,871,517	-£26,917,006	-£29,275,494
85% AR : 15% SO	25%	-£22,027,134	-£24,804,376	-£26,245,947	-£27,496,369	-£28,535,384	-£30,898,761
85% AR : 15% SO	30%	-£23,846,089	-£26,422,919	-£27,863,731	-£29,113,580	-£30,152,120	-£32,512,437
85% AR : 15% SO	35%	-£25,657,268	-£28,033,622	-£29,473,874	-£30,723,152	-£31,761,216	-£34,120,453
85% AR : 15% SO	40%	-£27,460,673	-£29,636,784	-£31,076,376	-£32,325,082	-£33,362,671	-£35,728,828
70% AR : 30% SO	25%	-£21,740,304	-£24,522,479	-£25,969,664	-£27,224,955	-£28,268,017	-£30,638,611
70% AR : 30% SO	30%	-£23,501,891	-£26,084,542	-£27,532,191	-£28,787,885	-£29,831,280	-£32,202,633

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£8,973,826	-£12,755,628	-£14,200,497	-£15,453,779	-£16,495,170	-£18,861,989
85% AR : 15% SO	10%	-£12,681,706	-£16,061,283	-£17,504,832	-£18,766,970	-£19,797,411	-£22,162,049
85% AR : 15% SO	15%	-£14,523,984	-£17,702,649	-£19,145,539	-£20,397,105	-£21,437,070	-£23,800,628
85% AR : 15% SO	20%	-£16,368,487	-£19,336,374	-£20,778,604	-£22,029,588	-£23,069,088	-£25,431,596
85% AR : 15% SO	25%	-£18,195,216	-£20,962,458	-£22,404,029	-£23,654,450	-£24,693,466	-£27,054,863
85% AR : 15% SO	30%	-£20,004,170	-£22,580,901	-£24,021,812	-£25,271,662	-£26,310,202	-£28,670,519
85% AR : 15% SO	35%	-£21,815,350	-£24,191,704	-£25,631,955	-£26,881,233	-£27,919,297	-£30,278,534
85% AR : 15% SO	40%	-£23,618,755	-£25,794,865	-£27,234,457	-£28,483,164	-£29,520,752	-£31,878,909
70% AR : 30% SO	25%	-£17,898,385	-£20,680,561	-£22,127,745	-£23,383,037	-£24,426,098	-£26,796,692
70% AR : 30% SO	30%	-£19,659,973	-£22,242,624	-£23,690,272	-£24,945,966	-£25,989,361	-£28,360,714

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£8,815,932	-£12,597,734	-£14,042,602	-£15,295,885	-£16,337,275	-£18,704,074
85% AR : 15% SO	10%	-£12,523,811	-£15,903,388	-£17,346,937	-£18,599,075	-£19,639,516	-£22,004,194
85% AR : 15% SO	15%	-£14,366,089	-£17,544,754	-£18,987,644	-£20,239,210	-£21,279,176	-£23,642,733
85% AR : 15% SO	20%	-£16,200,593	-£19,175,479	-£20,620,709	-£21,871,703	-£22,911,193	-£25,275,671
85% AR : 15% SO	25%	-£18,027,321	-£20,804,563	-£22,246,134	-£23,486,556	-£24,535,571	-£26,898,968
85% AR : 15% SO	30%	-£19,846,276	-£22,423,006	-£23,863,917	-£25,113,767	-£26,152,307	-£28,512,624
85% AR : 15% SO	35%	-£21,657,455	-£24,033,809	-£25,474,061	-£26,723,339	-£27,761,402	-£30,120,639
85% AR : 15% SO	40%	-£23,460,860	-£25,636,970	-£27,076,562	-£28,325,269	-£29,362,858	-£31,721,014
70% AR : 30% SO	25%	-£17,740,490	-£20,522,666	-£21,969,850	-£23,225,142	-£24,268,204	-£26,638,797
70% AR : 30% SO	30%	-£19,502,078	-£22,084,729	-£23,532,378	-£24,788,072	-£25,831,467	-£28,202,820

HARLOW
Local Plan Viability Testing 2018

T7 - 650 Flats

Value Area	CM18, CM19, CM20
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No Units	650
Site Area	3.1 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£16,150,450	-£19,500,599	-£21,299,166	-£22,887,474	-£24,194,688	-£27,165,631
85% AR : 15% SO	10%	-£20,303,482	-£23,289,714	-£25,095,243	-£26,689,698	-£28,001,973	-£30,984,416
85% AR : 15% SO	15%	-£22,363,529	-£25,168,086	-£26,977,095	-£28,574,625	-£29,889,430	-£32,877,623
85% AR : 15% SO	20%	-£24,412,598	-£27,035,668	-£28,848,159	-£30,448,762	-£31,766,096	-£34,760,039
85% AR : 15% SO	25%	-£26,450,688	-£28,892,459	-£30,708,432	-£32,312,108	-£33,631,973	-£36,631,665
85% AR : 15% SO	30%	-£28,477,798	-£30,738,462	-£32,557,914	-£34,164,665	-£35,487,059	-£38,492,501
85% AR : 15% SO	35%	-£30,493,929	-£32,573,673	-£34,396,606	-£36,006,431	-£37,331,356	-£40,342,547
85% AR : 15% SO	40%	-£32,499,081	-£34,398,095	-£36,224,508	-£37,837,408	-£39,164,862	-£42,181,804
70% AR : 30% SO	25%	-£26,090,640	-£28,538,605	-£30,361,903	-£31,972,049	-£33,297,239	-£36,309,032
70% AR : 30% SO	30%	-£28,045,741	-£30,313,836	-£32,142,080	-£33,756,595	-£35,085,379	-£38,105,342

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£51,417,305	-£54,767,454	-£58,566,021	-£58,154,329	-£59,461,543	-£62,432,486
85% AR : 15% SO	10%	-£55,570,337	-£58,556,569	-£60,362,098	-£61,956,553	-£63,268,828	-£66,251,271
85% AR : 15% SO	15%	-£57,630,384	-£60,434,941	-£62,243,950	-£63,841,480	-£65,156,285	-£68,144,478
85% AR : 15% SO	20%	-£59,679,453	-£62,302,523	-£64,115,014	-£65,715,617	-£67,032,951	-£70,026,894
85% AR : 15% SO	25%	-£61,717,543	-£64,159,314	-£65,975,287	-£67,578,963	-£68,898,828	-£71,899,520
85% AR : 15% SO	30%	-£63,744,653	-£66,005,317	-£67,824,769	-£69,431,520	-£70,753,914	-£73,759,356
85% AR : 15% SO	35%	-£65,760,784	-£67,840,528	-£69,663,461	-£71,273,286	-£72,598,211	-£75,609,402
85% AR : 15% SO	40%	-£67,765,936	-£69,664,950	-£71,491,363	-£73,104,263	-£74,431,717	-£77,448,659
70% AR : 30% SO	25%	-£61,357,495	-£63,805,460	-£66,628,758	-£67,238,904	-£68,564,094	-£71,575,887
70% AR : 30% SO	30%	-£63,312,596	-£65,580,691	-£67,408,935	-£69,023,450	-£70,352,234	-£73,372,197

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£26,333,344	-£29,683,493	-£31,482,060	-£33,070,368	-£34,377,582	-£37,348,525
85% AR : 15% SO	10%	-£30,486,376	-£33,472,608	-£35,278,137	-£36,872,592	-£38,184,867	-£41,167,310
85% AR : 15% SO	15%	-£32,546,423	-£35,350,980	-£37,159,989	-£38,757,519	-£40,072,323	-£43,060,516
85% AR : 15% SO	20%	-£34,595,491	-£37,218,562	-£39,031,052	-£40,631,656	-£41,948,990	-£44,942,933
85% AR : 15% SO	25%	-£36,633,582	-£39,075,353	-£40,891,325	-£42,495,002	-£43,814,867	-£46,814,554
85% AR : 15% SO	30%	-£38,660,692	-£40,921,356	-£42,740,808	-£44,347,559	-£45,669,953	-£48,675,395
85% AR : 15% SO	35%	-£40,676,823	-£42,756,567	-£44,579,500	-£46,189,325	-£47,514,250	-£50,525,441
85% AR : 15% SO	40%	-£42,681,975	-£44,580,988	-£46,407,402	-£48,020,302	-£49,347,756	-£52,364,697
70% AR : 30% SO	25%	-£36,273,534	-£38,721,499	-£40,544,797	-£42,154,943	-£43,480,133	-£46,491,926
70% AR : 30% SO	30%	-£38,228,635	-£40,496,730	-£42,324,974	-£43,939,489	-£45,266,273	-£48,286,236

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£17,295,689	-£20,645,837	-£22,444,404	-£24,032,712	-£25,339,926	-£28,310,869
85% AR : 15% SO	10%	-£21,448,720	-£24,434,952	-£26,240,481	-£27,834,936	-£29,147,211	-£32,129,654
85% AR : 15% SO	15%	-£23,508,767	-£26,313,324	-£28,122,334	-£29,719,863	-£31,034,668	-£34,022,861
85% AR : 15% SO	20%	-£25,557,836	-£28,180,906	-£29,993,397	-£31,594,000	-£32,911,335	-£35,905,277
85% AR : 15% SO	25%	-£27,595,926	-£30,057,697	-£31,853,670	-£33,457,346	-£34,777,211	-£37,776,903
85% AR : 15% SO	30%	-£29,623,036	-£31,883,700	-£33,703,152	-£35,309,903	-£36,632,297	-£39,637,739
85% AR : 15% SO	35%	-£31,639,167	-£33,718,911	-£35,541,544	-£37,151,669	-£38,476,594	-£41,487,785
85% AR : 15% SO	40%	-£33,644,319	-£35,543,333	-£37,369,748	-£38,982,646	-£40,310,100	-£43,327,042
70% AR : 30% SO	25%	-£27,235,878	-£29,683,843	-£31,507,141	-£33,117,287	-£34,442,477	-£37,454,270
70% AR : 30% SO	30%	-£29,190,979	-£31,459,074	-£33,287,318	-£34,901,833	-£36,230,617	-£39,250,580

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£16,924,260	-£20,274,408	-£22,072,976	-£23,661,283	-£24,968,498	-£27,939,441
85% AR : 15% SO	10%	-£21,077,292	-£24,063,523	-£25,869,052	-£27,463,508	-£28,775,783	-£31,758,225
85% AR : 15% SO	15%	-£23,137,339	-£25,941,895	-£27,750,905	-£29,348,434	-£30,663,239	-£33,651,432
85% AR : 15% SO	20%	-£25,186,407	-£27,809,478	-£29,621,968	-£31,222,572	-£32,539,906	-£35,533,848
85% AR : 15% SO	25%	-£27,224,497	-£29,666,289	-£31,482,241	-£33,085,818	-£34,405,782	-£37,405,474
85% AR : 15% SO	30%	-£29,251,607	-£31,512,271	-£33,331,723	-£34,938,474	-£36,260,889	-£39,266,311
85% AR : 15% SO	35%	-£31,267,739	-£33,347,482	-£35,170,415	-£36,780,241	-£38,105,165	-£41,116,357
85% AR : 15% SO	40%	-£33,272,891	-£35,171,904	-£36,998,318	-£38,611,217	-£39,939,671	-£42,955,613
70% AR : 30% SO	25%	-£26,864,450	-£29,312,414	-£31,135,712	-£32,745,859	-£34,071,049	-£37,062,942
70% AR : 30% SO	30%	-£28,819,551	-£31,087,646	-£32,915,889	-£34,530,404	-£35,859,188	-£38,879,152

HARLOW
Local Plan Viability Testing 2018

T7 - 650 Flats

Value Area	CM17
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No Units	650
Site Area	3.1 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£10,591,246	-£15,290,530	-£17,089,097	-£18,677,405	-£19,984,620	-£22,955,563
85% AR : 15% SO	10%	-£15,300,198	-£19,500,652	-£21,306,181	-£22,900,636	-£24,212,911	-£27,195,354
85% AR : 15% SO	15%	-£17,638,205	-£21,589,527	-£23,398,537	-£24,996,067	-£26,310,871	-£29,299,063
85% AR : 15% SO	20%	-£19,965,234	-£23,667,612	-£25,480,104	-£27,080,706	-£28,398,041	-£31,391,984
85% AR : 15% SO	25%	-£22,281,284	-£25,734,908	-£27,550,880	-£29,154,556	-£30,474,421	-£33,474,114
85% AR : 15% SO	30%	-£24,586,355	-£27,791,413	-£29,610,866	-£31,217,617	-£32,540,011	-£35,545,453
85% AR : 15% SO	35%	-£26,880,446	-£29,837,128	-£31,660,061	-£33,269,886	-£34,594,811	-£37,606,002
85% AR : 15% SO	40%	-£29,163,559	-£31,872,053	-£33,698,468	-£35,311,366	-£36,638,820	-£39,655,762
70% AR : 30% SO	25%	-£21,921,236	-£25,381,053	-£27,204,351	-£28,814,498	-£30,139,687	-£33,151,480
70% AR : 30% SO	30%	-£24,154,298	-£27,366,788	-£29,195,031	-£30,809,546	-£32,138,330	-£35,158,294

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£45,858,101	-£50,557,385	-£52,355,952	-£53,944,260	-£55,251,475	-£58,222,418
85% AR : 15% SO	10%	-£50,567,053	-£54,767,507	-£56,573,036	-£58,167,491	-£59,479,766	-£62,462,209
85% AR : 15% SO	15%	-£52,905,060	-£56,856,382	-£58,665,392	-£60,262,922	-£61,577,726	-£64,565,918
85% AR : 15% SO	20%	-£55,232,089	-£58,934,467	-£60,746,959	-£62,347,561	-£63,664,896	-£66,658,839
85% AR : 15% SO	25%	-£57,548,139	-£61,001,763	-£62,817,735	-£64,421,411	-£65,741,276	-£68,740,969
85% AR : 15% SO	30%	-£59,853,210	-£63,058,268	-£64,877,721	-£66,484,472	-£67,806,866	-£70,812,308
85% AR : 15% SO	35%	-£62,147,301	-£65,103,983	-£66,926,916	-£68,536,741	-£69,861,666	-£72,872,857
85% AR : 15% SO	40%	-£64,430,414	-£67,138,908	-£68,965,323	-£70,578,221	-£71,905,675	-£74,922,617
70% AR : 30% SO	25%	-£57,188,091	-£60,647,908	-£62,471,206	-£64,081,363	-£65,406,542	-£68,418,335
70% AR : 30% SO	30%	-£59,421,153	-£62,633,643	-£64,461,886	-£66,076,401	-£67,405,185	-£70,425,149

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£20,774,139	-£25,473,423	-£27,271,991	-£28,860,298	-£30,167,514	-£33,138,457
85% AR : 15% SO	10%	-£25,483,092	-£29,683,546	-£31,489,074	-£33,083,530	-£34,395,805	-£37,378,248
85% AR : 15% SO	15%	-£27,821,099	-£31,772,420	-£33,581,431	-£35,178,961	-£36,493,785	-£39,481,957
85% AR : 15% SO	20%	-£30,148,128	-£33,850,506	-£35,662,997	-£37,263,600	-£38,580,935	-£41,574,878
85% AR : 15% SO	25%	-£32,464,178	-£35,917,802	-£37,733,773	-£39,337,450	-£40,657,315	-£43,657,007
85% AR : 15% SO	30%	-£34,769,248	-£37,974,307	-£39,793,760	-£41,400,511	-£42,722,905	-£45,728,347
85% AR : 15% SO	35%	-£37,063,340	-£40,020,022	-£41,842,955	-£43,452,780	-£44,777,705	-£47,788,896
85% AR : 15% SO	40%	-£39,346,453	-£42,054,947	-£43,881,361	-£45,494,260	-£46,821,714	-£49,838,656
70% AR : 30% SO	25%	-£32,104,130	-£35,563,947	-£37,397,245	-£38,997,392	-£40,322,581	-£43,334,374
70% AR : 30% SO	30%	-£34,337,192	-£37,549,682	-£39,377,925	-£40,982,440	-£42,321,224	-£45,341,188

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£11,736,484	-£16,435,768	-£18,234,335	-£19,822,643	-£21,129,858	-£24,100,801
85% AR : 15% SO	10%	-£16,445,436	-£20,645,890	-£22,451,419	-£24,045,874	-£25,358,149	-£28,340,592
85% AR : 15% SO	15%	-£18,783,443	-£22,734,765	-£24,543,775	-£26,141,305	-£27,458,110	-£30,444,302
85% AR : 15% SO	20%	-£21,110,472	-£24,812,850	-£26,625,342	-£28,225,944	-£29,543,280	-£32,537,222
85% AR : 15% SO	25%	-£23,426,522	-£26,890,146	-£28,696,118	-£30,299,794	-£31,619,059	-£34,619,352
85% AR : 15% SO	30%	-£25,731,583	-£28,936,651	-£30,756,104	-£32,362,855	-£33,685,249	-£36,690,691
85% AR : 15% SO	35%	-£28,025,684	-£30,982,366	-£32,805,299	-£34,415,124	-£35,740,049	-£38,751,240
85% AR : 15% SO	40%	-£30,308,797	-£33,017,291	-£34,843,706	-£36,456,604	-£37,784,058	-£40,801,000
70% AR : 30% SO	25%	-£23,066,474	-£26,526,291	-£28,349,589	-£29,959,737	-£31,284,925	-£34,296,718
70% AR : 30% SO	30%	-£25,299,536	-£28,512,026	-£30,340,269	-£31,954,784	-£33,283,568	-£36,303,532

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£11,365,055	-£16,064,339	-£17,862,906	-£19,451,214	-£20,758,429	-£23,729,372
85% AR : 15% SO	10%	-£16,074,008	-£20,274,461	-£22,079,990	-£23,674,445	-£24,986,720	-£27,969,163
85% AR : 15% SO	15%	-£18,412,015	-£22,363,336	-£24,172,347	-£25,769,876	-£27,084,681	-£30,072,873
85% AR : 15% SO	20%	-£20,739,044	-£24,441,422	-£26,253,913	-£27,854,516	-£29,171,851	-£32,165,793
85% AR : 15% SO	25%	-£23,065,093	-£26,508,718	-£28,324,689	-£29,928,366	-£31,248,231	-£34,247,923
85% AR : 15% SO	30%	-£25,360,164	-£28,565,222	-£30,384,676	-£31,991,427	-£33,313,821	-£36,319,283
85% AR : 15% SO	35%	-£27,654,256	-£30,610,938	-£32,433,871	-£34,043,696	-£35,368,620	-£38,379,812
85% AR : 15% SO	40%	-£29,937,369	-£32,645,862	-£34,472,277	-£36,085,176	-£37,412,030	-£40,429,571
70% AR : 30% SO	25%	-£22,695,046	-£26,154,863	-£27,978,160	-£29,568,308	-£30,913,497	-£33,925,290
70% AR : 30% SO	30%	-£24,928,107	-£28,140,588	-£29,968,841	-£31,563,356	-£32,912,139	-£35,932,104

HARLOW
Local Plan Viability Testing 2018

T8 - 1000 Flats & Houses

Value Area
CM18, CM19, CM20

No Units 1000
Site Area 3.57 Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£42,780,979	£37,705,203	£36,027,697	£34,454,718	£31,967,469	£29,020,973
85% AR : 15% SO	10%	£35,181,721	£30,480,899	£28,766,864	£27,178,467	£24,645,354	£21,619,569
85% AR : 15% SO	15%	£31,355,982	£26,800,546	£25,089,983	£23,482,243	£20,905,649	£17,804,113
85% AR : 15% SO	20%	£27,501,241	£23,098,338	£21,360,259	£19,723,579	£17,080,297	£13,860,264
85% AR : 15% SO	25%	£23,606,567	£19,338,703	£17,555,995	£15,872,441	£13,122,349	£9,721,128
85% AR : 15% SO	30%	£19,650,562	£15,488,141	£13,636,638	£11,874,676	£8,959,966	£5,465,456
85% AR : 15% SO	35%	£15,598,768	£11,493,194	£9,526,862	£7,667,159	£4,670,799	£1,093,207
85% AR : 15% SO	40%	£11,381,556	£7,276,765	£5,233,749	£3,328,288	£253,408	£-3,406,191
70% AR : 30% SO	25%	£24,055,489	£19,803,176	£18,026,511	£16,350,395	£13,613,745	£10,231,009
70% AR : 30% SO	30%	£20,203,594	£16,067,816	£14,228,549	£12,481,644	£9,585,732	£6,097,132

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,088,454	£-2,987,322	£-4,664,828	£-6,237,807	£-8,725,056	£-11,671,552
85% AR : 15% SO	10%	£-5,510,804	£-10,231,626	£-11,925,661	£-13,514,058	£-16,047,171	£-19,072,956
85% AR : 15% SO	15%	£-9,336,543	£-13,891,979	£-15,602,542	£-17,210,282	£-19,786,876	£-22,888,412
85% AR : 15% SO	20%	£-13,191,284	£-17,594,187	£-19,332,266	£-20,968,946	£-23,612,228	£-26,832,261
85% AR : 15% SO	25%	£-17,085,958	£-21,353,822	£-23,136,530	£-24,820,084	£-27,570,176	£-30,971,397
85% AR : 15% SO	30%	£-21,041,963	£-25,204,384	£-27,055,887	£-28,817,849	£-31,732,559	£-35,227,069
85% AR : 15% SO	35%	£-25,093,757	£-29,199,331	£-31,165,663	£-33,025,366	£-36,021,726	£-39,599,318
85% AR : 15% SO	40%	£-29,310,969	£-33,415,760	£-35,458,776	£-37,364,237	£-40,439,117	£-44,098,716
70% AR : 30% SO	25%	£-16,637,036	£-20,889,349	£-22,666,014	£-24,342,130	£-27,078,780	£-30,461,516
70% AR : 30% SO	30%	£-20,488,931	£-24,624,709	£-26,463,976	£-28,210,881	£-31,106,793	£-34,595,393

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£31,031,487	£25,955,711	£24,278,204	£22,705,225	£20,217,976	£17,271,480
85% AR : 15% SO	10%	£23,432,228	£18,711,406	£17,017,371	£15,428,974	£12,895,861	£9,870,076
85% AR : 15% SO	15%	£19,606,489	£15,051,053	£13,340,490	£11,732,750	£9,156,156	£6,054,620
85% AR : 15% SO	20%	£15,751,748	£11,348,845	£9,610,766	£7,974,086	£5,330,805	£2,110,771
85% AR : 15% SO	25%	£11,857,075	£7,589,210	£5,806,502	£4,122,948	£1,372,857	£-2,028,364
85% AR : 15% SO	30%	£7,901,069	£3,738,649	£1,887,145	£125,183	£-2,789,527	£-5,284,036
85% AR : 15% SO	35%	£3,849,275	£-296,299	£-2,222,630	£-4,082,333	£-7,078,694	£-10,656,286
85% AR : 15% SO	40%	£-967,937	£-4,472,728	£-6,515,743	£-8,421,205	£-11,496,085	£-15,155,684
70% AR : 30% SO	25%	£12,305,996	£8,053,683	£6,277,018	£4,600,903	£1,864,252	£-1,518,484
70% AR : 30% SO	30%	£8,454,101	£4,318,323	£2,479,056	£732,151	£-2,163,761	£-5,652,361

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£41,459,651	£36,383,775	£34,706,268	£33,133,289	£30,646,041	£27,699,544
85% AR : 15% SO	10%	£33,860,292	£29,139,470	£27,445,435	£25,857,039	£23,323,925	£20,298,140
85% AR : 15% SO	15%	£30,463,125	£25,479,117	£23,768,554	£22,160,814	£19,584,221	£16,482,685
85% AR : 15% SO	20%	£26,179,813	£21,776,909	£20,038,830	£18,402,150	£15,758,869	£12,538,836
85% AR : 15% SO	25%	£22,285,139	£18,017,275	£16,234,566	£14,551,012	£11,800,921	£8,399,700
85% AR : 15% SO	30%	£18,329,134	£14,166,713	£12,315,210	£10,553,247	£7,638,537	£4,144,028
85% AR : 15% SO	35%	£14,277,340	£10,171,766	£8,205,434	£6,345,731	£3,349,371	£-228,221
85% AR : 15% SO	40%	£10,060,127	£5,955,336	£3,912,321	£2,006,859	£-1,068,020	£-4,727,620
70% AR : 30% SO	25%	£22,734,061	£18,481,747	£16,705,082	£15,028,967	£12,292,317	£9,909,581
70% AR : 30% SO	30%	£18,882,166	£14,746,387	£12,907,120	£11,160,215	£8,264,303	£4,775,703

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£41,888,122	£36,812,346	£35,134,840	£33,561,861	£31,074,612	£28,128,116
85% AR : 15% SO	10%	£34,288,864	£29,568,042	£27,874,006	£26,285,610	£23,752,497	£20,726,712
85% AR : 15% SO	15%	£30,463,125	£25,907,688	£24,197,126	£22,589,386	£20,012,792	£16,911,256
85% AR : 15% SO	20%	£26,608,384	£22,205,481	£20,467,401	£18,830,721	£16,187,440	£12,967,407
85% AR : 15% SO	25%	£22,713,710	£18,445,846	£16,663,137	£14,979,584	£12,229,492	£8,828,271
85% AR : 15% SO	30%	£18,757,705	£14,595,284	£12,743,781	£10,981,819	£8,067,109	£4,572,599
85% AR : 15% SO	35%	£14,705,911	£10,600,337	£8,634,005	£6,774,302	£3,777,942	£2,000,350
85% AR : 15% SO	40%	£10,488,699	£6,383,908	£4,340,892	£2,435,431	£-639,449	£-4,289,048
70% AR : 30% SO	25%	£23,162,632	£18,910,319	£17,133,654	£15,457,538	£12,720,888	£9,338,152
70% AR : 30% SO	30%	£19,310,737	£15,174,959	£13,335,692	£11,588,787	£8,692,875	£5,204,275

HARLOW
Local Plan Viability Testing 2018

T8 - 1000 Flats & Houses

Value Area	CM17
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No Units	1000
Site Area	3.57 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£51,045,969	£44,433,381	£42,783,541	£41,238,101	£38,800,137	£35,928,571
85% AR : 15% SO	10%	£42,696,023	£36,587,157	£34,930,196	£33,382,339	£30,922,217	£28,012,856
85% AR : 15% SO	15%	£38,503,147	£32,635,540	£30,968,602	£29,411,244	£26,932,647	£23,982,081
85% AR : 15% SO	20%	£34,290,927	£28,657,427	£26,974,705	£25,401,540	£22,885,480	£19,873,338
85% AR : 15% SO	25%	£30,053,665	£24,635,119	£22,929,320	£21,330,190	£18,756,896	£15,645,216
85% AR : 15% SO	30%	£25,778,360	£20,555,459	£18,808,801	£17,168,724	£14,500,570	£11,223,033
85% AR : 15% SO	35%	£21,446,260	£16,383,160	£14,573,838	£12,861,662	£10,032,322	£6,598,573
85% AR : 15% SO	40%	£17,019,803	£12,060,865	£10,143,301	£8,312,733	£5,365,820	£1,843,597
70% AR : 30% SO	25%	£30,486,103	£25,083,011	£23,377,876	£21,783,132	£19,212,907	£16,112,039
70% AR : 30% SO	30%	£26,307,345	£21,106,143	£19,365,683	£17,730,783	£15,075,695	£11,823,923

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£10,353,444	£3,740,856	£2,091,016	£545,576	£-1,892,388	£-4,763,954
85% AR : 15% SO	10%	£2,003,498	£-4,105,368	£-5,762,329	£-7,310,186	£-9,770,308	£-12,679,669
85% AR : 15% SO	15%	£-2,189,378	£-8,056,985	£-9,723,923	£-11,281,281	£-13,759,878	£-16,710,444
85% AR : 15% SO	20%	£-6,401,598	£-12,035,098	£-13,717,820	£-15,290,985	£-17,807,045	£-20,819,187
85% AR : 15% SO	25%	£-10,638,860	£-16,057,406	£-17,783,205	£-19,362,335	£-21,935,629	£-25,047,309
85% AR : 15% SO	30%	£-14,914,165	£-20,137,066	£-21,883,724	£-23,523,801	£-26,191,955	£-29,469,492
85% AR : 15% SO	35%	£-19,246,265	£-24,309,365	£-26,118,887	£-27,830,863	£-30,660,203	£-34,093,952
85% AR : 15% SO	40%	£-23,672,722	£-28,631,660	£-30,549,224	£-32,379,792	£-35,328,705	£-38,848,928
70% AR : 30% SO	25%	£-10,206,422	£-15,609,514	£-17,314,649	£-18,909,393	£-21,479,618	£-24,580,486
70% AR : 30% SO	30%	£-14,385,180	£-19,586,392	£-21,326,842	£-22,961,742	£-25,616,830	£-28,868,602

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£39,296,476	£32,683,888	£31,034,048	£29,488,608	£27,050,644	£24,179,078
85% AR : 15% SO	10%	£30,946,530	£24,837,664	£23,180,703	£21,632,846	£19,172,725	£16,263,363
85% AR : 15% SO	15%	£26,753,654	£20,886,047	£19,219,109	£17,661,751	£15,183,154	£12,232,588
85% AR : 15% SO	20%	£22,541,434	£16,907,934	£15,225,212	£13,652,047	£11,135,987	£8,123,845
85% AR : 15% SO	25%	£18,304,172	£12,895,626	£11,179,827	£9,580,697	£7,007,403	£3,895,723
85% AR : 15% SO	30%	£14,028,867	£8,805,966	£7,059,308	£5,419,231	£2,751,077	£-556,469
85% AR : 15% SO	35%	£9,696,767	£4,633,667	£2,824,346	£1,112,169	£-1,717,171	£-5,150,920
85% AR : 15% SO	40%	£5,270,310	£311,372	£-1,606,192	£-3,436,759	£-6,383,673	£-9,905,895
70% AR : 30% SO	25%	£18,736,610	£13,333,518	£11,628,383	£10,033,639	£7,463,414	£4,362,547
70% AR : 30% SO	30%	£14,557,852	£9,356,650	£7,616,190	£5,981,290	£3,326,202	£74,430

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£49,724,540	£43,111,952	£41,462,112	£39,916,673	£37,478,708	£34,607,142
85% AR : 15% SO	10%	£41,374,595	£35,265,728	£33,608,788	£32,060,910	£29,600,789	£26,691,428
85% AR : 15% SO	15%	£37,181,718	£31,314,111	£29,647,174	£28,089,815	£25,611,218	£22,660,653
85% AR : 15% SO	20%	£32,969,499	£27,335,999	£25,653,277	£24,080,111	£21,564,052	£18,551,910
85% AR : 15% SO	25%	£28,732,236	£23,313,690	£21,607,891	£20,008,762	£17,435,467	£14,323,788
85% AR : 15% SO	30%	£24,456,932	£19,234,030	£17,487,373	£15,847,296	£13,179,142	£9,901,605
85% AR : 15% SO	35%	£20,124,831	£15,061,731	£13,252,410	£11,540,233	£8,710,893	£5,277,144
85% AR : 15% SO	40%	£15,698,374	£10,739,436	£8,821,872	£6,991,305	£4,044,391	£522,169
70% AR : 30% SO	25%	£29,164,674	£23,761,582	£22,056,447	£20,461,703	£17,891,478	£14,790,611
70% AR : 30% SO	30%	£24,985,916	£19,784,714	£18,044,254	£16,409,355	£13,754,267	£10,502,495

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£50,153,112	£43,540,524	£41,890,684	£40,345,244	£37,907,279	£35,035,713
85% AR : 15% SO	10%	£41,803,166	£35,694,300	£34,037,339	£32,489,482	£30,029,360	£27,119,999
85% AR : 15% SO	15%	£37,610,290	£31,742,683	£30,075,745	£28,518,386	£26,039,790	£23,089,224
85% AR : 15% SO	20%	£33,398,070	£27,764,570	£26,081,848	£24,508,683	£21,992,623	£18,980,481
85% AR : 15% SO	25%	£29,160,808	£23,742,262	£22,036,463	£20,437,333	£17,864,039	£14,752,359
85% AR : 15% SO	30%	£24,885,503	£19,662,602	£17,915,944	£16,275,667	£13,607,713	£10,330,176
85% AR : 15% SO	35%	£20,553,403	£15,490,303	£13,680,981	£11,968,805	£9,139,464	£5,705,716
85% AR : 15% SO	40%	£16,126,946	£11,168,007	£9,250,444	£7,419,876	£4,472,963	£950,740
70% AR : 30% SO	25%	£29,593,246	£24,190,153	£22,485,018	£20,890,275	£18,320,050	£15,219,182
70% AR : 30% SO	30%	£25,414,488	£20,213,285	£18,472,826	£16,837,926	£14,182,838	£10,931,066

HARLOW
Local Plan Viability Testing 2018

T9 - 2000 Flats & Houses

Value Area
CM18, CM19, CM20

No Units 2000
Site Area 3.17 Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£55,205,534	£47,465,749	£45,165,997	£43,050,943	£39,470,646	£35,408,634
85% AR : 15% SO	10%	£44,839,761	£37,492,699	£35,134,992	£32,959,002	£29,237,033	£24,942,491
85% AR : 15% SO	15%	£39,593,524	£32,401,549	£29,988,941	£27,758,017	£23,902,818	£19,387,290
85% AR : 15% SO	20%	£34,281,419	£27,193,718	£24,699,549	£22,380,546	£18,314,948	£13,428,362
85% AR : 15% SO	25%	£28,866,515	£21,814,082	£19,189,596	£16,722,831	£12,293,193	£6,846,844
85% AR : 15% SO	30%	£23,294,345	£16,154,731	£13,306,935	£10,574,515	£5,633,157	£1,011,539
85% AR : 15% SO	35%	£17,454,297	£9,987,201	£6,769,916	£3,780,912	£1,425,836	£-7,295,618
85% AR : 15% SO	40%	£11,104,350	£3,156,660	£-268,179	£-3,400,856	£-8,661,891	£-14,481,622
70% AR : 30% SO	25%	£29,524,023	£22,532,943	£19,928,374	£17,485,934	£13,118,026	£7,732,506
70% AR : 30% SO	30%	£24,119,692	£17,084,415	£14,281,505	£11,604,089	£6,717,063	£1,012,743

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£19,034,401	£11,294,616	£8,994,864	£6,879,810	£3,299,512	£-762,499
85% AR : 15% SO	10%	£8,668,628	£1,321,566	£-1,036,141	£-3,212,131	£-6,934,100	£-11,228,642
85% AR : 15% SO	15%	£3,422,390	£-3,769,585	£-6,182,192	£-8,413,116	£-12,268,315	£-16,783,843
85% AR : 15% SO	20%	£-1,889,714	£-8,977,416	£-11,471,584	£-13,790,588	£-17,856,185	£-22,742,771
85% AR : 15% SO	25%	£-7,304,618	£-14,357,051	£-16,981,537	£-19,448,302	£-23,877,940	£-29,322,289
85% AR : 15% SO	30%	£-12,876,788	£-20,916,403	£-22,864,198	£-25,596,619	£-30,537,976	£-36,272,673
85% AR : 15% SO	35%	£-18,716,836	£-26,173,932	£-29,401,217	£-32,390,222	£-37,956,970	£-43,466,751
85% AR : 15% SO	40%	£-25,066,783	£-33,014,473	£-36,439,312	£-39,671,689	£-44,893,026	£-50,656,765
70% AR : 30% SO	25%	£-6,647,111	£-13,638,190	£-16,242,759	£-18,685,199	£-23,053,108	£-28,438,628
70% AR : 30% SO	30%	£-12,051,442	£-19,086,738	£-21,859,629	£-24,567,044	£-29,454,070	£-36,158,390

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£44,761,540	£37,021,756	£34,722,004	£32,606,949	£29,026,652	£24,964,640
85% AR : 15% SO	10%	£34,395,767	£27,048,705	£24,690,999	£22,515,008	£18,793,040	£14,498,497
85% AR : 15% SO	15%	£29,149,530	£21,957,555	£19,544,948	£17,314,023	£13,458,825	£8,943,296
85% AR : 15% SO	20%	£23,837,426	£16,749,724	£14,255,556	£11,936,652	£7,870,955	£2,984,368
85% AR : 15% SO	25%	£18,422,522	£11,370,089	£8,745,603	£6,278,838	£1,849,199	£-3,586,149
85% AR : 15% SO	30%	£12,850,352	£5,710,737	£2,862,942	£130,521	£-4,810,836	£-10,545,533
85% AR : 15% SO	35%	£7,010,303	£-446,793	£-3,674,077	£-6,663,062	£-11,869,830	£-17,739,612
85% AR : 15% SO	40%	£-660,356	£-7,287,334	£-10,712,173	£-13,844,650	£-19,105,886	£-24,925,616
70% AR : 30% SO	25%	£19,080,029	£12,088,949	£9,484,380	£7,041,941	£2,674,032	£-2,711,488
70% AR : 30% SO	30%	£13,675,698	£6,640,422	£3,837,511	£1,160,095	£-3,726,931	£-9,431,250

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£54,030,931	£46,291,146	£43,991,394	£41,876,340	£38,296,042	£34,234,031
85% AR : 15% SO	10%	£43,665,158	£36,318,096	£33,960,389	£31,784,399	£28,062,430	£23,767,868
85% AR : 15% SO	15%	£38,419,920	£31,228,946	£28,614,338	£26,593,414	£22,728,215	£18,212,667
85% AR : 15% SO	20%	£33,106,816	£26,019,114	£23,524,946	£21,205,943	£17,140,345	£12,253,759
85% AR : 15% SO	25%	£27,691,912	£20,639,479	£18,014,993	£15,548,228	£11,118,590	£5,674,241
85% AR : 15% SO	30%	£22,119,742	£14,980,128	£12,132,332	£9,399,911	£4,458,554	£-1,276,142
85% AR : 15% SO	35%	£16,279,694	£8,822,598	£5,595,313	£2,606,309	£-2,600,440	£-8,470,221
85% AR : 15% SO	40%	£9,929,747	£1,982,057	£-1,442,782	£-4,575,459	£-9,836,495	£-15,656,225
70% AR : 30% SO	25%	£28,349,419	£21,358,340	£18,753,771	£16,311,331	£11,943,423	£6,557,902
70% AR : 30% SO	30%	£22,945,088	£15,909,812	£13,106,901	£10,429,486	£5,542,460	£-161,860

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£54,411,883	£46,672,098	£44,372,346	£42,257,292	£38,676,995	£34,614,983
85% AR : 15% SO	10%	£44,046,110	£36,699,048	£34,341,342	£32,165,351	£28,443,383	£24,148,840
85% AR : 15% SO	15%	£38,799,873	£31,607,898	£29,195,290	£26,964,366	£23,109,168	£18,593,639
85% AR : 15% SO	20%	£33,487,768	£26,400,057	£23,905,899	£21,586,895	£17,521,298	£12,634,711
85% AR : 15% SO	25%	£28,072,865	£21,020,432	£18,395,946	£15,929,181	£11,499,542	£6,055,194
85% AR : 15% SO	30%	£22,500,695	£15,361,080	£12,513,285	£9,780,884	£4,839,507	£-895,190
85% AR : 15% SO	35%	£16,660,646	£9,203,550	£5,976,266	£2,987,261	£-2,219,487	£-8,089,269
85% AR : 15% SO	40%	£10,310,699	£2,363,009	£-1,061,830	£-4,194,507	£-9,455,542	£-15,275,273
70% AR : 30% SO	25%	£28,730,372	£21,739,292	£19,134,723	£16,692,283	£12,324,375	£8,938,855
70% AR : 30% SO	30%	£23,326,041	£16,290,764	£13,487,854	£10,810,438	£5,923,412	£219,093

HARLOW
Local Plan Viability Testing 2018

T9 - 2000 Flats & Houses

Value Area	CM17
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No Units	2000
Site Area	3.17 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£66,630,948	£56,631,995	£54,378,121	£52,311,627	£48,832,991	£44,917,539
85% AR : 15% SO	10%	£55,274,034	£45,891,798	£43,605,712	£41,510,640	£37,954,941	£33,914,867
85% AR : 15% SO	15%	£49,553,272	£40,447,254	£38,131,467	£36,004,296	£32,377,438	£28,220,750
85% AR : 15% SO	20%	£43,792,645	£34,927,184	£32,561,796	£30,387,370	£26,646,802	£22,310,401
85% AR : 15% SO	25%	£37,970,634	£29,292,691	£26,854,860	£24,602,467	£20,680,331	£16,038,068
85% AR : 15% SO	30%	£32,057,993	£23,485,496	£20,931,179	£18,547,934	£14,313,710	£9,121,447
85% AR : 15% SO	35%	£26,000,808	£17,397,230	£14,637,197	£12,018,240	£7,237,609	£1,634,439
85% AR : 15% SO	40%	£19,696,046	£10,798,063	£7,651,793	£4,719,272	£394,088	£-213,817
70% AR : 30% SO	25%	£38,594,802	£29,965,208	£27,536,303	£25,294,710	£21,397,139	£16,797,917
70% AR : 30% SO	30%	£32,826,959	£24,332,366	£21,797,288	£19,436,770	£15,259,007	£10,163,637

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£30,459,815	£20,460,861	£18,206,988	£16,140,494	£12,861,858	£8,746,406
85% AR : 15% SO	10%	£19,102,900	£9,720,665	£7,434,579	£5,339,507	£1,783,808	£-2,256,267
85% AR : 15% SO	15%	£13,382,139	£4,276,120	£1,960,334	£-166,837	£-793,695	£-7,950,383
85% AR : 15% SO	20%	£7,621,511	£-1,243,949	£-3,609,338	£-5,783,763	£-9,524,331	£-13,860,732
85% AR : 15% SO	25%	£1,799,501	£-6,878,442	£-9,316,273	£-11,568,667	£-15,490,802	£-20,133,086
85% AR : 15% SO	30%	£-4,113,141	£-12,685,637	£-15,239,954	£-17,623,199	£-21,857,423	£-27,049,687
85% AR : 15% SO	35%	£-10,170,325	£-18,773,993	£-21,533,935	£-24,152,893	£-28,933,525	£-34,538,695
85% AR : 15% SO	40%	£-16,476,987	£-25,373,070	£-28,519,341	£-31,451,862	£-36,568,221	£-43,809,555
70% AR : 30% SO	25%	£2,423,669	£-6,205,925	£-8,634,831	£-10,876,424	£-14,773,994	£-19,373,216
70% AR : 30% SO	30%	£-3,344,174	£-11,838,768	£-14,373,845	£-16,734,363	£-20,912,127	£-26,007,497

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£56,186,955	£46,188,001	£43,934,128	£41,867,633	£38,388,998	£34,473,546
85% AR : 15% SO	10%	£44,830,040	£35,447,805	£33,161,719	£31,066,647	£27,510,948	£23,470,873
85% AR : 15% SO	15%	£39,109,279	£30,003,260	£27,687,473	£25,560,302	£21,933,444	£17,776,756
85% AR : 15% SO	20%	£33,348,651	£24,483,190	£22,117,802	£19,943,377	£16,202,808	£11,866,407
85% AR : 15% SO	25%	£27,526,641	£18,848,698	£16,410,866	£14,158,473	£10,236,337	£5,594,074
85% AR : 15% SO	30%	£21,613,999	£13,041,503	£10,487,186	£8,103,941	£3,869,716	£-1,322,947
85% AR : 15% SO	35%	£15,556,814	£8,953,237	£4,193,203	£1,574,246	£-3,206,348	£-8,909,555
85% AR : 15% SO	40%	£9,252,052	£3,564,069	£-2,792,201	£-5,724,722	£-10,838,081	£-16,657,811
70% AR : 30% SO	25%	£28,150,808	£19,521,215	£17,092,309	£14,850,716	£10,953,145	£8,353,923
70% AR : 30% SO	30%	£22,382,966	£13,888,372	£11,353,295	£8,992,777	£4,815,013	£-280,357

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£65,456,345	£55,457,392	£53,203,518	£51,137,024	£47,658,388	£43,742,936
85% AR : 15% SO	10%	£54,099,430	£44,717,195	£42,431,109	£40,336,037	£36,780,338	£32,740,263
85% AR : 15% SO	15%	£48,378,669	£39,272,650	£36,956,864	£34,829,693	£31,202,835	£27,046,147
85% AR : 15% SO	20%	£42,618,042	£33,752,581	£31,387,193	£29,212,767	£25,472,199	£21,135,798
85% AR : 15% SO	25%	£36,796,031	£28,118,088	£25,680,257	£23,427,864	£19,505,728	£14,863,464
85% AR : 15% SO	30%	£30,883,389	£22,310,893	£19,756,576	£17,373,331	£13,139,107	£7,946,844
85% AR : 15% SO	35%	£24,826,205	£16,223,627	£13,462,594	£10,843,637	£6,063,005	£459,836
85% AR : 15% SO	40%	£18,521,443	£9,623,460	£6,477,190	£3,544,668	£-1,568,691	£-7,388,420
70% AR : 30% SO	25%	£37,420,199	£28,790,605	£26,361,699	£24,120,106	£20,222,536	£15,623,314
70% AR : 30% SO	30%	£31,652,356	£23,157,762	£20,622,685	£18,262,167	£14,084,403	£8,989,033

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£65,837,297	£55,838,344	£53,584,470	£51,517,976	£48,039,340	£44,123,888
85% AR : 15% SO	10%	£54,480,383	£45,098,148	£42,812,062	£40,716,989	£37,161,290	£33,121,216
85% AR : 15% SO	15%	£48,759,622	£39,653,603	£37,337,816	£35,210,645	£31,583,787	£27,427,099
85% AR : 15% SO	20%	£42,998,994	£34,133,533	£31,768,145	£29,593,719	£25,853,151	£21,516,750
85% AR : 15% SO	25%	£37,176,983	£28,490,041	£26,061,209	£23,808,816	£19,886,680	£15,244,417
85% AR : 15% SO	30%	£31,284,342	£22,691,845	£20,137,528	£17,754,283	£13,520,059	£8,327,796
85% AR : 15% SO	35%	£25,207,157	£16,603,579	£13,843,546	£11,224,589	£6,443,958	£840,788
85% AR : 15% SO	40%	£18,902,395	£10,004,412	£6,858,142	£3,925,621	£-1,187,738	£-7,007,468
70% AR : 30% SO	25%	£37,801,151	£29,171,557	£26,742,652	£24,501,059	£20,603,488	£16,004,266
70% AR : 30% SO	30%	£32,033,308	£23,538,715	£21,003,637	£18,643,119	£14,465,356	£9,369,986

Appendix 10 - Local Plan Sensitivity Analysis (- 5% values)

HARLOW
Local Plan Viability Testing 2018

T1 - 10 Houses

Value Area	CM18, CM19, CM20
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No Units	10
Site Area	0.1 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£795,522	£716,000	£686,272	£657,879	£657,879	£606,897
85% AR : 15% SO	10%	£717,239	£644,553	£614,583	£585,960	£585,960	£534,562
85% AR : 15% SO	15%	£678,098	£608,830	£578,738	£550,000	£550,000	£498,394
85% AR : 15% SO	20%	£638,957	£573,107	£542,895	£514,040	£514,040	£462,227
85% AR : 15% SO	25%	£599,816	£537,384	£507,050	£478,081	£478,081	£426,060
85% AR : 15% SO	30%	£560,674	£501,660	£471,206	£442,120	£442,120	£389,893
85% AR : 15% SO	35%	£521,533	£465,938	£435,361	£406,161	£406,161	£353,726
85% AR : 15% SO	40%	£482,393	£430,214	£399,518	£370,202	£370,202	£317,559
70% AR : 30% SO	25%	£614,305	£551,623	£521,289	£492,320	£492,320	£440,299
70% AR : 30% SO	30%	£578,061	£518,747	£488,292	£459,208	£459,208	£406,979

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£343,869	£423,390	£453,119	£481,511	£481,511	£532,494
85% AR : 15% SO	10%	£422,152	£494,838	£524,808	£553,430	£553,430	£604,828
85% AR : 15% SO	15%	£461,293	£530,560	£560,853	£589,391	£589,391	£640,996
85% AR : 15% SO	20%	£500,434	£566,284	£596,496	£625,350	£625,350	£677,164
85% AR : 15% SO	25%	£539,574	£602,007	£632,340	£661,310	£661,310	£713,331
85% AR : 15% SO	30%	£578,716	£637,730	£668,185	£697,270	£697,270	£749,498
85% AR : 15% SO	35%	£617,857	£673,453	£704,029	£733,230	£733,230	£785,665
85% AR : 15% SO	40%	£656,998	£709,177	£739,873	£769,189	£769,189	£821,832
70% AR : 30% SO	25%	£525,086	£587,768	£618,102	£647,071	£647,071	£699,092
70% AR : 30% SO	30%	£561,330	£620,644	£651,098	£680,183	£680,183	£732,411

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£466,536	£387,015	£357,286	£328,893	£328,893	£277,911
85% AR : 15% SO	10%	£388,253	£315,567	£285,597	£256,975	£256,975	£205,577
85% AR : 15% SO	15%	£349,112	£279,845	£249,752	£221,014	£221,014	£169,408
85% AR : 15% SO	20%	£309,971	£244,121	£213,909	£185,055	£185,055	£133,241
85% AR : 15% SO	25%	£270,830	£208,398	£178,064	£149,095	£149,095	£97,074
85% AR : 15% SO	30%	£231,689	£172,675	£142,220	£113,135	£113,135	£60,907
85% AR : 15% SO	35%	£192,548	£136,952	£106,375	£77,175	£77,175	£24,740
85% AR : 15% SO	40%	£153,407	£101,228	£70,532	£41,216	£41,216	£(11,427)
70% AR : 30% SO	25%	£285,319	£222,637	£192,303	£163,334	£163,334	£111,313
70% AR : 30% SO	30%	£249,075	£189,761	£159,306	£130,222	£130,222	£77,994

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£758,522	£679,000	£649,272	£620,879	£620,879	£569,897
85% AR : 15% SO	10%	£680,239	£607,553	£577,583	£548,960	£548,960	£497,562
85% AR : 15% SO	15%	£641,098	£571,830	£541,738	£513,000	£513,000	£461,394
85% AR : 15% SO	20%	£601,957	£536,107	£505,895	£477,040	£477,040	£425,227
85% AR : 15% SO	25%	£562,816	£500,384	£470,050	£441,081	£441,081	£389,060
85% AR : 15% SO	30%	£523,674	£464,660	£434,206	£405,120	£405,120	£352,893
85% AR : 15% SO	35%	£484,533	£428,938	£398,361	£369,161	£369,161	£316,726
85% AR : 15% SO	40%	£445,393	£393,214	£362,518	£333,202	£333,202	£280,559
70% AR : 30% SO	25%	£577,305	£514,623	£484,289	£455,320	£455,320	£403,299
70% AR : 30% SO	30%	£541,061	£481,747	£451,292	£422,208	£422,208	£369,979

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£770,522	£691,000	£661,272	£632,879	£632,879	£581,897
85% AR : 15% SO	10%	£692,239	£619,553	£589,583	£560,960	£560,960	£509,562
85% AR : 15% SO	15%	£653,098	£583,830	£553,738	£525,000	£525,000	£473,394
85% AR : 15% SO	20%	£613,957	£548,107	£517,895	£489,040	£489,040	£437,227
85% AR : 15% SO	25%	£574,816	£512,384	£482,050	£453,081	£453,081	£401,060
85% AR : 15% SO	30%	£535,674	£476,660	£446,206	£417,120	£417,120	£364,893
85% AR : 15% SO	35%	£496,533	£440,938	£410,361	£381,161	£381,161	£328,726
85% AR : 15% SO	40%	£457,393	£405,214	£374,518	£345,202	£345,202	£292,559
70% AR : 30% SO	25%	£589,305	£526,623	£496,289	£467,320	£467,320	£415,299
70% AR : 30% SO	30%	£553,061	£493,747	£463,292	£434,208	£434,208	£381,979

HARLOW
Local Plan Viability Testing 2018

T1 - 10 Houses

Value Area	CM17
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No Units	10
Site Area	0.1 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£932,628	£827,223	£797,494	£769,102	£769,102	£718,119
85% AR : 15% SO	10%	£840,635	£744,654	£714,683	£686,060	£686,060	£634,662
85% AR : 15% SO	15%	£794,638	£703,369	£673,278	£644,540	£644,540	£592,934
85% AR : 15% SO	20%	£748,642	£662,085	£631,873	£603,018	£603,018	£551,205
85% AR : 15% SO	25%	£702,646	£620,801	£590,467	£561,497	£561,497	£509,477
85% AR : 15% SO	30%	£656,649	£579,516	£549,062	£519,977	£519,977	£467,748
85% AR : 15% SO	35%	£610,653	£538,232	£507,656	£478,455	£478,455	£426,020
85% AR : 15% SO	40%	£564,656	£496,947	£466,251	£436,935	£436,935	£384,292
70% AR : 30% SO	25%	£717,134	£635,040	£604,706	£575,736	£575,736	£523,716
70% AR : 30% SO	30%	£674,035	£596,603	£566,148	£537,063	£537,063	£484,836

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£206,763	£312,168	£341,897	£370,289	£370,289	£421,272
85% AR : 15% SO	10%	£298,756	£394,737	£424,707	£453,331	£453,331	£504,729
85% AR : 15% SO	15%	£344,752	£436,022	£466,113	£494,851	£494,851	£546,457
85% AR : 15% SO	20%	£390,749	£477,306	£507,518	£536,372	£536,372	£588,186
85% AR : 15% SO	25%	£436,745	£518,590	£548,923	£577,894	£577,894	£629,914
85% AR : 15% SO	30%	£482,741	£559,874	£590,329	£619,414	£619,414	£671,643
85% AR : 15% SO	35%	£528,738	£601,159	£631,734	£660,935	£660,935	£713,371
85% AR : 15% SO	40%	£574,734	£642,443	£673,140	£702,456	£702,456	£755,099
70% AR : 30% SO	25%	£422,257	£504,351	£534,685	£563,655	£563,655	£615,675
70% AR : 30% SO	30%	£466,356	£542,788	£573,242	£602,328	£602,328	£654,955

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£603,642	£498,237	£468,508	£440,116	£440,116	£389,133
85% AR : 15% SO	10%	£511,649	£415,668	£385,697	£357,074	£357,074	£305,676
85% AR : 15% SO	15%	£465,653	£374,383	£344,292	£315,554	£315,554	£263,948
85% AR : 15% SO	20%	£419,656	£333,099	£302,887	£274,032	£274,032	£222,219
85% AR : 15% SO	25%	£373,660	£291,815	£261,481	£232,511	£232,511	£180,491
85% AR : 15% SO	30%	£327,663	£250,531	£220,076	£190,991	£190,991	£138,762
85% AR : 15% SO	35%	£281,667	£209,246	£178,671	£149,469	£149,469	£97,034
85% AR : 15% SO	40%	£235,671	£167,962	£137,265	£107,949	£107,949	£55,306
70% AR : 30% SO	25%	£388,148	£306,054	£275,720	£246,750	£246,750	£194,730
70% AR : 30% SO	30%	£345,049	£267,617	£237,163	£208,077	£208,077	£155,850

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£895,628	£790,223	£760,494	£732,102	£732,102	£681,119
85% AR : 15% SO	10%	£803,635	£707,654	£677,683	£649,060	£649,060	£597,662
85% AR : 15% SO	15%	£757,638	£666,369	£636,278	£607,540	£607,540	£555,934
85% AR : 15% SO	20%	£711,642	£625,085	£594,873	£566,018	£566,018	£514,205
85% AR : 15% SO	25%	£665,646	£583,801	£553,467	£524,497	£524,497	£472,477
85% AR : 15% SO	30%	£619,649	£542,516	£512,062	£482,977	£482,977	£430,748
85% AR : 15% SO	35%	£573,653	£501,232	£470,656	£441,455	£441,455	£389,020
85% AR : 15% SO	40%	£527,656	£459,947	£429,251	£399,935	£399,935	£347,292
70% AR : 30% SO	25%	£680,134	£598,040	£567,706	£538,736	£538,736	£486,716
70% AR : 30% SO	30%	£637,035	£559,603	£529,148	£500,063	£500,063	£447,836

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£907,628	£802,223	£772,494	£744,102	£744,102	£693,119
85% AR : 15% SO	10%	£815,635	£719,654	£689,683	£661,060	£661,060	£609,662
85% AR : 15% SO	15%	£769,638	£678,369	£648,278	£619,540	£619,540	£567,934
85% AR : 15% SO	20%	£723,642	£637,085	£606,873	£578,018	£578,018	£526,205
85% AR : 15% SO	25%	£677,646	£595,801	£565,467	£536,497	£536,497	£484,477
85% AR : 15% SO	30%	£631,649	£554,516	£524,062	£494,977	£494,977	£442,748
85% AR : 15% SO	35%	£585,653	£513,232	£482,656	£453,455	£453,455	£401,020
85% AR : 15% SO	40%	£539,656	£471,947	£441,251	£411,935	£411,935	£359,292
70% AR : 30% SO	25%	£692,134	£610,040	£579,706	£550,736	£550,736	£498,716
70% AR : 30% SO	30%	£649,035	£571,603	£541,148	£512,063	£512,063	£459,836

HARLOW
Local Plan Viability Testing 2018

T2 - 25 Flats & Houses

Value Area	CM18, CM19, CM20
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£903,871	£738,494	£665,543	£595,989	£595,989	£470,983
85% AR : 15% SO	10%	£710,970	£561,166	£488,395	£419,153	£419,153	£294,579
85% AR : 15% SO	15%	£614,948	£472,925	£400,243	£331,157	£331,157	£206,800
85% AR : 15% SO	20%	£519,214	£384,964	£312,372	£243,443	£243,443	£119,310
85% AR : 15% SO	25%	£423,765	£297,286	£224,783	£156,010	£156,010	£32,084
85% AR : 15% SO	30%	£328,604	£209,888	£137,475	£68,859	£68,859	£-55,749
85% AR : 15% SO	35%	£233,728	£122,772	£50,449	£-18,305	£-18,305	£-143,820
85% AR : 15% SO	40%	£139,139	£35,938	£-36,889	£-106,310	£-106,310	£-231,605
70% AR : 30% SO	25%	£444,502	£317,665	£244,883	£175,850	£175,850	£51,450
70% AR : 30% SO	30%	£353,480	£234,336	£161,588	£92,659	£92,659	£-32,136

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£90,021	£-75,356	£-148,307	£-217,862	£-217,862	£-342,868
85% AR : 15% SO	10%	£-102,880	£-252,584	£-325,456	£-394,698	£-394,698	£-519,271
85% AR : 15% SO	15%	£-199,902	£-340,925	£-413,008	£-482,094	£-482,094	£-607,051
85% AR : 15% SO	20%	£-294,637	£-428,986	£-501,479	£-570,408	£-570,408	£-694,549
85% AR : 15% SO	25%	£-390,085	£-516,964	£-589,067	£-657,841	£-657,841	£-781,767
85% AR : 15% SO	30%	£-485,246	£-603,962	£-676,375	£-744,992	£-744,992	£-869,599
85% AR : 15% SO	35%	£-580,122	£-691,978	£-763,402	£-832,156	£-832,156	£-957,770
85% AR : 15% SO	40%	£-674,712	£-777,912	£-850,740	£-920,160	£-920,160	£-1,045,456
70% AR : 30% SO	25%	£-369,349	£-496,185	£-568,968	£-638,001	£-638,001	£-762,400
70% AR : 30% SO	30%	£-460,371	£-579,514	£-652,263	£-721,192	£-721,192	£-845,986

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£668,881	£503,504	£430,553	£360,999	£360,999	£235,993
85% AR : 15% SO	10%	£475,981	£326,176	£253,405	£184,163	£184,163	£59,589
85% AR : 15% SO	15%	£379,959	£237,936	£165,253	£96,167	£96,167	£-28,190
85% AR : 15% SO	20%	£284,224	£149,975	£77,382	£8,453	£8,453	£-115,689
85% AR : 15% SO	25%	£188,775	£62,297	£-10,207	£-78,980	£-78,980	£-202,906
85% AR : 15% SO	30%	£93,614	£-25,101	£-97,515	£-168,131	£-168,131	£-290,739
85% AR : 15% SO	35%	£1,262	£-112,217	£-184,541	£-253,295	£-253,295	£-378,810
85% AR : 15% SO	40%	£-95,851	£-199,051	£-271,879	£-341,299	£-341,299	£-468,595
70% AR : 30% SO	25%	£209,512	£82,675	£9,893	£-59,140	£-59,140	£-183,540
70% AR : 30% SO	30%	£118,490	£-654	£-73,402	£-142,331	£-142,331	£-267,126

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£877,443	£712,066	£639,114	£569,560	£569,560	£444,554
85% AR : 15% SO	10%	£684,542	£534,738	£461,966	£392,724	£392,724	£268,150
85% AR : 15% SO	15%	£588,520	£446,497	£373,814	£304,728	£304,728	£180,371
85% AR : 15% SO	20%	£492,785	£358,536	£285,943	£217,014	£217,014	£92,873
85% AR : 15% SO	25%	£397,337	£270,858	£198,355	£129,581	£129,581	£5,655
85% AR : 15% SO	30%	£302,175	£183,460	£111,047	£42,430	£42,430	£-82,178
85% AR : 15% SO	35%	£207,300	£96,344	£24,020	£-54,734	£-54,734	£-170,249
85% AR : 15% SO	40%	£112,710	£9,510	£-83,318	£-132,738	£-132,738	£-258,034
70% AR : 30% SO	25%	£418,073	£291,237	£218,454	£149,421	£149,421	£25,022
70% AR : 30% SO	30%	£327,051	£207,907	£135,159	£66,230	£66,230	£-58,584

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£886,014	£720,637	£647,686	£578,131	£578,131	£453,125
85% AR : 15% SO	10%	£693,113	£543,309	£470,537	£401,296	£401,296	£276,722
85% AR : 15% SO	15%	£597,091	£455,068	£382,366	£313,300	£313,300	£188,943
85% AR : 15% SO	20%	£501,357	£367,107	£294,515	£225,586	£225,586	£101,444
85% AR : 15% SO	25%	£405,908	£279,429	£206,926	£138,153	£138,153	£14,227
85% AR : 15% SO	30%	£310,747	£192,031	£119,618	£51,002	£51,002	£-73,606
85% AR : 15% SO	35%	£215,871	£104,915	£32,591	£-36,162	£-36,162	£-161,677
85% AR : 15% SO	40%	£121,281	£18,081	£-54,748	£-124,167	£-124,167	£-249,462
70% AR : 30% SO	25%	£426,645	£299,808	£227,025	£157,993	£157,993	£33,593
70% AR : 30% SO	30%	£335,623	£216,479	£143,731	£74,802	£74,802	£-48,993

HARLOW
Local Plan Viability Testing 2018

T2 - 25 Flats & Houses

Value Area CM17

No Units 25
Site Area 0.07 Ha

Sales value inflation -5%
Build cost inflation 0%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,167,069	£944,640	£871,688	£802,134	£802,134	£677,129
85% AR : 15% SO	10%	£947,848	£746,698	£673,925	£604,683	£604,683	£480,111
85% AR : 15% SO	15%	£838,667	£648,149	£575,466	£506,381	£506,381	£382,023
85% AR : 15% SO	20%	£729,772	£549,881	£477,288	£408,360	£408,360	£284,217
85% AR : 15% SO	25%	£621,164	£451,895	£379,392	£310,620	£310,620	£186,694
85% AR : 15% SO	30%	£512,842	£354,191	£281,777	£213,160	£213,160	£89,451
85% AR : 15% SO	35%	£404,807	£256,767	£184,443	£115,984	£115,984	-£7,634
85% AR : 15% SO	40%	£297,057	£159,626	£87,391	£19,088	£19,088	-£105,895
70% AR : 30% SO	25%	£641,899	£472,274	£399,492	£330,458	£330,458	£206,060
70% AR : 30% SO	30%	£537,717	£378,638	£305,890	£236,961	£236,961	£112,682

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£353,219	£130,790	£57,838	-£11,717	-£11,717	-£138,722
85% AR : 15% SO	10%	£133,998	-£67,153	-£139,925	-£209,167	-£209,167	-£353,740
85% AR : 15% SO	15%	£24,817	-£165,702	-£238,365	-£307,469	-£307,469	-£431,828
85% AR : 15% SO	20%	£94,076	-£283,969	-£336,963	-£405,491	-£405,491	-£529,633
85% AR : 15% SO	25%	-£192,687	-£361,956	-£434,459	-£503,231	-£503,231	-£627,157
85% AR : 15% SO	30%	-£301,009	-£459,860	-£532,074	-£600,890	-£600,890	-£724,400
85% AR : 15% SO	35%	-£409,044	-£557,083	-£629,407	-£697,867	-£697,867	-£821,484
85% AR : 15% SO	40%	-£516,793	-£654,224	-£726,459	-£794,763	-£794,763	-£919,745
70% AR : 30% SO	25%	-£171,951	-£341,577	-£414,358	-£483,392	-£483,392	-£607,791
70% AR : 30% SO	30%	-£276,133	-£435,212	-£507,961	-£576,889	-£576,889	-£701,168

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£932,079	£709,650	£636,698	£567,144	£567,144	£442,139
85% AR : 15% SO	10%	£712,858	£511,708	£438,935	£369,693	£369,693	£245,121
85% AR : 15% SO	15%	£603,677	£413,159	£340,476	£271,391	£271,391	£147,033
85% AR : 15% SO	20%	£494,783	£314,891	£242,298	£173,370	£173,370	£49,227
85% AR : 15% SO	25%	£386,174	£216,905	£144,402	£75,630	£75,630	-£48,296
85% AR : 15% SO	30%	£277,852	£119,201	£46,787	-£21,830	-£21,830	-£145,539
85% AR : 15% SO	35%	£169,817	£21,778	£-30,546	-£119,006	-£119,006	-£242,623
85% AR : 15% SO	40%	£62,067	-£75,364	-£147,599	-£215,902	-£215,902	-£340,885
70% AR : 30% SO	25%	£406,910	£237,284	£164,502	£95,469	£95,469	£28,930
70% AR : 30% SO	30%	£302,727	£143,648	£70,900	£1,971	£1,971	-£122,307

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,140,641	£918,212	£845,260	£775,705	£775,705	£650,700
85% AR : 15% SO	10%	£921,420	£720,269	£647,496	£578,255	£578,255	£453,682
85% AR : 15% SO	15%	£812,239	£621,720	£549,037	£479,952	£479,952	£355,594
85% AR : 15% SO	20%	£703,344	£523,453	£450,859	£381,931	£381,931	£257,789
85% AR : 15% SO	25%	£594,735	£425,466	£352,963	£284,191	£284,191	£160,265
85% AR : 15% SO	30%	£486,413	£327,762	£255,348	£186,732	£186,732	£63,022
85% AR : 15% SO	35%	£378,378	£230,339	£158,015	£89,555	£89,555	£-34,062
85% AR : 15% SO	40%	£270,628	£133,197	£60,963	-£17,341	-£17,341	-£132,323
70% AR : 30% SO	25%	£615,471	£445,845	£373,064	£304,030	£304,030	£179,631
70% AR : 30% SO	30%	£511,289	£352,210	£279,461	£210,533	£210,533	£86,254

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,149,212	£926,783	£853,831	£784,277	£784,277	£659,272
85% AR : 15% SO	10%	£929,991	£728,841	£656,068	£586,826	£586,826	£462,253
85% AR : 15% SO	15%	£820,810	£630,291	£557,609	£488,524	£488,524	£364,166
85% AR : 15% SO	20%	£711,915	£532,024	£459,431	£390,503	£390,503	£266,360
85% AR : 15% SO	25%	£603,307	£434,038	£361,535	£292,762	£292,762	£168,836
85% AR : 15% SO	30%	£494,985	£336,334	£263,919	£195,303	£195,303	£71,594
85% AR : 15% SO	35%	£386,950	£238,110	£166,586	£98,127	£98,127	-£25,491
85% AR : 15% SO	40%	£279,200	£141,769	£69,534	£1,231	£1,231	-£123,752
70% AR : 30% SO	25%	£624,042	£454,417	£381,635	£312,601	£312,601	£188,203
70% AR : 30% SO	30%	£519,860	£360,781	£288,033	£219,104	£219,104	£94,825

HARLOW
Local Plan Viability Testing 2018

T3 - 50 Flats

Value Area	CM18, CM19, CM20
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No Units	50
Site Area	0.21 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£2,036,630	£1,702,767	£1,558,613	£1,420,659	£1,420,659	£1,173,195
85% AR : 15% SO	10%	£1,632,734	£1,329,458	£1,185,716	£1,048,515	£1,048,515	£802,074
85% AR : 15% SO	15%	£1,431,020	£1,143,477	£999,943	£863,117	£863,117	£617,186
85% AR : 15% SO	20%	£1,229,763	£957,947	£814,618	£678,169	£678,169	£432,749
85% AR : 15% SO	25%	£1,028,962	£772,866	£629,743	£493,670	£493,670	£248,761
85% AR : 15% SO	30%	£828,620	£588,234	£445,317	£309,621	£309,621	£65,223
85% AR : 15% SO	35%	£628,734	£404,051	£261,341	£126,020	£126,020	£-119,794
85% AR : 15% SO	40%	£429,306	£220,318	£77,815	£-58,065	£-58,065	£-305,420
70% AR : 30% SO	25%	£1,070,054	£813,250	£669,579	£532,994	£532,994	£287,156
70% AR : 30% SO	30%	£877,912	£636,678	£493,104	£356,793	£356,793	£111,279

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£-387,606	£-721,469	£-865,622	£-1,003,577	£-1,003,577	£-1,251,040
85% AR : 15% SO	10%	£-791,501	£-1,094,778	£-1,238,519	£-1,375,721	£-1,375,721	£-1,622,162
85% AR : 15% SO	15%	£-993,216	£-1,280,759	£-1,424,293	£-1,561,119	£-1,561,119	£-1,807,049
85% AR : 15% SO	20%	£-1,194,473	£-1,466,289	£-1,609,618	£-1,746,067	£-1,746,067	£-1,991,488
85% AR : 15% SO	25%	£-1,395,274	£-1,651,370	£-1,794,493	£-1,930,566	£-1,930,566	£-2,175,474
85% AR : 15% SO	30%	£-1,595,616	£-1,836,002	£-1,978,918	£-2,114,615	£-2,114,615	£-2,359,013
85% AR : 15% SO	35%	£-1,795,501	£-2,020,184	£-2,162,895	£-2,298,215	£-2,298,215	£-2,544,029
85% AR : 15% SO	40%	£-1,994,930	£-2,203,917	£-2,346,421	£-2,482,300	£-2,482,300	£-2,729,955
70% AR : 30% SO	25%	£-1,354,182	£-1,610,985	£-1,754,666	£-1,891,241	£-1,891,241	£-2,137,080
70% AR : 30% SO	30%	£-1,546,323	£-1,787,557	£-1,931,132	£-2,067,443	£-2,067,443	£-2,312,957

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,336,680	£1,002,797	£858,643	£720,689	£720,689	£473,226
85% AR : 15% SO	10%	£932,784	£629,488	£485,747	£348,545	£348,545	£102,104
85% AR : 15% SO	15%	£731,050	£443,507	£299,973	£163,147	£163,147	£-82,784
85% AR : 15% SO	20%	£529,793	£257,977	£114,648	£-21,801	£-21,801	£-267,221
85% AR : 15% SO	25%	£328,992	£72,896	£-70,227	£-206,300	£-206,300	£-451,209
85% AR : 15% SO	30%	£128,650	£-111,736	£-254,653	£-390,349	£-390,349	£-634,747
85% AR : 15% SO	35%	£-71,235	£-295,918	£-438,629	£-573,950	£-573,950	£-819,764
85% AR : 15% SO	40%	£-270,664	£-479,852	£-622,155	£-758,034	£-758,034	£-1,005,390
70% AR : 30% SO	25%	£370,084	£113,280	£-30,391	£-166,976	£-166,976	£-412,814
70% AR : 30% SO	30%	£177,942	£63,291	£-206,866	£-343,177	£-343,177	£-588,691

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,957,906	£1,624,043	£1,479,890	£1,341,935	£1,341,935	£1,094,472
85% AR : 15% SO	10%	£1,554,011	£1,250,734	£1,106,993	£969,791	£969,791	£723,350
85% AR : 15% SO	15%	£1,352,297	£1,064,754	£921,220	£784,394	£784,394	£538,463
85% AR : 15% SO	20%	£1,151,039	£879,223	£735,894	£599,445	£599,445	£354,026
85% AR : 15% SO	25%	£950,238	£694,142	£551,019	£414,946	£414,946	£170,038
85% AR : 15% SO	30%	£749,896	£509,510	£366,594	£230,897	£230,897	£-13,501
85% AR : 15% SO	35%	£550,011	£325,328	£182,618	£47,297	£47,297	£-198,517
85% AR : 15% SO	40%	£350,582	£141,595	£-89	£-136,788	£-136,788	£-394,143
70% AR : 30% SO	25%	£991,330	£734,527	£590,856	£454,271	£454,271	£208,432
70% AR : 30% SO	30%	£799,189	£557,955	£414,380	£278,069	£278,069	£32,555

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,983,438	£1,649,575	£1,505,422	£1,367,467	£1,367,467	£1,120,004
85% AR : 15% SO	10%	£1,579,543	£1,276,266	£1,132,525	£995,323	£995,323	£748,882
85% AR : 15% SO	15%	£1,377,829	£1,090,285	£946,751	£809,925	£809,925	£563,995
85% AR : 15% SO	20%	£1,176,571	£904,755	£761,426	£624,977	£624,977	£379,558
85% AR : 15% SO	25%	£975,770	£719,674	£576,551	£440,478	£440,478	£195,570
85% AR : 15% SO	30%	£775,428	£535,042	£392,126	£256,429	£256,429	£12,031
85% AR : 15% SO	35%	£575,543	£350,860	£208,149	£72,829	£72,829	£-172,985
85% AR : 15% SO	40%	£376,114	£167,127	£24,623	£-111,256	£-111,256	£-358,611
70% AR : 30% SO	25%	£1,016,862	£760,059	£616,388	£479,803	£479,803	£233,964
70% AR : 30% SO	30%	£824,721	£583,487	£439,912	£303,601	£303,601	£58,087

HARLOW
Local Plan Viability Testing 2018

T3 - 50 Flats

Value Area	CM17
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No Units	50
Site Area	0.21 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£2,564,187	£2,121,744	£1,978,353	£1,840,398	£1,840,398	£1,592,934
85% AR : 15% SO	10%	£2,109,963	£1,707,223	£1,563,482	£1,426,280	£1,426,280	£1,179,838
85% AR : 15% SO	15%	£1,883,529	£1,500,255	£1,356,721	£1,219,895	£1,219,895	£973,965
85% AR : 15% SO	20%	£1,657,007	£1,293,738	£1,150,410	£1,013,960	£1,013,960	£768,540
85% AR : 15% SO	25%	£1,429,503	£1,087,670	£944,548	£808,475	£808,475	£563,565
85% AR : 15% SO	30%	£1,202,458	£882,051	£739,135	£603,438	£603,438	£359,041
85% AR : 15% SO	35%	£975,870	£676,882	£534,172	£398,851	£398,851	£154,965
85% AR : 15% SO	40%	£749,739	£472,162	£329,658	£194,713	£194,713	£-49,458
70% AR : 30% SO	25%	£1,470,595	£1,128,055	£984,383	£847,798	£847,798	£601,960
70% AR : 30% SO	30%	£1,251,752	£930,496	£786,921	£650,611	£650,611	£405,097

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£139,951	£-302,492	£-445,882	£-583,838	£-583,838	£-831,301
85% AR : 15% SO	10%	£-314,272	£-717,012	£-860,754	£-997,955	£-997,955	£-1,244,397
85% AR : 15% SO	15%	£-540,707	£-923,980	£-1,067,514	£-1,204,340	£-1,204,340	£-1,450,271
85% AR : 15% SO	20%	£-767,228	£-1,130,498	£-1,273,826	£-1,410,276	£-1,410,276	£-1,655,695
85% AR : 15% SO	25%	£-994,732	£-1,336,586	£-1,479,688	£-1,615,761	£-1,615,761	£-1,860,670
85% AR : 15% SO	30%	£-1,221,777	£-1,542,185	£-1,685,100	£-1,820,798	£-1,820,798	£-2,065,195
85% AR : 15% SO	35%	£-1,448,366	£-1,747,354	£-1,890,064	£-2,025,385	£-2,025,385	£-2,269,270
85% AR : 15% SO	40%	£-1,674,498	£-1,952,074	£-2,094,577	£-2,229,522	£-2,229,522	£-2,473,694
70% AR : 30% SO	25%	£-693,640	£-1,296,180	£-1,439,852	£-1,576,437	£-1,576,437	£-1,822,276
70% AR : 30% SO	30%	£-1,172,484	£-1,493,739	£-1,637,315	£-1,773,625	£-1,773,625	£-2,019,139

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£1,864,217	£1,421,774	£1,278,383	£1,140,428	£1,140,428	£892,965
85% AR : 15% SO	10%	£1,409,993	£1,007,253	£863,512	£726,310	£726,310	£479,868
85% AR : 15% SO	15%	£1,183,559	£800,286	£656,752	£519,926	£519,926	£273,995
85% AR : 15% SO	20%	£957,037	£593,768	£450,440	£313,990	£313,990	£88,570
85% AR : 15% SO	25%	£729,534	£387,700	£244,578	£108,505	£108,505	£-136,405
85% AR : 15% SO	30%	£502,489	£182,081	£39,165	£-96,532	£-96,532	£-340,929
85% AR : 15% SO	35%	£275,900	£-23,088	£-165,798	£-301,119	£-301,119	£-545,005
85% AR : 15% SO	40%	£49,770	£-227,808	£-370,311	£-505,256	£-505,256	£-749,428
70% AR : 30% SO	25%	£770,625	£428,085	£284,413	£147,828	£147,828	£98,010
70% AR : 30% SO	30%	£551,782	£230,526	£86,951	£-49,359	£-49,359	£-294,873

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£2,485,463	£2,043,020	£1,899,630	£1,761,674	£1,761,674	£1,514,211
85% AR : 15% SO	10%	£2,031,240	£1,628,500	£1,484,759	£1,347,557	£1,347,557	£1,101,115
85% AR : 15% SO	15%	£1,804,806	£1,421,532	£1,277,998	£1,141,172	£1,141,172	£895,241
85% AR : 15% SO	20%	£1,578,284	£1,215,014	£1,071,687	£935,236	£935,236	£689,817
85% AR : 15% SO	25%	£1,350,780	£1,008,946	£865,824	£729,751	£729,751	£484,842
85% AR : 15% SO	30%	£1,123,735	£803,327	£660,412	£524,714	£524,714	£280,317
85% AR : 15% SO	35%	£897,147	£598,159	£455,448	£320,127	£320,127	£76,242
85% AR : 15% SO	40%	£671,016	£393,438	£250,935	£115,990	£115,990	£-128,161
70% AR : 30% SO	25%	£1,391,872	£1,049,332	£905,660	£769,075	£769,075	£523,236
70% AR : 30% SO	30%	£1,173,028	£851,773	£708,197	£571,887	£571,887	£326,373

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability
85% AR : 15% SO	0%	£2,510,995	£2,068,552	£1,925,162	£1,787,206	£1,787,206	£1,539,743
85% AR : 15% SO	10%	£2,056,772	£1,654,032	£1,510,291	£1,373,089	£1,373,089	£1,126,647
85% AR : 15% SO	15%	£1,830,338	£1,447,064	£1,303,530	£1,166,704	£1,166,704	£920,773
85% AR : 15% SO	20%	£1,603,816	£1,240,546	£1,097,218	£960,768	£960,768	£715,349
85% AR : 15% SO	25%	£1,376,312	£1,034,478	£891,356	£755,283	£755,283	£510,374
85% AR : 15% SO	30%	£1,149,267	£828,859	£685,944	£550,246	£550,246	£305,849
85% AR : 15% SO	35%	£922,678	£623,890	£480,980	£345,659	£345,659	£101,774
85% AR : 15% SO	40%	£696,548	£418,970	£276,467	£141,522	£141,522	£-102,650
70% AR : 30% SO	25%	£1,417,404	£1,074,864	£931,192	£794,607	£794,607	£548,768
70% AR : 30% SO	30%	£1,198,560	£877,305	£733,729	£597,419	£597,419	£351,905

HARLOW
Local Plan Viability Testing 2018

T4 - 100 Flats

Value Area	CM18, CM19, CM20
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No Units	100
Site Area	0.43 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£657,654	£66,093	-£224,265	-£498,526	-£716,866	-£1,213,093
85% AR : 15% SO	10%	£180,568	-£361,402	-£652,574	-£926,584	-£1,144,725	-£1,640,500
85% AR : 15% SO	15%	-£56,372	-£573,182	-£864,221	-£1,138,106	-£1,356,148	-£1,851,695
85% AR : 15% SO	20%	-£294,564	-£783,290	-£1,074,197	-£1,347,956	-£1,565,898	-£2,061,219
85% AR : 15% SO	25%	-£531,055	-£991,726	-£1,282,500	-£1,556,134	-£1,773,976	-£2,269,071
85% AR : 15% SO	30%	-£765,845	-£1,198,491	-£1,489,132	-£1,762,641	-£1,980,384	-£2,475,251
85% AR : 15% SO	35%	-£998,933	-£1,403,585	-£1,694,092	-£1,967,476	-£2,185,118	-£2,679,760
85% AR : 15% SO	40%	-£1,230,321	-£1,607,006	-£1,897,380	-£2,170,638	-£2,388,181	-£2,882,597
70% AR : 30% SO	25%	-£449,089	-£911,171	-£1,203,076	-£1,477,776	-£1,696,466	-£2,193,490
70% AR : 30% SO	30%	-£667,485	-£1,101,823	-£1,393,823	-£1,668,611	-£1,887,372	-£2,384,554

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£4,190,817	-£4,782,378	-£5,072,736	-£5,346,997	-£5,565,337	-£6,061,564
85% AR : 15% SO	10%	-£4,667,903	-£5,209,873	-£5,501,045	-£5,775,056	-£5,993,196	-£6,488,971
85% AR : 15% SO	15%	-£4,904,843	-£5,421,653	-£5,712,692	-£5,986,577	-£6,204,619	-£6,700,166
85% AR : 15% SO	20%	-£5,143,035	-£5,631,761	-£5,922,668	-£6,196,427	-£6,414,369	-£6,909,690
85% AR : 15% SO	25%	-£5,379,526	-£5,840,197	-£6,130,971	-£6,404,905	-£6,622,447	-£7,117,542
85% AR : 15% SO	30%	-£5,614,516	-£6,046,962	-£6,337,603	-£6,611,112	-£6,828,855	-£7,323,722
85% AR : 15% SO	35%	-£5,847,404	-£6,252,056	-£6,542,583	-£6,815,947	-£7,033,589	-£7,528,231
85% AR : 15% SO	40%	-£6,078,792	-£6,455,477	-£6,745,851	-£7,019,110	-£7,236,652	-£7,731,068
70% AR : 30% SO	25%	-£5,297,560	-£5,759,642	-£6,051,547	-£6,326,247	-£6,544,937	-£7,041,961
70% AR : 30% SO	30%	-£5,515,956	-£5,950,294	-£6,242,294	-£6,517,083	-£6,735,843	-£7,233,025

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£742,286	-£1,333,847	-£1,624,204	-£1,898,465	-£2,116,806	-£2,613,032
85% AR : 15% SO	10%	-£1,219,372	-£1,761,342	-£2,052,514	-£2,326,524	-£2,544,665	-£3,040,439
85% AR : 15% SO	15%	-£1,456,312	-£1,973,122	-£2,264,161	-£2,538,046	-£2,756,087	-£3,251,635
85% AR : 15% SO	20%	-£1,694,503	-£2,183,230	-£2,474,136	-£2,747,895	-£2,965,837	-£3,461,159
85% AR : 15% SO	25%	-£1,930,995	-£2,391,666	-£2,682,440	-£2,956,074	-£3,173,916	-£3,669,010
85% AR : 15% SO	30%	-£2,165,784	-£2,598,430	-£2,889,071	-£3,162,580	-£3,380,323	-£3,875,191
85% AR : 15% SO	35%	-£2,398,672	-£2,803,524	-£3,094,031	-£3,367,415	-£3,585,058	-£4,079,700
85% AR : 15% SO	40%	-£2,630,261	-£3,006,945	-£3,297,320	-£3,570,578	-£3,788,121	-£4,282,537
70% AR : 30% SO	25%	-£1,849,029	-£2,311,110	-£2,603,016	-£2,877,716	-£3,096,406	-£3,593,429
70% AR : 30% SO	30%	-£2,067,425	-£2,501,763	-£2,793,763	-£3,068,551	-£3,287,311	-£3,784,493

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£500,207	-£91,354	-£381,712	-£655,973	-£874,313	-£1,370,540
85% AR : 15% SO	10%	£23,121	-£518,849	-£810,021	-£1,084,031	-£1,302,172	-£1,797,948
85% AR : 15% SO	15%	-£213,819	-£730,629	-£1,021,668	-£1,295,553	-£1,513,695	-£2,009,142
85% AR : 15% SO	20%	-£452,011	-£940,737	-£1,231,643	-£1,505,403	-£1,723,345	-£2,218,666
85% AR : 15% SO	25%	-£689,502	-£1,149,173	-£1,439,947	-£1,713,581	-£1,931,423	-£2,426,517
85% AR : 15% SO	30%	-£923,292	-£1,355,938	-£1,646,579	-£1,920,086	-£2,137,830	-£2,632,696
85% AR : 15% SO	35%	-£1,156,380	-£1,561,031	-£1,851,539	-£2,124,922	-£2,342,565	-£2,837,207
85% AR : 15% SO	40%	-£1,387,768	-£1,764,452	-£2,054,827	-£2,328,085	-£2,545,628	-£3,040,044
70% AR : 30% SO	25%	-£606,536	-£1,068,617	-£1,360,523	-£1,635,223	-£1,853,913	-£2,350,936
70% AR : 30% SO	30%	-£824,932	-£1,269,270	-£1,551,270	-£1,826,058	-£2,044,818	-£2,542,001

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£551,271	-£40,290	-£330,646	-£604,909	-£823,249	-£1,319,476
85% AR : 15% SO	10%	£74,185	-£467,785	-£758,957	-£1,032,967	-£1,251,108	-£1,746,883
85% AR : 15% SO	15%	-£162,755	-£679,565	-£970,604	-£1,244,489	-£1,462,531	-£1,958,078
85% AR : 15% SO	20%	-£400,947	-£889,673	-£1,180,580	-£1,454,339	-£1,672,281	-£2,167,602
85% AR : 15% SO	25%	-£637,438	-£1,098,109	-£1,388,883	-£1,662,517	-£1,880,359	-£2,375,454
85% AR : 15% SO	30%	-£872,228	-£1,304,874	-£1,595,515	-£1,869,024	-£2,086,767	-£2,581,634
85% AR : 15% SO	35%	-£1,105,316	-£1,509,968	-£1,800,475	-£2,073,859	-£2,291,501	-£2,786,143
85% AR : 15% SO	40%	-£1,336,704	-£1,713,389	-£2,003,763	-£2,277,021	-£2,494,564	-£2,988,980
70% AR : 30% SO	25%	-£555,472	-£1,017,553	-£1,309,459	-£1,584,159	-£1,802,649	-£2,298,673
70% AR : 30% SO	30%	-£773,868	-£1,208,206	-£1,500,206	-£1,774,994	-£1,993,755	-£2,490,937

HARLOW
Local Plan Viability Testing 2018

T4 - 100 Flats

Value Area	CM17
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No Units	100
Site Area	0.43 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,520,788	£712,086	£425,338	£155,490	-£60,306	-£556,534
85% AR : 15% SO	10%	£957,388	£225,809	-£1,671	-£335,821	-£553,821	-£1,049,596
85% AR : 15% SO	15%	£678,198	-£15,107	-£306,146	-£580,031	-£798,072	-£1,293,620
85% AR : 15% SO	20%	£400,683	-£258,043	-£548,949	-£822,709	-£1,040,651	-£1,535,971
85% AR : 15% SO	25%	£124,840	-£499,307	-£790,081	-£1,063,715	-£1,281,557	-£1,776,852
85% AR : 15% SO	30%	-£151,770	-£738,900	-£1,029,540	-£1,303,050	-£1,520,792	-£2,015,660
85% AR : 15% SO	35%	-£428,721	-£976,821	-£1,267,328	-£1,540,713	-£1,758,355	-£2,252,996
85% AR : 15% SO	40%	-£703,971	-£1,213,070	-£1,503,444	-£1,776,703	-£1,994,246	-£2,488,661
70% AR : 30% SO	25%	£205,487	-£418,750	-£710,657	-£985,357	-£1,204,047	-£1,701,070
70% AR : 30% SO	30%	-£53,410	-£642,232	-£934,231	-£1,209,019	-£1,427,780	-£1,924,962

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£3,327,685	-£4,136,385	-£4,423,133	-£4,692,981	-£4,908,777	-£5,405,005
85% AR : 15% SO	10%	-£3,891,084	-£4,622,662	-£4,910,142	-£5,184,152	-£5,402,292	-£5,888,067
85% AR : 15% SO	15%	-£4,170,273	-£4,963,578	-£5,154,617	-£5,428,502	-£5,646,543	-£6,142,091
85% AR : 15% SO	20%	-£4,447,788	-£5,106,514	-£5,397,420	-£5,671,180	-£5,889,122	-£6,384,442
85% AR : 15% SO	25%	-£4,723,631	-£5,347,778	-£5,639,552	-£5,912,196	-£6,130,028	-£6,625,123
85% AR : 15% SO	30%	-£5,000,241	-£5,589,371	-£5,881,371	-£6,153,521	-£6,369,263	-£6,864,131
85% AR : 15% SO	35%	-£5,277,192	-£5,825,292	-£6,115,799	-£6,389,184	-£6,608,826	-£7,101,467
85% AR : 15% SO	40%	-£5,552,442	-£6,061,541	-£6,351,915	-£6,625,174	-£6,842,717	-£7,337,132
70% AR : 30% SO	25%	-£4,642,984	-£5,267,221	-£5,559,128	-£5,833,828	-£6,052,518	-£6,549,541
70% AR : 30% SO	30%	-£4,901,882	-£5,490,703	-£5,782,702	-£6,057,491	-£6,276,251	-£6,773,433

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£120,847	-£687,853	-£974,602	-£1,244,449	-£1,460,246	-£1,956,473
85% AR : 15% SO	10%	-£442,552	-£1,174,131	-£1,461,610	-£1,735,620	-£1,953,761	-£2,449,536
85% AR : 15% SO	15%	-£721,741	-£1,415,046	-£1,706,085	-£1,979,970	-£2,198,012	-£2,693,560
85% AR : 15% SO	20%	-£999,257	-£1,657,992	-£1,948,889	-£2,222,948	-£2,440,590	-£2,935,911
85% AR : 15% SO	25%	-£1,275,099	-£1,899,247	-£2,190,021	-£2,463,955	-£2,681,497	-£3,176,591
85% AR : 15% SO	30%	-£1,551,710	-£2,138,839	-£2,429,479	-£2,702,989	-£2,920,731	-£3,415,600
85% AR : 15% SO	35%	-£1,828,661	-£2,376,760	-£2,667,268	-£2,940,652	-£3,158,294	-£3,652,936
85% AR : 15% SO	40%	-£2,103,911	-£2,613,009	-£2,903,384	-£3,176,642	-£3,394,185	-£3,888,601
70% AR : 30% SO	25%	-£1,194,452	-£1,818,690	-£2,110,597	-£2,385,297	-£2,603,987	-£3,101,010
70% AR : 30% SO	30%	-£1,453,350	-£2,042,172	-£2,334,171	-£2,608,959	-£2,827,719	-£3,324,901

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,363,339	£554,639	£267,891	£1,956	-£217,753	-£713,981
85% AR : 15% SO	10%	£799,941	£68,362	-£219,118	-£493,128	-£711,268	-£1,207,043
85% AR : 15% SO	15%	£520,751	-£172,553	-£463,593	-£737,478	-£955,519	-£1,451,067
85% AR : 15% SO	20%	£243,236	-£415,490	-£706,396	-£980,156	-£1,198,097	-£1,693,418
85% AR : 15% SO	25%	£32,697	-£656,754	-£947,528	-£1,221,162	-£1,439,004	-£1,934,098
85% AR : 15% SO	30%	-£209,217	-£896,347	-£1,186,987	-£1,460,497	-£1,678,238	-£2,173,107
85% AR : 15% SO	35%	-£586,168	-£1,134,268	-£1,424,775	-£1,698,159	-£1,915,801	-£2,410,443
85% AR : 15% SO	40%	-£861,418	-£1,370,517	-£1,660,891	-£1,934,150	-£2,151,893	-£2,646,108
70% AR : 30% SO	25%	£48,041	-£576,197	-£868,104	-£1,142,804	-£1,361,494	-£1,858,517
70% AR : 30% SO	30%	-£210,857	-£799,679	-£1,091,678	-£1,366,466	-£1,585,226	-£2,082,409

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£1,414,403	£605,703	£318,955	£49,108	-£166,689	-£682,917
85% AR : 15% SO	10%	£851,005	£119,426	-£168,054	-£442,064	-£660,204	-£1,155,979
85% AR : 15% SO	15%	£571,815	-£121,490	-£412,529	-£686,414	-£904,455	-£1,400,003
85% AR : 15% SO	20%	£294,300	-£364,428	-£655,332	-£929,092	-£1,147,034	-£1,642,354
85% AR : 15% SO	25%	£18,457	-£605,690	-£896,464	-£1,170,098	-£1,387,940	-£1,883,035
85% AR : 15% SO	30%	-£258,153	-£845,283	-£1,135,923	-£1,409,433	-£1,627,175	-£2,122,044
85% AR : 15% SO	35%	-£535,104	-£1,083,204	-£1,373,711	-£1,647,096	-£1,864,738	-£2,359,379
85% AR : 15% SO	40%	-£810,354	-£1,319,453	-£1,609,827	-£1,883,086	-£2,100,629	-£2,595,044
70% AR : 30% SO	25%	£99,104	-£525,133	-£817,040	-£1,091,740	-£1,310,430	-£1,807,453
70% AR : 30% SO	30%	-£159,793	-£748,615	-£1,040,614	-£1,315,402	-£1,534,163	-£2,031,345

HARLOW
Local Plan Viability Testing 2018

T5 - 100 Houses

Value Area	CM18, CM19, CM20
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No Units	100
Site Area	0.27 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£7,079,559	£6,291,907	£6,014,904	£5,756,744	£5,268,524	£4,799,082
85% AR : 15% SO	10%	£6,261,837	£5,544,349	£5,276,491	£5,027,707	£4,556,384	£4,101,258
85% AR : 15% SO	15%	£5,853,160	£5,170,751	£4,907,465	£4,663,369	£4,200,494	£3,751,594
85% AR : 15% SO	20%	£5,444,606	£4,797,274	£4,538,560	£4,299,153	£3,844,726	£3,402,055
85% AR : 15% SO	25%	£5,036,176	£4,423,918	£4,169,775	£3,935,057	£3,488,480	£3,052,641
85% AR : 15% SO	30%	£4,627,867	£4,050,682	£3,801,113	£3,571,082	£3,130,933	£2,703,351
85% AR : 15% SO	35%	£4,219,683	£3,677,367	£3,432,570	£3,207,227	£2,773,511	£2,354,184
85% AR : 15% SO	40%	£3,811,621	£3,304,573	£3,064,148	£2,843,494	£2,416,214	£2,005,144
70% AR : 30% SO	25%	£5,124,879	£4,511,095	£4,256,232	£4,020,878	£3,573,663	£3,137,398
70% AR : 30% SO	30%	£4,734,265	£4,155,249	£3,904,813	£3,674,021	£3,234,047	£2,805,012

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£4,041,184	£3,253,532	£2,976,529	£2,718,368	£2,230,149	£1,760,707
85% AR : 15% SO	10%	£3,223,462	£2,505,974	£2,238,115	£1,989,332	£1,518,008	£1,062,882
85% AR : 15% SO	15%	£2,814,785	£2,132,376	£1,869,090	£1,624,994	£1,162,119	£713,219
85% AR : 15% SO	20%	£2,406,231	£1,758,898	£1,500,184	£1,260,777	£806,350	£363,680
85% AR : 15% SO	25%	£1,997,801	£1,385,542	£1,131,400	£896,682	£450,104	£14,285
85% AR : 15% SO	30%	£1,589,482	£1,012,307	£762,738	£532,707	£92,558	£-335,024
85% AR : 15% SO	35%	£1,181,307	£639,192	£394,195	£168,852	£-264,964	£-684,191
85% AR : 15% SO	40%	£773,245	£266,198	£25,773	£-194,891	£-392,161	£-1,033,232
70% AR : 30% SO	25%	£2,086,504	£1,472,720	£1,217,857	£982,503	£535,287	£99,023
70% AR : 30% SO	30%	£1,695,890	£1,116,873	£866,438	£635,645	£199,672	£-233,363

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£6,202,263	£5,414,612	£5,137,609	£4,879,448	£4,391,229	£3,921,787
85% AR : 15% SO	10%	£5,384,541	£4,667,054	£4,399,195	£4,150,412	£3,679,088	£3,223,962
85% AR : 15% SO	15%	£4,975,864	£4,293,456	£4,030,170	£3,786,074	£3,323,199	£2,874,299
85% AR : 15% SO	20%	£4,567,311	£3,919,978	£3,661,264	£3,421,857	£2,967,430	£2,524,759
85% AR : 15% SO	25%	£4,158,880	£3,546,622	£3,292,480	£3,057,761	£2,611,184	£2,175,345
85% AR : 15% SO	30%	£3,750,572	£3,173,387	£2,923,817	£2,693,786	£2,253,638	£1,826,055
85% AR : 15% SO	35%	£3,342,387	£2,800,272	£2,555,274	£2,329,932	£1,896,216	£1,476,889
85% AR : 15% SO	40%	£2,934,325	£2,427,278	£2,186,853	£1,966,199	£1,538,919	£1,127,848
70% AR : 30% SO	25%	£4,247,584	£3,633,800	£3,378,936	£3,143,582	£2,696,367	£2,260,103
70% AR : 30% SO	30%	£3,856,970	£3,277,953	£3,027,518	£2,796,725	£2,356,752	£1,927,717

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£6,980,892	£6,193,241	£5,916,238	£5,658,077	£5,169,857	£4,700,415
85% AR : 15% SO	10%	£6,163,170	£5,445,683	£5,177,824	£4,929,040	£4,457,717	£4,002,591
85% AR : 15% SO	15%	£5,754,493	£5,072,085	£4,808,799	£4,564,702	£4,101,828	£3,652,928
85% AR : 15% SO	20%	£5,345,940	£4,698,607	£4,439,893	£4,200,486	£3,746,059	£3,303,388
85% AR : 15% SO	25%	£4,937,509	£4,325,251	£4,071,109	£3,836,390	£3,389,813	£2,953,974
85% AR : 15% SO	30%	£4,529,201	£3,952,016	£3,702,446	£3,472,415	£3,032,267	£2,604,684
85% AR : 15% SO	35%	£4,121,016	£3,578,901	£3,333,903	£3,108,561	£2,674,845	£2,255,518
85% AR : 15% SO	40%	£3,712,954	£3,205,907	£2,965,482	£2,744,828	£2,317,547	£1,906,477
70% AR : 30% SO	25%	£5,026,213	£4,412,429	£4,157,565	£3,922,211	£3,474,996	£3,038,732
70% AR : 30% SO	30%	£4,635,598	£4,056,582	£3,806,146	£3,575,354	£3,135,380	£2,706,346

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3)) & Sustainability
85% AR : 15% SO	0%	£7,012,892	£6,225,241	£5,948,238	£5,690,077	£5,201,857	£4,732,415
85% AR : 15% SO	10%	£6,195,170	£5,477,683	£5,209,824	£4,961,040	£4,489,717	£4,034,591
85% AR : 15% SO	15%	£5,786,493	£5,104,085	£4,840,799	£4,596,702	£4,133,828	£3,684,928
85% AR : 15% SO	20%	£5,377,940	£4,730,607	£4,471,893	£4,232,486	£3,778,059	£3,335,388
85% AR : 15% SO	25%	£4,969,509	£4,357,251	£4,103,109	£3,868,390	£3,421,813	£2,985,974
85% AR : 15% SO	30%	£4,561,201	£3,984,016	£3,734,446	£3,504,415	£3,064,267	£2,636,684
85% AR : 15% SO	35%	£4,153,016	£3,610,901	£3,365,903	£3,140,561	£2,706,845	£2,287,518
85% AR : 15% SO	40%	£3,744,954	£3,237,907	£2,997,482	£2,776,828	£2,349,547	£1,938,477
70% AR : 30% SO	25%	£5,058,213	£4,444,429	£4,189,565	£3,954,211	£3,506,996	£3,070,732
70% AR : 30% SO	30%	£4,667,598	£4,088,582	£3,838,146	£3,607,354	£3,167,380	£2,738,346

HARLOW
Local Plan Viability Testing 2018

T5 - 100 Houses

Value Area	CM17
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No Units	100
Site Area	0.27 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,378,159	£7,339,831	£7,062,827	£6,804,667	£6,316,447	£5,847,005
85% AR : 15% SO	10%	£7,432,472	£6,487,480	£6,219,622	£5,970,837	£5,499,515	£5,046,320
85% AR : 15% SO	15%	£6,959,806	£6,061,486	£5,798,199	£5,554,104	£5,091,229	£4,646,157
85% AR : 15% SO	20%	£6,487,259	£5,635,613	£5,376,898	£5,137,492	£4,683,065	£4,246,117
85% AR : 15% SO	25%	£6,014,830	£5,209,860	£4,955,718	£4,720,999	£4,275,021	£3,846,196
85% AR : 15% SO	30%	£5,542,520	£4,784,228	£4,534,659	£4,304,628	£3,867,098	£3,446,319
85% AR : 15% SO	35%	£5,070,328	£4,358,717	£4,113,719	£3,888,376	£3,459,296	£3,043,155
85% AR : 15% SO	40%	£4,598,158	£3,933,327	£3,692,902	£3,472,248	£3,051,614	£2,641,117
70% AR : 30% SO	25%	£6,102,106	£5,297,038	£5,042,174	£4,806,821	£4,359,605	£3,929,590
70% AR : 30% SO	30%	£5,647,205	£4,888,796	£4,638,359	£4,407,567	£3,968,552	£3,546,422

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£5,339,784	£4,301,455	£4,024,452	£3,766,292	£3,278,072	£2,808,630
85% AR : 15% SO	10%	£4,394,097	£3,449,105	£3,181,247	£2,932,462	£2,461,140	£2,007,945
85% AR : 15% SO	15%	£3,921,431	£3,023,111	£2,759,824	£2,515,729	£2,052,854	£1,607,782
85% AR : 15% SO	20%	£3,448,884	£2,597,237	£2,338,523	£2,099,116	£1,644,689	£1,207,742
85% AR : 15% SO	25%	£2,976,455	£2,171,484	£1,917,343	£1,682,624	£1,236,646	£807,820
85% AR : 15% SO	30%	£2,504,145	£1,745,853	£1,496,283	£1,266,252	£828,723	£406,944
85% AR : 15% SO	35%	£2,031,953	£1,320,342	£1,075,344	£850,003	£420,921	£4,790
85% AR : 15% SO	40%	£1,559,783	£894,952	£654,527	£433,873	£13,239	£-392,958
70% AR : 30% SO	25%	£3,063,731	£2,258,863	£2,003,738	£1,768,446	£1,321,229	£881,215
70% AR : 30% SO	30%	£2,608,829	£1,850,420	£1,599,984	£1,369,182	£930,177	£508,047

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£7,500,864	£6,462,535	£6,185,532	£5,927,371	£5,439,152	£4,969,710
85% AR : 15% SO	10%	£6,555,177	£5,610,185	£5,342,326	£5,093,542	£4,622,219	£4,169,024
85% AR : 15% SO	15%	£6,082,511	£5,184,191	£4,920,904	£4,676,809	£4,213,934	£3,768,862
85% AR : 15% SO	20%	£5,609,964	£4,758,317	£4,499,603	£4,260,196	£3,805,769	£3,368,824
85% AR : 15% SO	25%	£5,137,535	£4,332,564	£4,078,423	£3,843,703	£3,397,726	£2,968,900
85% AR : 15% SO	30%	£4,665,224	£3,906,933	£3,657,363	£3,427,332	£2,989,802	£2,568,024
85% AR : 15% SO	35%	£4,193,033	£3,481,422	£3,236,424	£3,011,083	£2,582,000	£2,165,860
85% AR : 15% SO	40%	£3,720,863	£3,056,031	£2,815,607	£2,594,952	£2,174,319	£1,763,821
70% AR : 30% SO	25%	£5,224,811	£4,419,743	£4,164,878	£3,929,525	£3,482,309	£3,052,294
70% AR : 30% SO	30%	£4,769,909	£4,011,500	£3,761,063	£3,530,272	£3,091,257	£2,689,127

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,279,492	£7,241,164	£6,964,161	£6,706,000	£6,217,781	£5,748,339
85% AR : 15% SO	10%	£7,333,806	£6,388,814	£6,120,955	£5,872,170	£5,400,848	£4,947,653
85% AR : 15% SO	15%	£6,861,140	£5,962,820	£5,699,533	£5,455,437	£4,992,563	£4,547,491
85% AR : 15% SO	20%	£6,388,593	£5,536,946	£5,278,232	£5,038,825	£4,584,398	£4,147,450
85% AR : 15% SO	25%	£5,916,164	£5,111,193	£4,857,052	£4,622,332	£4,176,355	£3,747,529
85% AR : 15% SO	30%	£5,443,853	£4,685,561	£4,435,992	£4,205,961	£3,768,431	£3,346,652
85% AR : 15% SO	35%	£4,971,662	£4,260,051	£4,015,053	£3,789,711	£3,360,629	£2,944,488
85% AR : 15% SO	40%	£4,499,492	£3,834,660	£3,594,235	£3,373,581	£2,952,948	£2,542,450
70% AR : 30% SO	25%	£6,003,440	£5,198,371	£4,943,507	£4,708,154	£4,260,938	£3,830,923
70% AR : 30% SO	30%	£5,548,538	£4,790,129	£4,539,692	£4,308,901	£3,869,886	£3,447,755

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£8,311,492	£7,273,164	£6,996,161	£6,738,000	£6,249,781	£5,780,339
85% AR : 15% SO	10%	£7,365,806	£6,420,814	£6,152,955	£5,904,170	£5,432,848	£4,979,653
85% AR : 15% SO	15%	£6,893,140	£5,994,820	£5,731,533	£5,487,437	£5,024,563	£4,579,491
85% AR : 15% SO	20%	£6,420,593	£5,568,946	£5,310,232	£5,070,825	£4,616,398	£4,179,450
85% AR : 15% SO	25%	£5,948,164	£5,143,193	£4,889,052	£4,654,332	£4,208,355	£3,779,529
85% AR : 15% SO	30%	£5,475,853	£4,717,561	£4,467,992	£4,237,961	£3,800,431	£3,378,652
85% AR : 15% SO	35%	£5,003,662	£4,292,051	£4,047,053	£3,821,711	£3,392,629	£2,976,488
85% AR : 15% SO	40%	£4,531,492	£3,866,660	£3,626,235	£3,405,581	£2,984,948	£2,574,450
70% AR : 30% SO	25%	£6,035,440	£5,230,371	£4,975,507	£4,740,154	£4,292,938	£3,882,923
70% AR : 30% SO	30%	£5,580,538	£4,822,129	£4,571,692	£4,340,901	£3,901,886	£3,479,755

HARLOW
Local Plan Viability Testing 2018

T6 - 500 Flats		
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Value Area	CM18, CM19, CM20
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No Units	500
Site Area	1.32 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£18,919,995	-£21,507,000	-£22,883,064	-£24,076,666	-£25,068,467	-£27,322,561
85% AR : 15% SO	10%	-£21,217,394	-£23,527,968	-£24,902,777	-£26,095,289	-£27,086,186	-£29,336,221
85% AR : 15% SO	15%	-£22,354,432	-£24,526,991	-£25,901,172	-£27,093,139	-£28,083,583	-£30,334,591
85% AR : 15% SO	20%	-£23,483,695	-£25,518,373	-£26,891,926	-£28,083,349	-£29,073,339	-£31,323,318
85% AR : 15% SO	25%	-£24,605,184	-£26,502,115	-£27,875,039	-£29,065,918	-£30,055,456	-£32,304,405
85% AR : 15% SO	30%	-£25,718,898	-£27,478,216	-£28,850,512	-£30,040,846	-£31,029,931	-£33,277,851
85% AR : 15% SO	35%	-£26,824,837	-£28,446,675	-£29,818,344	-£31,008,132	-£31,996,764	-£34,243,657
85% AR : 15% SO	40%	-£27,923,002	-£29,407,494	-£30,778,534	-£31,967,778	-£32,955,958	-£35,201,821
70% AR : 30% SO	25%	-£24,303,954	-£26,206,065	-£27,584,337	-£28,779,853	-£29,773,245	-£32,030,954
70% AR : 30% SO	30%	-£25,357,422	-£27,122,957	-£28,501,669	-£29,697,569	-£30,691,278	-£32,949,710

Residual Land values compared to benchmark land values
Office - Lower Value

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£33,911,978	-£36,498,982	-£37,875,047	-£39,068,649	-£40,060,450	-£42,314,544
85% AR : 15% SO	10%	-£39,209,377	-£38,519,951	-£39,894,759	-£41,087,272	-£42,075,168	-£44,330,204
85% AR : 15% SO	15%	-£37,346,415	-£39,518,974	-£40,893,155	-£42,085,122	-£43,075,566	-£45,326,573
85% AR : 15% SO	20%	-£38,475,678	-£40,510,356	-£41,893,909	-£43,075,332	-£44,065,322	-£46,315,301
85% AR : 15% SO	25%	-£39,597,167	-£41,494,097	-£42,867,922	-£44,057,901	-£45,047,439	-£47,296,388
85% AR : 15% SO	30%	-£40,710,881	-£42,470,199	-£43,842,495	-£45,032,828	-£46,021,914	-£48,269,834
85% AR : 15% SO	35%	-£41,816,820	-£43,438,658	-£44,810,327	-£46,000,115	-£46,988,747	-£49,235,640
85% AR : 15% SO	40%	-£42,914,984	-£44,399,477	-£45,770,517	-£46,959,761	-£47,947,941	-£50,193,804
70% AR : 30% SO	25%	-£39,295,936	-£41,199,048	-£42,576,320	-£43,771,836	-£44,765,228	-£47,022,937
70% AR : 30% SO	30%	-£40,349,405	-£42,114,940	-£43,493,652	-£44,689,552	-£45,683,261	-£47,941,692

Residual Land values compared to benchmark land values
Industrial

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£23,248,755	-£25,835,760	-£27,211,824	-£28,405,426	-£29,397,228	-£31,651,321
85% AR : 15% SO	10%	-£25,546,155	-£27,856,729	-£29,231,537	-£30,424,050	-£31,414,946	-£33,666,982
85% AR : 15% SO	15%	-£26,683,192	-£28,855,752	-£30,229,932	-£31,421,900	-£32,412,343	-£34,663,351
85% AR : 15% SO	20%	-£27,812,455	-£29,847,194	-£31,220,686	-£32,412,109	-£33,402,100	-£35,652,079
85% AR : 15% SO	25%	-£29,933,944	-£30,830,875	-£32,203,800	-£33,394,678	-£34,384,216	-£36,633,165
85% AR : 15% SO	30%	-£30,047,658	-£31,806,976	-£33,179,272	-£34,369,606	-£35,358,691	-£37,606,612
85% AR : 15% SO	35%	-£31,163,598	-£32,775,436	-£34,147,104	-£35,336,892	-£36,325,525	-£38,572,417
85% AR : 15% SO	40%	-£32,251,762	-£33,736,254	-£35,107,295	-£36,296,539	-£37,284,718	-£39,530,582
70% AR : 30% SO	25%	-£28,632,714	-£30,534,826	-£31,913,098	-£33,108,614	-£34,102,006	-£36,359,715
70% AR : 30% SO	30%	-£29,686,183	-£31,451,717	-£32,830,430	-£34,026,329	-£35,020,038	-£37,278,470

Residual Land values compared to benchmark land values
Greenfield (upper)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£19,406,837	-£21,993,842	-£23,369,906	-£24,563,508	-£25,555,309	-£27,809,403
85% AR : 15% SO	10%	-£21,704,236	-£24,014,810	-£25,389,619	-£26,582,132	-£27,573,028	-£29,825,063
85% AR : 15% SO	15%	-£22,841,274	-£25,013,833	-£26,388,014	-£27,579,981	-£28,570,425	-£30,821,493
85% AR : 15% SO	20%	-£23,970,537	-£26,005,215	-£27,378,768	-£28,570,191	-£29,560,181	-£31,810,161
85% AR : 15% SO	25%	-£25,092,026	-£26,998,997	-£28,361,892	-£29,552,760	-£30,542,298	-£32,791,247
85% AR : 15% SO	30%	-£26,205,740	-£27,985,058	-£29,337,354	-£30,527,688	-£31,516,773	-£33,764,693
85% AR : 15% SO	35%	-£27,311,679	-£28,933,518	-£30,305,186	-£31,494,974	-£32,483,607	-£34,730,499
85% AR : 15% SO	40%	-£28,409,844	-£29,894,336	-£31,265,376	-£32,454,620	-£33,442,800	-£35,688,664
70% AR : 30% SO	25%	-£24,790,796	-£26,692,907	-£28,071,179	-£29,266,695	-£30,260,087	-£32,517,796
70% AR : 30% SO	30%	-£25,844,264	-£27,609,799	-£28,988,511	-£30,184,411	-£31,178,120	-£33,436,552

Residual Land values compared to benchmark land values
Greenfield (lower)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£19,248,942	-£21,835,947	-£23,212,011	-£24,405,613	-£25,397,415	-£27,651,508
85% AR : 15% SO	10%	-£21,546,342	-£23,856,915	-£25,231,724	-£26,424,237	-£27,415,133	-£29,667,189
85% AR : 15% SO	15%	-£22,683,379	-£24,855,939	-£26,230,119	-£27,422,087	-£28,412,530	-£30,663,538
85% AR : 15% SO	20%	-£23,812,642	-£25,847,320	-£27,220,873	-£28,412,296	-£29,402,287	-£31,652,296
85% AR : 15% SO	25%	-£24,934,131	-£26,831,062	-£28,203,987	-£29,394,865	-£30,394,403	-£32,633,352
85% AR : 15% SO	30%	-£26,047,845	-£27,807,163	-£29,179,459	-£30,369,793	-£31,358,878	-£33,606,798
85% AR : 15% SO	35%	-£27,153,784	-£28,775,623	-£30,147,291	-£31,337,079	-£32,325,712	-£34,572,604
85% AR : 15% SO	40%	-£28,251,949	-£29,736,441	-£31,107,482	-£32,296,725	-£33,284,905	-£35,530,789
70% AR : 30% SO	25%	-£24,632,901	-£26,535,013	-£27,913,285	-£29,108,800	-£30,102,192	-£32,359,901
70% AR : 30% SO	30%	-£25,686,369	-£27,451,804	-£28,830,617	-£30,026,516	-£31,020,225	-£33,278,657

HARLOW
Local Plan Viability Testing 2018

T6 - 500 Flats	
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No Units	500
Site Area	1.32 Ha

Value Area	CM17
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Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£14,910,533	£18,581,856	£19,957,922	£21,151,524	£22,143,325	£24,397,418
85% AR : 15% SO	10%	£17,608,878	£20,895,359	£22,270,148	£23,462,661	£24,453,557	£26,705,593
85% AR : 15% SO	15%	£18,946,389	£22,040,620	£23,414,800	£24,606,768	£25,597,211	£27,948,219
85% AR : 15% SO	20%	£20,276,125	£23,178,259	£24,551,812	£25,743,234	£26,733,225	£28,983,204
85% AR : 15% SO	25%	£21,598,087	£24,308,258	£25,681,182	£26,872,061	£27,861,599	£30,110,548
85% AR : 15% SO	30%	£22,912,274	£25,430,615	£26,802,912	£27,993,245	£28,982,330	£31,230,251
85% AR : 15% SO	35%	£24,218,686	£26,545,332	£27,917,000	£29,106,789	£30,095,422	£32,342,313
85% AR : 15% SO	40%	£25,517,325	£27,652,408	£29,023,448	£30,212,692	£31,200,873	£33,446,735
70% AR : 30% SO	25%	£21,296,857	£24,012,208	£25,390,480	£26,585,966	£27,579,388	£29,837,096
70% AR : 30% SO	30%	£22,550,798	£25,075,357	£26,454,069	£27,649,968	£28,643,678	£30,902,110

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£29,902,516	£33,573,839	£34,949,904	£36,143,506	£37,135,308	£39,389,401
85% AR : 15% SO	10%	£32,600,851	£35,987,322	£37,262,131	£38,454,644	£39,445,540	£41,697,575
85% AR : 15% SO	15%	£33,938,371	£37,032,603	£38,406,783	£39,598,751	£40,589,194	£42,840,202
85% AR : 15% SO	20%	£35,268,108	£38,170,242	£39,543,794	£40,735,217	£41,725,208	£43,975,187
85% AR : 15% SO	25%	£36,590,070	£39,300,240	£40,673,165	£41,864,044	£42,853,582	£45,102,531
85% AR : 15% SO	30%	£37,904,257	£40,422,598	£41,794,895	£42,985,228	£43,974,313	£46,222,234
85% AR : 15% SO	35%	£39,210,669	£41,537,315	£42,908,983	£44,098,772	£45,087,405	£47,334,296
85% AR : 15% SO	40%	£40,509,308	£42,644,391	£44,015,431	£45,204,675	£46,192,856	£48,438,718
70% AR : 30% SO	25%	£36,288,840	£39,004,191	£40,382,463	£41,577,979	£42,571,371	£44,829,079
70% AR : 30% SO	30%	£37,542,781	£40,067,340	£41,446,052	£42,641,951	£43,635,661	£45,894,093

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£19,239,293	£22,910,617	£24,286,882	£25,480,284	£26,472,085	£28,728,179
85% AR : 15% SO	10%	£21,937,639	£25,224,100	£26,598,908	£27,791,421	£28,782,317	£31,034,353
85% AR : 15% SO	15%	£23,275,149	£26,369,380	£27,743,561	£28,935,528	£29,925,972	£32,176,990
85% AR : 15% SO	20%	£24,604,886	£27,507,019	£28,880,572	£30,071,995	£31,061,986	£33,311,985
85% AR : 15% SO	25%	£25,928,848	£28,637,018	£30,009,943	£31,200,821	£32,190,359	£34,448,048
85% AR : 15% SO	30%	£27,241,035	£29,759,375	£31,131,673	£32,322,005	£33,311,091	£35,559,012
85% AR : 15% SO	35%	£28,547,447	£30,874,093	£32,245,761	£33,435,550	£34,424,183	£36,671,074
85% AR : 15% SO	40%	£29,846,085	£31,981,168	£33,352,209	£34,541,452	£35,529,633	£37,775,496
70% AR : 30% SO	25%	£25,825,618	£28,340,969	£29,719,241	£30,914,757	£31,908,149	£34,165,857
70% AR : 30% SO	30%	£26,879,559	£29,404,117	£30,782,830	£31,978,728	£32,972,439	£35,230,870

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£15,397,375	£19,068,698	£20,444,764	£21,638,366	£22,630,167	£24,884,281
85% AR : 15% SO	10%	£18,095,720	£21,382,181	£22,756,990	£23,949,603	£24,940,399	£27,192,435
85% AR : 15% SO	15%	£19,433,231	£22,527,462	£23,901,942	£25,093,610	£26,084,053	£28,335,091
85% AR : 15% SO	20%	£20,762,967	£23,669,101	£25,038,954	£26,230,077	£27,220,087	£29,470,046
85% AR : 15% SO	25%	£22,084,929	£24,795,100	£26,188,025	£27,368,903	£28,348,441	£30,597,390
85% AR : 15% SO	30%	£23,399,116	£25,917,457	£27,289,754	£28,480,087	£29,469,172	£31,717,093
85% AR : 15% SO	35%	£24,705,528	£27,032,174	£28,403,842	£29,593,632	£30,582,264	£32,829,156
85% AR : 15% SO	40%	£26,004,167	£28,139,250	£29,510,290	£30,699,534	£31,687,715	£33,933,577
70% AR : 30% SO	25%	£21,783,699	£24,499,050	£25,877,322	£27,072,838	£28,066,230	£30,323,938
70% AR : 30% SO	30%	£23,037,641	£25,562,199	£26,940,912	£28,136,810	£29,130,520	£31,388,952

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£15,239,480	£18,910,804	£20,286,869	£21,480,471	£22,472,272	£24,728,386
85% AR : 15% SO	10%	£17,937,825	£21,224,287	£22,599,095	£23,791,608	£24,782,504	£27,034,540
85% AR : 15% SO	15%	£19,275,336	£22,369,567	£23,743,748	£24,935,715	£25,926,158	£28,177,166
85% AR : 15% SO	20%	£20,605,073	£23,507,296	£24,880,759	£26,072,182	£27,062,172	£29,312,152
85% AR : 15% SO	25%	£21,927,034	£24,637,295	£26,010,130	£27,201,008	£28,190,546	£30,439,495
85% AR : 15% SO	30%	£23,241,221	£25,759,582	£27,131,859	£28,322,192	£29,311,277	£31,559,199
85% AR : 15% SO	35%	£24,547,634	£26,874,279	£28,245,948	£29,435,737	£30,424,369	£32,671,261
85% AR : 15% SO	40%	£25,846,272	£27,981,355	£29,352,395	£30,541,639	£31,529,820	£33,775,683
70% AR : 30% SO	25%	£21,625,804	£24,341,156	£25,719,428	£26,914,943	£27,908,335	£30,166,043
70% AR : 30% SO	30%	£22,879,746	£25,404,304	£26,783,017	£27,978,915	£28,972,626	£31,231,057

HARLOW
Local Plan Viability Testing 2018

T7 - 650 Flats

Value Area	CM18, CM19, CM20
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No Units	650
Site Area	3.1 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£23,084,257	-£26,315,150	-£28,028,071	-£29,540,746	-£30,785,712	-£33,615,181
85% AR : 15% SO	10%	-£26,083,003	-£28,969,832	-£30,689,383	-£32,207,912	-£33,457,698	-£36,298,119
85% AR : 15% SO	15%	-£27,565,908	-£30,280,988	-£32,003,855	-£33,525,311	-£34,777,506	-£37,623,404
85% AR : 15% SO	20%	-£29,037,833	-£31,581,353	-£33,307,535	-£34,831,919	-£36,086,524	-£38,937,898
85% AR : 15% SO	25%	-£30,498,780	-£32,870,929	-£34,600,425	-£36,127,738	-£37,384,751	-£40,241,601
85% AR : 15% SO	30%	-£31,948,748	-£34,149,714	-£35,882,526	-£37,412,765	-£38,672,189	-£41,534,514
85% AR : 15% SO	35%	-£33,387,736	-£35,417,709	-£37,153,836	-£38,687,003	-£39,948,836	-£42,816,637
85% AR : 15% SO	40%	-£34,815,746	-£36,674,915	-£38,414,357	-£39,950,451	-£41,214,693	-£44,087,970
70% AR : 30% SO	25%	-£30,120,658	-£32,499,311	-£34,235,785	-£35,769,258	-£37,031,343	-£39,899,718
70% AR : 30% SO	30%	-£31,495,002	-£33,703,772	-£35,444,957	-£36,982,590	-£38,248,099	-£41,124,255

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£58,351,112	-£61,982,005	-£63,294,926	-£64,807,601	-£66,052,567	-£68,882,036
85% AR : 15% SO	10%	-£61,349,858	-£64,236,687	-£65,956,238	-£67,474,767	-£68,724,553	-£71,564,974
85% AR : 15% SO	15%	-£62,832,763	-£65,547,843	-£67,270,710	-£68,792,166	-£70,044,361	-£72,890,259
85% AR : 15% SO	20%	-£64,304,688	-£66,848,208	-£68,574,390	-£70,098,774	-£71,353,379	-£74,204,753
85% AR : 15% SO	25%	-£65,765,635	-£68,137,784	-£69,867,280	-£71,394,593	-£72,651,606	-£75,508,456
85% AR : 15% SO	30%	-£67,215,603	-£69,416,569	-£71,149,381	-£72,679,620	-£73,939,044	-£76,801,369
85% AR : 15% SO	35%	-£68,664,591	-£70,684,564	-£72,420,691	-£73,953,858	-£75,215,691	-£78,083,492
85% AR : 15% SO	40%	-£70,114,569	-£71,941,770	-£73,681,212	-£75,217,306	-£76,481,548	-£79,354,825
70% AR : 30% SO	25%	-£65,387,513	-£67,766,166	-£69,502,640	-£71,036,113	-£72,298,198	-£75,166,573
70% AR : 30% SO	30%	-£66,761,857	-£68,970,627	-£70,711,812	-£72,249,445	-£73,514,954	-£76,391,110

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£33,267,150	-£36,498,044	-£38,210,965	-£39,723,639	-£40,968,605	-£43,798,075
85% AR : 15% SO	10%	-£36,265,896	-£39,152,726	-£40,872,277	-£42,390,806	-£43,640,591	-£46,481,013
85% AR : 15% SO	15%	-£37,748,802	-£40,463,882	-£42,186,748	-£43,708,205	-£44,960,399	-£47,806,298
85% AR : 15% SO	20%	-£39,220,727	-£41,764,247	-£43,490,428	-£45,014,813	-£46,269,418	-£49,120,792
85% AR : 15% SO	25%	-£40,681,674	-£43,053,823	-£44,783,319	-£46,310,632	-£47,567,645	-£50,424,495
85% AR : 15% SO	30%	-£42,131,642	-£44,332,608	-£46,065,420	-£47,595,659	-£48,855,082	-£51,717,408
85% AR : 15% SO	35%	-£43,570,630	-£45,600,603	-£47,336,730	-£48,869,897	-£50,131,730	-£52,999,531
85% AR : 15% SO	40%	-£44,998,639	-£46,857,808	-£48,597,250	-£50,133,344	-£51,397,586	-£54,270,864
70% AR : 30% SO	25%	-£40,303,552	-£42,882,205	-£44,418,679	-£45,952,152	-£47,214,237	-£50,082,612
70% AR : 30% SO	30%	-£41,677,895	-£43,886,686	-£45,627,951	-£47,165,484	-£48,430,993	-£51,307,149

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£24,229,495	-£27,460,388	-£29,173,309	-£30,685,984	-£31,930,950	-£34,760,419
85% AR : 15% SO	10%	-£27,228,241	-£30,115,070	-£31,834,621	-£33,353,150	-£34,602,936	-£37,443,357
85% AR : 15% SO	15%	-£28,711,146	-£31,426,226	-£33,149,093	-£34,670,549	-£35,922,744	-£38,768,642
85% AR : 15% SO	20%	-£30,183,071	-£32,726,592	-£34,452,773	-£35,977,157	-£37,231,762	-£40,083,136
85% AR : 15% SO	25%	-£31,644,018	-£34,016,167	-£35,745,963	-£37,272,976	-£38,529,989	-£41,386,839
85% AR : 15% SO	30%	-£33,093,986	-£35,294,952	-£37,027,765	-£38,558,003	-£39,817,427	-£42,679,752
85% AR : 15% SO	35%	-£34,532,974	-£36,562,947	-£38,299,074	-£39,832,241	-£41,094,074	-£43,961,875
85% AR : 15% SO	40%	-£35,960,984	-£37,820,153	-£39,559,595	-£41,095,689	-£42,359,931	-£45,233,208
70% AR : 30% SO	25%	-£31,265,896	-£33,644,549	-£35,381,023	-£36,914,497	-£38,176,581	-£41,044,956
70% AR : 30% SO	30%	-£32,640,240	-£34,849,010	-£36,590,195	-£38,127,628	-£39,393,337	-£42,269,493

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access M4(3) & Sustainability
85% AR : 15% SO	0%	-£23,858,066	-£27,088,960	-£28,801,880	-£30,314,555	-£31,559,521	-£34,388,991
85% AR : 15% SO	10%	-£26,856,812	-£29,743,641	-£31,463,193	-£32,981,722	-£34,231,507	-£37,071,929
85% AR : 15% SO	15%	-£28,339,717	-£31,054,798	-£32,777,664	-£34,299,120	-£35,551,315	-£38,397,213
85% AR : 15% SO	20%	-£29,811,643	-£32,355,163	-£34,081,344	-£35,605,729	-£36,860,334	-£39,711,707
85% AR : 15% SO	25%	-£31,272,589	-£33,644,739	-£35,374,235	-£36,901,547	-£38,158,561	-£41,015,411
85% AR : 15% SO	30%	-£32,722,558	-£34,923,524	-£36,656,336	-£38,186,575	-£39,445,998	-£42,308,324
85% AR : 15% SO	35%	-£34,161,546	-£36,191,519	-£37,927,646	-£39,460,813	-£40,722,645	-£43,590,447
85% AR : 15% SO	40%	-£35,589,555	-£37,448,724	-£39,188,166	-£40,724,260	-£41,988,502	-£44,861,780
70% AR : 30% SO	25%	-£30,894,469	-£33,273,121	-£35,009,594	-£36,543,068	-£37,805,152	-£40,673,528
70% AR : 30% SO	30%	-£32,268,811	-£34,477,582	-£36,218,766	-£37,766,399	-£39,021,908	-£41,889,064

HARLOW
Local Plan Viability Testing 2018

T7 - 650 Flats

Value Area	CM17
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No Units	650
Site Area	3.1 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£18,283,125	-£22,850,116	-£24,563,037	-£26,075,711	-£27,320,678	-£30,150,148
85% AR : 15% SO	10%	-£21,761,985	-£25,951,302	-£27,570,854	-£29,089,383	-£30,339,188	-£33,179,590
85% AR : 15% SO	15%	-£23,484,946	-£27,335,709	-£29,058,575	-£30,580,033	-£31,832,227	-£34,678,125
85% AR : 15% SO	20%	-£25,196,929	-£28,809,327	-£30,535,508	-£32,059,892	-£33,314,497	-£36,165,870
85% AR : 15% SO	25%	-£26,897,931	-£30,272,154	-£32,001,651	-£33,528,962	-£34,785,976	-£37,642,826
85% AR : 15% SO	30%	-£28,587,955	-£31,724,190	-£33,457,002	-£34,987,242	-£36,246,666	-£39,108,990
85% AR : 15% SO	35%	-£30,267,001	-£33,165,437	-£34,901,565	-£36,434,731	-£37,696,564	-£40,564,365
85% AR : 15% SO	40%	-£31,935,067	-£34,595,894	-£36,335,336	-£37,871,430	-£39,135,673	-£42,008,950
70% AR : 30% SO	25%	-£26,519,810	-£29,900,536	-£31,637,009	-£33,170,483	-£34,432,568	-£37,300,943
70% AR : 30% SO	30%	-£28,134,210	-£31,278,249	-£33,019,434	-£34,557,067	-£35,822,576	-£38,698,731

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£53,549,980	-£58,116,971	-£59,829,892	-£61,342,566	-£62,587,533	-£65,417,003
85% AR : 15% SO	10%	-£57,028,840	-£61,118,157	-£62,837,709	-£64,356,238	-£65,606,023	-£68,446,445
85% AR : 15% SO	15%	-£58,751,801	-£62,602,564	-£64,325,430	-£65,846,888	-£67,099,082	-£69,944,980
85% AR : 15% SO	20%	-£60,463,784	-£64,076,182	-£65,802,363	-£67,326,747	-£68,581,352	-£71,432,725
85% AR : 15% SO	25%	-£62,164,786	-£65,539,009	-£67,268,506	-£68,795,817	-£70,052,831	-£72,909,681
85% AR : 15% SO	30%	-£63,854,810	-£66,991,045	-£68,723,857	-£70,254,097	-£71,513,521	-£74,375,845
85% AR : 15% SO	35%	-£65,533,856	-£68,432,292	-£70,168,420	-£71,701,586	-£72,963,419	-£75,831,220
85% AR : 15% SO	40%	-£67,201,922	-£69,862,749	-£71,602,191	-£73,138,285	-£74,402,528	-£77,275,805
70% AR : 30% SO	25%	-£61,786,665	-£65,167,391	-£66,903,864	-£68,437,338	-£69,699,423	-£72,567,798
70% AR : 30% SO	30%	-£63,401,065	-£66,545,104	-£68,286,289	-£69,823,922	-£71,089,431	-£73,965,586

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£28,466,019	-£33,033,010	-£34,745,931	-£36,258,605	-£37,503,572	-£40,333,042
85% AR : 15% SO	10%	-£31,944,879	-£36,034,196	-£37,753,747	-£39,272,276	-£40,522,062	-£43,362,484
85% AR : 15% SO	15%	-£33,667,840	-£37,518,603	-£39,241,469	-£40,762,926	-£42,015,121	-£44,861,018
85% AR : 15% SO	20%	-£35,379,822	-£38,992,220	-£40,718,402	-£42,242,786	-£43,497,391	-£46,348,764
85% AR : 15% SO	25%	-£37,080,825	-£40,455,047	-£42,184,545	-£43,711,856	-£44,968,869	-£47,825,720
85% AR : 15% SO	30%	-£38,770,849	-£41,907,084	-£43,639,896	-£45,170,136	-£46,429,559	-£49,291,884
85% AR : 15% SO	35%	-£40,449,895	-£43,348,331	-£45,084,458	-£46,617,625	-£47,879,458	-£50,747,259
85% AR : 15% SO	40%	-£42,117,961	-£44,778,788	-£46,518,230	-£48,054,324	-£49,318,557	-£52,191,844
70% AR : 30% SO	25%	-£36,702,704	-£40,083,430	-£41,819,903	-£43,363,377	-£44,615,462	-£47,483,836
70% AR : 30% SO	30%	-£38,317,103	-£41,461,143	-£43,202,328	-£44,739,961	-£46,005,469	-£48,881,625

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£19,428,363	-£23,995,354	-£25,708,276	-£27,220,949	-£28,465,916	-£31,295,386
85% AR : 15% SO	10%	-£22,907,223	-£26,996,540	-£28,716,092	-£30,234,621	-£31,484,406	-£34,324,828
85% AR : 15% SO	15%	-£24,630,184	-£28,480,947	-£30,203,813	-£31,725,271	-£32,977,465	-£35,823,383
85% AR : 15% SO	20%	-£26,342,167	-£29,964,565	-£31,680,746	-£33,205,130	-£34,459,735	-£37,311,108
85% AR : 15% SO	25%	-£28,043,169	-£31,447,392	-£33,146,599	-£34,674,200	-£35,931,214	-£38,798,054
85% AR : 15% SO	30%	-£29,733,193	-£32,889,438	-£34,602,241	-£36,132,480	-£37,391,904	-£40,254,238
85% AR : 15% SO	35%	-£31,412,239	-£34,310,678	-£36,046,803	-£37,579,989	-£38,841,802	-£41,709,603
85% AR : 15% SO	40%	-£33,080,306	-£35,741,132	-£37,480,574	-£39,016,668	-£40,280,911	-£43,154,188
70% AR : 30% SO	25%	-£27,665,048	-£31,045,774	-£32,782,247	-£34,315,721	-£35,577,806	-£38,446,181
70% AR : 30% SO	30%	-£29,279,448	-£32,423,487	-£34,164,672	-£35,702,305	-£36,967,814	-£39,843,969

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	-£19,056,935	-£23,623,926	-£25,336,847	-£26,849,521	-£28,094,488	-£30,923,957
85% AR : 15% SO	10%	-£22,535,794	-£26,625,112	-£28,344,663	-£29,863,192	-£31,112,978	-£33,953,399
85% AR : 15% SO	15%	-£24,258,755	-£28,109,519	-£29,832,385	-£31,353,842	-£32,606,037	-£35,451,934
85% AR : 15% SO	20%	-£25,970,738	-£29,583,136	-£31,309,317	-£32,833,702	-£34,088,307	-£36,939,679
85% AR : 15% SO	25%	-£27,671,741	-£31,045,963	-£32,775,460	-£34,302,772	-£35,559,785	-£38,416,635
85% AR : 15% SO	30%	-£29,361,765	-£32,498,000	-£34,230,812	-£35,761,052	-£37,020,475	-£39,882,800
85% AR : 15% SO	35%	-£31,040,810	-£33,939,247	-£35,675,374	-£37,208,641	-£38,470,374	-£41,338,175
85% AR : 15% SO	40%	-£32,708,877	-£35,369,704	-£37,109,146	-£38,645,240	-£39,909,483	-£42,782,760
70% AR : 30% SO	25%	-£27,293,619	-£30,674,345	-£32,410,819	-£33,944,293	-£35,206,378	-£38,074,752
70% AR : 30% SO	30%	-£28,908,019	-£32,052,059	-£33,793,243	-£35,330,876	-£36,596,385	-£39,472,540

HARLOW
Local Plan Viability Testing 2018

T8 - 1000 Flats & Houses

Value Area
CM18, CM19, CM20

No Units 1000
Site Area 3.57 Ha

Sales value inflation -5%
Build cost inflation 0%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£29,128,027	£23,875,835	£22,156,283	£20,526,154	£17,905,108	£14,716,738
85% AR : 15% SO	10%	£23,045,857	£18,064,058	£16,280,481	£14,580,840	£11,796,754	£8,404,424
85% AR : 15% SO	15%	£19,954,957	£15,078,512	£13,240,916	£11,478,676	£8,600,361	£5,167,653
85% AR : 15% SO	20%	£16,810,313	£12,010,380	£10,091,191	£8,269,973	£5,349,006	£1,872,385
85% AR : 15% SO	25%	£13,586,811	£8,818,657	£6,846,636	£5,000,448	£2,039,331	£-1,504,721
85% AR : 15% SO	30%	£10,237,686	£5,551,308	£3,545,213	£1,666,760	£-1,358,375	£-4,907,672
85% AR : 15% SO	35%	£6,713,895	£2,207,017	£1,572,237	£-1,759,967	£-4,786,555	£-8,305,844
85% AR : 15% SO	40%	£3,092,136	£-1,231,398	£-3,307,841	£-5,209,176	£-8,209,956	£-11,699,237
70% AR : 30% SO	25%	£14,100,919	£9,381,034	£7,411,276	£5,568,048	£2,605,997	£-931,639
70% AR : 30% SO	30%	£10,890,290	£6,426,862	£4,234,341	£2,360,785	£-656,310	£-4,220,332

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£-11,564,498	£-16,816,690	£-18,536,242	£-20,166,371	£-22,787,417	£-25,975,787
85% AR : 15% SO	10%	£-17,646,668	£-22,628,467	£-24,412,044	£-26,111,885	£-28,895,771	£-32,288,101
85% AR : 15% SO	15%	£-20,737,568	£-25,614,013	£-27,451,609	£-29,213,849	£-32,092,164	£-35,524,872
85% AR : 15% SO	20%	£-23,882,212	£-28,882,145	£-30,601,334	£-32,422,552	£-35,343,519	£-38,820,140
85% AR : 15% SO	25%	£-27,105,714	£-31,873,868	£-33,845,889	£-35,692,077	£-38,653,194	£-42,197,246
85% AR : 15% SO	30%	£-30,454,839	£-35,141,217	£-37,147,312	£-39,025,765	£-42,050,900	£-45,600,197
85% AR : 15% SO	35%	£-33,978,630	£-38,485,508	£-40,535,288	£-42,452,492	£-45,479,080	£-49,098,389
85% AR : 15% SO	40%	£-37,690,389	£-41,923,923	£-44,000,369	£-45,901,701	£-48,902,481	£-52,591,762
70% AR : 30% SO	25%	£-26,591,606	£-31,311,491	£-33,281,249	£-35,124,477	£-38,086,528	£-41,624,164
70% AR : 30% SO	30%	£-29,902,235	£-34,455,663	£-36,458,184	£-38,331,740	£-41,348,835	£-44,912,857

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£17,378,534	£12,126,342	£10,406,790	£8,776,661	£6,155,615	£2,967,246
85% AR : 15% SO	10%	£11,296,364	£6,314,565	£4,530,988	£2,831,147	£47,261	£-3,345,069
85% AR : 15% SO	15%	£8,205,464	£3,329,019	£1,491,423	£-270,817	£-3,149,132	£-6,581,840
85% AR : 15% SO	20%	£5,060,820	£260,887	£-1,668,302	£-3,479,520	£-6,400,487	£-9,877,108
85% AR : 15% SO	25%	£1,837,318	£-2,930,836	£-4,902,857	£-7,749,945	£-9,710,162	£-13,254,214
85% AR : 15% SO	30%	£-1,511,807	£-6,188,185	£-9,204,290	£-10,082,733	£-13,107,368	£-16,657,165
85% AR : 15% SO	35%	£-5,035,598	£-9,542,476	£-11,592,258	£-13,509,480	£-16,536,048	£-20,055,337
85% AR : 15% SO	40%	£-8,657,357	£-12,980,891	£-15,057,334	£-16,958,669	£-19,959,449	£-23,448,730
70% AR : 30% SO	25%	£2,351,427	£-2,368,459	£-4,338,217	£-6,181,445	£-9,143,495	£-12,681,132
70% AR : 30% SO	30%	£-859,203	£-5,512,631	£-7,515,152	£-9,388,708	£-12,405,803	£-15,969,825

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£27,806,598	£22,554,406	£20,834,855	£19,204,726	£16,583,679	£13,395,310
85% AR : 15% SO	10%	£21,724,428	£16,742,629	£14,959,052	£13,259,211	£10,475,326	£7,082,996
85% AR : 15% SO	15%	£18,633,529	£13,757,083	£11,919,487	£10,157,247	£7,278,933	£3,846,224
85% AR : 15% SO	20%	£15,488,884	£10,988,951	£8,769,762	£6,948,544	£4,027,577	£550,956
85% AR : 15% SO	25%	£12,265,382	£7,497,228	£5,525,207	£3,679,020	£717,903	£-2,826,150
85% AR : 15% SO	30%	£8,916,257	£4,229,879	£2,223,784	£345,332	£-2,679,804	£-6,229,101
85% AR : 15% SO	35%	£5,392,466	£885,588	£-1,164,191	£-3,081,396	£-6,107,984	£-9,627,273
85% AR : 15% SO	40%	£1,770,707	£-2,552,826	£-4,629,269	£-6,530,604	£-9,531,385	£-13,020,665
70% AR : 30% SO	25%	£12,779,491	£8,059,606	£6,089,847	£4,246,620	£1,284,569	£-2,253,067
70% AR : 30% SO	30%	£9,568,862	£4,915,434	£2,912,912	£1,039,356	£-1,977,738	£-5,541,761

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£28,235,170	£22,982,977	£21,263,426	£19,633,297	£17,012,261	£13,823,881
85% AR : 15% SO	10%	£22,152,999	£17,171,201	£15,387,623	£13,687,783	£10,903,897	£7,511,567
85% AR : 15% SO	15%	£19,062,100	£14,185,655	£12,348,059	£10,585,818	£7,707,504	£4,274,796
85% AR : 15% SO	20%	£15,917,456	£11,117,523	£9,198,334	£7,377,116	£4,456,149	£979,528
85% AR : 15% SO	25%	£12,693,954	£7,925,800	£5,953,779	£4,107,591	£1,146,474	£-2,397,579
85% AR : 15% SO	30%	£9,344,829	£4,658,450	£2,652,356	£773,903	£-2,251,233	£-5,800,529
85% AR : 15% SO	35%	£5,821,038	£1,314,160	£-735,620	£-2,652,825	£-5,679,413	£-9,198,701
85% AR : 15% SO	40%	£2,199,279	£-2,124,255	£-4,200,698	£-6,102,033	£-8,102,814	£-12,592,094
70% AR : 30% SO	25%	£13,208,062	£8,488,177	£6,518,418	£4,675,191	£1,713,140	£-1,824,496
70% AR : 30% SO	30%	£9,997,433	£5,344,005	£3,341,483	£1,467,928	£-1,549,167	£-5,113,189

HARLOW
Local Plan Viability Testing 2018

T8 - 1000 Flats & Houses

Value Area	CM17
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No Units	1000
Site Area	3.57 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£36,459,415	£29,673,304	£28,010,889	£26,445,296	£23,949,662	£20,966,678
85% AR : 15% SO	10%	£29,774,043	£23,420,305	£21,724,651	£20,123,611	£17,546,177	£14,417,132
85% AR : 15% SO	15%	£26,402,046	£20,243,498	£18,517,755	£16,884,052	£14,233,540	£10,975,302
85% AR : 15% SO	20%	£22,998,153	£17,012,973	£15,243,031	£13,561,036	£10,799,655	£7,450,622
85% AR : 15% SO	25%	£19,549,804	£13,706,589	£11,869,726	£10,111,022	£7,257,334	£3,862,160
85% AR : 15% SO	30%	£16,033,524	£10,283,217	£8,351,840	£6,546,603	£3,649,266	£185,420
85% AR : 15% SO	35%	£12,410,045	£6,715,472	£4,745,077	£2,905,928	£-54,440	£-3,573,728
85% AR : 15% SO	40%	£8,600,856	£3,063,057	£1,043,204	£-841,069	£-3,841,849	£-7,331,130
70% AR : 30% SO	25%	£20,025,154	£14,221,891	£12,398,671	£10,654,073	£7,805,910	£4,411,917
70% AR : 30% SO	30%	£16,622,179	£10,935,727	£9,018,175	£7,216,426	£4,320,946	£861,699

Residual Land values compared to benchmark land values
Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£-4,233,110	£-11,019,221	£-12,681,656	£-14,247,229	£-16,742,983	£-19,725,847
85% AR : 15% SO	10%	£-10,918,482	£-17,272,220	£-18,967,874	£-20,568,914	£-23,146,348	£-26,275,393
85% AR : 15% SO	15%	£-14,290,479	£-20,449,027	£-22,174,770	£-23,808,473	£-26,458,985	£-29,717,223
85% AR : 15% SO	20%	£-17,694,372	£-23,679,552	£-25,449,944	£-27,131,489	£-29,892,870	£-33,241,903
85% AR : 15% SO	25%	£-21,142,721	£-26,985,936	£-28,822,799	£-30,581,503	£-33,435,191	£-36,830,365
85% AR : 15% SO	30%	£-24,659,001	£-30,409,308	£-32,340,885	£-34,145,922	£-37,043,259	£-40,507,105
85% AR : 15% SO	35%	£-28,282,480	£-33,977,053	£-35,947,448	£-37,786,597	£-40,748,965	£-44,268,253
85% AR : 15% SO	40%	£-32,091,669	£-37,629,468	£-39,649,321	£-41,533,594	£-44,534,374	£-48,023,655
70% AR : 30% SO	25%	£-20,667,371	£-26,470,634	£-28,293,854	£-30,038,452	£-32,886,615	£-36,280,608
70% AR : 30% SO	30%	£-24,070,346	£-29,756,798	£-31,674,350	£-33,476,099	£-36,371,579	£-39,830,826

Residual Land values compared to benchmark land values
Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£24,709,923	£17,923,811	£16,261,376	£14,695,803	£12,200,169	£9,217,185
85% AR : 15% SO	10%	£18,024,551	£11,670,812	£9,975,158	£8,374,118	£5,796,684	£2,667,639
85% AR : 15% SO	15%	£14,652,553	£8,494,006	£6,768,263	£5,134,560	£2,484,047	£-774,191
85% AR : 15% SO	20%	£11,248,660	£5,263,481	£3,493,538	£1,811,544	£-949,838	£-4,298,871
85% AR : 15% SO	25%	£7,800,311	£1,957,096	£120,234	£-1,838,471	£-4,492,159	£-7,587,333
85% AR : 15% SO	30%	£4,284,031	£-1,466,216	£-3,387,653	£-5,202,930	£-8,100,226	£-11,564,073
85% AR : 15% SO	35%	£660,552	£-5,034,021	£-7,004,418	£-9,843,565	£-11,803,933	£-15,323,221
85% AR : 15% SO	40%	£-3,148,637	£-8,888,436	£-10,796,299	£-12,590,582	£-15,591,342	£-19,080,622
70% AR : 30% SO	25%	£8,275,662	£2,472,398	£649,179	£-1,095,420	£-3,943,583	£-7,337,575
70% AR : 30% SO	30%	£4,872,686	£-813,765	£-2,731,318	£-4,533,067	£-7,428,547	£-10,887,794

Residual Land values compared to benchmark land values
Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£35,137,987	£28,351,876	£26,689,441	£25,123,867	£22,628,234	£19,645,249
85% AR : 15% SO	10%	£28,452,615	£22,098,876	£20,403,222	£18,802,183	£16,224,748	£13,095,703
85% AR : 15% SO	15%	£25,080,618	£18,922,070	£17,196,327	£15,562,624	£12,912,111	£9,653,874
85% AR : 15% SO	20%	£21,676,725	£15,691,545	£13,921,603	£12,239,608	£9,478,226	£6,129,193
85% AR : 15% SO	25%	£18,228,375	£12,385,160	£10,548,298	£8,789,593	£5,935,906	£2,540,732
85% AR : 15% SO	30%	£14,712,095	£8,961,788	£7,030,412	£5,225,175	£2,327,838	£-1,136,009
85% AR : 15% SO	35%	£11,088,616	£5,394,043	£3,423,649	£1,584,499	£-1,375,869	£-4,895,157
85% AR : 15% SO	40%	£7,279,427	£1,741,629	£-278,225	£-2,162,497	£-5,163,278	£-8,652,558
70% AR : 30% SO	25%	£18,703,726	£12,900,462	£11,077,243	£9,332,644	£6,484,811	£3,090,489
70% AR : 30% SO	30%	£15,300,750	£9,614,299	£7,696,746	£5,894,998	£2,999,518	£-459,729

Residual Land values compared to benchmark land values
Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£35,566,558	£28,780,447	£27,118,012	£25,552,438	£23,056,805	£20,073,821
85% AR : 15% SO	10%	£28,881,186	£22,527,447	£20,831,793	£19,230,754	£16,653,320	£13,524,274
85% AR : 15% SO	15%	£25,509,189	£19,350,641	£17,624,898	£15,991,195	£13,340,683	£10,082,445
85% AR : 15% SO	20%	£22,105,296	£16,120,116	£14,350,174	£12,668,179	£9,906,798	£6,557,765
85% AR : 15% SO	25%	£18,656,946	£12,813,732	£10,976,869	£9,218,165	£6,364,477	£2,969,303
85% AR : 15% SO	30%	£15,140,667	£9,390,360	£7,458,983	£5,653,746	£2,756,409	£-707,437
85% AR : 15% SO	35%	£11,517,188	£5,822,615	£3,852,220	£2,013,071	£-947,297	£-4,466,586
85% AR : 15% SO	40%	£7,707,999	£2,170,200	£150,347	£-1,733,926	£-4,734,706	£-8,223,987
70% AR : 30% SO	25%	£19,132,297	£13,329,034	£11,505,814	£9,761,216	£6,913,052	£3,519,060
70% AR : 30% SO	30%	£15,729,322	£10,042,870	£8,125,318	£6,323,569	£3,428,089	£-31,158

Local Plan Viability Testing 2018

T9 - 2000 Flats & Houses

Value Area CM18, CM19, CM20

No Units 2000
Site Area 3.17 Ha

Sales value inflation -5%
Build cost inflation 0%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£36,308,767	£27,812,121	£25,332,888	£23,007,781	£18,952,515	£14,091,704
85% AR : 15% SO	10%	£27,890,577	£19,492,534	£16,801,201	£14,235,832	£9,589,010	£4,108,166
85% AR : 15% SO	15%	£23,547,476	£15,072,429	£12,187,739	£9,389,987	£4,481,760	£1,165,577
85% AR : 15% SO	20%	£19,052,966	£10,344,101	£7,193,576	£4,266,137	£-788,534	£-6,531,805
85% AR : 15% SO	25%	£14,315,273	£5,244,061	£1,970,693	£-1,064,694	£-6,204,481	£-11,890,084
85% AR : 15% SO	30%	£9,147,891	£-78,535	£-3,463,863	£-6,505,782	£-11,602,476	£-17,240,412
85% AR : 15% SO	35%	£3,433,014	£-5,566,013	£-8,926,209	£-11,938,919	£-16,992,521	£-22,582,789
85% AR : 15% SO	40%	£-2,593,825	£-11,045,541	£-14,380,603	£-17,364,105	£-22,374,615	£-27,917,216
70% AR : 30% SO	25%	£15,130,109	£6,215,771	£2,962,357	£-50,652	£-5,208,059	£-10,913,154
70% AR : 30% SO	30%	£10,252,153	£1,145,635	£-2,235,231	£-5,289,541	£-10,407,379	£-16,068,706

Residual Land values compared to benchmark land values

Office - Lower Value

£11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£137,634	£-8,369,012	£-10,838,245	£-13,163,352	£-17,218,619	£-22,079,429
85% AR : 15% SO	10%	£-8,260,556	£-16,678,600	£-19,369,933	£-21,935,301	£-26,582,123	£-32,062,967
85% AR : 15% SO	15%	£-12,623,657	£-21,995,705	£-23,953,395	£-26,781,146	£-31,675,373	£-37,335,710
85% AR : 15% SO	20%	£-17,118,167	£-25,927,032	£-28,971,557	£-31,904,997	£-36,969,668	£-42,609,339
85% AR : 15% SO	25%	£-21,855,860	£-30,927,072	£-34,200,440	£-37,235,828	£-42,375,614	£-48,061,217
85% AR : 15% SO	30%	£-27,023,243	£-36,249,669	£-39,634,996	£-42,676,915	£-47,773,609	£-53,411,545
85% AR : 15% SO	35%	£-32,738,119	£-41,737,147	£-45,097,342	£-48,110,052	£-53,163,654	£-58,753,922
85% AR : 15% SO	40%	£-38,764,958	£-47,216,674	£-50,551,736	£-53,535,238	£-58,545,748	£-64,088,349
70% AR : 30% SO	25%	£-21,041,025	£-29,955,362	£-33,208,776	£-36,221,785	£-41,379,192	£-47,084,288
70% AR : 30% SO	30%	£-25,918,980	£-35,025,499	£-38,406,364	£-41,460,674	£-46,678,512	£-52,239,839

Residual Land values compared to benchmark land values

Industrial

£3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£25,864,773	£17,368,128	£14,888,894	£12,563,767	£8,508,521	£3,647,711
85% AR : 15% SO	10%	£17,446,583	£9,048,540	£6,357,207	£3,791,538	£854,984	£-6,335,827
85% AR : 15% SO	15%	£13,103,483	£4,628,435	£1,743,745	£-1,094,006	£-5,952,234	£-11,609,571
85% AR : 15% SO	20%	£8,608,973	£-99,893	£-3,250,418	£-6,177,867	£-11,242,528	£-16,975,799
85% AR : 15% SO	25%	£3,871,280	£-5,199,933	£-8,473,300	£-11,508,688	£-16,648,475	£-22,334,078
85% AR : 15% SO	30%	£-1,296,103	£-10,522,529	£-13,907,856	£-16,949,776	£-22,046,469	£-27,684,406
85% AR : 15% SO	35%	£-7,010,979	£-16,010,007	£-19,370,202	£-22,382,912	£-27,436,514	£-33,026,783
85% AR : 15% SO	40%	£-13,037,819	£-21,489,535	£-24,824,597	£-27,808,099	£-32,818,609	£-38,361,209
70% AR : 30% SO	25%	£4,686,115	£-4,228,223	£-7,481,636	£-10,494,646	£-15,652,053	£-21,357,148
70% AR : 30% SO	30%	£-191,840	£-9,298,359	£-12,679,225	£-15,733,534	£-20,851,373	£-26,512,699

Residual Land values compared to benchmark land values

Greenfield (upper)

£370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£35,134,164	£26,637,518	£24,158,285	£21,833,178	£17,777,912	£12,917,101
85% AR : 15% SO	10%	£26,715,974	£18,317,930	£15,626,598	£13,061,229	£8,414,407	£2,933,563
85% AR : 15% SO	15%	£22,372,873	£13,897,826	£11,013,136	£8,215,384	£3,317,157	£-2,340,180
85% AR : 15% SO	20%	£17,878,363	£9,169,498	£6,018,973	£3,091,533	£-1,973,138	£-7,706,409
85% AR : 15% SO	25%	£13,140,670	£4,069,458	£796,090	£-2,239,297	£-7,379,084	£-13,064,687
85% AR : 15% SO	30%	£7,973,288	£-1,253,138	£-4,638,466	£-7,680,385	£-12,777,079	£-18,415,015
85% AR : 15% SO	35%	£2,258,411	£-6,740,617	£-10,100,812	£-13,113,522	£-18,167,124	£-23,757,392
85% AR : 15% SO	40%	£-3,768,428	£-12,220,144	£-16,555,206	£-18,638,708	£-23,549,211	£-29,091,819
70% AR : 30% SO	25%	£13,955,506	£5,041,168	£1,787,754	£-1,225,255	£-6,382,662	£-12,087,758
70% AR : 30% SO	30%	£9,077,550	£-28,969	£-3,409,834	£-6,464,144	£-11,581,982	£-17,243,309

Residual Land values compared to benchmark land values

Greenfield (lower)

£250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility M4(2)	Base Costs, CIL & S106, SUDs, Access M4(3)	Base Costs, CIL & S106, SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£35,515,116	£27,018,471	£24,539,237	£22,214,130	£18,158,864	£13,298,054
85% AR : 15% SO	10%	£27,096,926	£18,698,883	£16,007,550	£13,442,181	£8,795,359	£3,314,516
85% AR : 15% SO	15%	£22,753,825	£14,278,778	£11,394,088	£8,596,337	£3,698,100	£-1,959,228
85% AR : 15% SO	20%	£18,259,315	£9,550,450	£6,399,925	£3,472,486	£-1,662,185	£-7,325,456
85% AR : 15% SO	25%	£13,521,623	£4,450,410	£1,177,042	£-1,858,345	£-6,998,132	£-12,683,735
85% AR : 15% SO	30%	£8,354,240	£-872,386	£-4,257,513	£-7,299,433	£-12,396,126	£-18,034,063
85% AR : 15% SO	35%	£2,639,363	£-6,359,664	£-9,719,859	£-12,732,570	£-17,786,171	£-23,376,440
85% AR : 15% SO	40%	£-3,387,476	£-11,839,192	£-15,174,254	£-18,157,558	£-23,168,266	£-28,710,866
70% AR : 30% SO	25%	£14,336,458	£5,422,120	£2,168,706	£-844,303	£-6,001,710	£-11,706,805
70% AR : 30% SO	30%	£9,458,503	£351,984	£-3,028,882	£-6,083,191	£-11,201,030	£-16,862,356

Local Plan Viability Testing 2018

T9 - 2000 Flats & Houses

Value Area CM17

No Units 2000
Site Area 3.17 Ha

Sales value inflation -5%
Build cost inflation 0%
Affordable Housing Tenure AR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£46,565,701	£35,839,530	£33,491,550	£31,313,418	£27,584,582	£23,265,202
85% AR : 15% SO	10%	£37,419,393	£27,095,514	£24,632,213	£22,333,577	£18,317,028	£13,510,479
85% AR : 15% SO	15%	£32,772,814	£22,564,599	£20,004,101	£17,595,705	£13,314,756	£8,032,410
85% AR : 15% SO	20%	£28,045,578	£17,863,060	£15,151,245	£12,588,863	£7,898,206	£2,441,242
85% AR : 15% SO	25%	£23,198,426	£12,892,647	£9,935,712	£7,106,589	£2,210,353	£-3,433,539
85% AR : 15% SO	30%	£18,160,271	£7,482,842	£4,302,649	£1,364,675	£-3,709,700	£-9,347,637
85% AR : 15% SO	35%	£12,791,430	£1,732,910	£-1,697,202	£-4,609,913	£-9,663,515	£-15,253,783
85% AR : 15% SO	40%	£6,779,062	£-4,280,305	£-7,615,367	£-10,598,869	£-15,609,379	£-21,151,979
70% AR : 30% SO	25%	£23,907,313	£13,752,302	£10,846,516	£8,048,005	£3,174,963	£-2,456,609
70% AR : 30% SO	30%	£19,061,752	£8,628,912	£5,469,423	£2,548,319	£-2,514,604	£-8,175,930

Residual Land values compared to benchmark land values

Office - Lower Value £11,393,907

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£10,394,568	£-331,603	£-2,679,584	£-4,857,715	£-8,586,552	£-12,905,931
85% AR : 15% SO	10%	£1,248,260	£-9,075,619	£-11,538,921	£-13,837,656	£-17,854,106	£-22,660,654
85% AR : 15% SO	15%	£-3,396,320	£-13,606,534	£-16,167,933	£-18,575,428	£-22,959,377	£-28,079,723
85% AR : 15% SO	20%	£-9,125,655	£-18,308,073	£-21,019,888	£-23,802,271	£-28,274,932	£-33,725,881
85% AR : 15% SO	25%	£-12,972,707	£-23,278,486	£-28,235,421	£-29,064,544	£-33,960,781	£-39,604,672
85% AR : 15% SO	30%	£-18,010,862	£-28,688,291	£-31,868,485	£-34,806,459	£-39,880,834	£-45,518,770
85% AR : 15% SO	35%	£-23,379,703	£-34,438,224	£-37,768,336	£-40,781,046	£-45,834,649	£-51,424,916
85% AR : 15% SO	40%	£-29,392,071	£-40,451,438	£-43,786,500	£-46,770,002	£-51,780,512	£-57,323,113
70% AR : 30% SO	25%	£-12,263,821	£-22,418,831	£-25,324,618	£-28,123,129	£-32,986,170	£-38,627,742
70% AR : 30% SO	30%	£-17,109,381	£-27,542,222	£-30,701,711	£-33,622,814	£-38,685,737	£-44,347,064

Residual Land values compared to benchmark land values

Industrial £3,289,858

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£36,121,707	£25,395,536	£23,047,556	£20,869,424	£17,140,588	£12,821,209
85% AR : 15% SO	10%	£26,975,400	£16,951,521	£14,188,219	£11,889,583	£7,873,034	£3,066,486
85% AR : 15% SO	15%	£22,328,820	£12,120,805	£9,560,107	£7,151,711	£2,870,782	£-2,351,583
85% AR : 15% SO	20%	£17,601,585	£7,419,067	£4,707,252	£2,124,869	£-2,847,788	£-8,002,752
85% AR : 15% SO	25%	£12,754,433	£2,448,653	£-908,281	£-3,337,405	£-8,233,641	£-13,877,532
85% AR : 15% SO	30%	£7,716,278	£-2,961,152	£-6,141,345	£-9,079,319	£-14,153,694	£-19,791,630
85% AR : 15% SO	35%	£2,347,437	£-8,711,084	£-12,041,196	£-15,053,906	£-20,107,509	£-25,697,777
85% AR : 15% SO	40%	£-3,684,931	£-14,724,299	£-18,059,360	£-21,042,862	£-26,053,373	£-31,985,973
70% AR : 30% SO	25%	£13,463,319	£3,308,308	£402,522	£-2,395,989	£-7,269,031	£-12,900,603
70% AR : 30% SO	30%	£8,617,758	£-1,815,082	£-4,974,571	£-7,895,675	£-12,958,597	£-18,619,924

Residual Land values compared to benchmark land values

Greenfield (upper) £370,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£45,391,098	£34,664,927	£32,316,946	£30,138,815	£26,409,979	£22,090,599
85% AR : 15% SO	10%	£36,244,790	£25,920,911	£23,457,610	£21,158,974	£17,142,424	£12,335,876
85% AR : 15% SO	15%	£31,598,210	£21,389,996	£18,829,497	£16,421,102	£12,140,153	£6,917,807
85% AR : 15% SO	20%	£26,870,975	£16,688,457	£13,976,642	£11,394,260	£6,721,603	£1,266,639
85% AR : 15% SO	25%	£22,023,823	£11,718,044	£8,761,109	£5,931,986	£1,035,750	£-4,608,142
85% AR : 15% SO	30%	£16,985,668	£6,308,239	£3,128,045	£190,071	£-4,884,303	£-10,522,240
85% AR : 15% SO	35%	£11,616,827	£588,307	£-2,771,806	£-5,784,516	£-10,838,119	£-16,428,386
85% AR : 15% SO	40%	£5,604,459	£-5,454,908	£-8,789,970	£-11,773,472	£-16,783,982	£-22,326,583
70% AR : 30% SO	25%	£22,732,709	£12,577,699	£9,671,913	£6,873,401	£2,000,360	£-3,831,212
70% AR : 30% SO	30%	£17,887,149	£7,454,309	£4,294,819	£1,373,716	£-3,889,207	£-9,350,533

Residual Land values compared to benchmark land values

Greenfield (lower) £250,000

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility M4(2)	Base Costs, CIL & S106,SUDs, Access M4(3)	Base Costs, CIL & S106,SUDs, Access (M4(3) & Sustainability)
85% AR : 15% SO	0%	£45,772,050	£35,045,879	£32,697,899	£30,519,767	£26,790,931	£22,471,551
85% AR : 15% SO	10%	£36,625,743	£26,301,864	£23,838,562	£21,539,926	£17,823,377	£12,716,829
85% AR : 15% SO	15%	£31,979,163	£21,770,948	£19,210,450	£16,802,054	£12,521,105	£7,298,760
85% AR : 15% SO	20%	£27,251,928	£17,069,410	£14,357,595	£11,775,212	£7,102,555	£1,647,591
85% AR : 15% SO	25%	£22,404,776	£12,098,996	£9,142,062	£6,312,938	£1,416,702	£-4,227,189
85% AR : 15% SO	30%	£17,366,620	£6,689,191	£3,508,998	£571,024	£-4,503,351	£-10,141,287
85% AR : 15% SO	35%	£11,997,780	£939,259	£-2,390,853	£-5,403,663	£-10,457,166	£-16,047,434
85% AR : 15% SO	40%	£5,985,412	£-5,073,956	£-8,409,018	£-11,382,520	£-16,403,030	£-21,945,630
70% AR : 30% SO	25%	£23,113,662	£12,958,651	£10,052,865	£7,254,354	£2,381,312	£-3,250,260
70% AR : 30% SO	30%	£18,268,101	£7,835,261	£4,675,772	£1,754,668	£-3,308,255	£-8,969,581