



9 March 2023

CABINET – 20 MARCH 2023

A meeting of Cabinet will be held at 6.00pm on Monday 20 March 2023 in the Council Chamber at the Town Hall, Rugby.

Members of the public may also view the meeting via the livestream available on the Council's website.

Mannie Ketley
Chief Executive

A G E N D A PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 6 February 2023.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

Note: Members are reminded that they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial interest, the Member must withdraw from the room unless one of the exceptions applies.

Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.

4. Question Time.

Notice of questions from the public should be delivered in writing or by e-mail to the Chief Executive at least three clear working days prior to the meeting (no later than Tuesday 14 March 2023).

Growth and Investment Portfolio

5. Monks Kirby Neighbourhood Plan Examination Report and Approval for Referendum.
6. Community Infrastructure Levy Draft Charging Schedule – Agreement to undertake Public Consultation.

Leisure and Wellbeing Portfolio

Nothing to report to this meeting.

Finance, Performance, Legal and Governance Portfolio

Nothing to report to this meeting.

Communities, Homes, Digital and Communications Portfolio

Nothing to report to this meeting.

Regulation and Safety Portfolio

Nothing to report to this meeting.

Change and Transformation Portfolio

Nothing to report to this meeting.

Operations and Traded Services Portfolio

Nothing to report to this meeting.

The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report

Nothing to report to this meeting.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be considered.

Any additional papers for this meeting can be accessed via the website.

The Reports of Officers are attached.

Membership of Cabinet:

Councillors Lowe (Chairman), Mrs Crane, Miss Lawrence, Picker, Poole, Roberts and Ms Robbins.

CALL-IN PROCEDURES

Publication of the decisions made at this meeting will normally be within three working days of the decision. Each decision will come into force at the expiry of five working days after its publication. This does not apply to decisions made to take immediate effect. Call-in procedures are set out in detail in Standing Order 15 of Part 3c of the Constitution.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Democratic and Support Services Manager (01788 533524 or e-mail claire.waleczek@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

AGENDA MANAGEMENT SHEET

Report Title: Monks Kirby Neighbourhood Plan Examination Report and Approval for Referendum

Name of Committee: Cabinet

Date of Meeting: 20 March 2023

Report Director: Chief Officer - Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: All

Prior Consultation: Monks Kirby Parish Council (as the Neighbourhood Plan 'Qualifying Body'), carried out the pre-submission Regulation 14 consultation between 3 May and 16 June 2022. A Regulation 16 public consultation on the submission version was carried out by Rugby Borough Council between 1 November 13 December

Contact Officer: Martin Needham. Senior Planning Officer. Development Strategy 01788 533741

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):

(C) Climate Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)

(E) Economy Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)

(HC) Health and Communities Residents live healthy, independent lives, with the most vulnerable protected. (HC)

(O) Organisation Rugby Borough Council is a responsible, effective and efficient organisation. (O)

[Corporate Strategy 2021-2024](#)

This report does not specifically relate to any Council priorities but

Summary:	<p>The report seeks approval from Cabinet to accept the contents of the independent Examiner’s report for the Monks Kirby Neighbourhood Plan and to proceed to referendum at the earliest practicable opportunity. The report also seeks for a Decision Notice be published confirming acceptance of the Examiner’s report and the intention to proceed to referendum.</p> <p>If the Neighbourhood Plan is supported by a majority at referendum, it will come into force and carry weight in the determining of planning applications.</p> <p>Following a successful referendum. The Neighbourhood Plan will be returned to Council to determine it is formally ‘made’ in accordance with regulations.</p>
Financial Implications:	<p>The Council is able to claim £0.02m Government grant funding once a referendum has been agreed.</p>
Risk Management/Health and Safety Implications:	<p>The Council may not be fulfilling its obligations to progress the neighbourhood plan in accordance with legislation if it were not to proceed to referendum.</p>
Environmental Implications:	<p>No environmental implications.</p>
Legal Implications:	<p>There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Monks Kirby Neighbourhood Plan in line with The Neighbourhood Planning (General) Regulations 2012 (as amended). Such a decision would be open to challenge by way of judicial review.</p>
Equality and Diversity:	<p>There are no implications for equality and diversity. An Equality Impact Assessment has been completed to support this document and has been appended to this Cabinet Report.</p>
Options:	<p>Option One: Accept the Examiner’s report with recommended modifications and approve the Monks Kirby Neighbourhood Plan for referendum. Publish a Decision Statement to confirm acceptance of the report and modifications, and the intention to proceed to referendum.</p>

Risks: There are no risks associated with this option.

Benefits: The Neighbourhood Plan as modified will be able to progress towards being adopted or 'made'.

Option Two: Reject the contents of the Examiner's report and do not approve the Monks Kirby Neighbourhood Plan to proceed to referendum.

Risks: There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Monks Kirby Neighbourhood Plan in line with The Neighbourhood Planning (General) Regulations 2012 (as amended).

Benefits: There are no benefits associated with this option.

Recommendation:

- (1) The conclusions of the Examiner's report and recommended modifications to the Neighbourhood Plan be accepted;
- (2) a referendum be arranged at the earliest practicable opportunity to take place in the Monks Kirby Neighbourhood Area; and
- (3) a Decision Statement confirming acceptance of the Examiner's report and modifications to the Monks Kirby Neighbourhood Plan, and the intention to proceed to referendum, be published.

Reasons for Recommendation:

To fulfil the legislative requirements and allow for the Monks Kirby Neighbourhood Plan to progress towards being 'made' in accordance with the Neighbourhood Planning (Referendum) Regulations 2012.

Cabinet - 20 March 2023

**Monks Kirby Neighbourhood Plan Examination Report and
Approval for Referendum**

Public Report of the Chief Officer - Growth and Investment

Recommendation

- (1) The conclusions of the Examiner's report and recommended modifications to the Neighbourhood Plan be accepted;
- (2) a referendum be arranged at the earliest practicable opportunity to take place in the Monks Kirby Neighbourhood Area; and
- (3) a Decision Statement confirming acceptance of the Examiner's report and modifications to the Monks Kirby Neighbourhood Plan, and the intention to proceed to referendum, be published.

1. Introduction

- 1.1 Neighbourhood planning was introduced with the Localism Act 2011. Since then communities across the country have taken up the opportunity to prepare Neighbourhood Plans. These plans enable communities to put in place a vision and policies for future local development.
- 1.2 Neighbourhood plans require extensive consultation with the community. They are subject to independent examination to ensure they meet 'basic conditions' and human rights obligations, prior to a referendum taking place.
- 1.3 If there is majority voting in support of a neighbourhood plan at a referendum, the policies will come into force and carry weight in determining planning applications.
- 1.4 Following a successful referendum, neighbourhood plans are then taken back to Council to be formally 'made', so they form part of the development plan for the local planning authority.

2. Monks Kirby Neighbourhood Plan

- 2.1 Following an application by the Parish Council (as the qualifying neighbourhood planning body), Monks Kirby Parish was formally designated as the Neighbourhood Area on 7 June 2021 in accordance with the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 and 6).

- 2.2 A pre-submission consultation within the neighbourhood area was carried out by the Parish Council between 3 May and 16 June (Regulation 14). The responses from this helped formulate the submission version of the plan. This was submitted to Rugby Borough Council on 13 September 2022 (Regulation 15).
- 2.3 Rugby Borough Council carried out a public consultation on the submission version of the plan between 1 November 2022 and 13 December 2022 (Regulation 16). A copy of the plan and any consultation responses (Appendix 1) received were forwarded onto an appointed independent Examiner (Regulation 17). The examination was carried out by way of written representations.
- 2.4 The Examiner's report was issued on 2 February 2023 (Appendix 2). The report notes that the Monks Kirby Neighbourhood Plan is clear, intelligible and well written. The report states that subject to a series of modifications, the Neighbourhood Plan meets all of the necessary basic conditions and human rights obligations, and should proceed to a referendum held within the Neighbourhood Area.
- 2.5 A schedule of the modifications is listed in Appendix 3 of this report. The modifications include omitting a proposed Important Open Space designation, deletion of a renewable energy section and replacement text relating to heat pumps and solar roofing, and minor typographical changes.
- 2.6 Rugby Borough Council Planning Officers and Monks Kirby Parish Council agree with the findings of the Examiner's report and recommended modifications. The modifications have been incorporated into a referendum version of the plan (Appendix 4).
- 2.7 The Equality Impact Assessment for the Neighbourhood Plan has been reviewed and updated following the modifications (Appendix 5). No significant changes were identified as a result of the Examination.

3. Next steps

- 3.1 In order for the Monks Kirby Neighbourhood Plan to progress towards completion and form part of the Rugby Borough development plan, the Council will need to formally accept the recommendations of the Examiner's report, approve the plan for referendum, and publish a Decision Statement (Appendix 6) confirming these and the intention to proceed.
- 3.2 Upon resolving to proceed to a referendum, the Council will be able to claim £0.02m through the Government's Neighbourhood Planning Grant scheme. This funding will help cover the costs of organising the referendum and any associated officer time used in progressing the plan.
- 3.3 Officers in Development Strategy will liaise with the Elections department to arrange the referendum. The referendum would take place as soon as reasonably practicable within the neighbourhood area. A map showing the area is included in Appendix 7 of this report.

- 3.4 The referendum will ask the question “Do you want Rugby Borough Council to use the Neighbourhood Plan for Monks Kirby Parish to help it decide planning applications in the neighbourhood area?”. Should more than half of those voting vote in favour, it will be considered to have successfully passed.
- 3.5 Following a successful referendum, the policies within the Neighbourhood Plan will carry weight in determining planning applications. The plan will subsequently be reported back to Council to be formally ‘made’.

4. Conclusion

- 4.1 The Monks Kirby Neighbourhood Plan has progressed to an advanced stage and has been through the required consultation and examination stages. In order for the plan to progress towards completion, it is now for Cabinet to accept the conclusions and recommended modifications in the Examiner’s report, approve the Monks Kirby Neighbourhood Plan for referendum, and publish a Decision Statement to this effect.

List of Appendices

- Appendix 1** – Summary of Consultation Responses;
Appendix 2 – Examiner’s Report on the Monks Kirby Neighbourhood Plan;
Appendix 3 – List of Modifications as Recommended by the Examiner;
Appendix 4 – The Monks Kirby Neighbourhood Plan Referendum Version
Appendix 5 – Equality Impact Assessment
Appendix 6 - Draft Decision Statement
Appendix 7 – A Map of the Designated Monks Kirby Neighbourhood Area

Name of Meeting: Cabinet

Date of Meeting: 20 March 2023

Subject Matter: Monks Kirby Neighbourhood Plan Examination Report and Approval for Referendum

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Appendix 1 - Consultation Responses Summary

Respondent	Comment
Brinklow Parish Council	Support the aims of the Monks Kirby Neighbourhood Plan, particularly on Traffic Management.
Coal Authority	No specific comments to make.
Hinckley and Bosworth Borough Council	No comments.
National Grid	National Grid has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.
Pailton Parish Council	Our councillors have given careful consideration to this Neighbourhood Plan from our neighbouring village of Monks Kirby and would like you to accept our favourable view. Our conclusion is that it is a comprehensive plan, that considers all the issues faced by the Revel villages. We would support its approval by Rugby Borough Council.
Severn Trent	Encourage policy wording relating to water efficiency, flood resilience, drainage, blue infrastructure+B7, water quality.

THE MONKS KIRBY NEIGHBOURHOOD PLAN 2022 - 2031

(Submission Version 2022)

Report of the Examination into the
Monks Kirby Neighbourhood Plan 2022 - 2031

Timothy Jones, Barrister, FCI Arb,
Independent Examiner



No 5 Chambers,
Birmingham - London - Bristol

To Rugby Borough Council
And to the Monks Kirby Parish Council

2nd February 2023.

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Report of the Examination into the
Monks Kirby Neighbourhood Plan 2022 - 2031

1. Introduction

Neighbourhood planning

1. The Localism Act 2011 Part 6 Chapter 3 introduced neighbourhood planning, including provision for neighbourhood development plans. A neighbourhood development plan should reflect the needs and priorities of the community concerned and should set out a positive vision for the future, setting planning policies to determine decisions on planning applications. If approved by a referendum and made by the local planning authority, such plans form part of the Development Plan for the neighbourhood concerned. Applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

2. This report concerns the Submission draft (2022) of the Monks Kirby Neighbourhood Plan 2022-2031 (“the Draft NDP”).

Appointment and role

3. Rugby Borough Council (“RBC”), with the agreement of qualifying body Monks Kirby Parish Council (“MKPC”), has appointed me to examine the Draft NDP. I am a member of the planning bar and am independent of RBC, MKPC, and of those who have made representations in respect of the Draft NDP. I have been trained and approved by the Neighbourhood Planning Independent Examiner Referral Service and have extensive experience both as a planning barrister and as a neighbourhood plan examiner. I do not have an interest in any land that is, or may be, affected by the Draft NDP.

4. My examination has involved considering written submissions and a detailed site visit on 13th January 2023. I have considered all the documents with which I have been provided.

5. My role may be summarised briefly as to consider whether certain statutory requirements have been met, to consider whether the Draft NDP meets the basic conditions, to consider human rights issues, to recommend which of the three options specified in paragraph 12 below applies and, if appropriate, to consider the referendum area. I must act proportionately, recognising that Parliament has intended the neighbourhood plan process to be relatively inexpensive with costs being proportionate.

2. Preliminary Matters

Public consultation

6. Consultation and community involvement are important parts of the process of producing a neighbourhood plan. I am satisfied that MKPC took public consultation seriously.

I do not consider there has been a failure in consultation. Consultation has been sufficient and meets the requirements of the Neighbourhood Planning (General) Regulations 2012 (“the General Regulations”).

Other statutory requirements

7. I am also satisfied of the following matters:

- (1) The Draft NDP area is the parish of Monks Kirby. RBC designated this on 8th June 2021. MKPC is authorised to act in respect of this area (Town and Country Planning Act 1990 (“TCPA”) s61F (1) as read with the Planning and Compulsory Purchase Act 2004 (“PCPA”) s38C (2)(a));
- (2) The Draft NDP does not include provision about development that is excluded development (as defined in TCPA s61K), and does not relate to more than one neighbourhood area (PCPA s38B (1));
- (3) No other neighbourhood development plan has been made for the neighbourhood area (PCPA s38B (2));
- (4) There is no conflict with PCPA s38A and s38B (TCPA Sch 4B para 8(1)(b) and PCPA s38C (5)(b)); and
- (5) The Draft NDP specifies the period for which it is to have effect, namely 2022-2031, as required by PCPA s38B(1)(a), an end date that sensibly mirrors the Rugby Local Plan (2011-2031).

3. The Extent and Limits of an Examiner’s Role

8. I am required to consider whether the Draft NDP meets the basic conditions specified in TCPA Sch 4B para 8(2) as varied for neighbourhood development plans, namely:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan;
- (d)¹ The making of the Plan contributes to the achievement of sustainable development;
- (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- (f) The making of the Plan does not breach, and is otherwise compatible with, EU obligations; and
- (g) Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Plan.

¹ The omission of (b) and (c) results from these clauses of para 8(2) not applying to neighbourhood development plans (PCPA s38C (5)(d)).

9. There is one prescribed basic condition:² *“The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.”* Chapter 8 comprises regulations 105 to 111.

10. TCPA Sch 4B para 8(6) and para 10(3)(b) and the Human Rights Act 1998 mean that I must consider whether the Draft NDP is compatible with Convention rights. ‘*Convention rights*’ are defined in the Human Rights Act 1998 as (a) Articles 2 to 12 and 14 of the European Convention on Human Rights (“the Convention”), (b) Articles 1 to 3 of its First Protocol, and (c) Article 1 of its Thirteenth Protocol, as read with Articles 16 to 18 of the Convention. The Convention rights that are most likely to be relevant to town and country planning are those under the Convention’s Article 6(1), 8 and 14 and under its First Protocol Article 1.

11. In my examination of the substantial merits of the Draft NDP, I may not consider matters other than those specified in the last three paragraphs. In particular, I may not consider whether any other test, such as the soundness test provided for in respect of examinations under PCPA s20, is met.³ Rather, Parliament has decided not to use the soundness test, but to use the, to some extent, less demanding tests in the basic conditions. It is important to avoid unduly onerous demands on qualifying bodies. It is not my role to rewrite a neighbourhood development plan to create the plan that I would have written for the area. It is not my role to impose a different vision on the community.

12. Having considered the basic conditions and human rights, I have three options, which I must exercise in the light of my findings. These are: (1) that the Draft NDP proceeds to a referendum as submitted; (2) that the Draft NDP is modified to meet basic conditions and then the modified version proceeds to a referendum; or (3) that the Draft NDP does not proceed to referendum. If I determine that either of the first two options is appropriate, I must also consider whether the referendum area should be extended. My power to recommend modifications is limited by statute in the following terms:

The only modifications that may be recommended are—

(a) modifications that the examiner considers need to be made to secure that the draft [NDP] meets the basic conditions mentioned in paragraph 8(2),

(b) modifications that the examiner considers need to be made to secure that the draft [NDP] is compatible with the Convention rights,

(c) modifications that the examiner considers need to be made to secure that the draft [NDP] complies with the provision made by or under sections 61E(2), 61J and 61L,

² Sch 2 of the General Regulations prescribes this.

³ Woodcock Holdings Ltd v. Secretary of State for Communities and Local Government [2015] EWHC 1173 (Admin), Holgate J. para 57; R. (Crownhall Estates Limited) v. Chichester District Council [2016] EWHC 73 (Admin) , para 29 Holgate J. PPG Reference ID: 41-055-2018022.

*(d) modifications specifying a period under section 61L(2)(b) or (5), and
(e) modifications for the purpose of correcting errors.*⁴

13. The word “*only*” prevents me recommending any other modifications. The fact that a modification would be of benefit is not a sufficient ground in itself to recommend it. So, for example, the fact that a policy could be strengthened or added to does not justify a modification unless this is necessary for the reasons given above. I must not take an excessively restrictive view of the power to recommend modifications, but must bear in mind Lindblom LJ’s explanation of its extent in his judgment in Kebbell Developments Ltd v. Leeds City Council.⁵ I may not recommend a modification that would put the draft NDP in breach of a basic condition or of human rights. When I conclude that a modification is necessary, I must, in deciding its wording, bear in mind material considerations including government advice. This includes the importance of localism. Where I properly can, my suggested modifications seek to limit the extent to which the substance of the draft NDP is changed.

14. It is not my role to consider matters that are solely for the determination of other bodies such Warwickshire County, RBC in a non-planning capacity, or the Environment Agency. Nor is it my role to consider matters that an NDP could consider, but which are not considered in the Draft NDP, unless this is necessary for my role as explained above. It is not my role to consider aspirations that are not policies.

4. Consideration of Representations

15. I have given the representations careful consideration, but have not felt it necessary to comment on most of them. Rather in accordance with the statutory requirement and bearing in mind the judgment of Lang J in R. (Bewley Homes Plc) v. Waverley District Council,⁶ I have mainly concentrated on giving reasons for my recommendations.⁷ Where I am required to consider the effect of the whole Draft NDP, I have borne it all in mind.

5. Public Hearing and Site Visit

16. The general rule is that the examination of the issues by the examiner is to take the form of the consideration of the written representations. However, an examiner must cause a hearing to be held for the purpose of receiving oral representations about a particular issue in any case where the examiner considers that the consideration of oral representations is necessary to ensure (1) adequate examination of the issue or (2) a person has a fair chance to put a case. Since neither applied in this case, I did not hold a public hearing.

⁴ TCPA Sch 4B, para 10(3). The provisions in (a), (c) and (d) are in the TCPA.

⁵ [2018] EWCA Civ 450, 14th March 2018, paras 34 and 35.

⁶ [2017] EWHC 1776 (Admin), Lang J, 18th July 2017.

⁷ TCPA Sch 4B, para 10(6).

17. I decided that an unaccompanied site visit was necessary and held an extensive one on 13th January 2023. The site visit helped me to gain a sufficient impression of the nature of the area for the purpose of my role.

6. Basic conditions and human rights

Regard to national policies and advice

18. The first basic condition requires that I consider whether it is appropriate that the NDP should be made “*having regard to national policies and advice contained in guidance issued by the Secretary of State*”. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but they should only be departed from them only if there are clear reasons, which should be explained, for doing so.⁸

19. The principal document in which national planning policy is contained is the National Planning Policy Framework 20th July 2021 (“NPPF”) and I have borne that in mind. Other policy and advice that I have borne in mind includes national Planning Practice Guidance (“PPG”).

20. The NPPF provides that neighbourhood plans should support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies.⁹ Its paragraphs 28 and 29 state:

28. non-strategic policies should be used by... communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Contributing to the achievement of sustainable development

21. The second basic condition means that I must consider whether the making of the Plan contributes to the achievement of sustainable development. Unless the Draft NDP, or the Draft NDP as modified, contributes to sustainable development, it cannot proceed to a referendum. This condition relates to the making of the Plan as a whole. It does not require that each policy

⁸ R. (Lochailort Investments Limited) v. Mendip District Council [2020] EWCA Civ 1259, Lewison LJ, paras 6, 31 and 33, 2nd October 2020.

⁹ NPPF para 13.

in it must contribute to sustainable development. It does require me to consider whether constraints might prevent sustainable development and, if they might, whether the evidence justifies them. That involves consideration of site-specific constraints, both existing and those proposed in the Draft NDP. The total effect of the constraints introduced by the Draft NDP when read with existing constraints should not prevent the achievement of sustainable development.

General conformity with the development plan's strategic policies

22. The third basic condition means that I must consider whether the Draft NDP as a whole is in general conformity with the strategic policies contained in the development plan for the area of the authority. The development plan is Rugby Local Plan (2011-31) ("RLP"), and the Warwickshire County Council Minerals and Waste Local Plans.

23. The adjective 'general' allows a degree of (but by no means unlimited) flexibility and requires the exercise of planning judgement. The draft NDP "*need not slavishly adopt every detail*".¹⁰ This condition only applies to strategic policies - there is no conformity requirement in respect of non-strategic policies in the development plan or in respect of other local authority documents (such as Supplementary Planning Documents) that do not form part of the development plan, although such documents may be relevant to other matters. In assessing general conformity and whether a policy is strategic, I have borne in mind helpful PPG advice.¹¹ I have also borne in mind the relevant part of the judgment in R. (Swan Quay LLP) v. Swale District Council.¹²

EU obligations

24. The fourth basic condition requires me to consider whether the Draft NDP breaches, or is otherwise incompatible with, EU obligations. I have in particular considered the following, together with the UK statutory instruments implementing them in England: the Strategic Environmental Assessment Directive (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); the Water Framework Directive (2000/60/EC); and the General Data Protection Regulation (2016/679/EU). I have also considered the judgment of the European Court of Justice in People Over Wind v Coillte Teoranta.¹³ I have borne in mind that proportionality is a concept of and underlies EU law and must be wary of requirements that would be disproportionate to the Draft NDP.

¹⁰ Wiltshire Council v. Cooper Estates Strategic Land Ltd [2019] EWCA Civ 840, para 3.

¹¹ Paras 074 to 077 of the section on neighbourhood planning.

¹² [2017] EWHC 420 (Admin), para 29, Dove J, 27th January 2017.

¹³ Case C-323/17, 12th April 2018.

25. I am satisfied that no issue arises in respect of equality under general principles of EU law or any EU equality directive.

Conservation of Habitats and Species Regulations

26. I am satisfied that the making of the NDP would not be incompatible with the prescribed basic condition and that it is not necessary to consider the matter further in this report.

Human Rights

27. The planning law of England and Wales in general complies with the Convention. This matter can be dealt with briefly in advance of further consideration of the contents of the Draft NDP. I have considered whether anything in the Draft NDP would cause a breach of any Convention right. In particular, I have considered the Convention's Articles 6(1), 8 and 14 and its First Protocol Article 1. This last-mentioned article reinforces the common-law principle that private property rights should not be removed without proper justification, and I have borne that in mind. Apart from that, nothing in my examination of the Draft NDP has required further consideration of human rights.

7. The nature of the area

28. In considering the contents of the Draft NDP I must consider the nature of the neighbourhood area. Its gist is adequately described in the Draft NDP. The 2011 Census records 445 residents living in 181 households. Most of the parish is within the Green Belt. The area contains 14 listed buildings, a designated conservation area, which includes the whole of the village of Monks Kirby and some adjoining countryside) and non-designated heritage assets. The 18th century landscaped park and garden associated with Newnham Paddox House is a Registered Park and Garden.

29. Most of the parish is open countryside. In many places this countryside is some distance from the village of Monks Kirby¹⁴ and much closer to other settlements. Part of the southern boundary is very close to the village. Beyond this lies the parish of Pailton.

30. The village occupies only a small part of the parish, the largest parish in Warwickshire. It is a "Rural Village" in the RLP's settlement hierarchy. As such Rural Villages it "will not play a role in helping to deliver Rugby Borough's strategic growth".¹⁵ The most prominent building, the large, historic, attractive and interesting Anglican church of St Edith in Miller Lane on an elevated location in the west of the village, dates from the thirteenth century and is Grade I listed.¹⁶ As such it is of exceptional importance, being in the top 2% of all listed

¹⁴ I use this phrase and 'the village' to cover both Monks Kirby and the historically distinct Brockhurst.

¹⁵ RLP para 3.12.

¹⁶ List Entry Number: 1034855.

buildings. The historic core of the village in its western half contains most of the parish's listed buildings.

31. Facilities within the village include two places of worship (St Edith's which has a room for events and the Roman Catholic church), a primary school, a pub with dining and take-aways (the Denbigh Arms), a community park and playground, and a village hall. The village is served by the 85 Coventry to Rugby bus service, which (with its variants routes 85B and 85S) provides a good service for a small village, together with the less frequent 210, 213 and 241 bus services. There are also school buses.

32. There is also a cemetery with a chapel a little outside the village and 'The Barn' (a pub, restaurant and micro-brewery) in Coalpit Lane in the north of the parish.

8. The contents of the Draft NDP

Page 8

33. The is. minor error on page 8. "Chirchberie" should be "Chircheberie" as correctly recorded on page 24. I do consider it necessary to recommend adding the uncertain reference to Cestersover.

Recommended modification 1

Page 8

Replace "Chirchberie" with "Chircheberie".

Pages 26 - 29

34. These pages consider two proposed local green spaces ("LGSs"): the Churchyard of St Edith's church; and the Fishponds community wildlife area, open space, children's play area, verges and 'Oak Trees green'. I viewed and walked over these on the site visit.

35. The NPPF provides for Local Green Spaces in its chapter 8, which is headed "Promoting healthy and safe communities". Under the sub-heading "Open Spaces and Recreation", its paragraphs 101 to 103 state:

101. The designation of land as Local Green Space through ... neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

36. These paragraphs are central to any consideration of whether land should be designated as an LGS. They should be followed unless there is a good reason not to do so and none is apparent to me. In considering the proposed LGS designations, I have born in mind and found helpful the judgment Court of Appeal in R. (Lochailort Investments Ltd) v Mendip District Council. The phrase in paragraph 101 “capable of enduring beyond the end of the plan period” was given specific consideration. It is less demanding policy than applies to Green Belt designation where the stronger word “permanently” is used. I am satisfied that each proposed LGS is capable of enduring beyond the plan period.

37. I have considered each proposed LGS and the reason for their designation in the papers that I have seen. With regards to the churchyard, I am satisfied that most of the proposed LGS meets the criteria for being an LGS, however I do not consider that such as substantial permanent building as the church itself can properly be described as a green area. I am therefore recommending a modification to exclude it.

38. With regard to the second area, I agree with the description in the Monks Kirby Conservation Area Appraisal (2010):

“The village green provides an attractive focal point at the historic centre and acts as the foreground to the surrounding buildings. The structural role of the green is enhanced by the three Oak trees. The green is read in conjunction with the new community park and the grass verges on the approach from the south west, bordering the church and the churchyard.”

I am satisfied that this satisfies the requirements for inclusion in an NDP as an LGS.

39. In respect of both the churchyard (excluding the church) and the second area, I am satisfied that including them in the NDP as LGSs involves no conflict with either the NPPF or the Local Plan and is justified. The modest extent of LGS designation in the Draft NDP does not come close to undermining sustainable development.

Recommended modification 2

Page 28

Amend the location plan and the site plan so that St Edith’s Church is not coloured green.

40. These pages deal with three proposed important open spaces: the Revel C of E Primary School grounds and wildlife area; the War Memorial green; and the Catholic burial ground, frontage and verges.

41. Among other things the NPPF states:

“Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as ... open space...” [para 84]

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared spaces, community facilities (such as ... sports venues, open space, ...) ... to enhance the sustainability of communities and residential environments.” [para 93]

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.” [para 99]

42. The Revel C of E Primary School grounds and wildlife area is a substantial area of land that is not publicly accessible and does not adjoin any land to which the public have a right of access. It lies within the Green Belt and the Conservation Area and outside the Settlement Boundary and as a result is subject to substantial constraints on development. It is also subject to national and local policy and to other policy in the draft NDP. I cannot rule out the possibility that some of this land may be need for school purposes and cannot see no sufficient reason to add further to the constraints that already exist in respect of it. Indeed, possible expansion is envisaged in policy E6. If schools cannot expand in their immediate vicinity, they may have to move elsewhere. I therefore recommend modifying the draft NDP to exclude it from figure 6.1, but not figure 6.2.

43. The War Memorial green is a much smaller are of land that is publicly accessible. I was able to view it clearly and to walk on it. Such greens are important and in general particularly valued by local communities. It is the focus of the annual Remembrance Sunday events. Its protection would not prevent sustainable development. It should remain in the Plan.

44. I was able to visit and to walk over the Catholic burial ground, frontage and verges. These lie just beyond the northeastern end of the village. The ground includes the Chapel of the Sacred Heart, an 1888 grade II listed building which plays a key role in the landscape design

of the small cemetery in which it sits.¹⁷ The chapel itself is of sufficient size and permanence not to be included within an open space. It of course has substantial protection as a listed building. Subject that the protection of this area as an important open space is justified.

Recommended modification 3

Page 29

Replace “Three further de facto important open spaces” with “Two further important open spaces

Page 30

Delete, “The Revel C of E Primary School grounds and wildlife area. Inventory sites 005 and 014. (In part) Rugby BC Open Space Outdoor sports facilities plus (in part) this NP designation as Outdoor sports facilities / Natural and semi-natural green space”

Page 31, figure 6.1

Remove all yellow colouring that relates to the Revel C of E Primary School grounds and wildlife area.

Amend the colouring of the Catholic burial ground, frontage and verges so that the chapel is excluded.

Pages 41-42

45. Policy ENV8 protects important views shown on Figure 11. With one exception I am satisfied that this is justified. The exception is view 8 ‘View out of the village down Bell Lane’. The view along the built-up part of Bell Lane from its northwestern end to the former Bell Inn does not justify protection. Beyond the former Bell Inn, the view is outside the parish and in the parish of Pailton. It therefore cannot be covered by this NDP.

Recommended modification 4

Page 42 text

Delete “8. View out of the village down Bell Lane” and replace “9” with “8”

Page 42 Figure 11

Delete the blue arrow commencing with the number 8 and renumber the blue arrow commencing with the number 9.

¹⁷ List Entry Number: 1392656.

Pages 45 to 48

46. These deal with Renewable Energy Generation Infrastructure. Since the matter is dealt with in national policy, I must follow Lochailort Investments judgment and apply that policy unless there are clear reasons for not doing so.

47. The introductory words to this section accurately quote part of NPPF paragraph 151. The words that follow are *“Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources”*.

48. Paragraph 151 is followed by paragraph 152, *“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*

49. The statement at the bottom of page 45 that *“there are almost no locations that are not in plain sight from the village and most of the parish”* has not been justified in respect of the village by a visual impact assessment or other evidence and is a truism in respect of the parish that would apply to every parish. The former seems unlikely given the hidden nature of the village other than the church and the extensive nature of the parish.

50. The introductory words of policy ENV 11 include *“proposals for small-scale, solar and wind generation infrastructure proposals instigated by local residents, businesses, or the community”*. Neither national nor local policy supports limiting needed the small-scale renewable energy to projects instigated by local residents or businesses, although there is support for *“community-led initiatives for renewable and low carbon energy”*. Community is relevant to wind turbines as mentioned below.

51. Wind turbines and solar farms are described as essential infrastructure in NPPF Annex 3. Since this relates to flood risk, I treat the description with some caution, but it nonetheless is a fair one.

52. The NPPF’s footnote 54 states:

“Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.”

53. The point about the backing of the local community has been confirmed by statements in December from the Prime Minister and the Secretary of State for Levelling Up, Housing and Communities. The phrase “the affected local community” is an imprecise one, not subject to any definition. It must be interpreted applying planning judgment. There may be occasions where a fair interpretation of it is the parish, but this is not the case here. That would make the parish of Pailton the local community for land immediately south of the village and the parish of Monks Kirby the local community for areas that are much closer to Willey, Churchover, Pailton, Stretton-under-Fosse and Withybrook.

54. RLP Policy SDC8: Supporting the Provision of Renewable Energy and Low Carbon Technology includes the following:

“For solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases.”

55. This makes it clear that solar farms may be allowed on the best and most versatile agricultural land where it is proven that this is necessary. This is at odds with policy ENV11(i) *“Proposals for solar photovoltaic arrays avoid the best and most versatile agricultural land”* and the difference has not been justified.

56. With regard to heritage assets RLP Policy SDC8 provides *“There is no unacceptable impact on heritage assets and their setting”*, which clearly envisages that there will be some circumstances where some degree of harm is acceptable. Policy ENV1(c) is more restrictive, providing, *“The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF”*.

57. Enhanced biodiversity will be dealt with by the 10 per cent Biodiversity Net Gain requirement in the Environment Act 2021. Parliament has decided that a significant period should be allowed before this comes into effect.

58. I have no hesitation in concluding that policy ENV1 is significantly more restrictive than policy in both national and local policy. The restrictions that I have mentioned have not been justified. This means that the policy as it stands would be contrary to basic conditions (a) and (e). I have not found it necessary to decide whether it would also place the draft NDP as a whole in breach of basic condition (d).

59. Having reached that conclusion, I have considered whether policy ENMV11 could be modified to comply the basic conditions. It would not be right simply to duplicate national or Rugby strategic planning policies, as the draft NDP rightly recognises.¹⁸

60. With regret I have concluded that the problems most of policy ENV11 (the part that gives criteria for renewable energy generation) are so great that I cannot recommend a modification that would not be an excessive rewriting of the policy. The matter should therefore be left to national and local policy, principally that in the NPPF and RLP. That would comply with the basic conditions and deal with those concerns that are justified.

61. The last two paragraphs of the policy deal with heat pumps and solar roofing and are properly severable from the rest of the policy. There is no reason why they should not remain in the NDP.

Recommended modification 5

Pages 45 to 48

Delete the whole of the section on Renewable Energy Generation Infrastructure, that is from the title to the section to the end of page 48 and replace it with:

“Heat pumps and solar roofing

National Planning Policy Framework 2021 paragraphs 152-154 make it clear that, including through their Neighbourhood Plans, communities should take responsibility for reducing emissions as part of the recognised need to mitigate for and adapt to climate change. Residents of Monks Kirby wish to play their part, but at a scale and in locations appropriate to the landscape sensitivity of the Plan Area. Policy on renewable energy generation infrastructure is contained in the Rugby Local Plan and the National Planning Policy Framework. Policy ENV1 supplements this in respect of heat pumps and solar roofing.

POLICY ENV1: HEAT PUMPS AND SOLAR ROOFING

Proposals for ground source heat pumps will be supported provided there is no adverse effect on biodiversity (habitats and species), the best and most versatile agricultural land, or the historic environment.

All proposals for residential or agricultural development should incorporate an appropriate solar roofing system.”

¹⁸ Page 11, second paragraph.

62. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 has been repealed and replaced by the Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommended modification 6

Replace “Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014” with “Town and Country Planning (General Permitted Development) (England) Order 2015”.

9. Updating

63. It may be that certain passages in the draft NDP need updating. Nothing in this report should deter appropriate updating prior to the referendum in respect of incontrovertible issues of primary fact.

10. The Referendum Area

64. I have considered whether the referendum area should be extended beyond the designated plan area. However, I can see no sufficient reason to extend the area and therefore recommend that the referendum area be limited to the neighbourhood area.

11. Summary of Main Findings

65. I commend the Draft NDP for being clear, intelligible and well written, and for the considerable effort that has gone into its creation. It has struck the right balance between readability to a lay person and the use of technical words that ensure precision and readability.

66. I recommend that the Draft NDP be modified in the terms specified in Appendix A to this report to meet basic conditions and to correct errors. I am satisfied with all parts of the Draft NDP to which I am not recommending modifications.

67. With those modifications the Draft NDP will meet all the basic conditions and human rights obligations. Specifically:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it will be appropriate to make the NDP;
- The making of the NDP will contribute to the achievement of sustainable development;

- The making of the NDP will be in general conformity with the strategic policies contained in the development plan for the neighbourhood area;
- The making of the NDP will not breach, and will not otherwise be incompatible with, EU obligations;
- The making of the NDP will not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017; and
- The modified Draft NDP will in all respects fully compatible with Convention rights contained in the Human Rights Act 1998.

68. I recommend that the modified NDP proceed to a referendum, the referendum area being the area of the Draft NDP.

Timothy Jones, Barrister, FCI Arb,
Independent Examiner,
No 5 Chambers

January 2023.

Appendix A: Recommended Modifications

Recommended modification 1

Page, Map

Replace “Chirchberie” with “Chircheberie”.

Recommended modification 2

Page 28

Amend the location plan and the site plan so that St Edith’s Church is not coloured green.

Recommended modification 3

Page 29

Replace “Three further de facto important open spaces” with “Two further important open spaces”.

Page 30

Delete, “The Revel C of E Primary School grounds and wildlife area. Inventory sites 005 and 014. (In part) Rugby BC Open Space Outdoor sports facilities plus (in part) this NP designation as Outdoor sports facilities / Natural and semi-natural green space”.

Page 31, figure 6.1

Remove all yellow colouring that relates to the Revel C of E Primary School grounds and wildlife area.

Amend the colouring of the Catholic burial ground, frontage and verges so that the chapel is excluded.

Recommended modification 4

Page 42 text

Delete “8. View out of the village down Bell Lane” and replace “9” with “8”.

Page 42 Figure 11

Delete the blue arrow commencing with the number 8 and renumber the blue arrow commencing with the number 9.

Recommended modification 5

Pages 45 to 48

Delete the whole of the section on Renewable Energy Generation Infrastructure, that is from the title to the section to the end of page 48 and replace it with:

“Heat pumps and solar roofing

National Planning Policy Framework 2021 paragraphs 152-154 make it clear that, including through their Neighbourhood Plans, communities should take responsibility for reducing emissions as part of the recognised need to mitigate for and adapt to climate change. Residents of Monks Kirby wish to play their part, but at a scale and in locations appropriate to the landscape sensitivity of the Plan Area. Policy on renewable energy generation infrastructure is contained in the Rugby Local Plan and the National Planning Policy Framework. Policy ENV1 supplements this in respect of heat pumps and solar roofing.

POLICY ENV1: HEAT PUMPS AND SOLAR ROOFING

Proposals for ground source heat pumps will be supported provided there is no adverse effect on biodiversity (habitats and species), the best and most versatile agricultural land, or the historic environment.

All proposals for residential or agricultural development should incorporate an appropriate solar roofing system.”

Recommended modification 6

Page 54

Replace “Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014” with “Town and Country Planning (General Permitted Development) (England) Order 2015”.

Appendix B: Abbreviations

The following abbreviations are used in this report:

Convention	European Convention on Human Rights
Draft NDP	Submission draft of the Monks Kirby Neighbourhood Plan 2022-2031
EU	European Union
General Regulations	Neighbourhood Planning (General) Regulations 2012 (as amended)
LGS	local green space
MKPC	Monks Kirby Parish Council
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework (2021)
para	paragraph
PCPA	Planning and Compulsory Purchase Act 2004 (as amended)
PPG	national Planning Practice Guidance
RBC	Rugby Borough Council
RLP	Rugby Local Plan (2011-31)
s	section
Sch	Schedule
TCPA	Town and Country Planning Act 1990 (as amended)

Where I use the verb '*include*', I am not using it to mean '*comprise*'. The words that follow are not necessarily exclusive.

Appendix 3 - List of modifications as recommended by the Examiner

Neighbourhood Plan Page	Policy/Para	Modification	Reason
8	About Monks Kirby	Replace "Chirchberie" with "Chircheberie".	Typographical error
28	Map and Plan	Amend the location plan and the site plan so that St Edith's Church is not coloured green.	Do not consider that such as substantial permanent building as the church itself can properly be described as a green area
29	ENV2	Replace "Three further de facto important open spaces" with "Two further important open spaces"	Possibility that some of this land may be needed for school purposes and cannot see no sufficient reason to add further to the constraints that already exist in respect of it. Indeed, possible expansion is envisaged in policy E6. If schools cannot expand in their immediate vicinity, they may have to move elsewhere. Recommend modifying the draft NDP to exclude it from figure 6.1, but not figure 6.2.
30	ENV2	Delete, "The Revel C of E Primary School grounds and wildlife area. Inventory sites 005 and 014. (In part) Rugby BC Open Space Outdoor sports facilities plus (in part) this NP designation as Outdoor sports facilities / Natural and semi-natural green space"	
31	ENV2 Fig 6.1	Remove all yellow colouring that relates to the Revel C of E Primary School grounds and wildlife area. Amend the colouring of the Catholic burial ground, frontage and verges so that the chapel is excluded.	
42	ENV8 Fig.11	Delete "8. View out of the village down Bell Lane" and replace "9" with "8" Page 42 Figure 11	Beyond the former Bell Inn, the view is outside the parish and in the parish of Pailton. It therefore cannot be covered by this NDP.
	ENV8 Fig.11	Delete the blue arrow commencing with the number 8 and renumber the blue arrow commencing with the number 9.	
45-48	ENV11	Delete the whole of the section on Renewable Energy Generation Infrastructure, that is from the title to the section to the end of page 48 and replace it with: "Heat pumps and solar roofing National Planning Policy Framework 2021 paragraphs 152-154 make it clear that, including through their Neighbourhood Plans, communities should take responsibility for reducing emissions as part of the recognised need to mitigate for and adapt to climate change. Residents of Monks Kirby wish to play their part, but at a scale and in locations appropriate to the landscape sensitivity of the Plan Area. Policy on renewable energy generation infrastructure is contained in the Rugby Local Pan and the National Planning Policy Framework. Policy ENV1 supplements this in respect of heat pumps and solar roofing. POLICY ENV1: HEAT PUMPS AND SOLAR ROOFING Proposals for ground source heat pumps will be supported provided there is no adverse effect on biodiversity (habitats and species), the best and most versatile agricultural land, or the historic environment. All proposals for residential or agricultural development should incorporate an appropriate solar roofing system."	Policy is significantly more restrictive than policy in both national and local policy. The restrictions mentioned have not been justified. This means that the policy as it stands would be contrary to basic conditions (a) and (e).
54	E3	Replace "Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014" with "Town and Country Planning (General Permitted Development) (England) Order 2015".	The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 has been repealed and replaced by the Town and Country Planning (General Permitted Development) (England) Order 2015.



Monks Kirby Neighbourhood Plan 2022-2031 Referendum Version

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Foreword

Monks Kirby Parish Council committed, in 2019, to develop a Neighbourhood Plan. This topic had been discussed over preceding years and previously the Council had decided that developing a Neighbourhood Plan needed a lot of very scarce resource, both from Councillors and Parishioners and that the value from developing such a Plan was not sufficient to warrant the investment of resource. However, discussions in 2019 about the value the Neighbourhood Plan could bring to the Parish in terms of protecting the features of the Parish that are highly valued and having some measure of control over future developments convinced the Council that a Neighbourhood Planning process should be started. This was further validated when the Council sought and received funding to procure external expertise to help create the Plan. It was acknowledged that creation of a Neighbourhood Plan would be a long process and would involve volunteers both from the Council and the wider Parish. The advent of the Covid epidemic just as the planning process was underway in 2020/21 added further complication and delays but the team managed their way through this very successfully.

The process of creating this Plan is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a neighbourhood plan that sets out policies that meet the needs of the community whilst having regard for local, national and EU policies. The aim of this Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework. The Parish Council has overseen its development but has delegated the preparation of this Plan to a Steering Group

This Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as 'Local Green Spaces' that the community wish to protect. These policies have been drafted following engagement with the residents, landowners and other stakeholders within the Parish.

We are grateful to officers from Rugby Borough Council who have attended meetings and supported us fully as the Neighbourhood Plan has progressed, and to our community for engaging in the process. Many hours of volunteer time and expertise have made this Plan possible. The Parish Council expresses sincere thanks to all the Parishioners who contributed to the development of this Plan.

Tim Washington - Chair, Monks Kirby Neighbourhood Plan Advisory Committee

1. Introduction

The Monks Kirby Neighbourhood plan has been prepared by the Neighbourhood Plan Advisory Committee, which brings together members of the local community and Parish Councillors.

A key part of the Government's Localism agenda, a neighbourhood plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes, shops, etc. should be built, what new buildings and extensions should look like, and which areas of land should be protected from development.

As the Plain English Guide to the Localism Act 2011 states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live".

The Neighbourhood Plan covers the whole of the Parish of Monks Kirby (Figure 1). It sits alongside the Rugby Local Plan (2011-2031) to provide more detailed development 'planning' related policies to help achieve locally identified aims and objectives.

The Neighbourhood Plan sets out a long-term approach for the development of Monks Kirby, and clear development related policies to realise this.

In preparing a neighbourhood plan, a community is not working from 'a blank piece of paper'. Legislation requires that the Neighbourhood Plan, and the policies it contains, must be prepared in a certain manner; in particular, the policies must be in general conformity with relevant national and local (i.e. Rugby) planning policies.

The Neighbourhood Plan has now passed examination. All recommendations made by the Examiner have been incorporated into the Neighbourhood Plan and a referendum will now be held. It will pass if it achieves over 50% of the votes cast.

Once made, the Neighbourhood Plan will form part of the Statutory Development Plan for Rugby. This means that it must be taken into account when considering planning applications affecting Monks Kirby.

2. How the Plan fits into the planning system

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a Neighbourhood Plan is that it must be in line with European regulations on strategic environmental assessment and habitat regulations which are retained under EU law. It must have regard for national planning policy and also be in general conformity with borough-wide (i.e. Rugby) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the borough-wide and national policies unless there are good reasons for not doing so.

The Neighbourhood Plan, once made, sits within the Rugby Development Plan Documents which currently comprise the Rugby Local Plan (2011-31), Warwickshire County Council Minerals and Waste Local Plans and a collection of Supplementary Planning Documents.

Also important is the National Planning Policy Framework (NPPF) which was updated in July 2021. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:

- An economic dimension – policies should contribute to economic development;
- A social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment.

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

3. How the Neighbourhood Plan supports sustainable development

The Neighbourhood Plan seeks to meet its commitment to promoting sustainable development in the following ways:

a) Economic

- To protect existing employment uses;
- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate start-up businesses and home working.

b) Social

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To ensure that any new housing meets the needs of present and future generations.

c) Environmental

- To ensure that housing development does not harm but instead positively reflects the existing and historic character of the area;
- To protect important open spaces from development;
- To ensure that the design of development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

4. About Monks Kirby

The Village of Monks Kirby is situated 4 miles south of the centre of Roman England at High Cross where the Roman Watling Street and Fosse Way intersect. Here there was a Roman posting station called Venonae. The history of Monks Kirby is inextricably linked to the Church which dominates the skyline. Originally dedicated to The Blessed Virgin and St Denys and now to St Edith. This indicates that Monks Kirby was once of significant importance as opposed to the quiet rural village we find today. Indeed, Monks Kirby was once the second largest Parish in England and included Rugby within its boundary.

There was a Saxon settlement and place of worship established prior to the Norman conquest. The Domesday Book (1086) refers to Chircheberie which is probably the settlement of Cyricbyrig founded in 917 by Ethelfleda of Mercia, daughter of Alfred the Great. Recorded history of the Church begins in 1077 with the arrival of Benedictine monks from Angers, France, at the invitation of Geoffrey de la Guerche, a supporter of William the Conqueror. A priory was established, and the ruined Saxon Church was rebuilt. The monks remained in Monks Kirby until 1414 and the Church, which has been rebuilt several times, remains the dominant building in the village.

By 1217 Monks Kirby had become one of the wealthiest of the alien priories and brought prosperity to the village which had grown into a small town with a weekly Wednesday market and a 3-day Midsummer Fair. The Midsummer Fair is still held annually in Monks Kirby on the nearest Sunday to Midsummer Day. In 1337 with the advent of the 100 Years War with France the French monks were gradually withdrawn and the Church was re-dedicated to Our Lady and St Edith of Polesworth to be more appropriate as St Denys was the patron saint of France. In the aftermath of the Black Death (1349) the Church was rebuilt. The patronage of Monks Kirby was granted by Henry VIII to Trinity College, Cambridge and this has continued to the present time.



Duck Puddle - now Bell Lane



Main Street

Up to the advent of the railways in the 19th Century when the village was effectively by-passed, Monks Kirby was one of the most important villages in this part of Warwickshire. In the early 17th Century the "Hundred of Knightlow", a main administrative division, was divided into four constable divisions:

Kenilworth, Monks Kirby, Rugby and Southam which status Monks Kirby retained until 1828. Monks Kirby District Council was created in 1894 to include the Parishes of Copston Magna, Monks Kirby, Pailton, Stretton-under-Fosse, Wibtoft and Willey. Monks Kirby District Council was abolished in 1932 and merged into Rugby Rural District Council. Monks Kirby is now one of the parished areas of Rugby Borough Council with its own Parish Council and included in the Fosse Ward of Warwickshire County Council.

In 1433 the Feilding family, later to become Earls of Denbigh, had settled at Newnham Paddox, a mile outside the main settlement. The holding included ownership of most of the village and an extensive



Brockhurst School pre-1912

area of land. The family, who still live at Newnham Paddox has had a strong influence on the development of the area. The 8th Earl brought the Catholic Church to Monks Kirby, founding the present Catholic Parish and St Joseph's Convent and School in 1873. The 8th Earl's twin sister, Lady Mary Feilding, however supported the Brockhurst Church of England School which was rebuilt in 1912. Monks Kirby was the first place in the country to share a Catholic Infants School and a Church of England Junior School. Both schools are now amalgamated as the Revel Church of England (Aided) Primary School

which still uses the 1912 building together with a modern block built in 1973.

There is a mix of architectural styles in the village and parish ranging from old cottages through 19th Century brick-built properties, originally tenanted by Estate employees or attached to tenant farms on the Estate, to a few Rugby Borough Council owned dwellings and some modern housing. Most of the properties are now privately owned with older ones converted for modern use. Small developments have been built since 1950, each reflecting the decade of their build.

The parish lies almost entirely within the Green Belt and the village together with some of the adjoining farmland is a designated Village Conservation Area and also covered by a Parish Plan.

There is a strong community ethos in the parish contributed to by both parishioners of long-standing and newer residents many of whom have young families growing up in the community.

2011 Census data

At the time of the 2011 Census, the Monks Kirby Parish was home to around 445 residents living in 181 households. Analysis of the Census suggests that between 2001 and 2011 the population grew by around 2% (10 people). During this period, it is estimated the number of dwellings increased by 8% (14).

There is evidence of an ageing population with the number of over 65-year-olds rising by 65%, up from 14% of total population in 2001 to 23% in 2011. In line with national trends the local population is likely

to get older as average life expectancy continues to rise.

Home ownership levels are high with around 70% of households owning their homes outright or with a mortgage or loan and at 8% the share of households living in social rented accommodation is very low when compared with regional and national rates.

There is a predominance of large detached and an under representation of housing for single people with just 3% of dwellings having one bedroom.

Land Registry data indicates some new build housing market activity over recent years. The cost of housing in the parish is high with house prices above the regional and national averages. Accessing affordable housing will be an issue for many first-time buyers and people on lower incomes.

Deprivation is not a significant issue, but IMD domain data suggests that some residents may find it difficult to access owner-occupation or access the private rental market.

5. Vision and objectives

The Plan area encompasses the whole of the Parish of Monks Kirby and covers the period up to 2031, a timescale which deliberately mirrors that for the Rugby Local Plan (2011-2031) whose evidence base has been used to provide the justification for the Neighbourhood Plan policies.

The main purpose of the Neighbourhood Plan is not to duplicate national or Rugby strategic planning policies, but to sit alongside these, to add additional or more detailed policies specific to Monks Kirby Parish. Where there are national and county-wide planning policies that meet the needs and requirements of the Parish they are not repeated here.

A vision statement has been prepared by the Advisory Committee as follows

Monks Kirby is a Warwickshire parish a few miles to the north-west of Rugby, generally regarded as an exceptionally attractive place. The village is accessible but lies off the district's major roads. The parish covers a large area and is irregularly shaped. Settlements comprise Monks Kirby village – which is a Village Conservation Area, some small hamlets, scattered farms, and a few isolated houses. The land is agricultural and woodland. Much is included in the Green Belt. Landscape features are gentle with shallow valleys, draining into the Avon and Trent, and land rising slightly at the northern end of the parish. Traditionally employment has been agriculturally based, though this has been overtaken numerically by a population which commutes to the surrounding towns.

We seek in this Neighbourhood Plan to ensure that Monks Kirby continues to develop in a way that:

- a) Maintains/protects and enhances the inherent character and diversity of the landscape, preserves the sense of tranquillity and open space, both in the village and wider Parish
- b) manages considered incremental development to meet local need whilst retaining/maintaining the essential characteristics of the Parish
- c) protects the open spaces and heritage assets of our parish and the views/sight lines into/out of and around the village/Parish
- d) maintains the strong community spirit and social cohesion that the village enjoys
- e) protects the environmental features of and drives sustainability in the Parish and
- f) protects the safety of pedestrians, cyclists, and horse riders, as well as motorists

We have established a series of objectives to help deliver this vision.

- a) To provide a balanced range of housing choices which meet the diverse needs of all generations, by increasing the supply of smaller homes and homes for elderly 'down-sizers';
- b) To encourage high-quality design reflecting the rural character of the village;
- c) To protect and enhance the provision of current facilities and assets which contribute to a

vibrant community spirit;

- d) To promote the development of new community facilities which enhance and enrich community life;
- e) To safeguard the most valued and 'special' open spaces in the parish from inappropriate development;
- f) To enhance the biodiversity characteristics of the parish;
- g) To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong 'sense of place';
- h) To improve broadband to support village employment opportunities;
- i) To ensure that all listed buildings and any identified community or environmental heritage 'assets' are protected and improved;
- j) To ensure development is compliant within the NPPF and the Core Strategy/strategic policies in the Rugby Local Plan (2011-2031) and target growth identified by Rugby Borough Council.

When using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

6. How the Neighbourhood Plan was prepared.

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Monks Kirby in February 2020 and appointed an Advisory Committee to take the process forward.

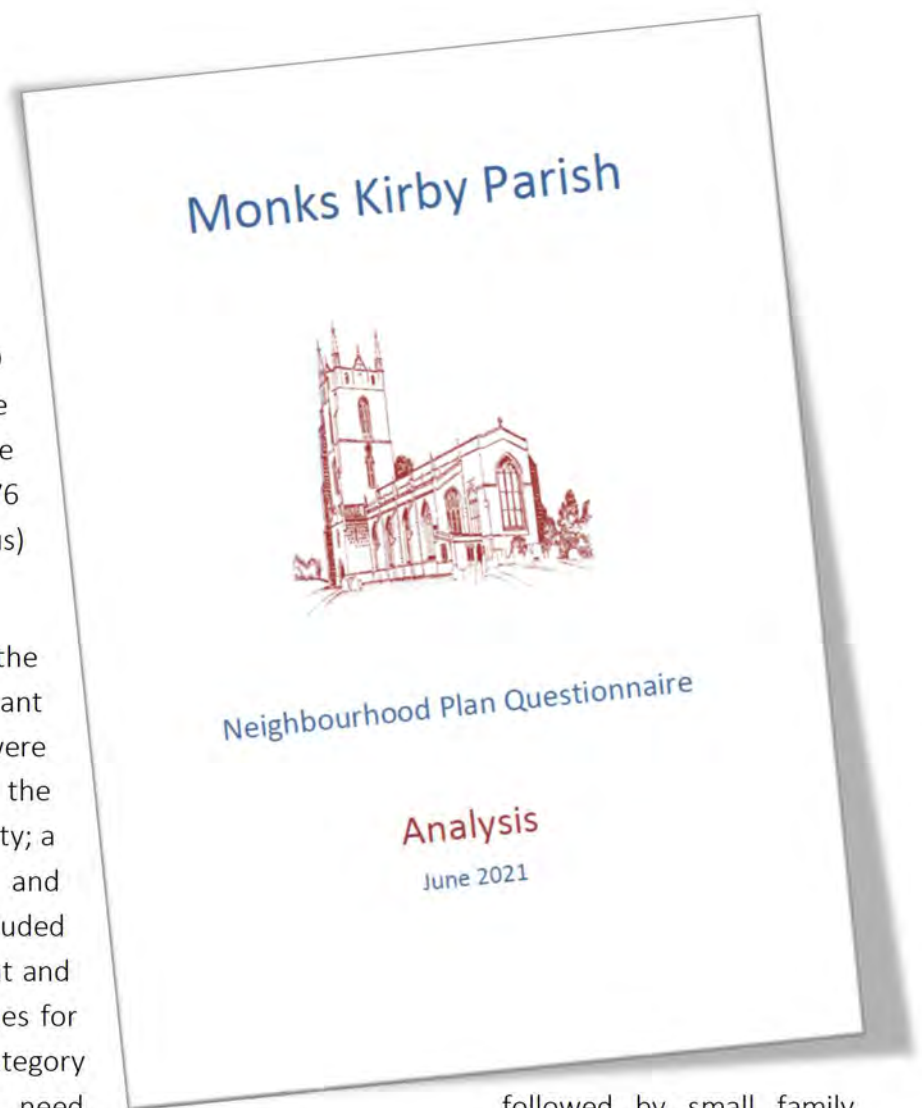
The mandate of the Advisory Committee was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.

Monks Kirby applied to be a Qualifying Body for neighbourhood planning purposes on 8 December 2020. The whole of the Parish was designated as a neighbourhood area by Rugby Borough Council on 8 June 2021.

Arrangements to progress the Neighbourhood Plan were delayed by the onset of the Coronavirus Pandemic and opportunities to consult with the community were reduced.

Nonetheless, the Advisory Committee continued to meet via Zoom. A questionnaire was distributed throughout Monks Kirby in the spring of 2021. 79 completed questionnaires were returned representing 20% of the population aged 16 or over (276 residents as at the 2011 Census) and up to 43% of households.

Some key findings included the following: The most important features of Monks Kirby were identified as access to the countryside; peace and tranquillity; a lack of major through roads and village character. Concerns included fly tipping, unlawful development and an abuse of the greenbelt. Homes for young people were the top category when asked about housing need, homes and homes for older people. Owner-Occupied housing was welcomed followed by Affordable Housing for Sale.



followed by small family homes and homes for older people. Owner-Occupied housing was welcomed followed by Affordable Housing for Sale.

When restrictions were relaxed in July 2021, two Theme Groups were launched to explore potential policy options in greater detail and to begin to gather evidence. A total of 11 residents attended the launch event and signed up to groups which were facilitated by our Neighbourhood Planning consultants YourLocale.



Launch of Theme Groups July 2021

All of the analyses of the consultation processes are available on the Parish Council website. An Open Event was held on 1 May 2022 to share the draft Plan with the community and to receive feedback.

7. Policies

A. Housing and the Built Environment

Much of the Parish outside of the Settlement Boundary is designated as Green Belt in the Rugby Local Plan (2011-2031).

The fundamental aim of the Green Belt is to prevent urban sprawl by protecting the open character of land designated as such. Within the Green Belt there are additional planning controls over the type of development, which can take place within it. As the Rugby Local Plan (2011-2031) states 'New development will be resisted; only where national policy on Green Belt allows will development be permitted' (Policy GP2: Settlement Hierarchy).

National Planning policy is also clear in its support for the Green Belt, emphasising, "that the essential characteristics of Green Belts are their openness and permanence" (NPPF para 137).

National Planning Policy also states that inappropriate development (such as the construction of new buildings), which is harmful to the role and function of the Green Belt, should be approved only in very special circumstances and that once established, Green Belt boundaries should only be altered where very special circumstances are fully evidenced.

The Green Belt designation of much of the Parish means that it will continue to be protected by borough and national planning policy. Once an area has been designated as Green Belt, national planning policy is explicit that its boundaries should only be altered in very special circumstances.

While the community has shown strong support for the continued role and function of the Green Belt in the local area, national rules governing the preparation of a Neighbourhood Plan mean that it cannot have a specific policy on the Green Belt. Furthermore, it is not appropriate or necessary to have a policy that repeats what already exists especially in the Rugby Local Plan (2011-2031).

It should also be noted that the whole of Monks Kirby village is designated as a Conservation Area, which means that there are additional strict planning controls on the nature, design and location of development that can take place within it. The Green Belt designation of much of the Parish and the Conservation Area status of Monks Kirby does not mean that no development will take place in the village and the wider Parish. National and local planning policy allows for some limited and carefully controlled development.

The Plan cannot, nor does it seek to, prevent this type of development, but seeks to positively guide and influence any such future development proposals. Generally, any development that takes place will be small-scale, meet a local need and should not have a detrimental impact on the openness of the Green Belt or the character of Monks Kirby. It should also be compatible with and, where possible, enhance the special and distinctive qualities of Monks Kirby Parish, including its attractive natural and built environment.

Rugby Borough Council's Local Plan (2011-2031) sets out the Borough's strategy for the overall housing targets for the Parish.

The Local Plan for Rugby (2011-2031) has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide for at least 12,400 new dwellings between 2011 and 2031 across the Borough.

The Local Plan (2011-2031) establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development.

On the basis of this hierarchy, Monks Kirby is classified as a Rural Village. Paragraph 3.12 of the Local Plan (2011-2031) says 'Rural Villages will not play a role in helping to deliver Rugby Borough's strategic growth. The level of services within Rural Villages is more limited than that of Main Rural Settlements and as such the development strategy affords Rural Villages a greater restriction limiting new development to within existing settlement boundaries'.

The Neighbourhood Plan supports this policy intent.

Settlement Boundary

In historical terms, rural villages like Monks Kirby have often been protected by the designation of a settlement boundary adopted in a statutory Local Plan. With a settlement boundary in place, development is only permitted inside of the envelope or outside of it in carefully controlled circumstances (for example to provide affordable housing or to meet the needs of the rural community). Settlement boundaries help to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

Settlement boundaries were originally established by Rugby Borough Council in order to clarify where all new development activity is best located. They have been used to define the extent of a built-up part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

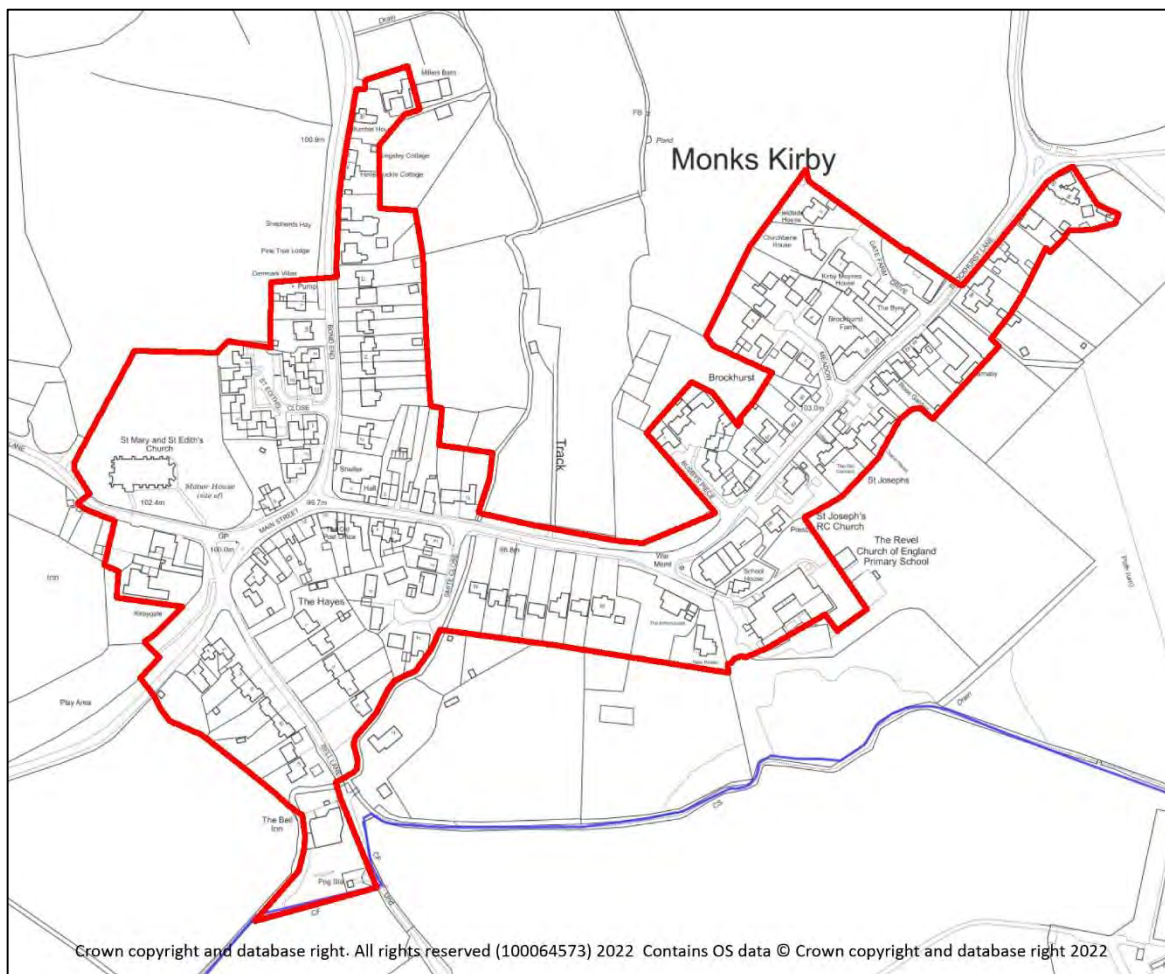
Through the process of preparing the Neighbourhood Plan, there was considerable discussion about future growth in the Parish. There was a recognition that Monks Kirby had witnessed incremental growth throughout its history and that even the most recent developments had integrated well into the settlement pattern of the village.

There was some support for facilitating further small-scale growth into the future, but it was also recognised that the wrapping of the village by the green belt would render such aspirations redundant.

Reluctantly, therefore, it has been agreed to retain the existing settlement boundary as identified in the Rugby Local Plan (2011-2031) unless a review of the Green Belt is undertaken in which the Parish

Council will contribute its thoughts.

Figure 2: Settlement boundary for Monks Kirby



POLICY HBE1: SETTLEMENT BOUNDARY - development proposals within the Settlement Boundary in figure 2 will be supported where they comply with other policies in this Plan.

Land outside the defined Settlement Boundary is Green Belt, where development will be carefully managed in line with local and national strategic planning policies.

Housing Mix

At the time of the 2011 Census, home ownership levels in the parish were high with around 70% of households owning their homes outright or with a mortgage or loan. This was in line with the borough but higher than regional (65%) and national (63%) rates. Around 17% of households live in private rented accommodation which was in line with the national average but higher than the borough and region (14%) rates.

Data from the 2011 Census shows the majority (59%) of residential dwellings were detached which was considerably higher than the borough (28%), regional (24%) and national (22%) shares. Semi-detached housing accounted for 31% of the housing stock against 33% for the borough, 37% for the region and 31% nationally. Terraced housing, flats and apartments provide just 10% of accommodation

spaces which was lower than the borough (38%), region (39%) and national (47%) shares.

More than two fifths (44%) of households live in houses with four or more bedrooms which is significantly higher than the borough (23%), regional (18%) and national (19%) averages.

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 55% of all occupied households in Monks Kirby had two or more spare bedrooms and around 33% have one spare bedroom. Under occupancy is higher than borough, regional and national averages.

Under occupancy is particularly evident in larger properties with around 46% of households with 4 or more bedrooms occupied by just one or two people. This is higher than borough (43%), regional and England (41%) rates.

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 68% of pensioner households had an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and was higher than the 52% non-pensioner household rate.

Rugby Local Plan (2011-2031) Policy H1: Informing Housing Mix says ‘to deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment’. The policy also allows alternative mixes where an alternative need is clearly demonstrated.

Paragraph 5.10 of the Local Plan (2011-2031) sets the market housing mix for the borough as follows:

SHMA Recommended Mix of Market Housing in Rugby Borough			
1-bed	2-bed	3-bed	4+ -bed
5-10%	25-30%	40-45%	20-25%

When asked in the Community Questionnaire, there was support for smaller houses of 2-3 bedrooms (45% of respondents scoring small family homes of 2/3 bedrooms 4 or 5 on a scale of 1-5).

Appendix 1 includes the census and land registry data in support of these figures. Appendix 2 is a housing needs report undertaken in 2021.

POLICY HBE 2: HOUSING MIX - New development should provide for a mixture of housing types having regard to identified local housing needs. The provision of bungalows suitable for elderly people and dwellings of up to three bedrooms will be particularly supported.

The inclusion of four-bedroom or larger houses in housing developments will be supported where they are subservient in number to one, two and three-bedroom accommodation and where there is a proven housing need.

Affordable Housing

The latest housing affordability data for England and Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2019. This is an improvement from the previous year when the ratio was 8.0.

The housing affordability gap continues to widen between the most and least affordable areas. In Rugby the gap has worsened with average house prices estimated at being 7.7 times workplace-based average annual earnings in 2019 compared with 3.1 times in 1999.

Workplace-based earnings are not available at parish level but as the average 2018 house price in Monks Kirby is above the district, regional and national rates it is presumed the affordability gap also continues to widen. It should be noted, however, that comparisons against larger geographies should be treated with caution.

Latest available figures suggest the 2019 average house price in the Monks Kirby Parish stood at around £513,750 which is higher than the borough average (£273,900) and national (£301,000) average figures (Land Registry Standard Reports, Aug 2020).

Just 8% of households live in social rented accommodation which was lower than the borough (14%), regional (19%) and national (18%) rates.

The Rugby Local Plan (2011-2031) states in relation to Rural Exception Sites:

‘The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:

- a) It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;
- b) It is demonstrated no suitable alternative sites exist within the defined settlement boundary;
- c) The development consists exclusively of affordable housing;
- d) Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside; and
- e) Safeguards are in place to ensure homes remain affordable in perpetuity.

In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.

In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint’.

When asked in the Community Questionnaire, 40% of respondents were opposed to affordable housing with 36% expressing support. 36% supported Affordable Housing when asked what type of housing was needed in the Parish.

The Parish Council has supported the development of exception sites where a local need can be identified, and this policy reinforces that support.

Policy HBE3: AFFORDABLE HOUSING – To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site adjoins the Settlement Boundary;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;
- c) Planning obligations will be used to ensure that the market and affordable housing is available in perpetuity for people with a local connection to the Plan area; and
- d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low-cost market housing.

First Homes and self-build proposals will be welcomed.

Windfall development

A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. Sites often comprise previously developed land that has unexpectedly become available.

To help protect the character of the Parish, development in Monks Kirby will be restricted to windfall sites as described in policy HBE4.

POLICY HBE 4: WINDFALL SITES - Small scale development proposals for infill housing will be supported where:

- a) It is within the Settlement Boundary;
- b) It helps to meet the identified housing requirement for Monks Kirby Parish;
- c) It respects the shape and form of the village in order to maintain its distinctive character and enhance it where possible;
- d) It is of an appropriate scale which reflects the size, character and level of service provision within the Parish;

- e) It retains, where possible, existing important natural boundaries such as trees, hedges and streams;
- f) It provides for a safe vehicular and pedestrian access to the site, and contains off-road parking in line with Rugby Local Plan requirements; and
- g) It does not reduce garden space to an extent where it adversely impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has a significant detrimental heritage or environmental impact.

Cul-de-Sac development is to be avoided unless it connects residents with the wider village by footpaths.

Design

Design, including the scale and positioning of new buildings (and changes to existing buildings), materials and detailing, is key to making sure that development preserves and enhance the character, appearance and integrity of the area.

The Parish of Monks Kirby has a long and interesting history, with evidence that it has been inhabited since before the Norman Conquest. As a consequence, the settlements and the surrounding rural areas of the Parish are rich in buildings and structures of historical and architectural significance.

These buildings and structures date from many different periods, with individual buildings clustered around historic street patterns.

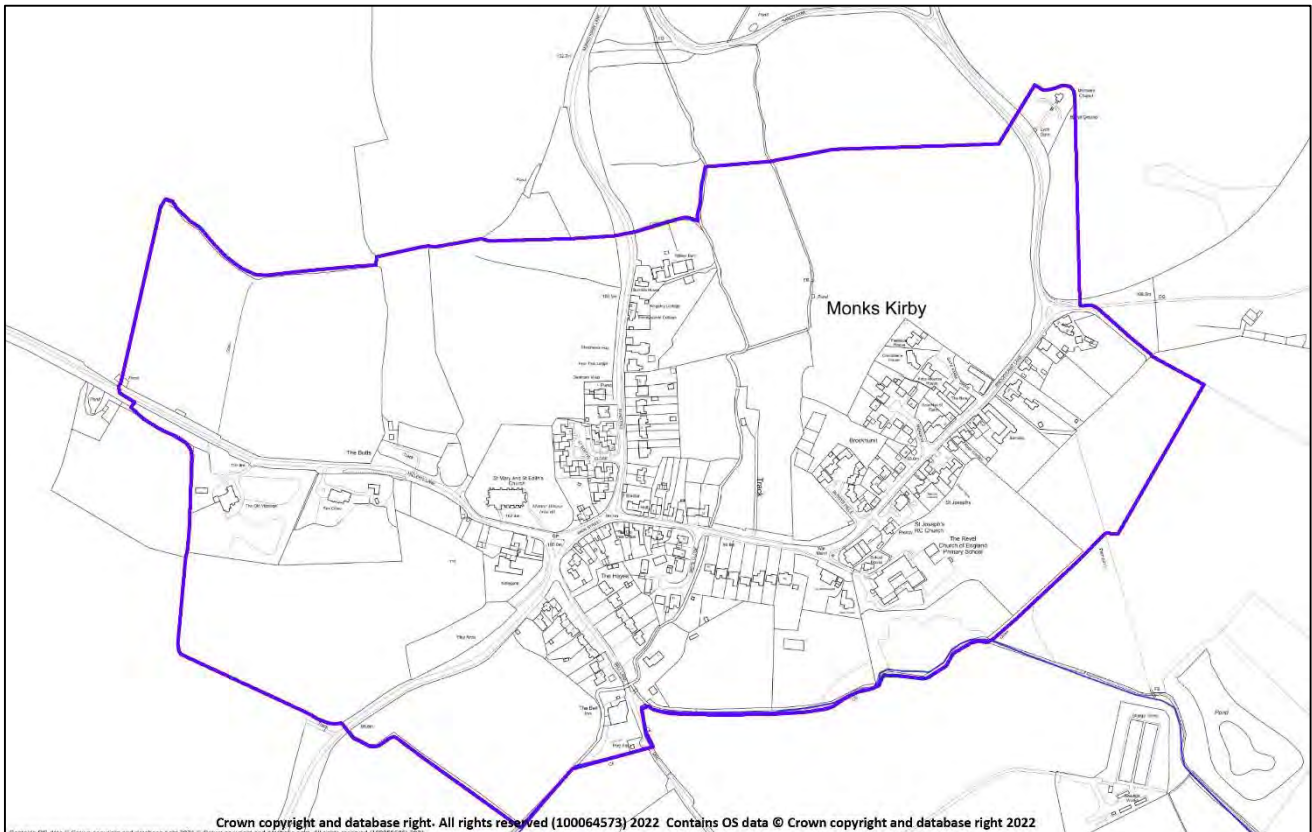
Monks Kirby nestles in the valley folds, almost invisible from every direction from more than a couple of hundred yards. Only the Church, built on a knoll projecting out from the rising ground on the west, indicates the presence of the village. Most of the other village buildings are sited with respect for the gentle contours and are anyway screened by the surrounding fields' hedgerows and the surviving forest trees.

Many buildings and structures have been designated as Listed Buildings. There is also a designated Conservation Area which extends beyond the settlement boundary.

Consultation shows that this historic and attractive built heritage is highly prized and cherished by the local community. It is a source of pride, and a key element in the unique, distinctive and attractive character of the Parish.

The community wishes to ensure that future development preserves and enhances this built heritage and the general rural character of the Parish. This encompasses not only the design and appearance of new buildings, but also their layout and siting. The Plan seeks to ensure that all new development (including minor works) is of good quality and designed to respect the existing character and various building styles of Monks Kirby Parish, particularly where located within or in close proximity to the Conservation Area (which extends beyond the settlement boundary) or affecting a Listed Building or its setting.

Figure 3: Monks Kirby Conservation Area (redrawn for clarity from the RBC Appraisal)



Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

It is not considered necessary to have a uniform series of properties from new development that all look the same, rather to ensure that new developments respect the features of buildings which make of Monks Kirby a desirable place in which to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

POLICY HBE 5: DESIGN – Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish and are encouraged to have regard to the building design principles and requirements as stated in the Design Guide in Appendix 4 to a degree that is proportionate to the development.

B The Natural, Historical and Social Environment

Introduction

This chapter of the Neighbourhood Plan deals mainly with the *environmental* objectives of *sustainable development*, together with open spaces of community value in the *social* objective, as described in the *National Planning Policy Framework* (2021), paragraph 8. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people – and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, planning for resilience to climate change, and approaches to renewable energy generation.

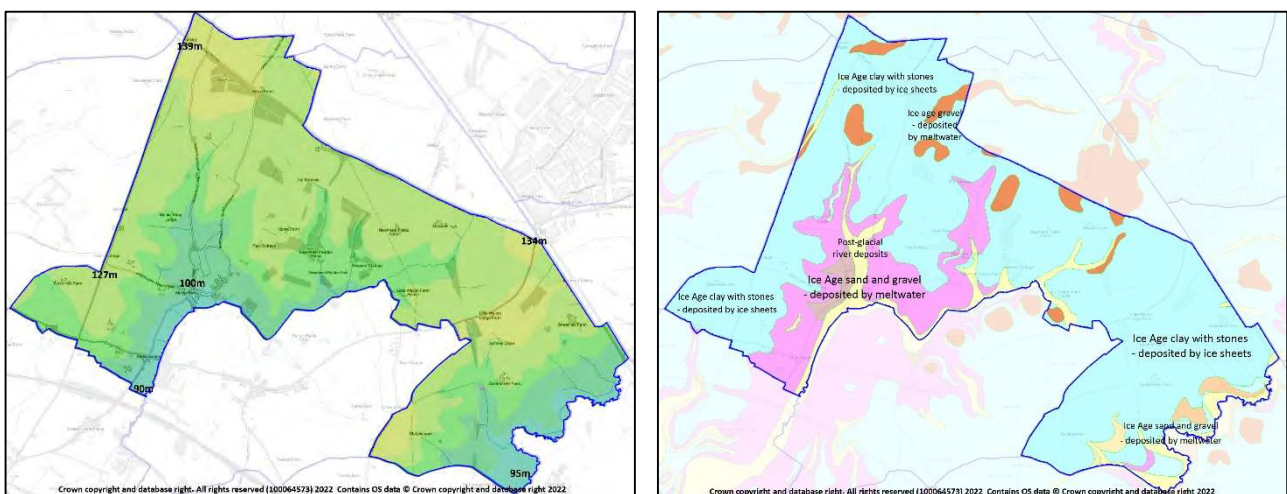
Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. About 12% by area of all the open and currently undeveloped land in the parish is protected through the Neighbourhood Plan’s policies, and the planning system generally, from potential environmentally damaging development:

1. Total area of Neighbourhood Plan Area	c.1830 ha
2. Open countryside and Green Belt (undeveloped land)	c.1817 ha
3. Area designated or recognised in this Plan for <i>environmental</i> protection	c.220 ha

Landscape, geology and setting

Figures 4.1 and 4.2: Topography (left) and geology of the Plan Area

Note: a set of full-size versions of all maps is provided in a separate folder in the supporting information



The Plan Area, which coincides with the civil parish of Monks Kirby (the largest in Warwickshire), consists of a dissected, tilted plateau falling from about 140 metres above sea level in the north to 90 metres in the south. The north and west boundaries generally follow three ancient routeways: Roman Watling Street and Fosse Way and the (possibly prehistoric, certainly Anglo-Saxon) Mere Road, here called Coal Pit Lane; the southern edges are mostly on the natural boundaries of watercourses: the Smite Brook, the River Swift and other tributaries of the Rivers Sowe and Avon. Although the difference in height across the Plan Area is relatively modest, the open aspect of the landscape provides a number of valued views, southward from the several roads and footpaths leading toward the village, and from various viewpoints closer to Monks Kirby.

Geologically the landscape of the Plan Area is the legacy of events during the Ice Ages, when (between 1 million and 14 thousand years ago) a succession of very cold periods resulted in sheets of rock debris, clay, sand and gravel being deposited by ice sheets, glaciers and meltwater rivers, by cold tundra wind and in lakes of water dammed by glaciers. In historical times the clay provided the arable and pastoral farmland on which the local economy has depended, while the sand, gravel and brickearth (windblown deposits) have been a local resource as well as providing suitable locations for settlements (particularly Monks Kirby itself) to be established where house footings and residents' feet could be kept clear of the sticky clay.

Historical environment

Although excavations and finds show that the Plan Area has been inhabited since prehistoric times and through the Roman period, it is the place-name of Monks Kirby (panel at right) which shows that the present pattern of villages, hamlets and land use was established by, at the latest, the 8th century – with Monks Kirby itself probably a re-naming of an older Anglo-Saxon settlement with an early Christian church. During the Middle Ages the Plan Area comprised a number of 'townships', including Kirby, Brockhurst, Street Ashton, Newnham, Newbold, Cestersover and Walton. Of these only Kirby and Brockhurst remain as substantial settlements, now almost merged as one but still with their thousand-years-old street plans; the others were either deserted (following population decline resulting from the Black Death and climate change) or depopulated by landowners wishing to create sheepwalks, parks or estates for themselves. Earthworks preserving the house platforms and streets of several of the lost villages survive and are

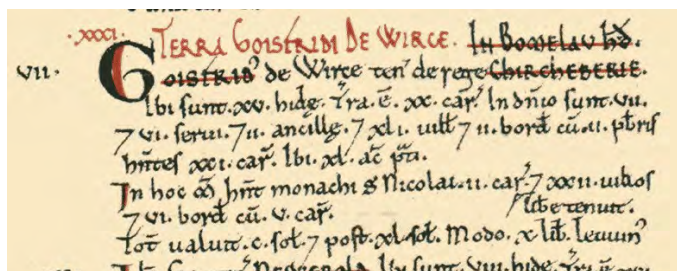
Monks Kirby 'Church farm/settlement'

Elements and their meanings

- **kirkja** (Old Norse) A church.
- **by** (Old Norse) A farmstead, a village.
+ **monke** (Middle English) A monk.

Source: <http://kepn.nottingham.ac.uk/>

The Old Norse place-name suggests that Kirby was established on its present site soon after the Danes arrived in the 8th century.



Still recorded as 'Chircheberie' in Domesday Book in 1086, the Middle English prefix 'Monks' was presumably added after the present St Edith's church was established in the 11th century.

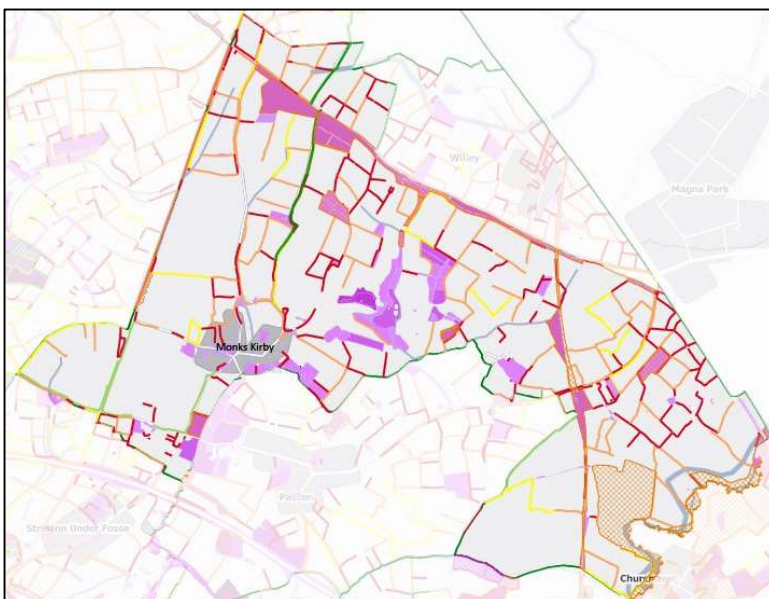
recorded as heritage assets, as are some areas of ridge and furrow, the traces of the medieval ploughlands tilled by the people who lived in the villages.

The present St Edith's church (Grade I Listed) stands on a mounded site of considerable historical significance: it probably originated as an early Christian (or pre-Christian) 'dark ages' sacred place, the first known church was founded in 917; it became a Benedictine priory in 1077 and was substantially rebuilt in the 14th century, at which time its dedication was changed to St Edith. The immediate site is also the location of a Roman settlement and one of Kirby's medieval manor houses. The present layout of Monks Kirby village also dates from the 12th century, when the wealth and power of the priory apparently resulted in a planned rebuilding of the settlement. Other heritage assets of later dates include 'hills and holes' earthworks on the sites of old brick-clay, sand and gravel pits (local building and road-mending resources), the nationally significant, 18th-century ornamental grounds of Newnham Paddox, and the remains of the Midland Counties Railway line from Leicester to Rugby.

The attractive mix of building styles in Monks Kirby includes a group of 'Arts & Crafts' houses and community buildings constructed in the late 19th-early 20th centuries by the Feilding family, Earls of Denbigh and Lords of the Manor at the time. Otherwise the mix comprises buildings from the 17th to 21st centuries.

Natural environment

Occupation of the present Plan Area and farming of most of its territory since prehistoric times (probably) and for the past 1500 years (certainly) means nowhere is fully 'wild'. The same is generally true for every parish in the Rugby Council area, but nature has adapted and evolved to live among humans: despite some 90% by area of Monks Kirby being arable farmland or built on, and even in the context of the known huge declines in (for example) farmland birds, there are still areas of at least locally significant semi-natural habitat. These include mature woodland plantations and shelter belts, hedgerows, stream-sides, permanent pasture, Newnham Paddox parkland (Registered Park and Gardens), ponds, gardens and churchyards.



(Left) The *Warwickshire Habitat Biodiversity Audit* (from c.1995) showed the extent of significant natural environment sites and features in Monks Kirby. There has been further reduction since.

These surviving sites and features are highly valued by the community, and they make an essential local contribution to preserving England’s biodiversity and have a role for carbon sequestration; they should be protected wherever possible by the planning system as a vital component of sustainable development.

Existing environmental designations

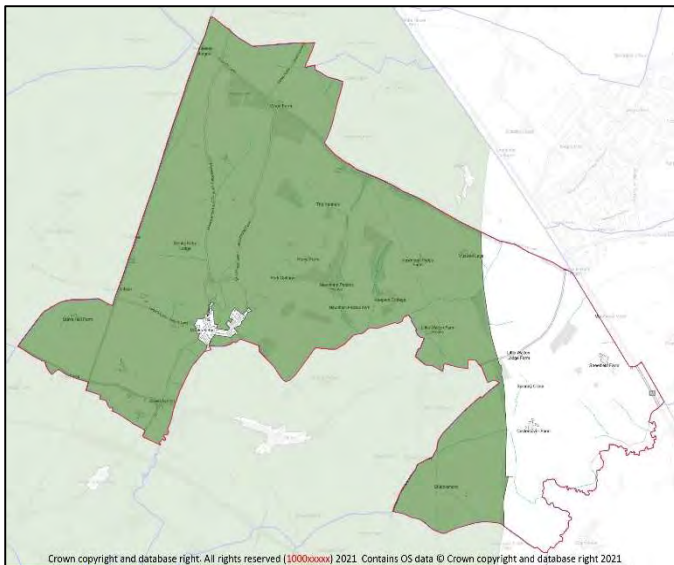


Figure 5: extent of Green Belt land in Monks Kirby

Most of the Plan Area is Green Belt land (2019-20 revision) (figure 5). Monks Kirby is located in National Character Area (NCA) 94 Leicestershire Vales. NCAs are landscape areas defined by Natural England for planning purposes. It is also located in two Rugby Landscape Character Areas (High Cross Plateau, open and High Cross Plateau, village farmlands). In the natural environment there are 18 areas of Priority Habitat and national Forest Inventory (as defined by Natural England), together with two candidate Local Wildlife Sites (cLWS) and 25 further areas of conservation value in the Warwickshire Biological Records database. In the historical

environment there are 14 Listed Buildings and some 30 further sites and features of historical environment significance (Historic England and Warwickshire Historic Environment Record), of which 11 are of direct relevance to this Neighbourhood Plan’s environmental policies. A Conservation Area recognising the historical and architectural features of the village was designated in 2010.

Local Green Spaces

Of the 200 (approximately) parcels of open land in the Plan Area, some 80 have been identified as having environmental significance at local level or higher (Appendix A). Of these, two sites (Table 1) meet the requirements for designation as Local Green Space, as outlined in National Planning Policy Framework paragraphs 101-102.

The statutory protection afforded by Policy ENV 1 will ensure these sites are safeguarded for future generations.

POLICY ENV 1: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (Table 1) will not be permitted other than in very special circumstances.

001 Churchyard of St Edith’s church

006.1/006.2 The Fishponds community wildlife area, open space, children’s play area, verges and ‘Oak Trees green’

Table 1: Local Green Space evidence base

REF	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
001	Churchyard of St Edith’s church	Y	5	3	2	3	5	3	21

Description, with reference to NPPF (2021) criteria

Churchyard of St Edith’s church: Setting of the *Listed Grade I* 12th century priory church, set on a small mound which is likely an older sacred site. The church occupies the southern part of the large churchyard, which has avenues of yew trees and headstones (some 18th century Swithland Slate) in position or rearranged at the side of the plot.

Village centre, geographically, historically and culturally. Attractive and tranquil; serves as a contemplative public open space; also a resource for e.g. family history research.

Includes sites of (with potential buried archaeology) a) a possible Roman settlement Warks HER MWA 4241), b) the medieval Priory (Warks HER MWA4242) to the NE of the present church, in existence 1077 to mid-15th century. Parts of the buildings were incorporated in later extensions of the church, while others may have been adapted to become c) a manor house on the same site (MWA3521).

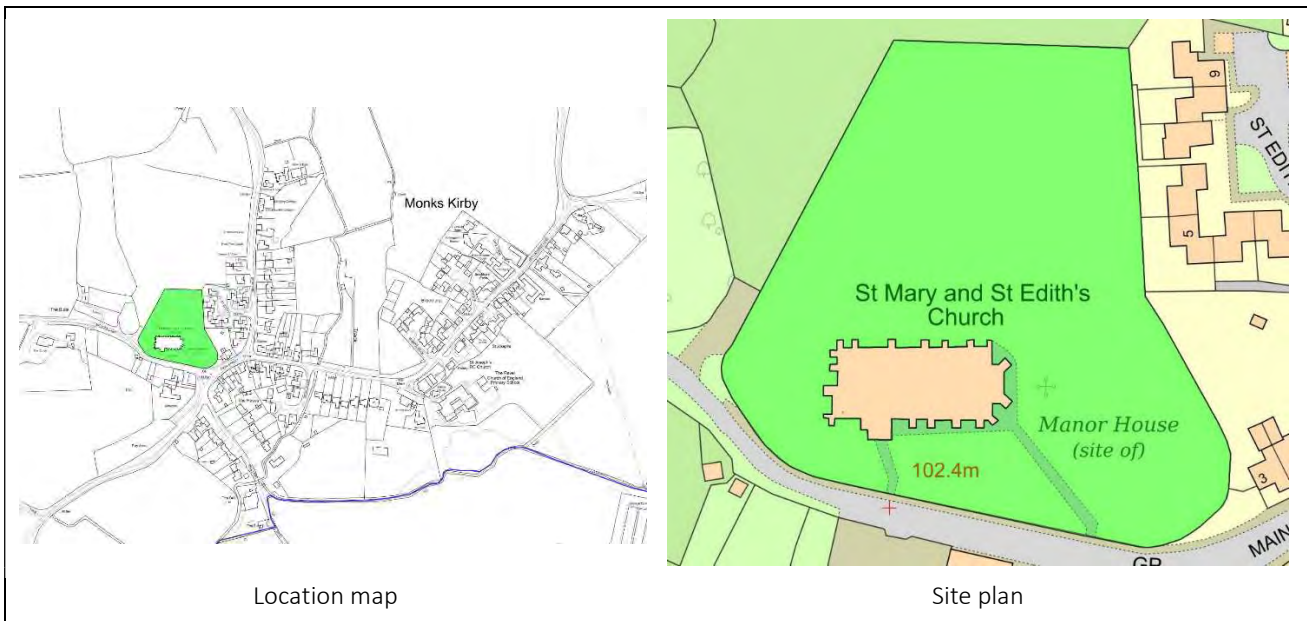
Mown and rough grass, coniferous and deciduous trees. Abundant wildlife including 5 BAP species birds, bats, etc. Warwickshire Green Infrastructure: Phase II survey habitat site (County level significance)



Viewed from the south



Site from the air



Location map

Site plan

REF	DESCRIPTION / EVIDENCE	NPPF (2021) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
006 1/2	Fishpond community park with children's play area, verges and 'oak trees green'	Y	5	2	1	5	1	3	17

Description, with reference to NPPF (2021) criteria

The oak tree triangle includes three very mature and important trees (three remaining from seven) framing the church and the village pub. Area where the community gathers for Christmas tree lighting and other events.

The Fishpond area is well used by local children and by visitors to the Denbigh Arms. Leased by the Parish Council (currently until 2031) and managed as a small informal park. There are plans for a sensory area to be added for local children with visual impairments and cerebral palsy.

Warwickshire Green Infrastructure: Phase I survey habitat site (County level significance)

Fishpond community park entrance



Fishpond community park – interpretative signage

Fishpond community park – children's play area



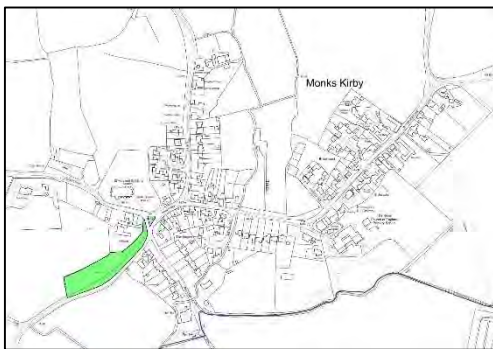
Fishpond community park – wildlife area



Oak trees green, January 2022



Verge south of fishpond park



Location map



Site plan

Important Open Spaces

A group of sites assessed in the environmental inventory for this Plan (Appendix A) has significant community value as open space for amenity, sport & recreation, children’s play, etc., as allotments, or for their natural environment or village landscape value. Five are already recognised as Open Space, Sport & Recreation sites in Part 4 of the Rugby BC *Open Space, Playing Pitch and Sports Facility Study, 2015*, and some are shown on the inset (settlements) map for Monks Kirby in the Local Plan; of the five, however, two are designated as Local Green Spaces in this Neighbourhood Plan and are thus now covered by policy ENV 1. Two further important open spaces in Monks Kirby have been identified in fieldwork, community consultations and in Parish records, and are added to Policy ENV 2 below. All

the Important Open Spaces recognised in this Neighbourhood Plan have been allocated to the appropriate RBC Open Space typologies listed in the 2015 Study.

The Monks Kirby Conservation Area appraisal (2010) was supported by a map showing ‘important open areas’ within the C.A. (figure 6.2). They approximately coincide (there are three areas of difference) with the undeveloped areas of Green Belt Land (figure 5) in the Conservation Area. Their continued protection, as open space making an essential contribution to the setting and character of Monks Kirby (including separating the main village from the historically distinct Brockhurst hamlet), is covered by paragraph 2 of Policy ENV 2 to augment the protection afforded by their location in the Green Belt.

All these sites’ values as open space within and close to the built-up areas and/or their actual or potential value as community resources are recognised in Policy ENV 2 (details, Appendix A). The policy is in conformity with, and adds local detail to, Rugby BC Local Plan policy HS4.

POLICY ENV 2: IMPORTANT OPEN SPACES – (1) The following open spaces (locations, figure 6.1) are of high local value for recreation, beauty, amenity, or tranquillity within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

War memorial green Inventory site 015. This NP designation *Amenity green space*

Catholic burial ground, frontage and verges Inventory site 008. This NP designation *Cemeteries and closed churchyards*

(2) Development proposals affecting the additional open spaces shown in figure 6.2, which make an essential contribution to the setting and character of Monks Kirby Conservation Area, will comply with NPPF 2021 paragraphs 147-151 and (if not otherwise ‘inappropriate’, or not on Green Belt land) will be required to demonstrate that the benefit of the development outweighs the value of the open space to the Conservation Area, to the character of the village overall, or to the community.

Figure 6.1: Important Open Spaces

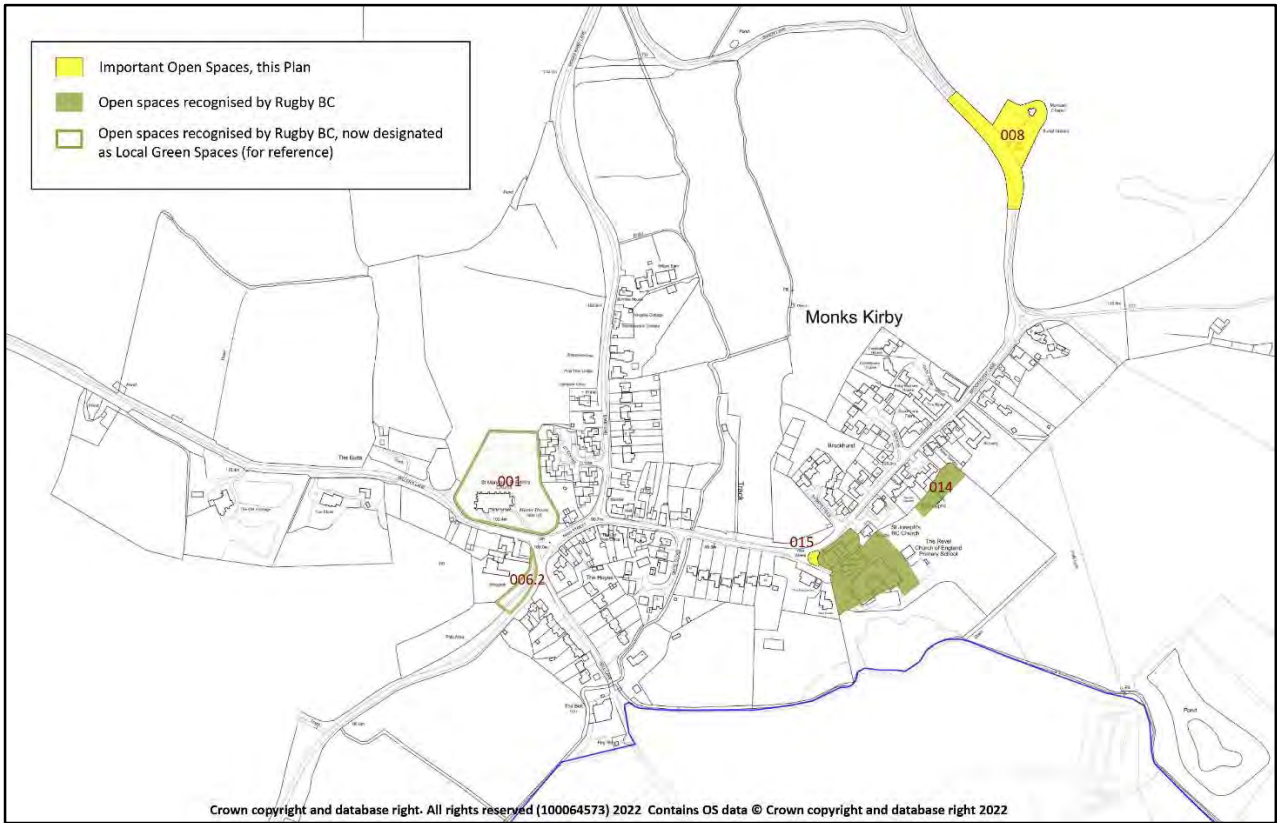
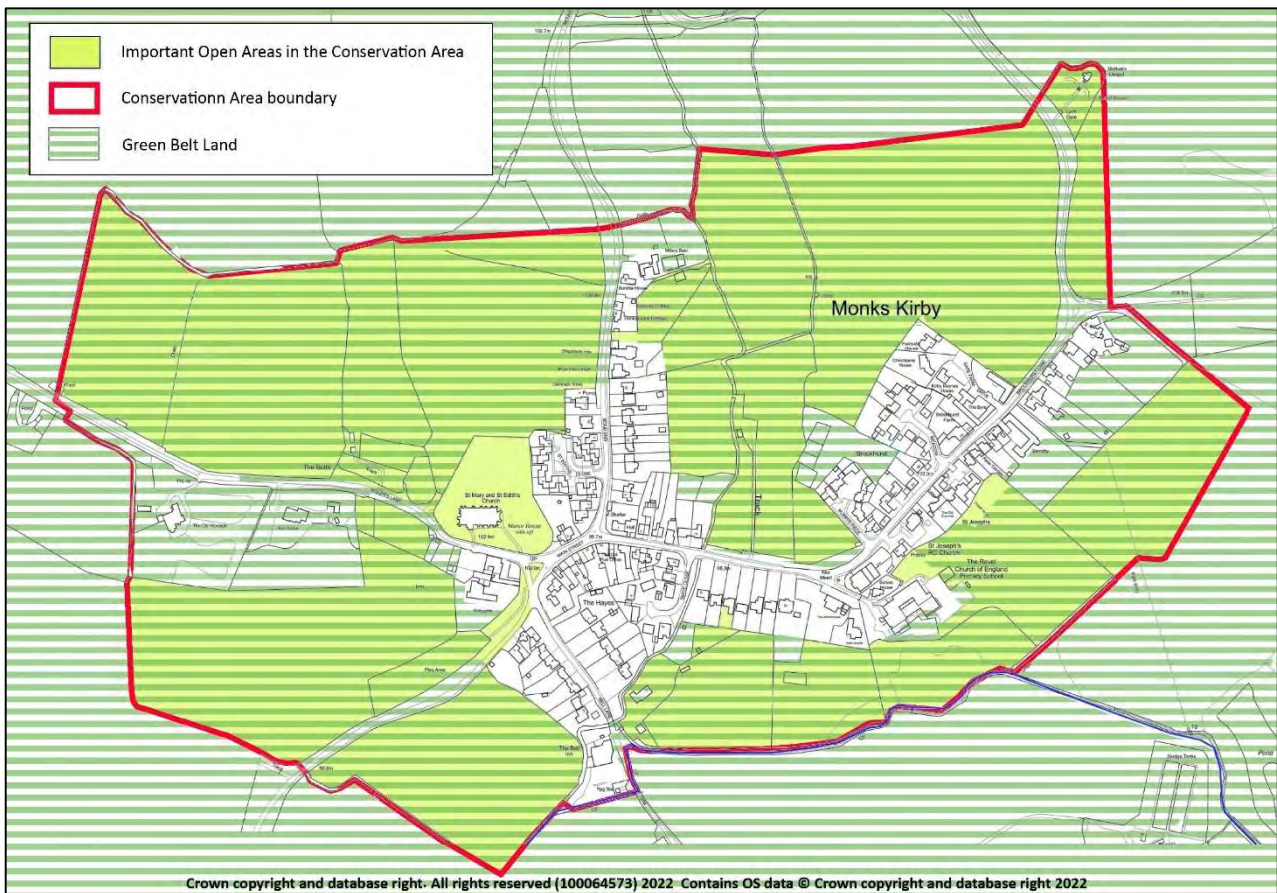


Figure 6.2 'Important open areas' in the Monks Kirby Conservation Area

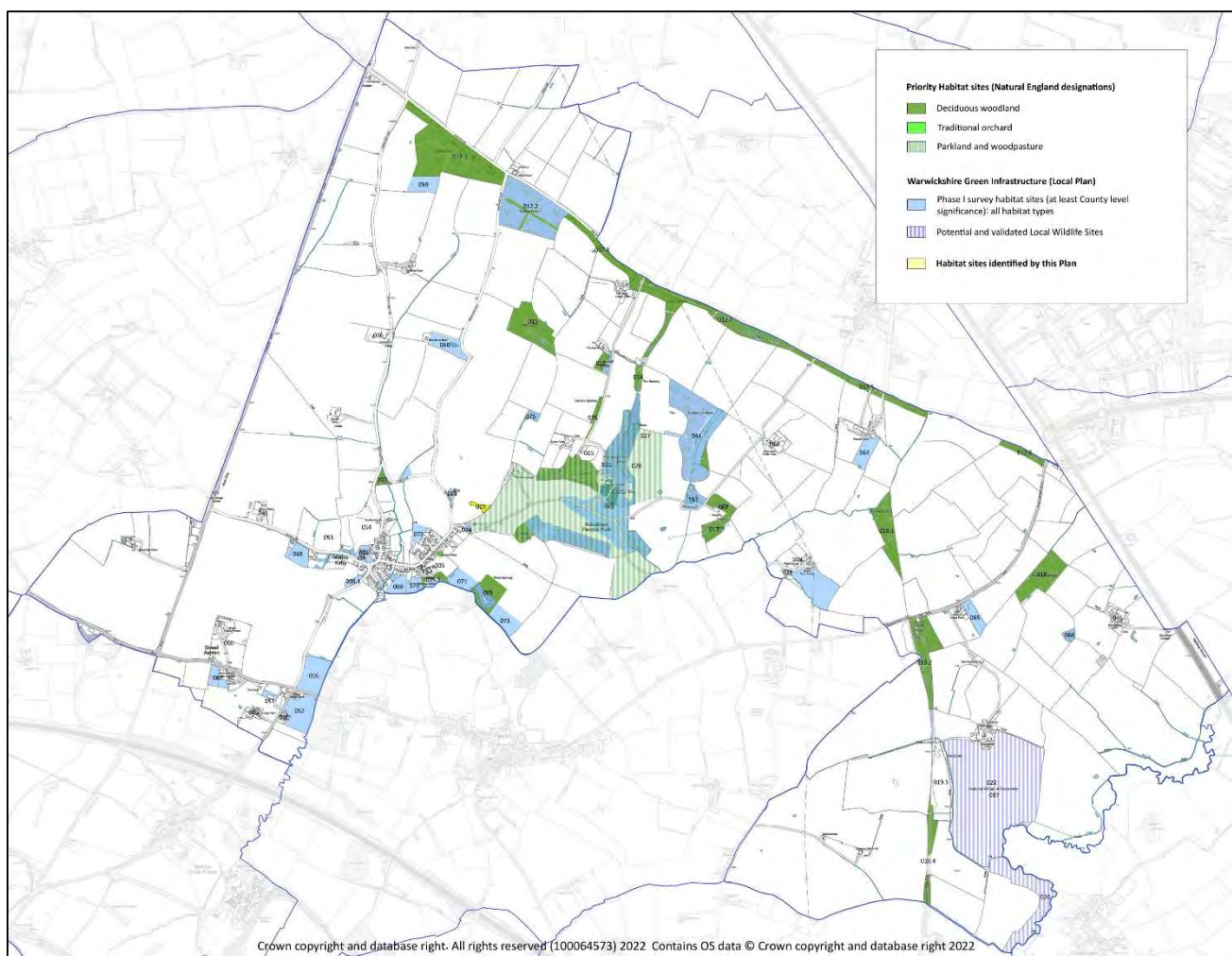


Sites and features of Natural Environment significance

A number of sites in Monks Kirby are important for wildlife (biodiversity). The features and designations for which they have been identified comprise a) statutorily protected sites, if any, b) those where *priority habitats* and *National Forest Inventory* sites occur (Natural England mapping) or where several *biodiversity action plan (BAP) species* have been recorded; c) sites identified as ecologically significant by Warwickshire County Council, including Local Wildlife Sites, and d) sites identified during the preparation of the Neighbourhood Plan as being of high biodiversity significance in the context of the Plan Area. The map (figure 7) shows their locations.

Policy ENV 3 delivers site-specific compliance in the Plan Area with the relevant Rugby Borough Council policies, the Wildlife & Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006, and (as and when current) the European Habitats and Species Directives, any 'saved' post-2021 UK legislation and/or the legislation resulting from the draft UK Environment Bill 2019-20.

Figure 7.1: Sites and features of Natural Environment significance



While policy ENV 3 delivers site-specific compliance in the Plan Area with the relevant Rugby Borough Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 4) does the same for strategic planning and future development proposals across the Plan Area. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by National Planning Policy Framework (2021) paragraphs 174 (a) and (d); 175; 179 and 180(a), on which this policy's wording is partly based.

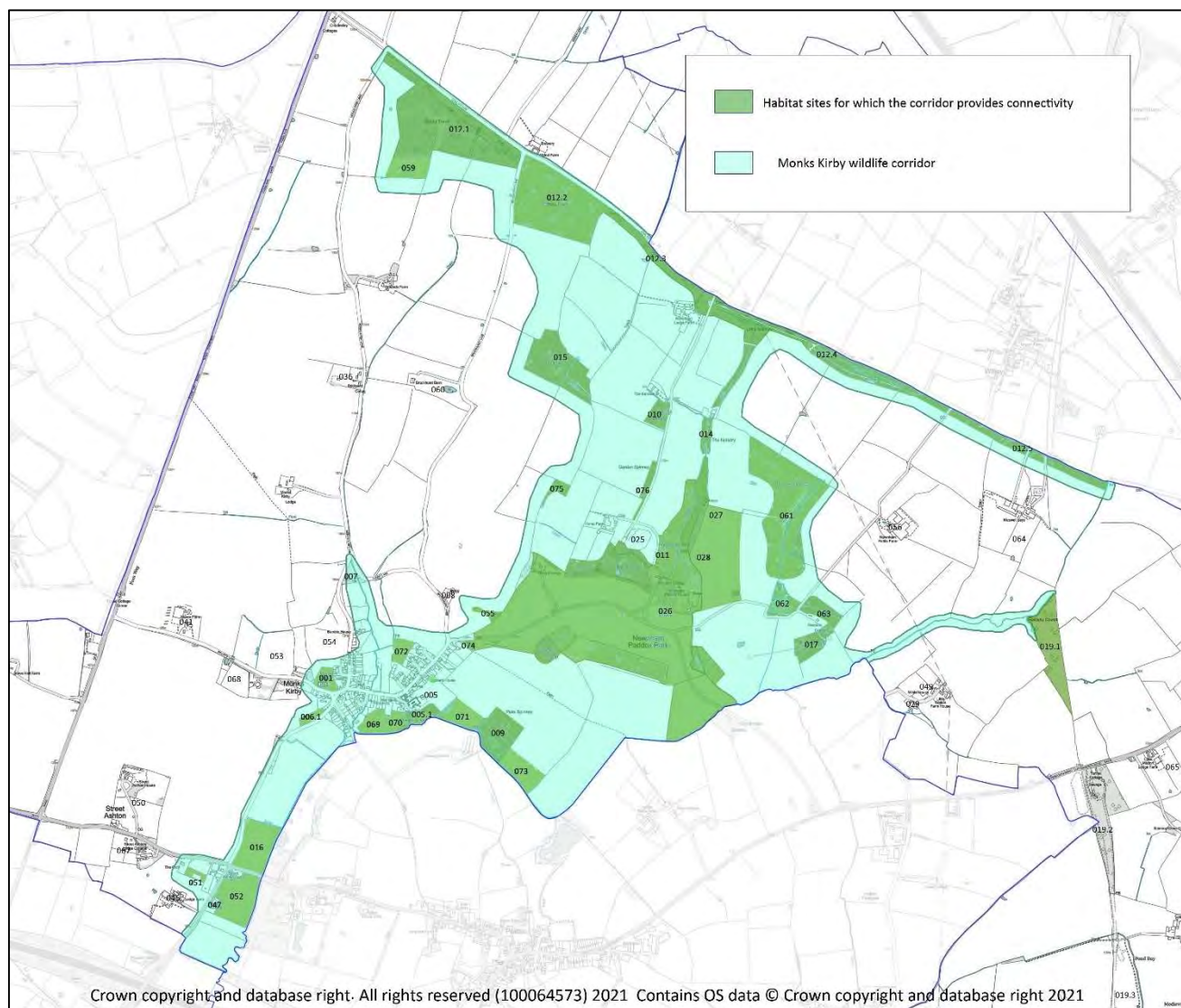
The community also expects all planning strategies, proposals and decisions affecting Monks Kirby to comply with the requirements of the *Climate Change Act 2008*, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for biodiversity net gain through the mechanisms described in the *Environment Act 2021*.

Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. A corridor connecting the woodlands in the north of the Plan Area via the system of species-rich hedgerows in the fields east of Brockhurst Lane and the habitat areas in Newnham Paddox park to Monks Kirby village and the watercourse and banks of Smite Brook. All of these biodiversity sites and features have been identified as part of part of the *Warwickshire, Coventry and Solihull Green Infrastructure* and they, and the specific connectivity route provided by the corridor, should be taken into account in the planning system.

POLICY ENV 4 BIODIVERSITY AND HABITAT CONNECTIVITY– All new development proposals will be expected to safeguard habitats and species, including those of local significance, by planning for *net biodiversity gain*. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused, in conformity with paragraph 175 of the National Planning Policy Framework.

Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridor identified in figure 8.

Figure 8: Monks Kirby wildlife corridor



Sites of Historical Environment significance

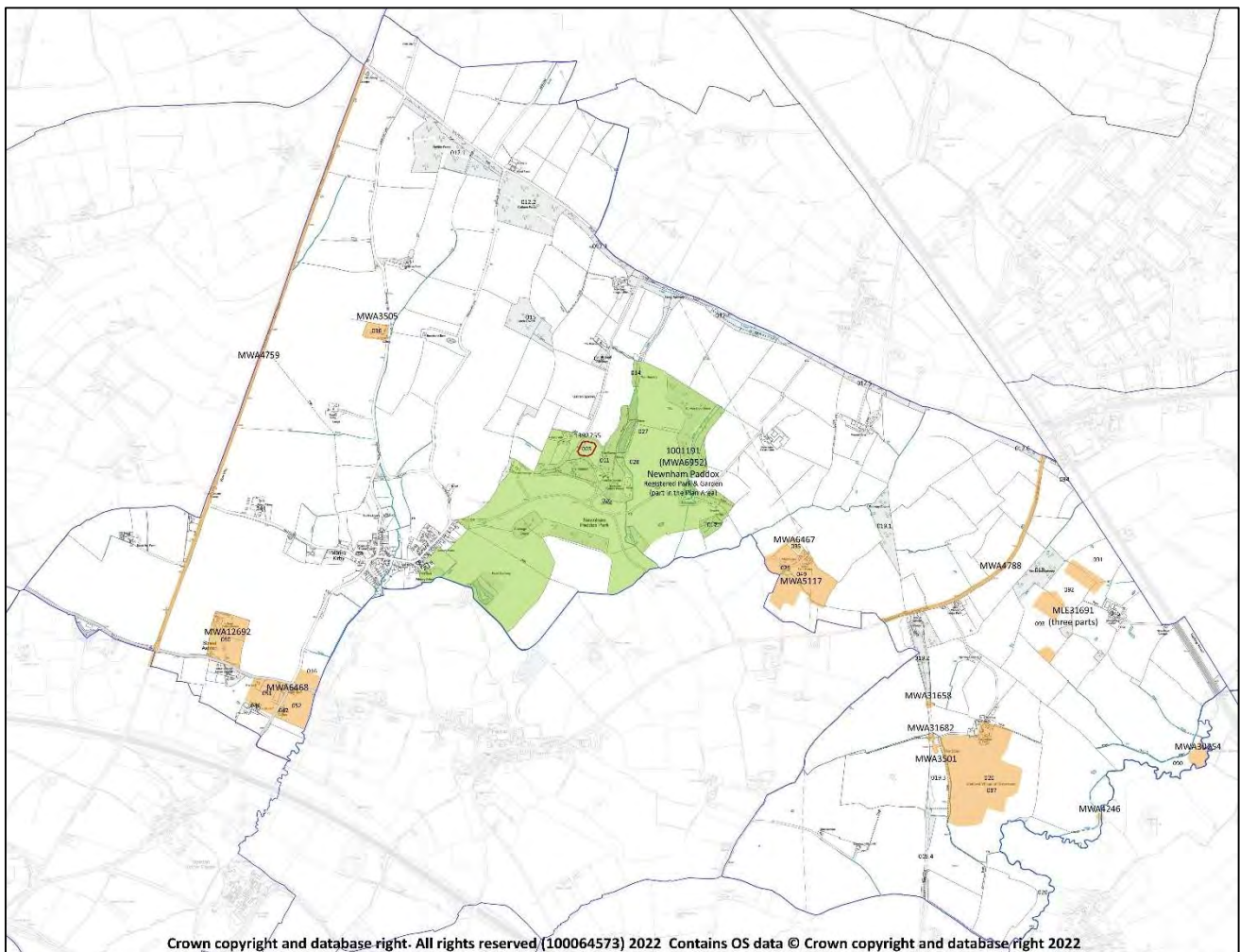
A number of sites in Monks Kirby are important for (at least local) heritage and history. They comprise sites and features of relevance to Neighbourhood Plan policies in the Warwickshire Historic Environment Record (HER) and Historic England databases, and a further set identified (from fieldwork and local history publications and knowledge) in the preparation of the Plan. The map (figure 8) shows their locations.

POLICY ENV 6: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE - The sites mapped in figure 9 (details in Appendix x) are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

Development proposals should take full account of known surface and sub-surface archaeology, ensure that unknown and potentially significant deposits are identified and, after consultation with

Warwickshire Historic Environment Record (HER), appropriately considered during development. Lack of current evidence of sub-surface archaeology should not be taken as proof of absence.

Figure 9: Sites of Historical Environment significance



Ridge and furrow

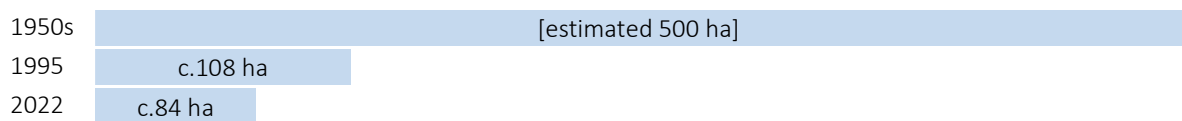
The early medieval townships of Monks Kirby, Brockhurst, Street Ashton, Newnham, Newbold, Cestersover and Walton are assumed to have been farmed using the *Open Field* system. All the open land, except small fields (closes) backing onto the houses, floodplain meadows and marshland of the Swift valley, and areas of woodland or waste, was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, producing a corrugated pattern of ridges and furrows whose dimensions increased with every season. Ridge and Furrow also allowed for better drainage and increased the surface area of the ground.

Across midland England, the open field system was practised for most of the medieval period until changes in land ownership and use gave rise to a change from large open fields to enclosed smaller fields with hedged boundaries, and a change from arable to pastoral (livestock) farming. The land in

the Monks Kirby Plan Area was enclosed in this way, but because of the complexities of multiple townships, ‘lost’ villages and appropriation by wealthy landowners it happened here in several phases and separately in the several townships and manors, probably beginning in the 14th century and completed with the Parliamentary Enclosure Awards of the late 18th century.

The result of the enclosures was to ‘fossilise’ the ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20th century, when a second agricultural revolution after the Second World War effectively reversed the first one. British governments, and later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the late 1990s, English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys (*Turning the Plough*) across the Midlands, including Warwickshire, and made recommendations for protection and management.

One result of Monks Kirby’s long history of open fields enclosure could be that, unlike most midlands parishes, ridge and furrow earthworks has never been ubiquitous. The extent of ridge and furrow in Monks Kirby mapped from the mid-1990s and in the Warwickshire Historic Environment Record (figure 10.1) provided the baseline for a new survey undertaken for this Plan in 2021-2 (figure 10.2). The summary results show the decline since World War II (extent estimated from local history information and maps) and since 1999; although the 2021/2 survey identified on the ground a few small areas omitted from the Warks. HER mapping, the situation is now as follows:



In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that, in view of the level of loss since the mid-20th century, “*as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance*” (English Heritage, 2001).

While the 21 individual fields with surviving ridge and furrow in Monks Kirby are not claimed to be of international importance, their rarity across the Midlands and their relationship with the other important medieval heritage assets in the Plan Area, including the lost villages, means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 194 of the National Planning Policy Framework (including footnote 63) and following the recommendation of Historic England, all surviving ridge and furrow in the Plan Area (figure 10.2) should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need or new targets required at a higher level in the planning system should only be fulfilled by allocating development to available sites where there is no surviving ridge and furrow.

Figure 10.1: Ridge and furrow in Monks Kirby c. 1995
(From *Warwickshire Historic Environment Record*)

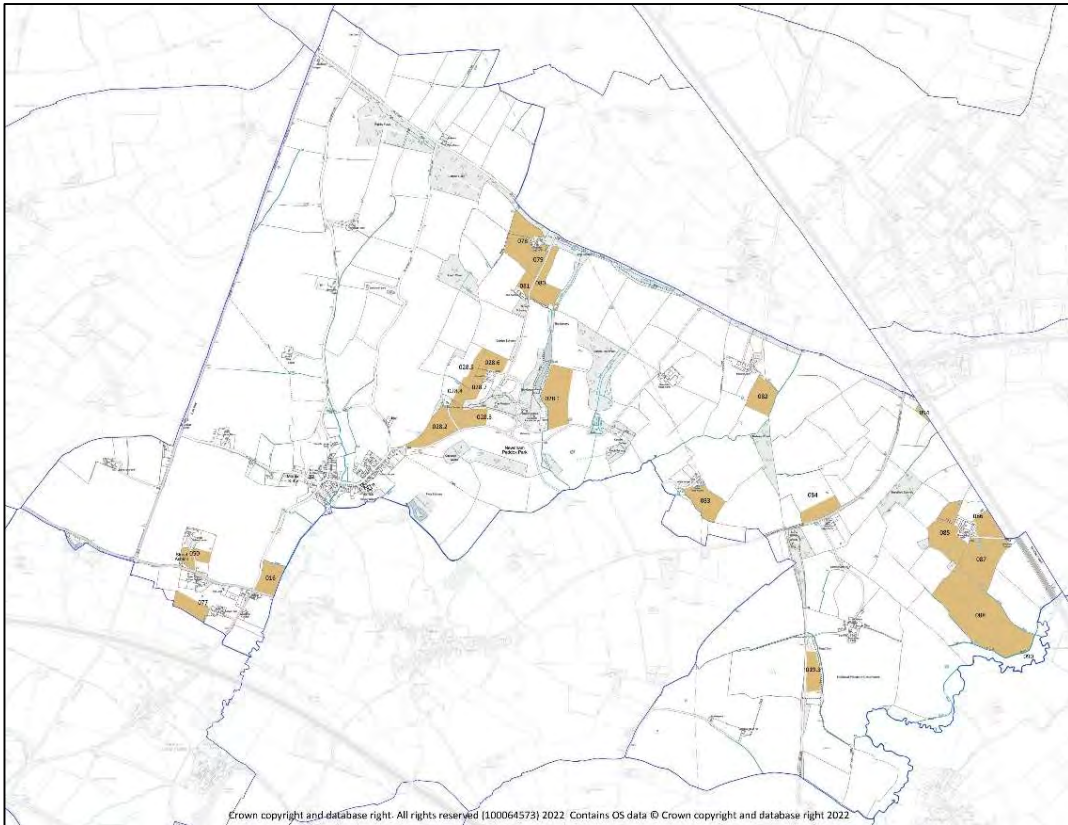
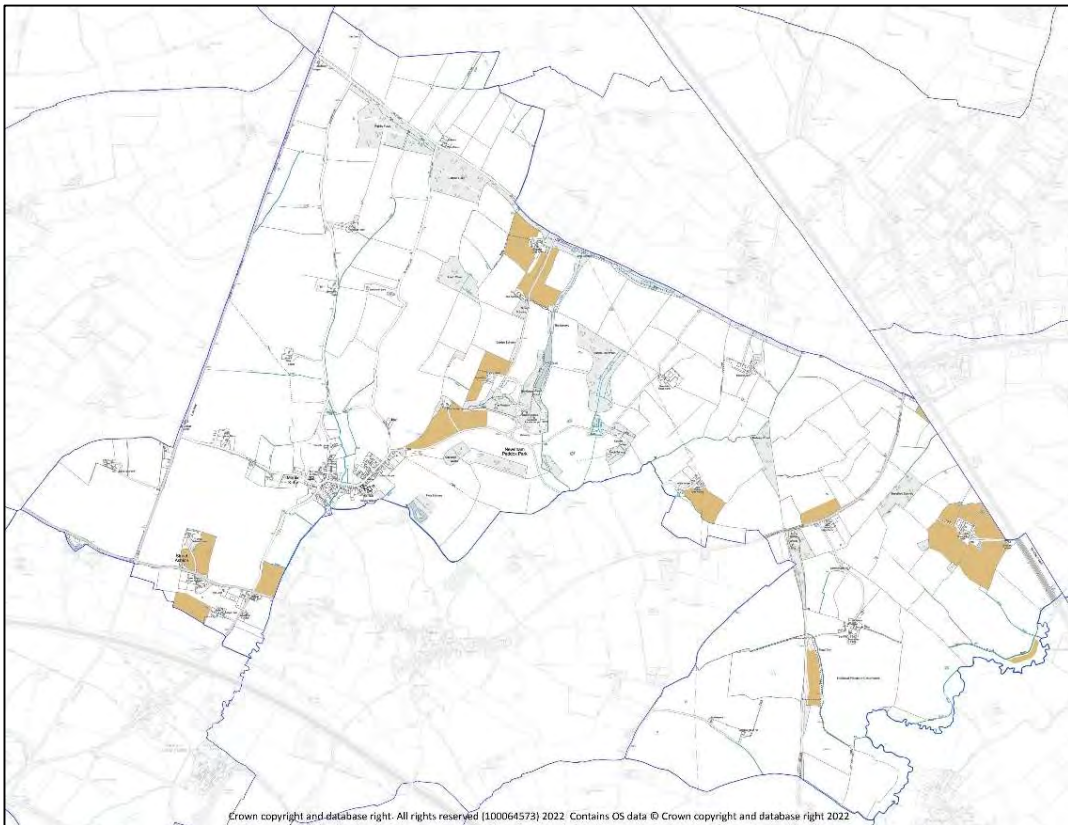


Figure 10.2: Ridge and furrow in Monks Kirby 2021/2 (confirmed for this Plan)



POLICY ENV 7: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped in figure 9.2 are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the significance of the ridge and furrow features as heritage assets must be balanced against the benefits of such development.

Statutorily protected Heritage Assets

Fourteen buildings and structures in the Plan Area have statutory protection through Listing at Grade I or II. The Neighbourhood Plan lists them here for reference, and to note that all new development proposals will be required to take into account their *settings*, as defined on a case-by-case basis by Historic England. [Numbers refer to figures 11.1 and 11.2]

1. THE OLD POST OFFICE

- List Entry Number: 1365103
- Heritage Category: Listing
- Grade: II
- Location: THE OLD POST OFFICE, MAIN STREET, Monks Kirby, Rugby, Warwickshire

2. 12-20, MAIN STREET

- List Entry Number: 1365105
- Heritage Category: Listing
- Grade: II
- Location: 12-20, MAIN STREET, Monks Kirby, Rugby, Warwickshire

3. 8, MAIN STREET

- List Entry Number: 1034854
- Heritage Category: Listing
- Grade: II
- Location: 8, MAIN STREET, Monks Kirby, Rugby, Warwickshire

4. CHURCH OF ST EDITH

- List Entry Number: 1034855
- Heritage Category: Listing
- Grade: I
- Location: CHURCH OF ST EDITH, MILLERS LANE, Monks Kirby, Rugby, Warwickshire

5. CHAPEL OF THE SACRED HEART

- List Entry Number: 1392656
- Heritage Category: Listing
- Grade: II
- Location: CHAPEL OF THE SACRED HEART, BROCKHURST LANE, Monks Kirby, Rugby, Warwickshire

6. HONEYSUCKLE COTTAGE KINGSLEY COTTAGE

- List Entry Number: 1034851
- Heritage Category: Listing
- Grade: II
- Location: HONEYSUCKLE COTTAGE, 25, BOND END, Monks Kirby, Rugby, Warwickshire

7. MANOR FARMHOUSE

- List Entry Number: 1186155
- Heritage Category: Listing
- Grade: II
- Location: MANOR FARMHOUSE, MILLERS LANE, Monks Kirby, Rugby, Warwickshire

8. LODGE FARMHOUSE

- List Entry Number: 1034853
- Heritage Category: Listing
- Grade: II
- Location: LODGE FARMHOUSE, COVENTRY ROAD, Monks Kirby, STREET ASHTON, Rugby, Warwickshire

9. FOUR WINDS (now Woodbine Cottage)

- List Entry Number: 1034852
- Heritage Category: Listing
- Grade: II
- Location: FOUR WINDS, COVENTRY ROAD, Monks Kirby, STREET ASHTON, Rugby, Warwickshire

10. THE WALLED GARDEN C160 METRES NORTH-WEST OF THE STABLES AT NEWNHAM PADDOX

- List Entry Number: 1392755
- Heritage Category: Listing
- Grade: II
- Location: THE WALLED GARDEN C160 METRES NORTH-WEST OF THE STABLES AT NEWNHAM PADDOX, Monks Kirby, Rugby, Warwickshire

11. ICEHOUSE AT SP 4819 8389

- List Entry Number: 1365106
- Heritage Category: Listing
- Grade: II
- Location: ICEHOUSE AT SP 4819 8389, Monks Kirby, NEWNHAM PADDOX PARK, Rugby, Warwickshire

12. SCREEN, GATES AND GATE PIERS

- List Entry Number: 1186169
- Heritage Category: Listing
- Grade: I
- Location: SCREEN, GATES AND GATE PIERS, Monks Kirby, NEWNHAM PADDOX PARK, Rugby, Warwickshire

13. THE COTTAGE

- List Entry Number: 1365104
- Heritage Category: Listing
- Grade: II
- Location: THE COTTAGE, Monks Kirby, LITTLE WALTON, Rugby, Warwickshire

14. STREETFIELD FARMHOUSE AND ATTACHED FARM BUILDINGS

- List Entry Number: 1034856
- Heritage Category: Listing
- Grade: II
- Location: STREETFIELD FARMHOUSE AND ATTACHED FARM BUILDINGS, WATLING STREET, Monks Kirby, Rugby, Warwickshire

Non-designated heritage assets

A number of buildings and structures of local significance (i.e. not statutorily Listed) were noted in the Monks Kirby Conservation Area Appraisal, and these, together with further candidates within the village and in the wider open countryside, have been documented as part of this Neighbourhood Plan's background information. See Appendix 6.

Important views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect Monks Kirby's rural setting, in particular its visual relationship with the surrounding landscape, based on its location in the landscapes of Natural England National Character Area *94 Leicestershire Vale* and the two Rugby Landscape Character Areas *High Cross Plateau, open* and *High Cross Plateau, village farmlands*.

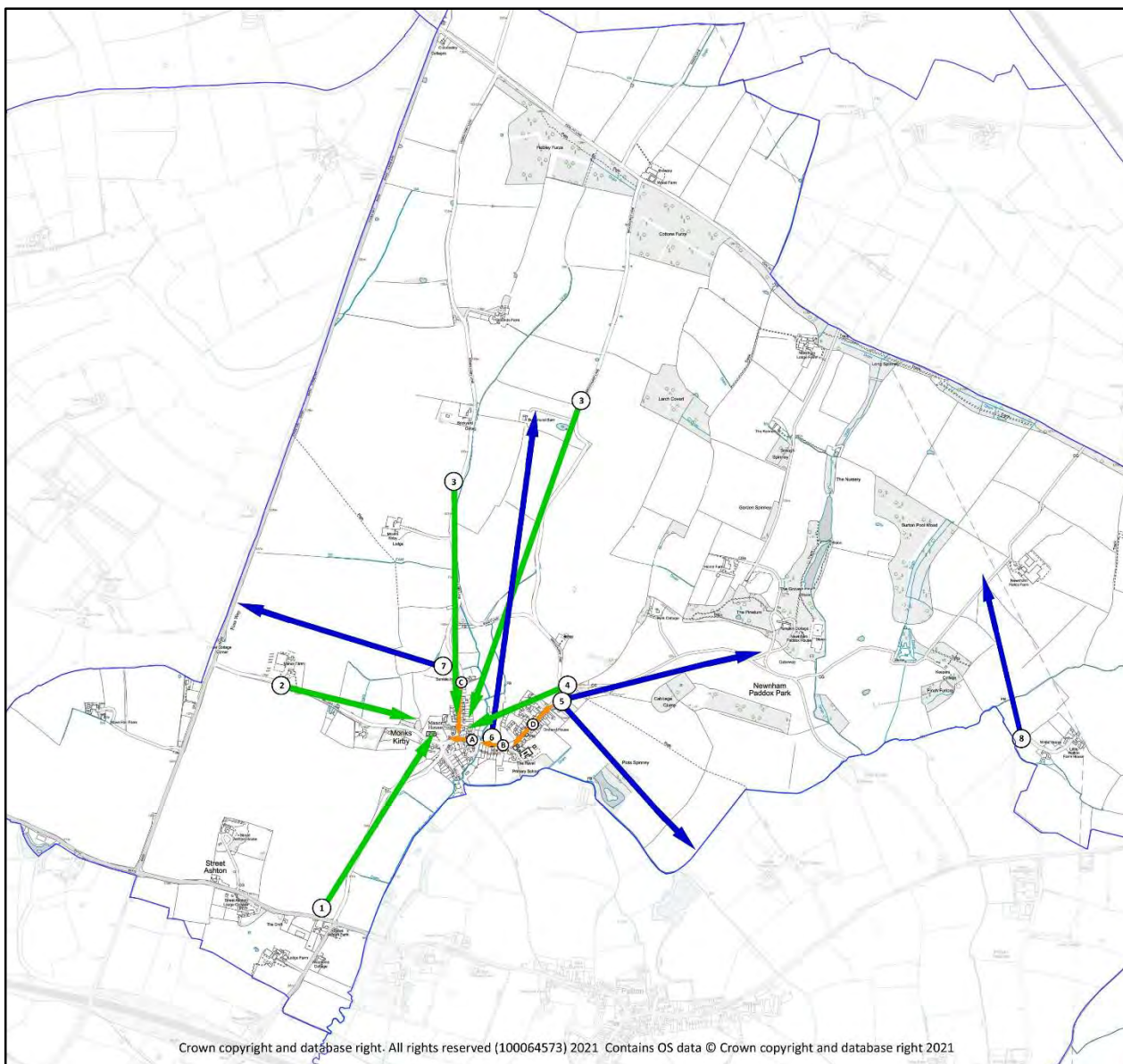
The Monks Kirby *Village Design Statement* (VDS, 1999) is available as a document download supporting Rugby Borough Council Planning Strategy. It identified 17 highly valued views within and around the village and toward the village from the surrounding countryside. The views remain essentially as described, and the most significant of them form the basis of Policy ENV 9 in this Neighbourhood Plan (details appendix 8, locations figure 11).

POLICY ENV 8: IMPORTANT VIEWS – The following views (map figure 11, details Appendix 7) are important to the setting and character of the village. Development proposals should respect and whenever possible protect them. Development which would have an adverse impact on the identified views will not be supported.

1. Into the village from Street Ashton
2. Into the village from Miller's Lane
3. Into the village from the north
4. Into the village from Newnham Paddox drive

- 5. Out of the village to Newnham Paddox parkland
- 6. Out of the village east and southeast from Brockhurst Lane
- 7. Out of the village from Bond End to the Fosse Way
- 8. View looking north from Little Walton Lane to the east part of Newnham Paddox Park
- A. Within the village: village centre
- B. Within the village: war memorial to the village green
- C: Within the village: Main Street
- D: Within the village: Brockhurst Lane, both directions

Figure 11: Important views

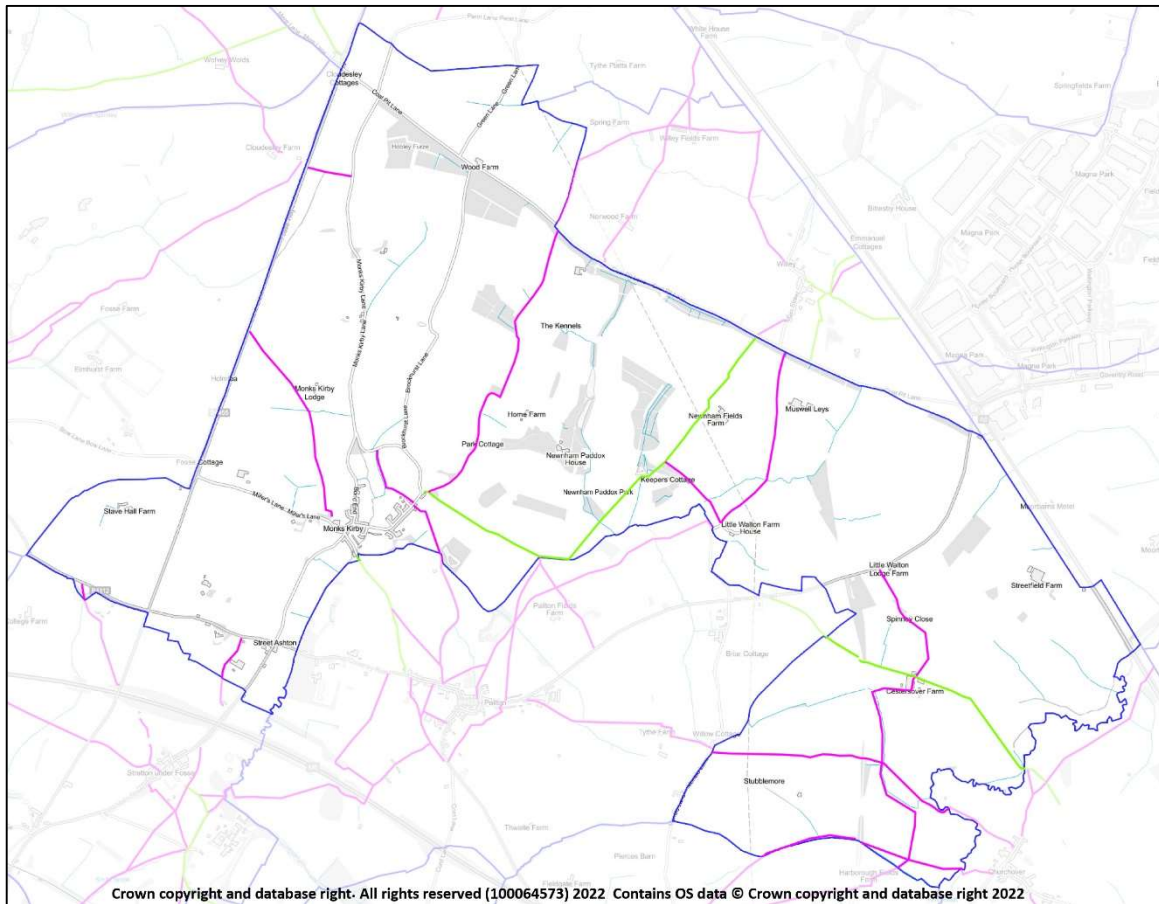


Footpaths and other walking routes

The network of footpaths and other rights of way in the Plan Area, although not extensive, is popular for recreational use. Because walking routes everywhere tend to be survivors from around the time of the 18th century Enclosure of the farmed landscape and from before the development of paved motor

roads, there are good historical reasons for their relative scarcity, including in the case of Monks Kirby the presence of the Newnham Paddox estate and the manorial and agricultural history of the parish. However, with modern recognition of the value of walking routes for health and wellbeing, the lack is unfortunate and any erosion of the network's extent and character will be resisted.

Figure 12: Footpaths and other walking routes (Warwickshire CC mapping)



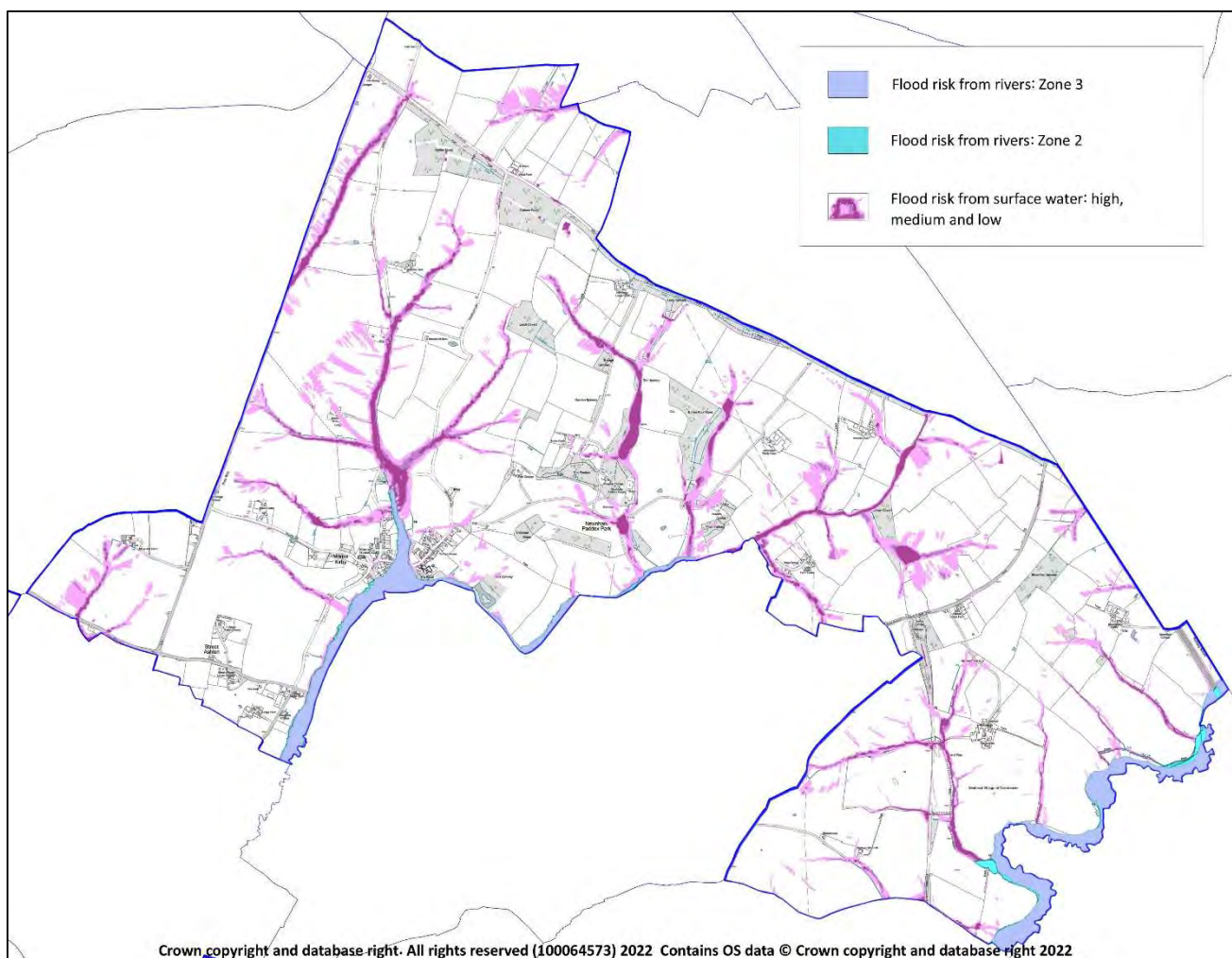
POLICY ENV 9: FOOTPATHS AND OTHER WALKING ROUTES - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (figure 12) will not be supported without appropriate mitigation.

Flood risk resilience and climate change

Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk and to avoiding creating or adding to flood risk at all.

In light of this, it is particularly important that the location and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this objective, the community will support proposals to improve the infrastructure within the built-up areas for managing flooding from the river and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

Figure 13: Risk of flooding from rivers and surface water
Composite map based on Environment Agency mapping



This policy is in general conformity with Rugby BC Local Plan Policies SDC5 and SDC6.

POLICY ENV 10: FLOOD RISK RESILIENCE – Development proposals within the areas indicated in Figure 13 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported, provided they do not adversely affect sites and features of natural or historical environment significance.

Proposals to re-profile and re-wild suitable sections of the Smite Brook and River Swift will be supported.

Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:

- if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local residential development need is available;
- its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff, and that the development will not threaten other natural habitats and water systems;
- its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- it does not increase the risk of flooding to third parties; and
- it takes the effects of climate change into account.

Heat pumps and solar roofing

National Planning Policy Framework 2021 paragraphs 152-154 make it clear that, including through their Neighbourhood Plans, communities should take responsibility for reducing emissions as part of the recognised need to mitigate for and adapt to climate change. Residents of Monks Kirby wish to play their part, but at a scale and in locations appropriate to the landscape sensitivity of the Plan Area. Policy on renewable energy generation infrastructure is contained in the Rugby Local Plan and the National Planning Policy Framework. Policy ENV 11 supplements this in respect of heat pumps and solar roofing.

POLICY ENV 11: HEAT PUMPS AND SOLAR ROOFING - Proposals for ground source heat pumps will be supported provided there is no adverse effect on biodiversity (habitats and species), the best and most versatile agricultural land, or the historic environment.

All proposals for residential or agricultural development should incorporate an appropriate solar roofing system.

C Sustainability

This chapter looks at aspects of village life including: - Community facilities; Traffic management & road safety (including parking); and Business & employment.

1. Community facilities and amenities

Community facilities and amenities provide important infrastructure for the residents of Monks Kirby, supporting and enhancing the quality of daily life and contributing to the vitality of the village.

Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.

The limited range of facilities in Monks Kirby increases the need to travel, often by car, to nearby settlements. The need to travel outside the Parish to access basic services is one of the main reasons for the high levels of car ownership in the Parish (only 5.5% of households have no car or van compared to 17.5% across the borough according to the 2011 Census). It also creates challenges for those residents without access to a car. Reductions in the frequency of local bus services compound the issue.

The loss and threatened closure of facilities and services is, however, a common dilemma for rural communities. The viability of many rural services is likely to be challenged further in future as a consequence of squeezed local authority budgets and more car owning residents commuting to work, driving to retail centres and accessing leisure facilities and other amenities further afield.

Rugby Local Plan Policy HS3 supports the protection of community facilities and services. This policy adds local detail.

In the community questionnaire 77.2% of respondents identified local facilities as being something they liked about living in the Parish. 53.2% cited the school.

The facilities in Monks Kirby include the following:

Revel Church of England (Aided) School

The school is vitally important to the village attracting young families and helping to maintain a mix of age groups in the community. The old School buildings are a focal point in the village scene, built in 1912 in the Arts and Crafts style. The newer school buildings built by WCC in 1973 sit along a driveway and away from the public highway. There are dedicated parking places for staff and extensive playgrounds both hard surfaced and grassland including a conservation area. The rear of the school overlooks open countryside which includes a large tract of Grade II Listed Parkland. The school is available for community use for larger gatherings. Parking is limited immediately around the school.

St Edith's Church

St Edith's has a lengthy history built in 1077 and is the most important building in the village. The Church dominates the skyline and defines the village and the community. The Trinity Room is available, used mainly for Church related events. A recent survey of 109 people living in or connected to Monks Kirby and St Edith's – 92.5% strongly agreed the importance of protecting St Edith's as part of the local heritage. Comments received included *"a beautiful and historic landmark in a beautiful village"*; *"The most important building in the village that needs to be treasured and maintained."*

St Joseph's Roman Catholic Church

A modern Church built in 1992 with a small carpark to the rear. The Church won a Rugby Civic Society Design Award in 1993. Extremely well supported covering a Catholic Parish more extensive than Monks Kirby Anglican Parish. St Joseph's brings people to the village especially those with young children to take advantage of Catholic teaching at the Church and a presence at the Revel School.

Pubs/Hospitality

Sitting directly opposite St Edith's Church in the centre of the village is the Denbigh Arms; this is an important meeting place for social interaction and provides a venue for local events. The Denbigh Arms and The Barn (pub and micro-brewery), situated on Coalpit Lane, attract people to visit Monks Kirby and therefore bring an economic benefit. Ashton Lodge is a specialist weddings event location which also brings economic benefit and local employment.

Chapel of the Sacred Heart

Catholic cemetery for Monks Kirby Parish but also available to Catholics from a wider area. The Chapel was built in 1888 to a design by Thomas Wyatt but is no longer used as a chapel.

Bus Service

This is an essential service to be maintained, necessary for anyone without transport and others wishing to reduce car use. The intermittent but daily service provides a valuable link to both Rugby and Coventry hospitals.

Fishponds Community Park

A unique asset to residents and visitors alike. The area provides play equipment for a wide age range and also includes a quieter space and nature area. The Community Park is something between a conservation area and a park.

Village Hall

This much appreciated community meeting place is host to Mother and Toddler groups, Gardening Club, Women's Institute, Parish Council meetings and also informal coffee mornings and afternoon sessions for all age ranges. A venue for varied social events e.g. birthday parties, wedding receptions, funeral receptions and fundraising events.

Footpaths and Bridleways

Many and varied throughout the Parish, generally maintained in good condition and passable in all seasons.

Traffic

The main advantage is that there is no major road through the village which preserves the village community. Monks Kirby is not on a route to any major place of work or habitation that cannot be more easily reached by other routes.

POLICY CF1: COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (including The Revel School, the Village Hall, the Denbigh Arms St Edith's Church and St Joseph's Church) will not be supported unless it can be demonstrated that any of the following apply:

- a) There is no longer any proven need or demand for the existing community facility;
- b) The existing community facility is no longer economically viable and there are no alternative uses for the building that meet a community need;
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Small scale proposals to enhance the provision of community facilities to meet an identified local need will be supported.

2. Employment

Existing and new employment opportunities

The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. Paragraph 6.2 of the Rugby Local Plan says 'Where the prospect of new employment development in rural areas is proposed to support the rural economy, including farm diversification and leisure and tourism proposals, policies are included to guide any such proposals and ensure any negative impacts of development are kept to an absolute minimum'.

Monks Kirby has a number of established businesses which are run from home-based facilities within the village. There is an increasing trend for residents to work from home (8.6% of people living in the parish (aged 16-74) compared to 3.8% in Rugby) and with continuing changing employment patterns nationally, particularly in light of the Coronavirus, this trend is likely to continue.

For the majority of workers resident in the parish the lack of significant local employment opportunity

means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. In view of the rural nature of the village, 43% of residents go to work by car.

Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. It should be clearly demonstrated that there is little prospect of existing building or land generating employment before allowing demolition or redevelopment.

Meanwhile, new employment initiatives in the right location can greatly help to boost and diversify the local economy and to provide more local employment opportunities.

Overall, maintaining the rural nature of the parish strongly mitigates against any larger scale business development.

Any new employment initiatives should be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as air quality, green spaces, increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to both support conversion of redundant commercial buildings and the development of local business premises where appropriate.

In the community questionnaire, 61% of respondents welcomed more business to the parish. Businesses that would be welcomed to the Parish by 50% or more respondents to the Community Questionnaire include Cottage industry/home based services; agricultural businesses, shops and workshops.

POLICY E1: EMPLOYMENT DEVELOPMENT - Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is no longer suitable for employment use.

Proposals for employment-related development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; has appropriate off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

Working from home

The reduction of CO2 omissions to net zero by 2050 is now enshrined in law, so it is important to consider new employment opportunities in the right location for the residents of Monks Kirby in order to help reduce vehicle usage and carbon footprint. The last census of 2011 identified 12.9% residents as self-employed and 8.6% working mainly from home. 141 people regularly drove to work and back making a total of almost 300 vehicle journeys per day.

It has been demonstrated that there is support for those people who wish to conduct their business from within the village. Again, through the consultation process this will only be seen as acceptable if it avoids impact on other matters that are considered equally important, such as increased traffic flows, parking, retaining the residential amenities, the local environment and the preservation of historic and heritage assets.

The neighbourhood plan therefore supports the rural economy by allowing for new employment planning applications in residential dwellings to provide or safeguard local jobs.

POLICY E2: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) The commercial development of the property is for the primary use of the property residents only and where the proposed commercial use remains ancillary to the main use of the building as a residential dwelling;
- b) Any extension or free-standing building does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction; and
- c) Such development will not result in significantly increased traffic movements, that appropriate parking provision is made, and there is no significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity.

Farm diversification

The conversion of former agricultural buildings enables farm diversification, leads to the sustainable reuse of vacant buildings and provides opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a national trend, which the Parish Council would like to encourage within the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E1.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of existing farm buildings in the countryside. Specifically, this is intended to: Promote a viable and sustainable farming and rural economy in the neighbourhood area and the diversification of rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract both visitors and tourists to the parish and maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (England) Order 2015 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system. The policy allows for circumstances where planning permission is required.

POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Broadband

The Local Plan Policy SDC9 recognises the importance of broadband infrastructure. This neighbourhood plan recognises the fundamental importance of ultra-fast broadband to the development of the local economy and that rural communities must not be disadvantaged with a poor communication infrastructure. Such facilities are particularly important for promoting and developing homeworking as outlined in policy E3.

53% of respondents to the Community Questionnaire said the Broadband speed was adequate. Only 39% said similarly about the mobile phone signal.

POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast or ultra-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the parish will be actively supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes. In addition:

- a) All new developments should have access to superfast broadband (of at least 30Mbps). Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as soon as the initial build on the development is complete; and
- b) Telecommunication providers will be encouraged to improve existing mobile coverage and provide new 5G services.

School expansion

The Revel Church of England Aided School is not just a village primary school, it serves a very wide community with children arriving at school by bus and private car from not only the Revel group of villages but also Wolvey. Monks Kirby and Wolvey Primary Schools are joined in a Federation, and across the county boundary from Leicestershire. The school is an extremely important part of the Monks Kirby community but it's growth and popularity over recent has come with its own challenges, primarily traffic and parking.

There are many and continuing efforts by the school, the Parish Council and the community to mitigate these traffic issues but like all rural village schools, there is not a simple solution. There is a high volume of traffic at peak school times and a voluntary circular traffic routing system operates which significantly helps the situation when used properly. This Neighbourhood Plan seeks to support and encourage the school in its development whilst trying to manage the potentially adverse impacts on the local community.

POLICY E6: SCHOOL - Proposals for the expansion of the Primary School will be supported where it can be demonstrated that:

- a. expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;
- b. there is no significant loss of outdoor recreation space at the school;
- c. the development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building.

3. Traffic

Traffic management

Traffic concerns have been raised by residents including speeding, road safety, the condition of roads and limiting HGV travel through the village.

The Local Plan promotes improved bus services and facilities, extension and improvement of the cycle network and pedestrian facilities and other forms of sustainable transport.

It seeks to reduce the dependency on the car where possible by providing linkages through footpaths and accessing public transport.

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement;
- b) Incorporate sufficient off-road parking in line with Highways requirements;
- c) Provide any necessary improvements to site access and the highway network either directly or by sufficient financial contributions; and
- d) Consider, where appropriate, the improvement and where possible the creation of footpaths, pedestrian facilities and cycleways to key village services.

Electric car charging

The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2030 to combat rising levels of air pollution (in particular NOx) and address climate change concerns. The implication is that the number of 'pure' (i.e. not hybrid) electric vehicles (EVs) on the road will increase rapidly; there is some evidence this is already starting. This raises the crucial question for the planning system of providing infrastructure for EV battery recharging.

This issue is already influencing planning and building regulations and it would seem wise to include such requirements for new developments in Monks Kirby, if rural communities are not to be left behind. Similarly, commercial rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7kW re-charge time by a factor of 3). These could be utilised in Monks Kirby for example by installation in a permanent parking area as described above, providing re-charging for residents with no off-road parking, and allowing opportunity fast re-charge for all residents.

The Community Questionnaire revealed that 25% of respondents owned an electric or hybrid vehicle. Local Plan Policy HS5 requires new development to consider including provision for electric vehicle charging capability.

POLICY T4: ELECTRIC VEHICLES - Residential development should, where practical, provide 7kW (or current best practice) cabling to a vehicle-accessible location on the exterior of each dwelling to facilitate subsequent installation of a home electric vehicle charging point.

The provision of communal vehicular charging points within the Parish will be supported where there is universal access, and their presence does not impact negatively on existing available parking in the Parish.

8. Monitoring and Review

The Neighbourhood plan will last up to 2037. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood plan will be regularly monitored. This will be led by Monks Kirby Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood plan will also be included.

The Parish Council proposes to formally review the Neighbourhood plan on a three-year cycle commencing in 2025 or to coincide with the review of the Development Plan if this cycle is different.

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Minakshee Patel

Corporate Equality & Diversity Advisor

minakshee.patel@rugby.gov.uk

Tel: 01788 533509



Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	Monks Kirby Neighbourhood Development Plan
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	This is a new policy document
EqlA Review team – List of members	Martin Needham - Senior Planning Officer (Development Strategy)
Date of this assessment	17 th February 2023
Signature of responsible officer (to be signed after the EqlA has been completed)	Martin Needham

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: minakshee.patel@rugby.gov.uk or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Monks Kirby Neighbourhood Plan contains policies which, once the document is adopted or 'made' will form part of the Development Plan for the Borough and will be used alongside local and national policies to determine planning applications in the Parish.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	<p>This Plan has the potential to contribute towards several corporate priorities:</p> <ul style="list-style-type: none"> • Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change • Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents • Residents live healthy, independent lives, with the most vulnerable protected <p>All Parish Councils have the right to produce a Neighbourhood Plan if they choose to. The Local Planning Authority has a statutory duty to assist in their production and follow the Regulations in dealing with these. Once adopted or 'made' the Local Planning Authority has a statutory duty to use the policies in the determination of planning applications.</p>
(3) What are the expected outcomes you are hoping to achieve?	That the document can eventually be used in the determination of planning applications.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	The policy may affect customers or the wider community. Specifically it will affect those living or working in the Parish of Monks Kirby.

<p><u>Stage 2 - Information Gathering</u></p>	<p>As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).</p>
<p>(1) What does the information tell you about those groups identified?</p>	<p>At the time of the 2011 Census, the Monks Kirby Parish was home to around 445 residents living in 181 households. Analysis of the Census suggests that between 2001 and 2011 the population grew by around 2% (10 people). During this period, it is estimated the number of dwellings increased by 8% (14).</p> <p>There is evidence of an ageing population with the number of over 65-year-olds rising by 65%, up from 14% of total population in 2001 to 23% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.</p> <p>Home ownership levels are high with around 70% of households owning their homes outright or with a mortgage or loan and at 8% the share of households living in social rented accommodation is very low when compared with regional and national rates. There is a predominance of large detached and an under representation of housing for single people with just 3% of dwellings having one bedroom.</p> <p>Land Registry data indicates some new build housing market activity over recent years. The cost of housing in the parish is high with house prices above the regional and national averages. Accessing affordable housing will be an issue for many first-time buyers and people on lower incomes.</p> <p>Deprivation is not a significant issue, but IMD domain data suggests that some residents may find it difficult to access owner-occupation or access the private rental market.</p>
<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	<p>The Neighbourhood Plan has been subject of public consultation and has been through an independent examination.</p>

(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.	N/A		
<u>Stage 3 – Analysis of impact</u>			
<p><u>(1) Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination? If yes, identify the groups and how they are affected.</p>	RACE No	DISABILITY No	GENDER No
	MARRIAGE/CIVIL PARTNERSHIP No	AGE No	GENDER REASSIGNMENT No
	RELIGION/BELIEF No	PREGNANCY MATERNITY No	SEXUAL ORIENTATION No
<p><u>(2) Cross cutting themes</u> (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how? (b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	A Neighbourhood Plan is unlikely to impact social inequalities. No.		
(3) If there is an adverse impact, can this be justified?	N/A		

(4)What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)	N/A
(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?	<p>The policies have been developed taking into account the thoughts and ideas from a wide cross section of those living and working within the Parish. The policies were designed to be of broad benefit for the community.</p> <p>They include policies on housing and the built environment, the natural, historical and social environment, and sustainability (including community facilities, employment and traffic).</p>
(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?	Good relations were promoted throughout the process of creating the Neighbourhood Plan with everyone given the chance to be involved and have their say. Once adopted or 'made', the policies within the Neighbourhood Plan will be applied across the whole of the Neighbourhood Area
(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?	No

<u>Stage 4 – Action Planning, Review & Monitoring</u>	
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If No Further Action is required then go to –
Review & Monitoring

(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.

EqlA Action Plan

Action	Lead Officer	Date for completion	Resource requirements	Comments

(2) Review and Monitoring
State how and when you will monitor policy and Action Plan

The neighbourhood plan may periodically be updated by the Parish Council and its policies, and its content will be reviewed accordingly at the time. There will be opportunity for ongoing feedback with the neighbourhood plan as it is used to help determine planning applications over time.

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).’

Appendix 6

Monks Kirby Neighbourhood Plan Decision Statement (Regulation 18 of the Neighbourhood Planning (General) Regulations 2012))

Summary

1. Following an independent examination undertaken by written representations, Rugby Borough Council has accepted the findings of the examination report and confirms that the Monks Kirby Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
2. This decision statement and the examination report are available on the Borough Council's website and on request.

Background

3. Following an application by Monks Kirby Parish Council (as the Neighbourhood Plan Qualifying Body), Rugby Borough Council formally designated Monks Kirby Parish as a Neighbourhood Area on 7 June 2021.
4. Monks Kirby Parish Council carried out a pre-submission consultation of the Neighbourhood Plan between 3 May to 16 June 2022 (Regulation 14).
5. The Neighbourhood Plan was then submitted to Rugby Borough Council on 13 September 2022 May (Regulation 15). A Public consultation was then carried out between 1 November and 13 December 2022 (Regulation 16)
6. Rugby Borough Council appointed an independent Examiner, to examine whether the Monks Kirby Neighbourhood Plan met the basic conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and whether the Monks Kirby Neighbourhood Plan should proceed to a referendum (Regulation 17).
7. The Examiner's Report recommended a number of modifications so that the Monks Kirby Neighbourhood Plan was able to comply with the 'basic conditions' and other relevant statutory provisions, and that the draft plan as modified can be submitted for referendum.
8. The Examiner's Report (February 2023) concludes by stating:

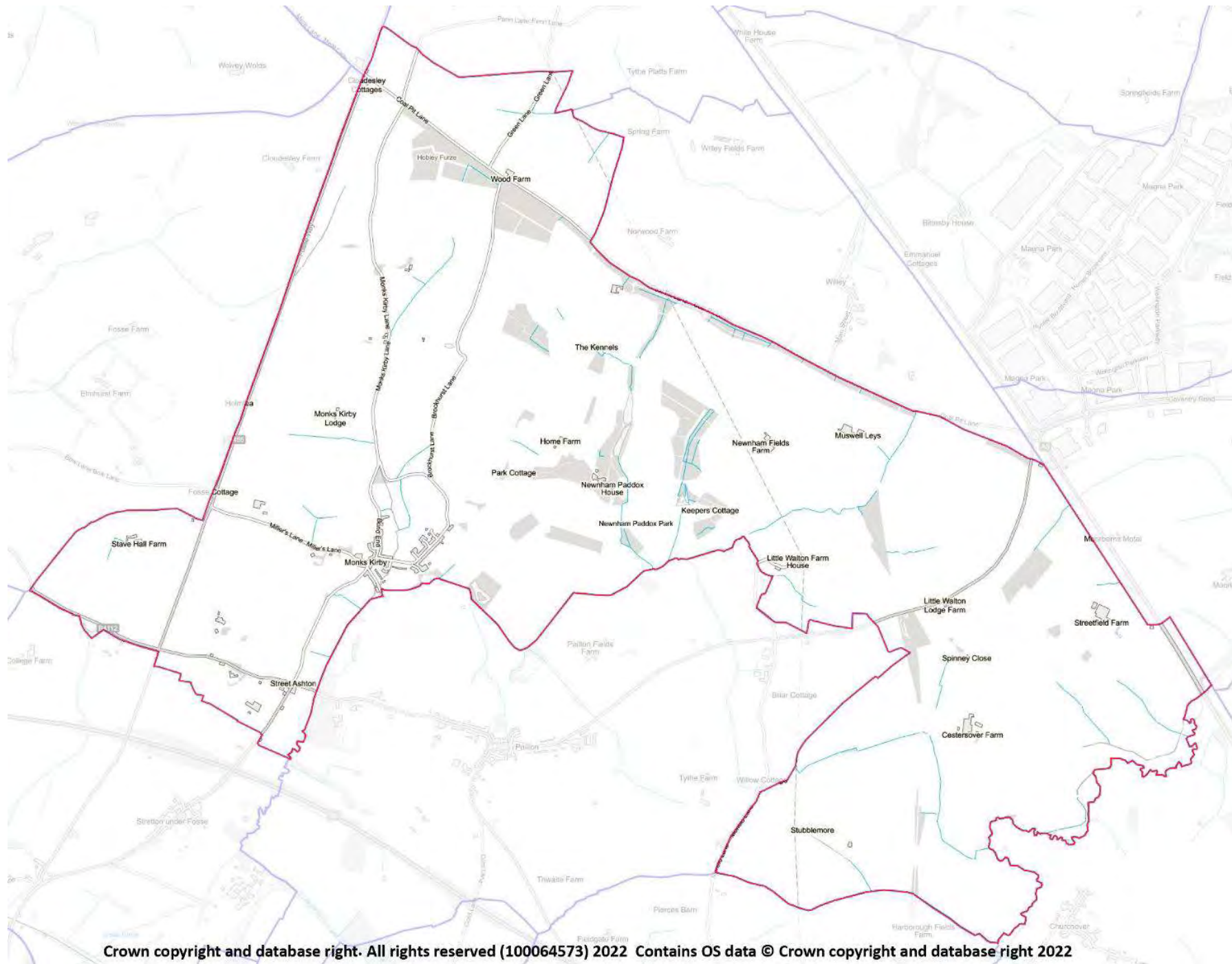
"I recommend that the Draft NDP be modified in the terms specified in Appendix A to this report to meet basic conditions and to correct errors."

and;

"I recommend that the modified NDP proceed to a referendum, the referendum area being the area of the Draft NDP.

Recommendations, Decisions and Reasons

9. The Neighbourhood Planning (General) Regulations 2012, Regulation 18 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4a to the Town and Country Planning Act 1990 (as applied by Section 38A of the Planning and Compulsory Purchase Act 2004).
10. Rugby Borough Council, in agreement with Monks Kirby Parish Council, have accepted the recommended modifications, and the Neighbourhood Plan has been updated accordingly so that it can comply with the 'basic conditions' and provisions as set out in legislation. The decision to formally accept the findings of the report, and consequently progress to a referendum, was made on 20 March 2023.
11. To meet the requirements of the Localism Act 2011 a referendum which asks the question, 'Do you want Rugby Borough Council to use the Monks Kirby Neighbourhood Plan to help it decide planning applications in the Monks Kirby Neighbourhood Area?' will be held in the area formally designated as the Monks Kirby Neighbourhood Area.
12. The date on which the referendum is to be arranged is as soon as is reasonably practicable in accordance with The Neighbourhood Planning (Referendums) Regulations 2012 (as amended), and guidance in relation to Neighbourhood Planning.
13. If more than 50% of those voting in the referendum vote 'yes', the Neighbourhood Plan will become part of the statutory development plan for the area, alongside the Rugby Borough Local Plan.



AGENDA MANAGEMENT SHEET

Report Title: Community Infrastructure Levy Draft Charging Schedule – Agreement to undertake Public Consultation

Name of Committee: Cabinet

Date of Meeting: 20 March 2023

Report Director: Chief Officer – Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: All wards

Prior Consultation: The matter was discussed at Planning Services Working Party on 15th June 2022 and Cabinet on 26th September 2022.

Contact Officer: Peter Heath, Principal Planner, Development Strategy 01788 533735 or peter.heath@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)
[Corporate Strategy 2021-2024](#)
 This report does not specifically relate to any Council priorities.

Summary:	The report recommends to Cabinet that they approve the Community Infrastructure Levy (CIL) Draft Charging Schedule for six weeks' public consultation.
Financial Implications:	Document production to be met through existing budgets.
Risk Management/Health and Safety Implications:	Undertaking at least four weeks' public consultation is a statutory requirement. If this stage is not undertaken, the schedule cannot be progressed towards adoption.
Environmental Implications:	If a CIL is adopted it could raise revenue that may be used to implement environmental initiatives.
Legal Implications:	<p>Under the requirements of the CIL Regulations 2010 (as amended) a draft charging schedule of a Community Infrastructure Levy must be published for not less than four weeks' consultation, without undertaking this consultation the schedule cannot be progressed towards adoption.</p> <p>The adoption of a CIL may be open to judicial review if the preparation, consultation and adoption are not carried out in accordance with the legal requirements.</p>
Equality and Diversity:	An Equality Impact Assessment of the CIL draft charging schedule was undertaken and is provided as Appendix 5 to this report.
Options:	<p>Option 1 – Cabinet approves the CIL draft charging schedule for public consultation.</p> <p>Option 2 – Cabinet does not approve the current draft document for public consultation.</p>
Recommendation:	<p>(1) The Rugby Community Infrastructure Levy Draft Charging Schedule document (Appendix 1 to this report) be approved for six weeks' public consultation in accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended);</p> <p>(2) the supporting documents that underpin the CIL draft charging schedule, a CIL Viability undertaken by BNP Paribas (Appendix 2), the infrastructure funding gap (Appendix 3), the interim spending strategy (Appendix 4) be</p>

published to aid understanding of the CIL draft charging schedule; and

- (3) delegated authority be given to the Chief Officer for Growth and Investment to make minor grammatical and presentational amendments as necessary to the consultation document before it is published for the six weeks' public consultation.

**Reasons for
Recommendation:**

This will allow the schedule to progress towards its ultimate adoption.

Cabinet - 20 March 2023

**Rugby Community Infrastructure Levy Draft Charging Schedule for
Public Consultation**

Public Report of the Chief Officer – Growth and Infrastructure

Recommendation

- (1) The Rugby Community Infrastructure Levy Draft Charging Schedule document (Appendix 1 to this report) be approved for six weeks' public consultation in accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended);
- (2) the supporting documents that underpin the CIL draft charging schedule, the CIL Viability Study undertaken by BNP Paribas (Appendix 2), the infrastructure funding gap (Appendix 3) and the interim spending strategy (Appendix 4) be published to aid understanding of the CIL schedule; and
- (3) delegated authority be given to the Chief Officer for Growth and Investment to make minor grammatical and presentational amendments as necessary to the documentation before it is published for six weeks' public consultation.

1. INTRODUCTION

- 1.1. Part 11 of the Planning Act 2008 enables local authorities to levy a charge on most forms of new development to fund infrastructure within their area. This known as the Community Infrastructure Levy (CIL).
- 1.2. There is a process set out in the Community Infrastructure Levy Regulations 2010 (as amended) for adopting a CIL. An initial step is to undertake six weeks of public consultation on the draft CIL charging schedule. This schedule sets out the rates the authority intends to charge for relevant land uses across the borough.
- 1.3. Cabinet on 26th September 2022 agreed to issue a draft CIL charging schedule for six weeks' public consultation. That consultation raised queries over viability for a scenario that the BNP Paribas viability evidence (had not anticipated). BNP Paribas undertook further viability testing, their updated report (February 23) is attached as Appendix 2. In light of their viability update a revised charging schedule is set out and a further round of public consultation is proposed. In addition, both the draft charging schedule and the press notice as published contained errors and re-consultation gives the opportunity to correct those errors.

2. PURPOSE OF REPORT

- 2.1. To seek Cabinet approval to publish the Community Infrastructure Levy Draft Charging Schedule for six weeks public consultation in accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended).

3. BACKGROUND

- 3.1. Part 11 of the Planning Act 2008 enables local authorities to levy a charge on most forms of development to fund infrastructure. Most new development which creates net additional floor space of 100 square metres or more or creates a new dwelling (of any size), is potentially liable for the levy. There are a number of exemptions, one of which is any form of affordable housing.
- 3.2. The charging authority (Rugby BC) must set out its proposed charging rates in a charging schedule. The charging authority should specify in their charging schedule what types of development are liable for the levy and the relevant rates for these development types. Levy rates are expressed as pounds (£) per square metre. When deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of development.
- 3.3. To ensure that the rates proposed will not affect the viability of development across the borough *as a whole*, the authority commissioned a viability study from BNP Paribas (published January 2022) to advise on the rates that can be charged for different land uses in different parts of the borough. The consultation undertaken in October 2022 raised an issue of a particular type of development that BNP Paribas had not analysed - the redevelopment of developed brownfield sites with residential-led mixed use schemes that are flatted development. BNP Paribas (February 2023) were asked to analyse this type of scheme. Their analysis shows that such schemes would not be viable if CIL were to be imposed. This has resulted in a change to the draft charging schedule, to zero rate apartments in the urban area, that necessitates re-consultation.
- 3.4. Additional new viability modelling was undertaken for smaller supermarket typologies which had not previously been tested. This modelling shows that smaller supermarkets are able to support the proposed retail CIL charging rate and so no change to the draft charging schedule is required in relation to retail.
- 3.5. BNP advises that the need for infrastructure to mitigate the impact of development at SW Rugby and Coton Park East means that imposing a residential CIL on top of necessary S106 and S278 requirements at those locations would make a residential CIL unviable. Given the large scale of contributions and infrastructure also required to deliver the Radio Station strategy allocation it would be consistent to also zero rate that site. The charging zones map that accompanies the draft charging schedule is amended to zero rate the Radio Station site allocation for residential CIL. In addition, the Rugby Radio Station site has outline consent and sites that already have planning permission such as the Radio Station cannot have a CIL levied on

them retrospectively unless a new outline or full planning application is submitted.

Table 1 – CIL rates proposed per square metre by BNP Paribas (January 2022 updated February 2023)

Development Type	Urban Area	Rural Area
Residential 11 units or more	£60	£160
Residential up to 10 units	£100	£200
Residential development on strategic sites	£0	£0
Apartments in the urban area	£0	Residential charging rate applies
Convenience retail	£100	£100
All other uses	£0	£0

- 3.6. To aid respondents' understanding the infrastructure funding gap and the interim spending strategy are re-issued (Appendices 3 and 4) to accompany the charging schedule and the viability report. The Supplementary Planning Document (SPD) on Developer Contributions has not been reissued for consultation. This SPD has completed its consultation and does not need to be re-consulted upon. The intention is that when the authority is in a position to adopt and implement the CIL it will issue the Developer Contributions alongside the schedule to clarify when the authority will seek to use CIL or Developer Contributions
- 3.7. The draft charging schedule is required to contain a note to respondents that if they wish to be heard by the examiner they should state this in their response. This was omitted from the previous draft charging schedule in error. The examiner has made it clear he would contact all parties on this point as a matter of course. In a similar vein, the press notice omitted details of the locations where the consultation material could be inspected during the consultation. The re-consultation gives the opportunity to correct these errors.

4. RUGBY COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE – PUBLIC CONSULTATION

- 4.1. Consultation is the first formal stage in the adoption process. The purpose of the consultation is to inform statutory consultees, the public and relevant organisations of the Council's intention to introduce a CIL. Views will be sought on the CIL rates proposed, the particular uses to be charged, and the geographical extent of the charges in the draft charging schedule.

- 4.2. The CIL Regulations 2010 (as amended) sets out a process for adopting a CIL. After six weeks' consultation, if the authority chooses to proceed there is an examination in public in front of an independent examiner. If the examiner produces a favourable report the charging schedule can then be taken to a meeting of Full Council to be adopted and set a date from which the charges will be implemented.
- 4.3. Subject to Cabinet approval, the consultation on the CIL draft charging schedule is proposed to run for 6 weeks from Monday 8th May to 5pm on Friday 16th June 2023.
- 4.4. In line with the Council's adopted Statement of Community Involvement a Consultation Strategy has been prepared. The Consultation Strategy includes details of who will be consulted, how they will be consulted and where paper copies of the documents will be available.
- 4.5. The next stage in the process will be for the Council to consider all the responses received to the consultation. A Consultation Statement will be published. This will detail the persons who were consulted, a summary of the main issues and how issues raised have been taken into account. Appendix 6 sets out the comments received on the consultation that took place last autumn. At the appropriate time these first set of comments will be forwarded to the examiner for their consideration.

5. EQUALITY IMPACT ASSESSMENT

- 5.1. An Equality Impact Assessment (EqIA) has been undertaken of the draft charging schedule. The EqIA is attached as Appendix 5 to this report. At the moment as it is being released for public consultation there are no equality impacts arising directly from this proposed consultation.

6. SUSTAINABILITY APPRAISAL

- 6.1. A CIL draft charging schedule is not a local development document and does not require a Sustainability Appraisal (SA).

Name of Meeting: Cabinet

Date of Meeting: 20 March 2023

Subject Matter: Rugby Community Infrastructure Levy Draft Charging Schedule - Public Consultation

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Rugby Borough Local Plan 2011-2031, adopted June 2019 https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31
2	CIL Guidance https://www.gov.uk/guidance/community-infrastructure-levy
3	CIL Regulations 2010 (as amended) https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents
4	
5	
6	
7	
8	

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A



Rugby Borough Council

Community Infrastructure Levy

Draft Charging Schedule

Public Consultation

Spring 2023

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Note

The information contained within this guide is intended to assist applicants, developers and landowners to understand Rugby's Community Infrastructure Levy (CIL). It is not intended to replace the need to read and understand the CIL Regulations and government guidance, and affected parties are advised to seek their own professional advice.

Introduction

1. In 2010, government introduced the Community Infrastructure Levy (CIL) as the preferred mechanism for securing developer contributions towards infrastructure to support growth in an area.
2. Preparation of the Charging Schedule is supported by the following evidence documents, which can be found on the Council's website:
 - The Local Plan, adopted June 2019, which set out infrastructure requirements to support the delivery of planned development within the Local Plan 2011-2031 at the time it was compiled;
 - A CIL Viability Assessment, undertaken by consultants BNP Paribas on behalf of the Council (January 2022 and then updated February 2023); and
 - An Infrastructure Funding Gap Statement, which compared the likely CIL income from anticipated new developments with the cost of infrastructure.
3. The Community Infrastructure Levy (CIL) came into force in April 2010 and is a levy that local authorities can choose to charge on new development in their area. The money raised can be used to fund a wide range of infrastructure such as transport schemes, schools, community facilities, health and social care facilities, parks, green spaces and leisure facilities.
4. Amendments to the Community Infrastructure Levy Regulations 2010 were introduced in September 2019. Significant changes included: removal of pooling restrictions for S106 obligations (i.e. the requirement that no more than five S106 obligations can fund a single infrastructure project); removal of the requirement for a Regulation 123 list (i.e. a list of infrastructure projects that CIL might be spent on); and the introduction of a new requirement to produce an annual Infrastructure Funding Statement.
5. Rugby Borough Council, as the local planning authority, is classed as a charging authority and may therefore charge CIL in respect of development that takes place in the Borough, under the terms of Part 11 of the Planning Act 2008.
6. CIL is not charged on a number of land uses; some examples are set out in the exemptions section below. CIL applies to all 'chargeable development' which is defined as:

- All new buildings, but excluding those into which people do not usually, or only occasionally, go (e.g. only to inspect machinery or structures such as electricity pylons or substations)
 - Developments of 100m² or more of additional gross internal floorspace
 - The creation of one additional dwelling, even if the gross internal floorspace is less than 100m²
 - Some developments not requiring planning permission (permitted development) will also be liable for CIL if they do not meet the exemption criteria.
7. The CIL Regulations require that, in order to justify charging CIL, the Council must demonstrate that there is a 'gap' between the infrastructure needs of the Borough and the funding that is available, including anticipated CIL income. An Infrastructure Funding Gap Report has been prepared to demonstrate this need.
 8. Section 106 agreements and Section 278 highways agreements will continue to be used to secure mitigation, including those impacts that are not classified as infrastructure as well as affordable housing. The amended CIL Regulations no longer contain a restriction on the pooling of monies from more than five S106 obligations to fund a single infrastructure project and both CIL and S106 funding can be secured towards the same piece of infrastructure without the limitation of pooling.
 9. In order to establish levy rates for development, a charging authority should carry out a broad test of viability across its district, together with specific viability testing for strategic sites.
 10. The Council commissioned consultants BNP Paribas to carry out a review of viability across the Borough. This review was undertaken to assess the effect that any CIL rates would have on development viability. It has been updated to reflect concerns raised about implementing the levy on certain forms of development.

Viability Assessment

11. The viability assessment has shown that residential development across the Borough is viable and that maximum CIL rates in the region of £200 per sq.m have been found to be achievable without compromising development viability.
12. The viability assessment provides evidence to support different residential CIL rates based on differing land values across the Borough. The rural areas have higher land

values and can therefore sustain a higher CIL rate, which is reflected in the charging schedule. As the majority of brownfield development is likely to come forward in the built-up area of Rugby, new development here would not be able to sustain a higher CIL rate without prejudicing viability. Consequently, the Charging Schedule includes a separate charging zone covering these areas, which allows a higher CIL rate to be set for the rest of the Borough.

13. The viability assessment assessed apartment development on brownfield land within the urban area. Developments of apartments in the urban area have been found unable to viably support CIL and on this basis are nil rated.
14. Two of the strategic allocations within Local Plan 2031 have also been tested against residential CIL. The sites which have been included within the Viability Assessment are Coton Park East and South West Rugby.
15. The infrastructure requirements to bring forward these sites are considerable and as such our viability consultants have recommended that the delivery of residential development on these sites would be significantly impacted by a requirement to pay residential CIL and therefore their infrastructure requirements should be met through existing S106/S278 agreements. The Rugby Radio Station strategic allocation benefits from an existing planning permission and sites that already have permission cannot be charged CIL unless a new planning application is submitted. In addition, the Rugby Radio Station strategic allocation has a similar high level of infrastructure requirements as South West Rugby and Coton Park East. As such it is considered appropriate to take a consistent approach and to define strategic site allocations as a separate charging zone for residential CIL which is nil rated.
16. The viability assessment found that minor development (fewer than 10 dwellings) could support a higher CIL rate in comparison with major residential development, as these schemes do not have to provide affordable housing.
17. The viability of non-residential development in the Borough has also been assessed. Business uses (including offices, industrial and distribution and comparison retail) have been found unable to support a CIL charge. Convenience retail supermarkets can support a CIL rate. Retail development on the strategic sites is likely to be brought forward separately from residential development on those sites and so the viability of convenience retail on strategic sites will not differ from the viability of

convenience retail elsewhere in the borough. Accordingly, the strategic sites only form a different charging zone for residential CIL. The strategic sites do not form a separate charging zone for convenience retail.

18. In arriving at these CIL rates, Rugby BC must strike an appropriate balance between the need to fund the infrastructure required to support development and the potential effects that imposing CIL rates may have on the economic viability of development and the provision of affordable housing across the authority. It is therefore important not to set rates at the margin of viability and the authority has made a reasoned judgment, providing a significant buffer to protect against unforeseen circumstances, such as an increase in build costs. Overall, the authority has taken account of the viability evidence in setting the charging rates and zones set out below.

CIL Rates

19. The CIL Regulations allow the authority to set differential rates (including zero rates) for different geographical areas or for different land uses across the charging area. The CIL Regulations also provide the authority with the ability to set differential rates in relation to scales of development.
20. The CIL rates, shown below in Table 1, are based on the recommendations from the CIL Viability Assessment. The strategic sites are zero rated and not subject to CIL charges, as they will contribute towards infrastructure solely through S106 agreements. Figures 1 and 2 are maps of the CIL charging zones for the borough.

Table 1 – CIL Rates per sq.m.

Development Type	Urban Area	Rural Area
Residential 11 units or more	£60	£160
Residential up to 10 units	£100	£200
Residential development on strategic sites	£0	£0

Apartments in the urban area	£0	Residential charging rate applies
Convenience retail	£100	£100
All other uses	£0	£0

Notes:

1 Residential unit numbers refer to net figures.

2 Residential excludes student accommodation, HMO's, retirement living or sheltered housing; extra care housing or housing-with-care and residential care homes and nursing homes as defined by Paragraph: 010 Reference ID: 63-010-20190626 of the Planning Practice Guidance.

3 Strategic Sites are Coton Park East, Rugby Radio Station and South West Rugby as shown on the Residential charging zones map at appendix 3.

4 Apartments are separate and self contained dwellings within the same building. They generally have shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor.

5 Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate.

Calculating the charge

21. The amount of CIL charge a development is liable to pay is calculated according to Schedule 1 of the CIL (Amendment) (England) (No. 2) Regulations 2019. The method involves multiplying the relevant CIL rate for the type/location of the development by the net additional floorspace – and factoring in an inflation measure to allow for changes in building costs over time. A summary of the method is set out below:

CIL rate x Net additional new build floorspace x Inflation measure

22. The inflation measure used will be the national 'All-in Tender Price Index' published by the Building Cost Information Service (BCIS) or the Royal Institution of Chartered Surveyors (RICS). The inflation measure involves dividing the Index costs from the year planning permission is granted, by the Index costs from the year the Charging Schedule is adopted. Full details of the method are set out in the Regulations.

23. The CIL Regulations specify that where the overall chargeable amount on a scheme is less than £50, it is deemed to be zero.
24. In certain circumstances, where a development includes the demolition of an existing building, the existing Gross Internal Area (GIA) can be deducted from the proposed floorspace. These deductions in respect of demolition or change of use will only apply where the existing building has been in continuous lawful use for at least six months in the 3 years prior to the development being permitted and is still in situ on the day planning permission is granted.

Exemptions

25. Most development that involves the creation of buildings that people normally use will be liable to pay CIL¹. However, the Regulations provide for several exemptions to CIL² against which the levy will not be charged, including:
- New buildings or extensions under 100 sqm of gross internal floor space, which do not involve the creation of a new dwelling;
 - Dwellings built by ‘self-builders’
 - The change of use, conversion or subdivision of a building that does not involve an increase in floorspace;
 - The creation of a mezzanine floor within a building;
 - Temporary development permitted for a limited period;
 - Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
 - Vacant buildings brought back into the same use;
 - Structures which are not buildings, such as pylons or wind turbines;
 - Affordable housing (defined as social rented and intermediate housing) provided through a local housing authority, registered provider or charitable body;
- and
- Development by charities for charitable purposes.

¹ This includes development permitted by a general consent (including permitted development)

² Under Part 6 of the CIL Regulations 2010 (as amended)

26. CIL is charged on the gross internal floorspace³ of new development. Where planning permission is granted for a development that involves the extension or demolition and then rebuild of a building in lawful use⁴, the level of CIL payable will be calculated based on the net increase in floorspace. This means that the existing floorspace contained in the building to be extended or demolished will be deducted from the total floorspace of the new development when calculating the CIL liability.
27. The Council can claw back any CIL relief where a development no longer qualifies for that relief within a period of seven years from the commencement of the development. For example, should a charity develop a building for charitable purposes and subsequently sell the building to the open market within seven years, then the Council will be able to claw back the CIL that would have been charged on the building had it been originally used for private use. Should a self-builder find that they must sell or rent the new dwelling within 3 years of the commencement of the development then the Council will then seek to clawback any CIL relief provided.
28. Under CIL Regulation 55, a Council can choose to offer exceptional circumstances relief if charging CIL would have an unacceptable impact on the economic viability of a particular development. Exemptions can also be made for charitable institutions, where this would not constitute State Aid (under CIL Regulation 45). However, the Council does not propose to make these exemptions available.

Supporting Evidence

29. Councils are required to show evidence on how much revenue they have been generating from S106 obligations in 'recent years' (shown in Table 2) and the level of affordable housing delivered (Table 3). Further information on monitoring of local plan targets is set out on the Council's website in the Authority Authority Monitoring Report. BNP Paribas examined the impact of their proposed rates on affordable housing and concluded in paragraph 7.16 that *"This study demonstrates that the proposed CIL charges are set at a level which will ensure an appropriate balance*

³ The gross internal floorspace is the internal area of the building, and should include rooms, circulation and service space such as lifts and floorspace devoted to corridors, toilets, storage, ancillary floorspace (e.g. underground parking) etc.

⁴ The definition of lawful use is contained in Schedule 1 Part 1 of the CIL (Amendment) (England) (No. 2) 2019 states that "...contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development."

between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.”

Table 2 - Section 106 obligations

Financial Year	Revenue Generated (£)
2015/16	446,840.84
2016/17	454,356.65
2017/18	2,404,072.55
2018/19	2,316,434.36
2019/20	622,620.08
2020/21	1,853,685.69

(Source: RBC Planning Dept)

Table 3 – Affordable Housing Performance

Financial Year	Units delivered
2016/17	6
2017/18	47
2018/19	208
2019/20	260
2020/21	233
2021/22	79

(Source: RBC Housing Department)

Neighbourhood Funds

30. The Regulations require the Council to pass on a proportion of the revenues from CIL receipts to the parishes within which the chargeable development took place.

Parishes with a Neighbourhood Plan will receive 25 per cent of the CIL revenue from new development within their Neighbourhood Plan Area. Parishes without a Neighbourhood Plan will receive 15 per cent of the levy revenue, subject to a cap of £100 per existing council tax dwelling per year. CIL must be spent on infrastructure.

To ensure transparency, both the Council and the parish council must report

annually on how CIL receipts have been spent. By 31 December each year, the Council must produce an Infrastructure Funding Statement and the parish council must submit a financial report to the Council. Both are then published on the Council's website.

CIL Reporting and administration

31. CIL revenue will be spent on the infrastructure needed to support development in the authority, the Council will produce an Infrastructure Funding Statement which will be published annually by 31 December. The Infrastructure Funding Statement reports on all funds secured, received and spent in the previous financial year for CIL and S106. The authority will use 5% of the CIL revenue to fund the administration costs of the Levy.
32. CIL is payable on the day development is commenced. Payment can be made in instalments (if eligible) as set out in the instalments policy in Appendix 2.
33. Below is some further guidance that may be helpful:
 - When an application for planning permission is submitted when CIL is payable, it must include an 'Additional CIL Information' form together with any relief or exemption claim forms completed with details of the development. This enables Rugby BC to calculate the amount of CIL payable. These documents must be submitted with your planning application.
 - The person who intends to pay CIL must assume liability prior to commencement by submitting an assumption of liability form.
 - If CIL chargeable permitted development is to be carried out, there is a requirement to submit a notice of chargeable development before development begins.
 - A commencement notice must be submitted for any other CIL chargeable development that requires planning permission.
 - If the circumstances of an exemption or relief have changed (a 'disqualifying event') Rugby BC must be notified.
 - On commencement the liable person must pay CIL in accordance with the instalments policies. A demand notice will be sent with details of how much to pay and the details of the instalments required.

- If you receive any notice from Rugby BC, such as a demand notice, information notice or stop notice you must make the payment, provide the information or stop work on your development as requested in the notice.
 - If you don't assume liability, submit a commencement notice, submit a notice of chargeable development, notify the council of changes to circumstances affecting an exemption or relief or reply to an information notice this may incur a financial penalty (surcharge) that will be added to the amount of CIL you have to pay.
 - Late payment of CIL incurs a financial penalty (statutory late payment interest) that will be added to your CIL and failure to pay may lead to enforcement action and legal proceedings.
 - The liability to pay CIL is registered as a land charge and is not removed until the full amount of CIL has been paid and any period for disqualifying events has expired.
34. You can appeal if you think we've mis-calculated the amount of CIL you need to pay and/or any relief or exemption you've claimed. You can also appeal our decision on apportioned liability, a surcharge, deemed commencement and a CIL stop notice (see appeals guidance). You can't appeal against the principle of paying CIL or negotiate the amount payable.
35. The CIL forms, guidance notes and further information is available on the Planning Portal website: Planning Portal – CIL at <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL>.
36. Detailed guidance on CIL appeals is available on the Valuation Office and Planning Portal websites: Valuation Office CIL appeals guidance at <https://www.gov.uk/guidance/community-infrastructure-levy-how-to-make-an-appeal#:~:text=DH1%20UW-,Contact,refer%20to%20the%20Planning%20Portal>.
37. Planning Portal - CIL appeals at <https://www.gov.uk/guidance/appeal-a-community-infrastructure-levy-enforcement-notice>
38. The Community Infrastructure Levy ((Amendment) (England) (No.2) Regulations 2019) came into force on 1 September 2019. Under these regulations, Infrastructure Funding Statements (IFS) have replaced CIL Regulation 123 Lists as the mechanism through which projects are identified for CIL funding. The IFS will be published annually and provide a summary of all financial and non-financial developer contributions relating to S106s and CIL within the Borough. It will include a

statement of infrastructure projects that Rugby Borough Council intends to, or may be, wholly or partly funded by CIL. It will also set out the CIL spending protocol setting out the process that the Council will undertake for allocating CIL receipts.

Appendix 1 – Proposed Community Infrastructure Levy Charging Schedule

Purpose

This schedule sets out the Community Infrastructure Levy charging rates proposed by Rugby Borough Council.

Date of Approval

This charging schedule will be approved by Rugby Borough Council at a meeting of its full Council at a date to be determined subject to the receipt of a favourable Examiners report.

Effective Date

This Charging Schedule shall take effect on a date to be determined by Full Council.

Charging Rates per sq.m.

Development Type	Urban Area	Rural Area
Residential 11 units or more	£60	£160
Residential up to 10 units	£100	£200
Residential development on strategic sites	£0	£0
Apartments in the urban area	£0	Residential charging rate applies
Convenience retail	£100	£100
All other uses	£0	£0

Notes:

1 Residential unit numbers refer to net figures.

2 Residential excludes student accommodation, HMO's, Retirement living or sheltered housing; Extra care housing or housing-with-care and Residential care homes and nursing homes as defined by Paragraph: 010 Reference ID: 63-010-20190626 of the Planning Practice Guidance.

3 Strategic Sites are Coton Park East, Rugby Radio Station and South West Rugby as shown on the Residential charging zones map at appendix 3.

4 Apartments are separate and self contained dwellings within the same building. They generally have shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor.

5 Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate.

Calculating the Chargeable amount of CIL

CIL is charged on all new developments which create more than 100m² of floor space and on those developments, which create 1 or more new dwellings, even where the floor space is less than 100m². The chargeable amount of CIL is calculated on the gross internal area of the net increase in floor area. The amount to be charged for individual developments will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

Indexation

The CIL Regulations specify that the index to be used is the —National All-in Tender Price Index published from time to time by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors; and the figure for a given year is the figure for 1st November of the preceding year. In the event that the All-in Tender Price Index ceases to be published, the index to use will be The Retail Prices Index.

Appendix 2 – CIL Instalments Policy

This policy has been prepared in accordance with Regulation 69B of the CIL Regulations 2010 (as amended) The Council will allow payment of CIL by instalments according to the total amount of liability as follows:

Amount of Liability	Number of Instalments	Payment Periods
£50 - £50,000	1	<ul style="list-style-type: none"> Total amount payable within 60 days of commencement.
£50,001 - £150,000	2	<ul style="list-style-type: none"> £50,000 payable within 60 days of commencement. Balance payable within 120 days of commencement.
£150,001-£300,000	3	<ul style="list-style-type: none"> £50,000 payable within 60 days of commencement. Balance payable in a further two instalments of equal amounts within 120 and 240 days.
More than £300,000	4	<ul style="list-style-type: none"> £50,000 payable within 60 days of commencement. Balance payable in a further three instalments of equal amounts within 120, 240 and 360 days.

The instalments policy only applies in cases where the persons liable for paying CIL have complied with all the relevant regulations. Regulation 70 of the CIL Regulations 2010 (as amended) sets out that a CIL instalments policy will only apply in the following circumstances:

1 Where the Council has received CIL Assumption of Liability Form prior to commencement of the chargeable development, and;

2 Where the Council has received a CIL Commencement Notice prior to the commencement of the chargeable development If either of these requirements are not complied with, the instalments set out above will not apply and the total liability will become payable within 60 days of the commencement of the chargeable development.

In the event that development is completed prior to the date payments are required of the instalments, full CIL payment should be made on completion.

N.B. For outline applications which permit development to be implemented in phases, each phase of the development is a separate chargeable development. In such cases the instalments policy will apply to each separate chargeable development.

Date of effect: This policy will come into effect on the date of adoption of the CIL Charging Schedule by Full Council.

Appendix 3 – Maps of Charging Zones

Figure 1 Residential CIL Charging Zones

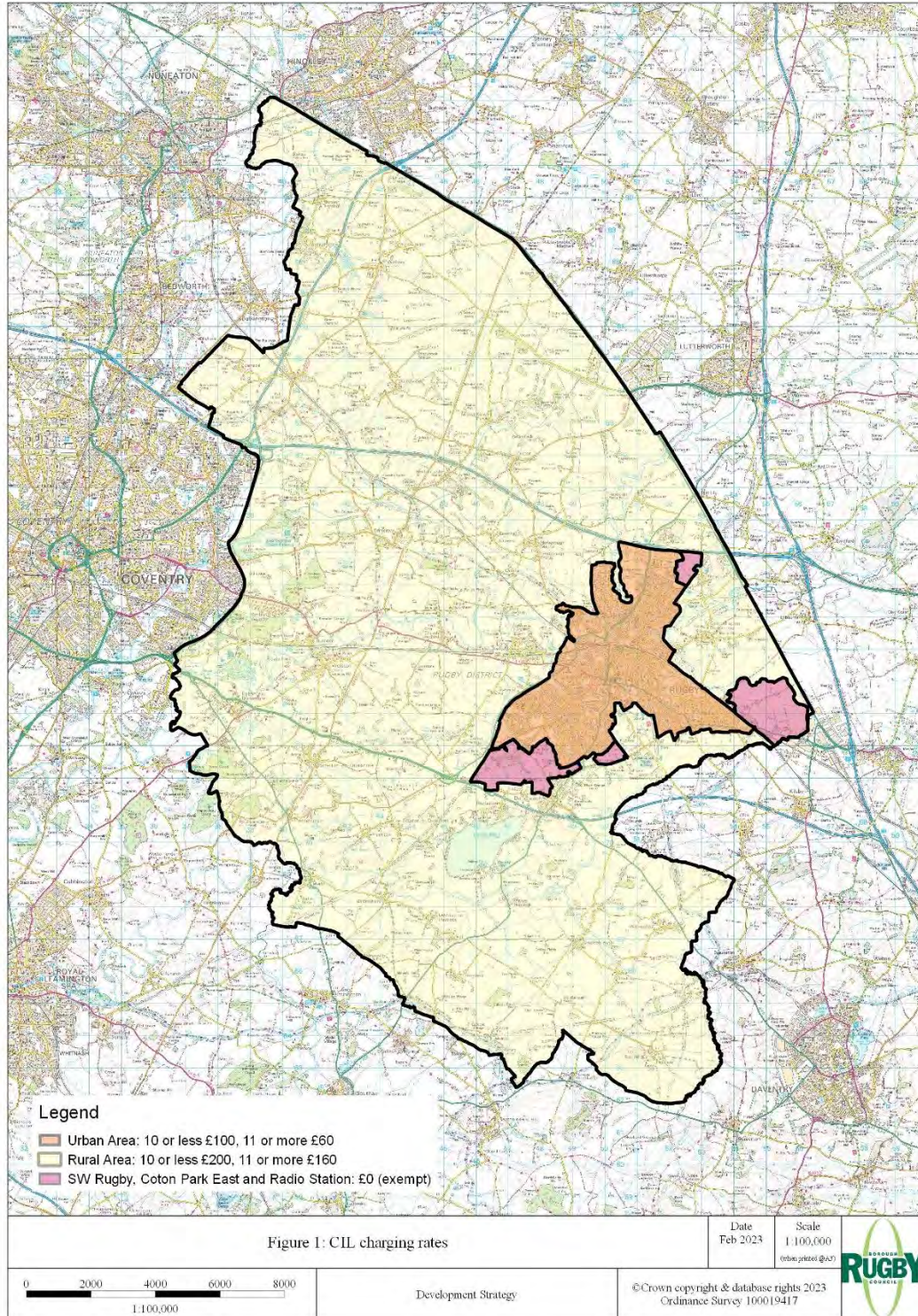
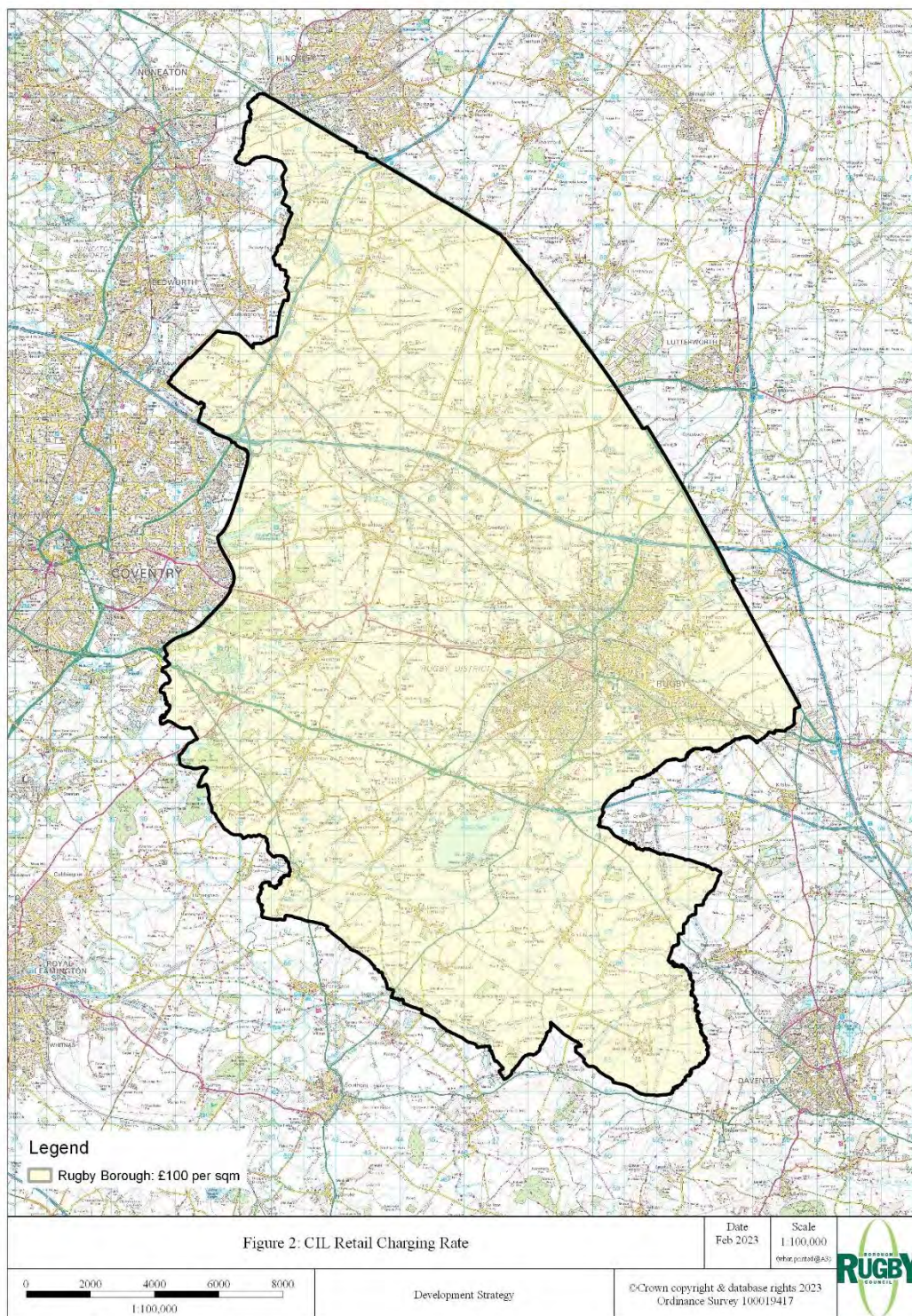


Figure 2 Retail CIL Charging Zones



Appendix 4 – Statement of the Representations Procedure

The Community Infrastructure Levy Draft Charging Schedule is out for public consultation from Monday 8th May 2023 until **5pm Friday 16th June 2023**.

During that period the relevant the draft charging schedule and supporting evidence will be available for inspection on the council's website

https://www.rugby.gov.uk/info/20028/having_your_say/114/current_consultations and at:

Rugby Borough Council's offices, Town Hall, Evreux Way, Rugby, CV12 2RR,

Rugby Library and Information Centre, Little Elborow Street, Rugby, CV21 3BZ

Dunchurch Community Library, The Green, Dunchurch, Rugby, CV22 6PA

Wolston Library and Information Centre, Warwick Road, Wolston, Coventry, CV8 3GX.

Consultation responses can either be sent via

- 1) email to localplan@rugby.gov.uk with 'Draft CIL Charging Schedule' in the subject line or
- 2) by post to:

CIL Consultation,

Development Strategy Team,

Town Hall,

Evreux Way

Rugby

CV21 2RR

Please note, if you submit a response by email you do not need to submit a paper copy as well.

Consultation responses will be made available for public inspection.

If you wish to be kept informed about when

- i) the draft is submitted for examination in accordance with Section 212 of the Planning Act 2008,
- ii) when the examiner's recommendations are published and (subject to a favourable examiner's report),
- iii) approval of the charging schedule.

Please state this in your consultation response.

In addition, in your response you can request the right to be heard by the examiner.

Rugby Borough Council: Community Infrastructure Levy Viability Assessment Review



Prepared for

Rugby Borough Council

January 2022 (re-issued February 2023)

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1 Summary

- 1.1 This report tests the ability of developments in the borough of Rugby to accommodate contributions towards infrastructure through the Community Infrastructure Levy ('CIL') alongside policies in the Rugby Borough Local Plan and other planning policy documents.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.
- 1.3 The study was amended in February 2023 to incorporate additional typologies (three residential flatted developments in the urban area and two additional convenience retail typologies). Since November 2021¹, the Land Registry House Price Index for Rugby has increased by 10.8%. Over the same period, the RICS Building Cost Information Service Tender Price Index has increased by 6.97%. As value growth has outstripped cost inflation, we have retained the January 2022 appraisal assumptions, although it should be noted that there will have been an improvement in viability over the intervening period.

Methodology

- 1.4 The original 2019 study methodology compared the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the plan period. For this review, we have continued to use this approach. The updated appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating potential rates of CIL (alongside the Council's Local Plan requirements) generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG².
- 1.5 This updated study again 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.
- 1.6 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of growth following the coronavirus pandemic. Forecasts for future house price growth point to continuing growth in mainstream housing markets, although there is a degree of short term uncertainty associated with the economic impact of the UK's departure from the EU. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. It is important to note, however, that our assessment of suggested CIL rates relies on current and not grown appraisal inputs.
- 1.7 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be

¹ At the time of drafting the January 2022 report, this was the most recent data published by the Land Registry.

² Paragraph 018 of the PPG notes that "the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan".

reflected in an area wide assessment³.

Key findings

1.8 The key findings of the study are as follows:

Residential rates

- The results of our appraisal of residential developments shows a wide range of potential maximum CIL rates. We have recommended different rates for schemes which are required to provide affordable housing (11 or more units) and those that are not (10 or fewer units). For schemes of houses not required to provide on-site affordable housing, we recommend a CIL of £100 per square metre in the urban area and £200 per square metre in the rural area. For schemes of houses required to provide on-site affordable housing, we recommend a CIL of £60 per square metre in the urban area and £160 per square metre in the rural area.
- The viability of flatted developments is more challenging, due to higher construction costs. Furthermore, flatted developments will be brought forward predominantly in the urban area, where sales values are at the lowest end of the Borough-wide range. We therefore recommend that a zero CIL is set for flatted developments in the urban area.
- Housing schemes for elderly people are predominantly in the form of flatted schemes in urban areas. Our appraisals indicate that this form of housing is unlikely to generate sufficient residual land values to levy a CIL. We recommend that these schemes are nil rated.
- Our recommended rates have regard to the PPG requirement not to set CIL rates at the margins of viability. We are also mindful of the flexibility authorities now have a result of the changes to the CIL regulations which remove pooling restrictions on Section 106 obligations, providing much greater flexibility in how funds can be raised for infrastructure. In addition, residential schemes will need to make provision for affordable housing and our proposed rates strike an appropriate balance between the objectives set out in Policy H2 and the need to raise funds for infrastructure to support growth.

Office development

- Our appraisals indicate that speculative office development is unlikely to come forward at the current time as office rents are too low to generate positive residual land values. As a consequence, office developments would only come forward as a result of an occupier's particular requirements and is therefore unlikely to represent a significant volume of development in the borough. We therefore recommend that office development is nil rated.

Industrial and warehousing

- Our appraisals of industrial and warehousing (including distribution and logistics facilities) indicate that developments could, in theory, absorb a modest CIL rate of up to £7 per square metre. We understand that a significant volume of consented floorspace remains to be built out (circa 20 million square feet), but the Plan has allocated additional land over the plan period. Clearly the consented land will be built out first and – depending on takeup rates - it is possible that no CIL liable industrial schemes will come forward over the life of the first CIL Charging Schedule. Given the modest potential rate of CIL, we suggest that industrial developments are nil rated.

³ The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage".

Retail floorspace

- 1.9 We recommend a nil rate for comparison retail as our appraisals indicate that this type of development is on the margins of viability. A rate of £100 per square metre is proposed for convenience retail, but the extent to which developments of this type may come forward is largely controlled by the six major operators, who are likely to have limited expansion plans at the present time.

Strategic sites

- The South West Rugby Urban Extension has been tested with the community infrastructure and highways requirements identified in the masterplan and costed by G&T. The same costings from been applied as a 'notional' budget to the Coton Park West Urban Extension. The indicative costs for South West Rugby are set out in Appendix K of the South West Masterplan Supplementary Planning Document. As these sites will have to bear this significant direct cost, there is no additional capacity to apply CIL to these schemes. We therefore recommend that residential developments on both South West Rugby Urban Extension and Coton Park East are specifically nil rated in the Charging Schedule.

Proposed rates

- Our proposed CIL rates are summarised in Table 1.8.1.

Table 1.8.1: Proposed CIL rates per square metre

Type of scheme	Rugby Town urban area	Rural area
Residential - 10 or fewer units	£100	£200
Residential - 11 or more units	£60	£160
Residential developments within South West Rugby Urban Extension and Coton Park East	Nil	
Retail (convenience)	£100	
All other uses	Nil	

- The proposed CIL rates amount to well below 5% of development costs⁴ and are therefore not a critical determinant in the viability of developments.
- Some scenarios (e.g. certain affordable housing percentages) are unviable prior to the application of CIL in the appraisal. There is clearly an important distinction to be drawn between these schemes and those that are viable. Where schemes are viable, the proposed CIL rates are sufficiently modest to ensure that schemes remain viable.

⁴ For example, Typology 7 (50 unit scheme in rural area) has development costs amounting to £16.69 million (£7.97 million construction; £3.44 million profit and finance; and £5.27 million gross residual land value). At £160 per square metre, the total CIL on the private floor area of 2,933 square metres is £469,280 (assuming no existing floorspace to offset new floorspace). The CIL liability equates to 2.81% of development costs. This typology incorporates 30% affordable housing.

Typology 8 (50 unit scheme in urban area) has development costs amounting to £16.29 million (£8.16 million construction; £3.43 million profit and finance; and £4.71 million gross residual land value). At £60 per square metre, the total CIL on private floor area of 3,428 square metres is £205,680 (assuming no existing floorspace to offset new floorspace). The CIL liability equates to 1.26% of development costs. This typology incorporates 20% affordable housing.

- 1.10 Although we have tested schemes with a range of affordable housing percentages, the recommended rates above are based on the appraisal outputs which also include the relevant percentage in Policy H2 (i.e. 20% in urban areas on sites of at least 0.36 hectares in size or capable of accommodating 11 or more units and 30% in rural areas on sites of at least 0.36 hectares in size or capable of accommodating 11 or more units).
- 1.11 The recommended rates are also set at a significant discount to the maximum rates, in line with the requirements set out in the Planning Practice Guidance. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.

2 Introduction

- 2.1 The Council has commissioned this updated study to consider the ability of developments in Rugby to accommodate contributions towards essential supporting infrastructure through Community Infrastructure Levy ('CIL'), alongside policies in the Local Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test a range of potential CIL rates to inform a draft Charging Schedule for consultation.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's adopted planning policies alongside potential rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding the capacity of schemes to absorb CIL and to inform a Charging Schedule for consultation and Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area as a whole.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within Rugby borough and does not account for individual site circumstances which may only emerge when an application comes forward. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on the large site allocations are based on assessments of likely development capacity on the sites in the Local Plan and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward⁵.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

Economic and housing market context

- 2.6 The 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. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The June 2016 referendum on the UK's membership of the EU resulted in a decision in favour of exit. Initially, the economic impact, 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 Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite the uncertainty following the 2016 referendum, the UK economy sustained

⁵ However, the PPG notes that once plan policies are adopted, land values should adjust to reflect the requirements and that price paid for the land should not be used as a justification for failing to provide policy compliant developments (see for example paragraph 002).

momentum and the performance of the UK housing market surprised many.

- 2.8 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the EU Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground, agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively as a result of the releasing of pent up demand fostered by the market uncertainty since 2016. However, market conditions were still tempered by heightened uncertainty relating to post EU exit trade and related arrangements prior to an agreed deal. A deal was agreed between the U.K. and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement eased the uncertainty surrounding future relationship between the U.K. and the EU. However, the first half of 2021 saw a significant fall in U.K. exports, largely as a result of an increased administrative burden for exporters and reduced demand from EU countries. Imports from EU countries have not fallen to the same extent, resulting in a worsening of the UK's balance of trade.
- 2.9 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets. The FTSE 100 fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19.
- 2.10 In response to the challenges posed by the COVID-19 outbreak, The Royal Institution of Chartered Surveyors ("RICS") recommended that all forthcoming RICS independent valuations should, at the valuer's discretion, include a statement to material valuation uncertainty in response to the COVID-19 outbreak. The economic shock caused by COVID-19 and valuation uncertainty led to a number of open-fund funds to suspend trading and gate their funds in order to protect existing investors. Corporations that suspended trading or gated their funds include Blackrock, Schroders, Royal London, Legal & General, Columbia Threadneedle, BMO, Aberdeen, Aviva Investors, Kames Capital and Janus Henderson. In Q3 2020 the RICS removed the mandate and all mentioned funds have reopened, excluding Aviva Investors which has terminated their UK Property Fund as of July 2021.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On 19 March 2020, the BoE again lowered the base rate to a historic low of 0.1%. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives were introduced to both attempt to curb the virus spread and sustain economic activity where possible. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, the Stamp Duty holiday was extended in England until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme has allowed for the full easing of restrictions within the U.K, which has in turn led to a positive rebound in economic activity. However, the rebound in economic activity has seen inflation rates ascend above the BoE's inflation target of 2%, with inflation in November 2021 at a level of 5.1%. This is as a result of continued supply chain constraints, an energy production crisis and labour shortage for a number of key sectors. Furthermore, the BoE stated they expect inflation to reach a level of 6% in Spring 2022 before receding as economic activity continues to recover from the after effects of the coronavirus pandemic.
- 2.12 The BoE summarised the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate "The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary". The BoE stated in June 2020 that "UK GDP contracted by around 20% in April,

following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently". More recently The BoE increased the 0.1% base rate to 0.25% in their December 2021 Monetary Policy Report. The first raising of the base rate since mid-2018. The BoE have acted to aid the return to the target inflation level of 2% within the U.K. economy. The BoE also commented the increase was required to help the continued recovery from the coronavirus pandemic and the ongoing threat posed by new COVID-19 variants, stating that "he Bank of England's Monetary Policy Committee (MPC) sets monetary policy to meet the 2% inflation target, and in a way that helps to sustain growth and employment. At its meeting ending on 15 December 2021, the MPC voted by a majority of 8-1 to increase Bank Rate by 0.15 percentage points, to 0.25%...The Omicron variant poses downside risks to activity in early 2022, although the balance of its effects on demand and supply, and hence on medium-term global inflationary pressures, is unclear. Global cost pressures have remained strong".

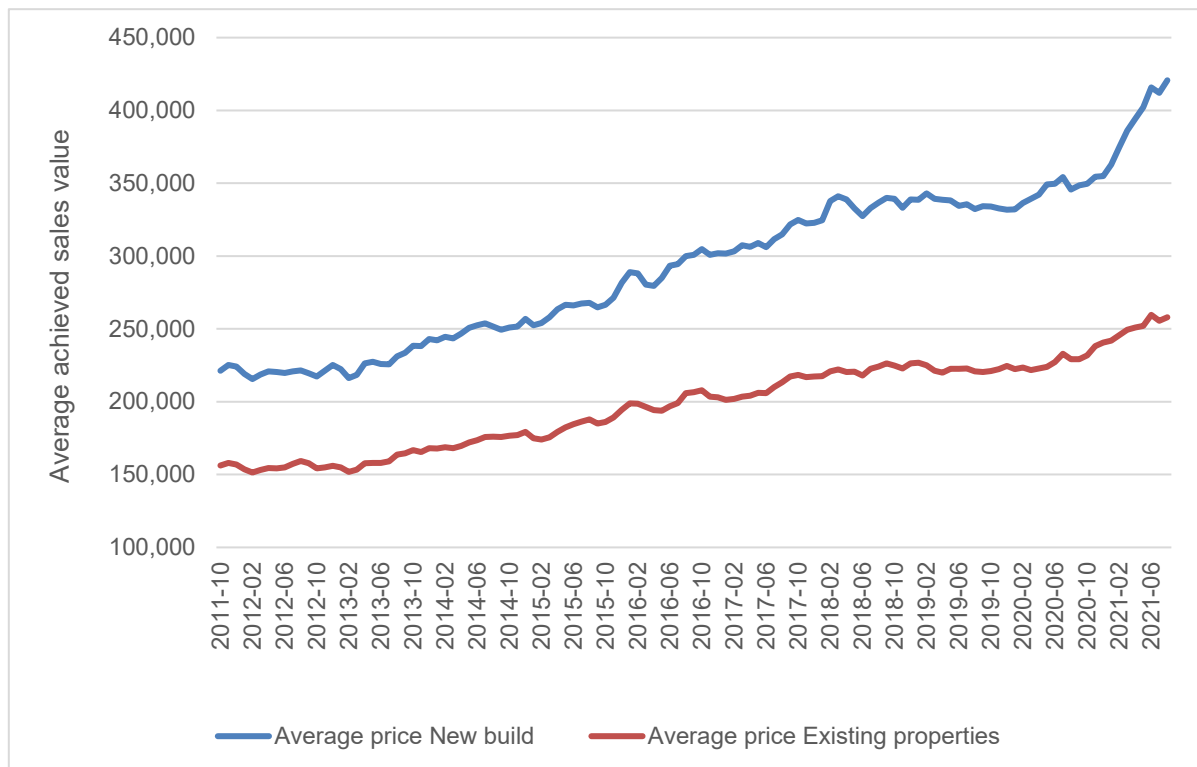
- 2.13 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their October 2021 Global Economic Outlook. The IMF stated that the UK economy shrank by -9.8% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 6.8%, an increase from 5.3% as reported by the IMF in April. Furthermore, the IMF predict the global economy will grow by 5.9% in 2021 and at a rate of 4.9% in 2022. The IMF have stated that despite the prospect of economic growth the coronavirus continues to impact the global economy "The global economic recovery is continuing, even as the pandemic resurges. The fault lines opened up by COVID-19 are looking more persistent – near term divergences are expected to leave lasting imprints on medium-term performance. Vaccine access and early policy support are the principal drivers of that gap".
- 2.14 Despite the economic headwinds facing the UK, the housing market has outperformed expectations. In 2020, house prices grew by 7.96% and a further minimum of 9.8% in 2021 (based on the latest date available to Halifax). Halifax's Managing Director, Russell Galley states in the Halifax December 2021 House Price Index Report that, "UK house prices climbed again in December for the sixth consecutive month in a row, up 1.1%. The average price for a property now stands at £276,091, an increase of more than £24,500 compared to December 2020, marking the strongest year-on-year cash rise since March 2003. The housing market defied expectations in 2021, with quarterly growth reaching 3.5% in December, a level not seen since November 2006. In 2021 we saw the average house price reach new record highs on eight occasions, despite the UK being subject to a 'lockdown' for much of the first six months of the year".
- 2.15 Nationwide's Chief Economist, Robert Gardener, commented the following in Nationwide's December 2021 House Price Index Report "Annual house price growth remained in double digits in December at 10.4%, making 2021 the strongest calendar year performance since 2006. Prices rose by 1% month-on-month, after taking account of seasonal effects. The price of a typical UK home is now at a record high of £254,822, up £23,902 over the year - the largest rise we've seen in a single year in cash terms. Prices are now 16% higher than before the pandemic struck in early 2020. Demand has remained strong in recent months, despite the end of the stamp duty holiday at the end of September". Both Nationwide and Halifax indicate the house price growth should slow considerably resulting from increased inflationary pressures on everyday household budgets and interest rate rises. Halifax reported, ""Looking ahead, the prospect that interest rates may rise further this year to tackle rising inflation and increasing pressures on household budgets suggest house price growth will slow considerably. Our expectation is that house prices will maintain their current strong levels, but that growth relative to the last two years will be at a slower pace" (Halifax December 2021 House Price Index).
- 2.16 Savills have stated within their January 2022 Residential Housing Update article that the housing market is performing above expectations "With house price growth at 10.4%, 2021 was the strongest calendar year for price growth since before the Global Financial Crisis (GFC) in 2008. House prices rose by 1.0% in December alone, according to Nationwide, and annual house price growth has now exceeded 10% in seven of the last eight months" Savills also forecast that they expect house prices to sustain momentum in the coming months but also noted that growth may also be curtailed in 2022 "Rising interest rates present a longer term restraint on house price

growth. The Bank of England's base rate rise to 0.25% has been reflected by mortgage lenders, but will have little effect on the market. A further rise to 0.5% is expected in the middle of the year. This is particularly bad news for first time buyers, who also face rapidly rising rents and energy bills, limiting their ability to save for a deposit.

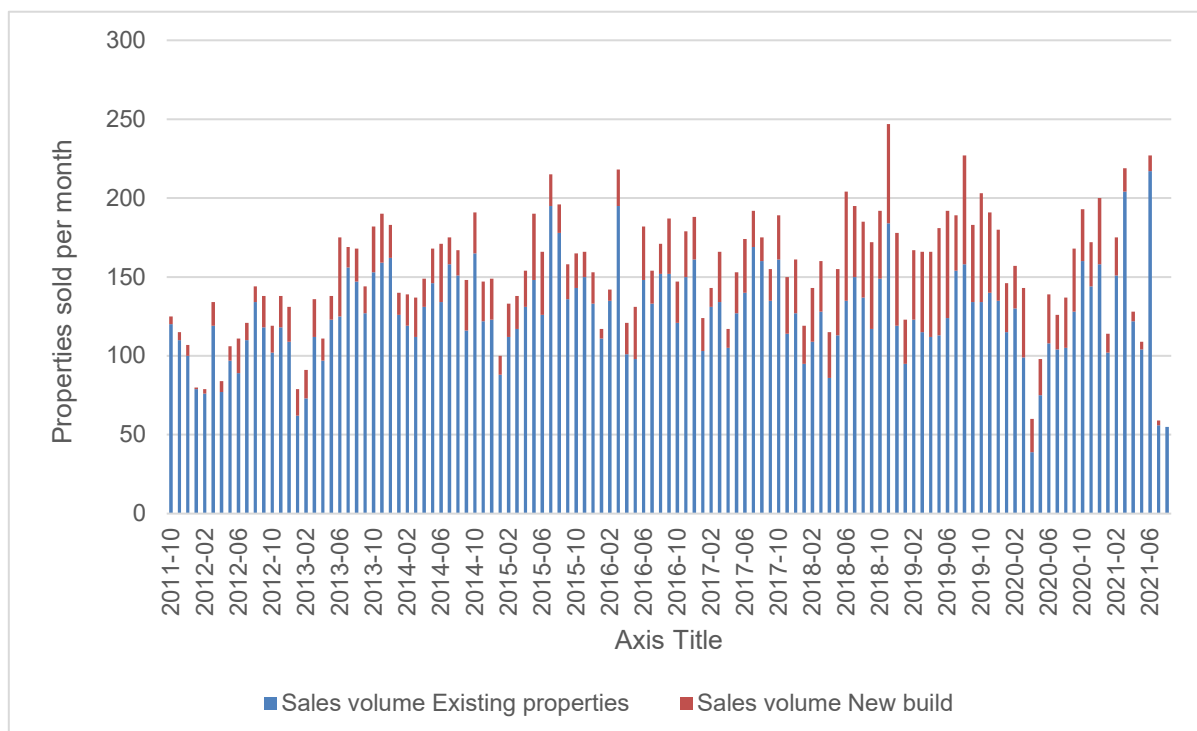
- 2.17 Molior's October 2021 Quarterly Analysis indicates that the housing market is performing well in light of the shortage of construction materials and labour that a number of developers are experiencing, "Q3 2021 saw the strongest number of new homes sold in London during the last 12 months. And, unlike the growth seen in Q2, this was not just due to Build to Rent (BTR) activity. Sales agents and marketing suites across the wider market have many stories of success to tell. If BTR is removed from the numbers, 3,360 units sold to other market segments during Q3 2021. That is up 20% compared to Q2 and is the highest quarterly figure in the last 12 months....Having scaled a modest peak in time for the end of full stamp duty relief on 30 June 2021, build completions fell by 30% during Q3 and construction programmes are extended across the board. The reasons for this slump cover the full range of labour, plant and materials shortages, well covered in the media and build costs are expected to rise." (Molior Quarterly Analysis October 2021).
- 2.18 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate's Q2 2017 Housing Market 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." The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the UK Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount which increased activity in the sector until the stamp duty holiday ceased in September 2021.
- 2.19 In the March 2021 budget, the Chancellor announced a Government-backed mortgage scheme that that will help both first time buyers and current home owners to secure a mortgage with just a 5% deposit to buy a house of up to £600,000 available to lenders from 19 April 2021. The scheme is now available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC and NatWest and from Virgin Money in May 2021.
- 2.20 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

Local Housing Market Context

- 2.21 House prices in Rugby Borough have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered. Over the 10 year period to October 2021 (the most recently available Land Registry data), average sales values in Rugby have increased by 70.6%. The average values achieved for new build properties in June 2021 was £257,949, while the average achieved new build sales value was £420,701.

Figure 2.21.1: Average sales value in Rugby


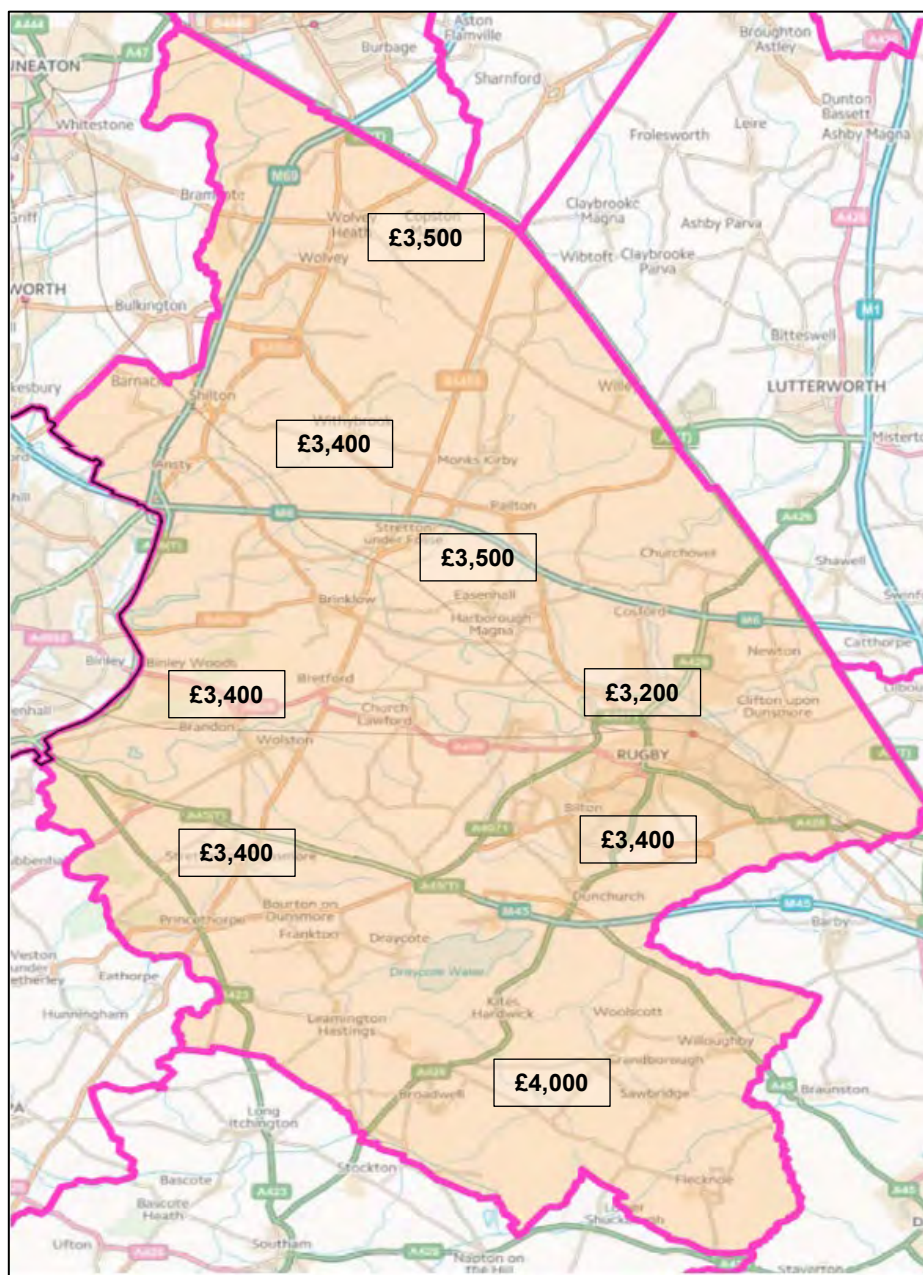
Source: Land Registry

Figure 2.21.2: Sales volumes in Rugby (sales per month)


Source: Land Registry

- 2.22 The future trajectory of house prices is currently uncertain, although Savills' *Residential Property Forecasts – Winter 2021* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in West Midlands markets will grow over the period between 2022 and 2026. Savills predict that values in the West Midlands region will increase by 4% in 2022, 3.5% in 2023, 3% in 2024, 2.5% in 2025 and 2% in 2026. This equates to cumulative growth of 15.9% between 2022 and 2026 inclusive.
- 2.23 In common with other boroughs/districts, there are variations in sales values between different parts of Rugby, as shown in Figure 2.15.1. However, the variations in Rugby are far narrower than in some other areas. Highest sales values are achieved in the rural areas to the north and west of the Rugby urban area, with marginally lower values in the urban area itself. This analysis is based on new build and second hand sales data (attached as Appendix 1, as explained further in paragraph 4.2).

Figure 2.23.1: Sales values in Rugby (approx. £s per square metre)



Sources: Map – Ordnance Survey; Values – Land Registry

National Policy Context

The National Planning Policy Framework

- 2.24 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019, and in 2021.
- 2.25 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.26 Paragraph 57 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.27 In boroughs with urban areas, such as Rugby, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Local Plan Policy H2 requires 20% affordable housing on previously developed sites and 30% on greenfield sites but is applied ‘subject to viability’ having regards to site-specific circumstances. This enables schemes that cannot provide as much as 20%/30% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.28 Prior to the publication of the updated NPPF, the meaning of a “competitive return” had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value, although there was no consensus around this view. The revised NPPF removes the requirement for “competitive returns” and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.29 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

- 2.30 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.31 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).
- 2.32 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 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.
- 2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.35 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.
- 2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the



Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.38 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.*"
- 2.39 As a result, the Government committed to "*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*" Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

The Planning White Paper 2020

- 2.40 In August 2020, MHCLG issued '*Planning for the future: White Paper*' which set out high level proposals for fundamental reforms to the town planning system in the UK. The White Paper proposes that the current plan-led system with planning permission required for individual development proposals be scrapped. The current structure would be replaced with more detailed local plans, which would identify areas within boroughs as land for 'Growth', 'Renewal' or 'Protected', with varying degrees of permission required in each zone.
- 2.41 The White Paper also proposes to reform the current system of planning obligations, with both CIL and Section 106 agreements replaced by a 'Single Infrastructure Tariff'. At present the White Paper proposes that the tariff would be set as a simple proportion of GDV. Local authorities who wish to provide on-site affordable housing on developments in their areas would need to purchase units from developers at market value, using their receipt from this tariff. The balance of any tariff could be used at the discretion of the local authority.
- 2.42 The proposed arrangements are problematic in terms of implementation and in particular, the government's proposals that a national tariff be set, inferring that every site would make the same tariff payment (in terms of percentage of GDV). This will inevitably mean that the tariff needs to be set by reference to the least viable site within each borough (if indeed, local discretion is allowed). A GDV only approach clearly disregards other factors that influence scheme viability

and it is unclear from the White Paper how the heterogeneity of circumstances in urban areas will be addressed.

- 2.43 The government had planning to bring forward a Planning Bill in Autumn 2021 but this was put on hold pending a review of the proposals following a change in Secretary of State.

Neighbouring borough and district CIL rates

- 2.44 Table 2.44.1 summarises the CIL rates adopted by Rugby's neighbouring charging authorities.

Table 2.44.1: CIL rates in neighbouring charging authorities

Charging authority	Date CS came into effect	Residential rates per square metre	Other rates per square metre
Stratford-upon-Avon	1 February 2018	Five zones: £0 to £150	Retail: £0 - £120
Daventry	1 September 2015	Three rates: £61.50 to £246	n/a
Warwick	18 December 2017	Three zones, £70 to £195. Some strategic sites with lower rates of £0 to £55	Retail: £65- £105 Student hsg: £100
Nuneaton & Bedworth	On hold as of May 2021 following publication of DCS	£50	Large retail: £100
Coventry	Not yet introduced	n/a	n/a
Hinkley & Bosworth	Not yet introduced	n/a	n/a
Blaby	Not yet introduced	n/a	n/a
Harborough	Not yet introduced	n/a	n/a

Local Policy context

- 2.45 There are numerous policy requirements that are now embedded in base build costs for schemes in the borough addressing Plan requirements, (i.e. secure by design, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 2 summarises our analysis of the potential impacts of the adopted Local Plan policies which must be reflected in viability testing undertaken to test the impact of CIL rates.
- 2.46 In order to assess the ability of schemes to absorb CIL, it is also necessary to factor in the pre-existing requirements in the adopted policies. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.47 We set out a summary of the policies we identify as having cost implications for developments below:
- **Policy DS5:** Comprehensive Development of Strategic Sites – each site will have an infrastructure requirement, depending on site-specific requirements which will be determined at the development management stage.
 - **Policy DS6:** Rural allocations: Each site will have its own requirement for green infrastructure, community facilities and public transport improvement, depending on site-specific requirements which will be determined at the development management stage.
 - **Policy DS7:** Coton Park East: Site specific requirements – Primary School; green infrastructure; transport mitigation; public transport link to the railway station; cycle/walking network. Expansion

of secondary school (financial contribution but gross to net area of site reduced to accommodate a reserve school site).

- **Policy DS8:** South West Rugby: 3 x primary school and 1x secondary school required. Provision of strategic infrastructure, highways infrastructure and public transport links to Rugby town centre.
- **Policy H1:** Housing mix: requirements tested in study.
- **Policy H2:** Affordable housing: requirement on all sites of at least 0.36 hectares in size or capable of accommodating 11 or more units. On previously developed sites, 20% of units to be provided as affordable; on greenfield sites, the requirement is 30% of units. These policies are applied subject to viability.
- **Policy HS5:** Traffic generation and air quality: Allowances in appraisals for mitigating emissions from developments.
- **Policy D4:** Planning obligations: allowances incorporated into the appraisals.

Development context

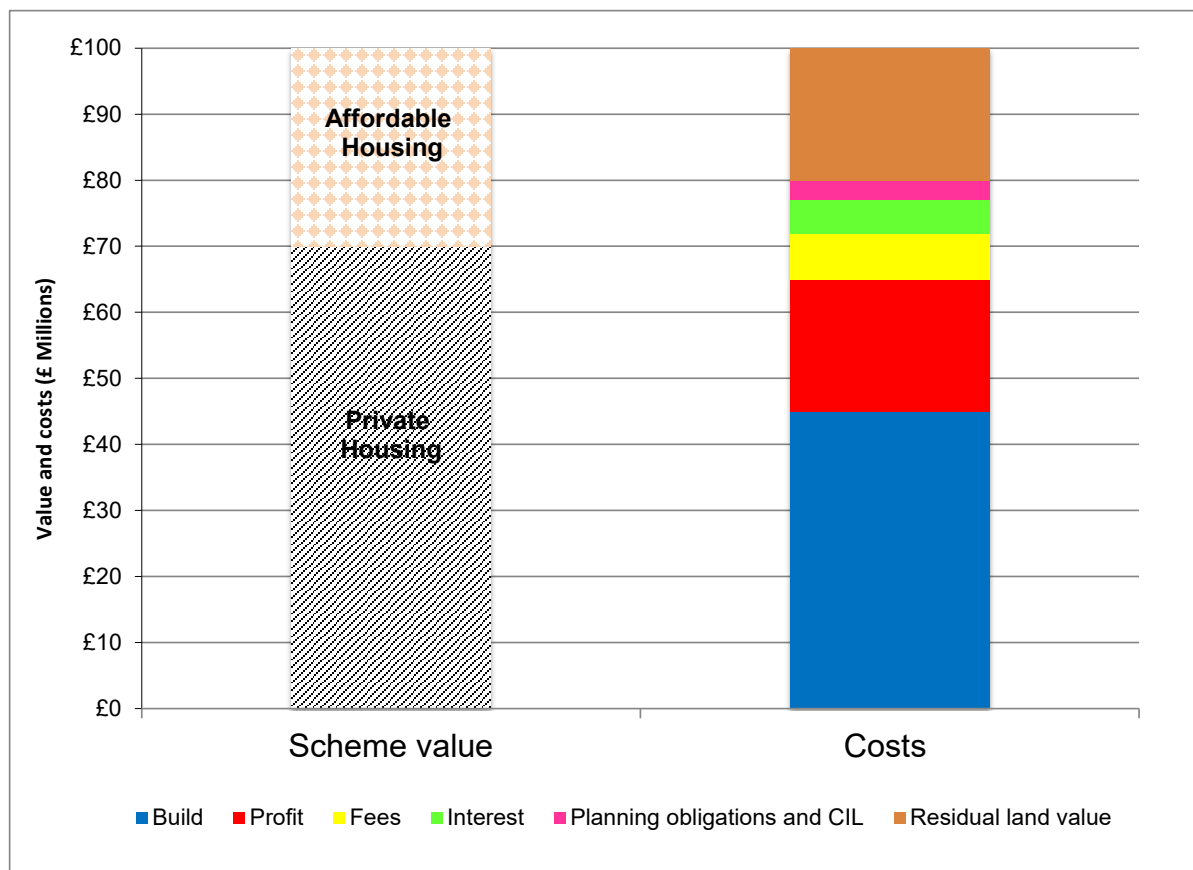
- 2.48 The adopted Local Plan provides a borough pen portrait which we summarise as follows. The borough covers an area extending to 138 square miles and has 41 parishes. Two thirds of the borough's population reside in the market town of Rugby and the other third reside in settlements in the rural area, with villages ranging in size from 20 to 3,000 people. Rugby is the only place in the world that gives its name to an international sport, with Rugby having originated at Rugby School in the first half of the 19th Century. Rugby town has a station served by the West Coast mainline service, providing high speed access to London, Birmingham, Manchester and Glasgow. Typical journey times to London are 51 minutes and 35 minutes to Birmingham.
- 2.49 The Local Plan aims to focus development of new housing and employment in Rugby town through development within the existing town boundaries and allocated sustainable urban extensions. Development will also be permitted within the existing boundaries of the main rural settlements and on allocated sites outside the settlement boundaries. The Council will resist new development in the countryside and green belt.
- 2.50 The Local Plan seeks to deliver 12,400 new homes between 2011 and 2031, 2,800 of which will address unmet need that Coventry is unable to deliver within its own boundary. In addition, the Plan seeks to deliver 208 hectares of employment land, 98 hectares of which will address unmet need that Coventry is unable to deliver within its own boundary.
- 2.51 The borough has good transport links with access to the M1 and M6, as well as the local trunk road network linking it to Coventry and other major centres within the West Midlands.

3 Methodology and appraisal approach

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

Approach to testing development viability

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



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

decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of CIL and Section 106 contributions, and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is 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 between 17-20% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.
- 3.9 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore,*

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

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

using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”.

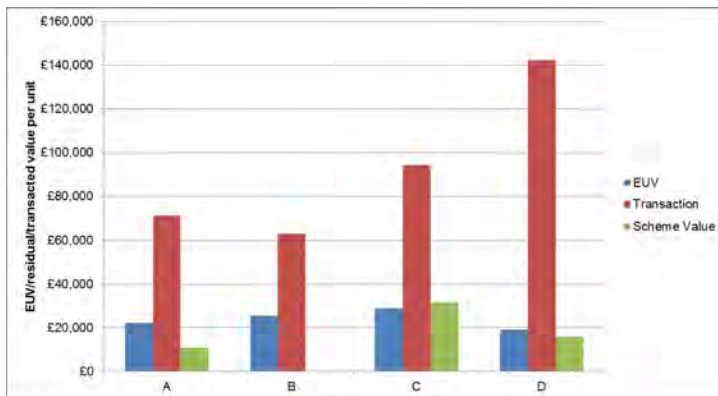
- 3.10 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be “*based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”. The 2019 NPPF no longer refers to “*competitive returns*” but the 2019 PPG refers to the need for a premium above EUV instead.
- 3.11 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).*
- 3.12 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*
- 3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land

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

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

- 3.16 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*.
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- 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.
 - 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.
- 3.18 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.18.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.18.1: Comparison of residual values to existing use value and price paid for site



- 3.19 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have appraised 28 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the life of the charging schedule. This approach of using typologies is fully consistent with the requirements set out in the PPG. In addition, we have appraised two specific sites⁸ (South West Rugby and Coton Park East) that are important for the delivery of the Council's targets, providing between them 5,800 residential units and 42.5 hectares of employment land. The development typologies are identified in Table 4.1.1 overleaf. These include five additional typologies added in February 2023. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the housing mix identified in Policy H1.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes and second hand sales in the borough to establish an appropriate range of values for testing purposes. The evidence we have relied upon includes all new build and second hand sales transacted between January 2020 and October 2021 (the latter being the most recently available transactions). The total number of transactions of new build properties over this period was 436 and there were 1,736 transactions of second hand units. In order to establish values per square metre, we have identified the floor areas for each unit by reference to the area on each property's Energy Performance Certificate. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £3,090 per square metre (£287 per square foot) to £4,031 per square metre (£375 per square foot), as shown in Figure 2.23.1. As noted in Section 2, the highest sales values are achieved in the rural areas, with marginally lower values in Rugby town itself.
- 4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1	2	3	4	5	6
	2022	2023	2024	2025	2026	2027 and each year thereafter
Values	4.0%	3.5%	3.0%	2.5%	2.0%	3.5%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.4 Policy H2 sets out a requirement for affordable housing on all sites of at least 0.36 hectares in size or capable of accommodating 11 or more units. On previously developed sites, 20% of units to be provided as affordable and on greenfield sites, the requirement is 30% of units. These policies are applied subject to viability. For the purposes of our assessment, we have assumed that the tenure split of the affordable housing is 80% rented and 20% shared ownership.
- 4.5 Our appraisals assume that the rented housing is let at rents that do not exceed the relevant Local Housing Allowance, as shown in Table 4.5.1. Most of the borough is located within the Rugby & East Broad Rental Market Area ('BRMA'), while a small part of the rural west of the borough falls within the Coventry BRMA. We have applied the Rugby & East LHAs in our assessment.

⁸ A third key site, Rugby Radio Station, benefits from planning permission and is therefore unlikely to be CIL liable.

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

Ref	Description	Site area ha	Net site area ha	Units	Retail A1-A5 sqm GIA	Retail S'Market sqm GIA	B1 sqm GIA	B2 industrial sqm GIA	B8 storage sqm GIA	C1 Hotel sqm GIA
1	Typology 1 - Urban extension (parcel 1)	13.21	9.80	294	235					
2	Typology 1 - Urban extension (parcel 2)	13.21	9.80	294	235					
3	Typology 1 - Urban extension (parcel 3)	13.21	9.80	294	235					
4	Typology 1 - Urban extension (parcel 4)	13.21	9.80	294	235					
5	Typology 1 - Urban extension (parcel 5)	13.21	9.80	294	235					
6	Typology 1 - Urban extension (parcel 6)	13.21	9.80	294	235					
7	Typology 1 - Urban extension (parcel 7)	13.21	9.80	294	235					
8	Typology 1 - Urban extension (parcel 8)	13.21	9.80	294	235					
9	Typology 1 - Urban extension (parcel 9)	13.21	9.80	294	235					
10	Typology 1 - Urban extension (parcel 10)	13.21	9.80	294	235					
11	Typology 1 - Urban extension (parcel 11)	13.21	9.80	294	235					
12	Typology 1 - Urban extension (parcel 12)	13.21	9.80	294	235					
13	Typology 1 - Urban extension (parcel 13)	13.21	9.80	294	235					
14	Typology 1 - Urban extension (parcel 14)	13.21	9.80	294	235					
15	Typology 1 - Urban extension (parcel 15)	13.21	9.80	294	235					
16	Typology 1 - Urban extension (parcel 16)	13.25	9.83	294	235					
17	Typology 1 - Urban extension (parcel 17)	13.25	9.83	295	240					
18	Typology 1 - Urban ext (empty parcel 1)	3.50	3.50					10,500	10,500	
19	Typology 1 - Urban ext (empty parcel 2)	3.50	3.50					10,500	10,500	
20	Typology 1 - Urban ext (empty parcel 3)	3.50	3.50					10,500	10,500	
21	Typology 1 - Urban ext (empty parcel 4)	3.50	3.50					10,500	10,500	
22	Typology 1 - Urban ext (empty parcel 5)	3.50	3.50					10,500	10,500	
23	Typology 1 - Urban ext (empty parcel 6)	3.50	3.50					10,500	10,500	
24	Typology 1 - Urban ext (empty parcel 7)	3.50	3.50					10,500	10,500	

Ref	Description	Site area ha	Net site area ha	Units	Retail A1- A5 sqm GIA	Retail S'Market sqm GIA	B1 sqm GIA	B2 Industrial sqm GIA	B8 storage sqm GIA	C1 Hotel sqm GIA
25	Typology 1 - Urban ext (empty parcel 8)	3.50	3.50					22,500	22,500	
26	Typology 1 - Urban ext (empty parcel 9)	3.50	3.50					22,500	22,500	
27	Typology 1 - Urban ext (empty parcel 10)	3.50	3.50					22,500	22,500	
28	Typology 2 - Urban extension (parcel 1)	9.52	6.67	200	500					
29	Typology 2 - Urban extension (parcel 2)	9.52	6.67	200	500					
30	Typology 2 - Urban extension (parcel 3)	9.52	6.67	200						
31	Typology 2 - Urban extension (parcel 4)	9.52	6.67	200						
32	Typology 2 - Urban extension (empty parcel 1)	7.50	6.75					22,500	22,500	
33	Typology 2 - Urban extension (empty parcel 2)	7.50	6.75					22,500	22,500	
34	Typology 2 - Urban extension (empty parcel 3)	7.50	6.75					22,500	22,500	
35	Typology 3 - V small scheme in main rural settlement	0.03	0.03	1						
36	Typology 4 - V small scheme in urban area	0.03	0.03	1						
37	Typology 5 - Small scheme in main rural settlement	0.50	0.50	15						
38	Typology 6 - Small scheme in urban area	0.50	0.50	15						
39	Typology 7 - Med scheme in main rural settlement	2.38	1.67	50						
40	Typology 8 - Medium scheme in urban area	1.85	1.67	50						
41	Typology 9 - Large scheme in main rural settlement	7.14	5.00	150						
42	Typology 10 - Large scheme in urban area	4.29	4.29	150						
43	Typology 11 - Large scheme in rural settlement	11.90	8.33	250						
44	Typology 12 - Large scheme in urban area	6.67	6.67	250						
45	Typology 13 - Older person's housing in urban area	0.56	0.50	50						
46	Typology 14 - Older person's housing edge of urban	0.56	0.50	50						
47	Typology 15 - Older person's housing rural settlement	4.76	3.33	100						
48	Typology 16 - Town centre retail small scale	0.25	0.23		2,250					
49	Typology 17 - Town centre retail medium scale	0.50	0.45		4,500					

Ref	Description	Site area ha	Net site area ha	Units	Retail A1-A5 sqm GIA	Retail S'Market sqm GIA	B1 sqm GIA	B2 industrial sqm GIA	B8 storage sqm GIA	C1 Hotel sqm GIA
50	Typology 18 - Edge of urban area med scale retail	0.75	0.68		6,750					
51	Typology 19 - Supermarket in urban area	1.00	0.90			3,000				
52	Typology 20 - Supermarket - edge of urban	1.00	0.90			4,000				
53	Typology 21 - B2 and B8 urban	1.00	0.90					3,000	3,000	
54	Typology 22 - B2 and B8 edge of urban	1.00	0.90					2,500	2,500	
55	Typology 23 - B1 town centre	1.00	0.90				27,000			
56	Typology 24 - B1 urban	1.00	0.90				18,000			
57	Typology 25 - B1 edge of urban	1.00	0.90				13,500			
58	Typology 26 - Hotels town centre	1.00	0.90							15,000
59	Typology 27 - Hotels edge of urban	0.80	0.72							12,500
60	Typology 28 - Hotels rural	0.60	0.54							6,000
61	Typology 29 - Town Centre (flatted scheme)	0.10	0.10	10						
62	Typology 30 - Town Centre (flatted scheme)	0.25	0.25	25						
63	Typology 31 - Town Centre (flatted scheme)	0.50	0.50	50						
64	Typology 32 - Supermarket	0.21	0.21			1,250				
65	Typology 33 - Supermarket	0.03	0.03			200				

Table 4.5.1: Rugby & East BRMA LHAs (per week)

One bed	Two bed	Three bed	Four bed
£112.77	£132.33	£155.34	£201.37

- 4.6 Our appraisal model indicates that these rents will generate a capital value of £1,783 per square metre after deduction of allowances for voids and bad debts, and management and maintenance costs.
- 4.7 For shared ownership units, we have assumed that purchasers will take an equity stake not exceeding 50% with a rental of 2.75% per annum on the retained equity. The resulting capital value equates to circa 70% of market value.
- 4.8 The Homes England '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.

Housing mix

- 4.9 In accordance with Policy H1 and the supporting text at paragraph 5.10, we have appraised the private housing using the mix in Table 4.9.1. The affordable housing mix is summarised in Table 4.9.2. These mixes result in an average floor area of 89.5 square metres for private housing and 70.5 square metres for affordable housing.

Table 4.9.1: Private housing mix

Unit type	Percentage	Indicative unit areas (square metres)
1 bed	5%	50
2 bed	30%	70
3 bed	40%	90
4 bed	25%	120

Table 4.9.1: Affordable housing mix

Unit type	Percentage	Indicative unit areas (square metres)
1 bed	35%	50
2 bed	35%	70
3 bed	25%	90
4 bed	5%	120

Rents and yields for commercial development

- 4.10 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.10.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years (attached as Appendix 3). Our appraisals assume a 12-month rent-free period for office, retail and industrial floorspace.

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

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail (comparison)	£264	7.50%	12
Retail (convenience)	£264	5.5%	6
Office	£175	6.5%	12
Industrial and warehousing	£78	5%	12
Hotel	£215	5.5%	12

Build costs

- 4.11 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (attached as Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:
- Residential – strategic sites: £1,105 per square metre (estate housing 2 and 3 storey – lower quartile)
 - Residential – other sites: £1,274 per square metre (estate housing – generally - median)
 - Residential – other sites: £1,485 per square metre (flats – generally – median)
 - Older person’s housing schemes - £1,487 per square metre
 - Retail: £1,607 per square metre (Shops – generally);
 - Retail supermarkets: £1,622 per square metre (Supermarkets – generally);
 - Offices: £1,912 per square metre (Offices – air conditioned – median);
 - B2 Industrial: £760 per square metre;
 - Warehouse/storage: £623 per square metre (Warehouses/stores over 2,000 sqm);
 - Hotel: £1,774 per square metre.
- 4.12 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces). Residential costs are increased by 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations.

Zero carbon and BREEAM

- 4.13 The ‘*Greater London Authority Housing Standards Review: Viability Assessment*’ estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 4.14 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM ‘excellent’ standard⁹. This is assumed to also address the ‘excellent;’ standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

- 4.15 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 5% of dwellings at a cost of

⁹ Based on ‘*Delivering Sustainable Buildings: savings and payback*’, BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

£22,694 per house and £7,908 per flat¹⁰. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

- 4.16 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an 8% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.17 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

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

Section 106 costs

- 4.19 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £1,500 per unit for smaller residential developments. SW Rugby has its own site-specific requirements which are outlined in the next section. Although the strategic site at Coton Park East does not have a costed on-site infrastructure plan, we have incorporated the same budget as for the South West Rugby Site pending further work on requirements for this particular site. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

South West Rugby Site – Infrastructure costs

- 4.20 The Council's South West Masterplan Supplementary Planning Document identifies the indicative costs across the Masterplan area, which we understand are to be negotiated on a site-by-site basis and will vary depending on actual provision of infrastructure on site. These indicative infrastructure requirements are incorporated as costs within our appraisals to test whether any capacity remains for contributions through CIL.

Development and sales periods

- 4.21 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3-6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The development and sales periods for each typology are summarised in Appendix 5.

Developer's profit

- 4.22 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 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various

¹⁰ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

- 4.23 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.
- 4.24 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market has receded, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. Paragraph 018 of the PPG indicates that planning authorities should consider profit margins between 15% to 20% of GDV. We have therefore adopted a profit margin of 17% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. The bulk of housing supply in the borough will be houses, which have an inherently lower risk profile as they can be almost 'built for order', and construction can be accelerated or decelerated to meet fluctuations in demand.
- 4.25 Profit on commercial development is applied at 20% of development cost, which is equivalent to 15% of GDV. This reflects the normal level of return sought for commercial development in current market conditions.
- 4.26 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.27 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. If such costs do arise at the development management stage, these should be reflected in the price paid for the land to a degree, but can also be considered through site-specific viability assessments where appropriate.

Benchmark land value

- 4.28 Given the scale of the housing sites that the Council anticipates bringing forward, a majority will be brought forward on land that has not been previously developed. Open, greenfield or other forms of previously undeveloped land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare).
- 4.29 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 Ministry of Housing, Communities and Local Government, which suggests greenfield land values

range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre). In our experience, a similar range of values has been applied in viability assessments on schemes submitted for planning.

- 4.30 The 2019 PPG indicates that benchmark land values should be based on existing use value plus a premium to incentivise the release of sites for development. The PPG states very clearly that transactional data should be treated with caution, as using historic transaction of non-policy compliant developments can inflate land values over time (para 014). The PPG also states that prices paid for sites should not be relied upon for establishing existing use values and that hope value should be disregarded (para 015). Furthermore, the PPG indicates that any premium to be added to existing use value should provide an incentive to landowners to bring land forward, but critically this must be balanced with the need to provide “a sufficient contribution to comply with policy requirements” (para 016).
- 4.31 We have applied a benchmark land value of £250,000 per gross hectare for previously undeveloped sites, reflecting the large strategic nature of most of the sites (which typically have lower land values due to long build out periods and extensive infrastructure requirements. This also reflects the land values promoters agree with landowners in option agreements on sites around the country, including areas where end house and flat values are significantly higher than in Rugby. This reflects a premium of between circa 12 times existing use value which satisfies the requirement in the PPG to provide a reasonable incentive to landowners while allowing a sufficient contribution towards policy requirements.
- 4.32 Ultimately, landowners cannot crystallise an uplift in the value of their land in the absence of planning permission; if planning can only be granted if developments contribute towards the cost of supporting infrastructure, and this impacts on land values, then this adjustment would need to be accepted by landowners. The alternative is that the sites remain undeveloped in their existing (low value) use.
- 4.33 In any area, there will be evidence of higher prices being paid for land than the values identified above. In many cases, the results of our appraisals indicate that developments will generate significantly higher residual land values than the benchmark land values above and, in those circumstances, developers will be able to pay more for land than the benchmark values we have adopted. However, the prices that developers pay for land varies significantly depending on a range of circumstances and high land prices paid for certain sites should not be applied across the board where circumstances differ. Ultimately, the PPG requires a balance to be struck between providing a sufficient and reasonable incentive to landowners and the need to secure contributions to planning policy requirements. The market will not voluntarily provide contributions to planning policy objectives if this results in reduced land values, so reliance on market pricing of land without adjustment would produce inherently unreliable outcomes.
- 4.34 Sites in Rugby Town and other settlements may either come forward on open land or on sites that have been previously developed. The types of existing uses on the site are diverse and it is not possible within the confines of an area-wide viability assessment to undertake a detailed analysis of the likely value of each site. For the purposes of the exercise, we have assumed that a hectare of land has a benchmark land of £800,000 per gross hectare¹¹.
- 4.35 We are aware that some agents acting on behalf of landowners value sites by reference to net developable area and also refer to values prior to the deduction of Section obligations. Clearly for the purposes of testing Local Plan policies, these approaches to land value are inappropriate as the exercise is seeking to determine the capacity of developments to absorb plan policies. For the purposes of clarity, the benchmark land values adopted reflect an amount that a developer would pay for the gross site area, after deducting all costs associated with the development.

¹¹ Based on MHCLG ‘Land value estimates for policy appraisal 2017’ – Coventry and Warwickshire industrial value of £700,000 to £800,000 per hectare

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 to 5. We have appraised 28 development typologies, reflecting different densities and types of development across the Borough and 2 specific strategic sites (Typology 1 – South West Rugby extension and Typology 2 – Cotton Park East).
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with Policy H2, which seeks 30% on greenfield sites and 20% on previously developed sites, subject to viability, with sensitivity analyses above and below these targets:
- 50% affordable housing;
 - 40% affordable housing;
 - 30% affordable housing;
 - 20% affordable housing;
 - 10% affordable housing and
 - 0% affordable housing.
- 5.3 In all cases, the affordable housing is assumed to be provided as 80% rent and 20% intermediate housing.
- 5.4 For small sites that fall below the 11-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to a potential affordable housing requirement as well as CIL. This is provided for information only, as the current Local Plan does not require small schemes to make any contribution towards affordable housing.
- 5.5 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development. The full results are attached as Appendix 6.

6 Appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. The maximum CIL rates for each scheme and scenario are determined by deducting each Site's benchmark land value from the residual land value and dividing any surplus by the number of square metres that would – in principle – be liable to pay CIL. On residential schemes for example, this means that the maximum CIL rates are determined by reference to the private floor area only, with affordable housing floorspace excluded from the calculation. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite but in boroughs with greenfield sites, new policy requirements can be accommodated through reductions in land value. However, there are clearly limits to the extent that this is possible as reductions in land value may result in lower land supply.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 The CIL regulations state that in setting a charge, local authorities must "*strike an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

Residential results

- 6.5 There is clearly a balance that has to be struck between the aims of Policy H2 on the delivery of affordable housing (which sets a target of between 20% and 30%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 20% / 30% affordable housing, as this is not always viable. The Council's latest Annual Monitoring Report for the financial year 2020/21 indicates that there were 233 net new affordable housing completions, which amounts to 28% of all net dwellings that were completed.
- 6.6 We have therefore focused on the results of testing where we have included between 20% and 30% affordable housing, as the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

- 6.7 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 6.7.1 to 6.7.8. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest (i.e. greenfield sites). Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.
- 6.8 Table 6.8.1 provides a summary of these results by value band, but focusing solely on the relevant affordable housing level that Policy H2 seeks for the particular type of development (i.e. 20% in the urban area and 30% on greenfield sites).

Table 6.8.1: Summary of maximum CIL rates – residential schemes

Typology description	No of units	Sales values per square metre						
		Urban area		Rural North			Rural South	
		£3,090	£3,250	£3,400	£3,560	£3,720	£3,875	£4,030
Typology 3 - Very small scheme in main rural settlement	1	£859	£1,091	£1,309	£1,541	£1,773	£1,998	£2,223
Typology 4 - Very small scheme in urban area	1	£423	£661	£884	£1,121	£1,359	£1,589	£1,819
Typology 5 - Small scheme in main rural settlement	15	£498	£673	£836	£1,011	£1,185	£1,354	£1,523
Typology 6 - Small scheme in urban area	15	£178	£376	£562	£760	£958	£1,150	£1,342
Typology 7 - Medium scheme in main rural settlement	50	£993	£1,193	£1,380	£1,579	£1,777	£1,970	£2,163
Typology 8 - Medium scheme in urban area	50	£784	£1,013	£1,225	£1,452	£1,679	£1,899	£2,118
Typology 9 - Large scheme in main rural settlement	150	£298	£457	£604	£761	£918	£1,070	£1,220
Typology 10 - Large scheme in urban area	150	£140	£320	£487	£665	£843	£1,016	£1,187
Typology 11 - Large scheme in rural settlement	250	£208	£357	£497	£646	£794	£936	£1,078
Typology 12 - Large scheme in urban area	250	£113	£287	£449	£621	£793	£958	£1,124
Typology 61 – Town Centre flatted scheme	10	£0	£9	n/a	n/a	n/a	n/a	n/a
Typology 62 – Town Centre flatted scheme	25	£0	£0	£0	£0	£0	£0	£0
Typology 63 – Town Centre flatted scheme	50	£0	£0	£0	£0	£0	£0	£0

Table 6.7.1: Maximum CIL rates (before buffer) – sales values £3,090 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£936	£910	£884	£859	£833	£807
36	Typology 4 - Very small scheme in urban area	1	£26,667	£475	£449	£423	£398	£372	£346
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£936	£785	£639	£498	£364	£234
38	Typology 6 - Small scheme in urban area	15	£400,000	£475	£324	£178	£38	-£97	-£227
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£1,734	£1,478	£1,231	£993	£764	£545
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£1,287	£1,031	£784	£546	£318	£98
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£670	£542	£418	£298	£183	£73
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£393	£264	£140	£21	-£94	-£204
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£530	£419	£311	£208	£108	£12
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£345	£227	£113	£4	-£102	-£203
45	Typology 13 - Older person's housing in urban area	50	£444,444	-£352	-£491	-£629	-£768	-£907	-£1,045
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£352	-£491	-£629	-£768	-£907	-£1,045
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£938	£776	£621	£472	£328	£190
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	-£174	-£174	-£174	-£174	-£174	-£174
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	-£194	-£283	-£373	-£463	-£553	-£642
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	-£233	-£318	-£404	-£490	-£576	-£661

Table 6.7.2: Maximum CIL rates (before buffer) – sales values £3,250 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,184	£1,153	£1,122	£1,091	£1,060	£1,029
36	Typology 4 - Very small scheme in urban area	1	£26,667	£723	£692	£661	£630	£599	£568
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,184	£1,007	£837	£673	£515	£364
38	Typology 6 - Small scheme in urban area	15	£400,000	£723	£546	£376	£212	£54	-£97
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,022	£1,736	£1,459	£1,193	£938	£692
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£1,575	£1,289	£1,013	£747	£491	£245
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£895	£744	£597	£457	£321	£191
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£618	£466	£320	£179	£44	-£86
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£742	£609	£481	£357	£239	£124
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£563	£423	£287	£157	£32	-£89
45	Typology 13 - Older person's housing in urban area	50	£444,444	-£168	-£321	-£476	-£630	-£785	-£940
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£168	-£321	-£476	-£630	-£785	-£940
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£1,182	£995	£816	£643	£477	£317
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£9	£9	£9	£9	£9	£9
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	-£12	-£116	-£219	-£324	-£429	-£534
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	-£53	-£153	-£252	-£353	-£454	-£554

Table 6.7.3: Maximum CIL rates (before buffer), sales values of £3,400 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,416	£1,380	£1,345	£1,309	£1,273	£1,237
36	Typology 4 - Very small scheme in urban area	1	£26,667	£956	£920	£884	£848	£812	£776
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,416	£1,216	£1,023	£836	£657	£485
38	Typology 6 - Small scheme in urban area	15	£400,000	£956	£755	£562	£376	£197	£25
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,290	£1,975	£1,672	£1,380	£1,099	£829
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£1,843	£1,529	£1,225	£933	£652	£383
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,104	£932	£765	£604	£450	£302
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£827	£654	£487	£327	£173	£24
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£940	£787	£640	£497	£361	£229
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£765	£604	£449	£300	£156	£18
45	Typology 13 - Older person's housing in urban area	50	£444,444	£3	-£164	-£332	-£501	-£671	-£840
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£3	-£164	-£332	-£501	-£671	-£840
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£1,409	£1,199	£997	£803	£616	£436
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£180	£180	£180	£180	£180	£180
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£158	£41	-£77	-£195	-£313	-£433
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£115	£2	-£111	-£225	-£339	-£454

Table 6.7.4: Maximum CIL rates (before buffer), sales values of £3,560 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,665	£1,623	£1,582	£1,541	£1,500	£1,458
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,204	£1,162	£1,121	£1,080	£1,039	£998
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,665	£1,439	£1,221	£1,011	£809	£615
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,204	£978	£760	£550	£348	£154
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,576	£2,231	£1,899	£1,579	£1,271	£975
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,129	£1,784	£1,452	£1,132	£824	£528
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,327	£1,131	£943	£761	£586	£418
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,050	£854	£665	£484	£309	£141
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,150	£976	£808	£646	£490	£340
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£980	£797	£621	£451	£288	£131
45	Typology 13 - Older person's housing in urban area	50	£444,444	£185	£3	-£180	-£364	-£549	-£734
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£185	£3	-£180	-£364	-£549	-£734
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£1,650	£1,416	£1,190	£972	£763	£562
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£363	£363	£363	£363	£363	£363
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£340	£207	£75	-£58	-£191	-£324
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£292	£165	£39	-£90	-£218	-£347

Table 6.7.5: Maximum CIL rates (before buffer), sales values of £3,720 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,913	£1,866	£1,820	£1,773	£1,727	£1,680
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,452	£1,405	£1,359	£1,312	£1,266	£1,219
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,913	£1,661	£1,419	£1,185	£961	£745
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,452	£1,200	£958	£725	£500	£284
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,862	£2,487	£2,126	£1,777	£1,443	£1,121
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,415	£2,040	£1,679	£1,331	£996	£674
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,550	£1,331	£1,121	£918	£723	£535
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,272	£1,054	£843	£640	£445	£258
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,360	£1,164	£976	£794	£619	£450
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,195	£990	£793	£603	£420	£244
45	Typology 13 - Older person's housing in urban area	50	£444,444	£365	£169	-£28	-£227	-£427	-£629
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£365	£169	-£28	-£227	-£427	-£629
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£1,892	£1,633	£1,383	£1,142	£910	£688
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£546	£546	£546	£546	£546	£546
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£522	£374	£226	£79	-£69	-£217
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£469	£328	£187	£45	-£97	-£240

Table 6.7.6: Maximum CIL rates (before buffer), sales values of £3,875 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,153	£2,101	£2,050	£1,998	£1,947	£1,895
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,692	£1,640	£1,589	£1,537	£1,486	£1,434
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,153	£1,877	£1,611	£1,354	£1,108	£871
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,692	£1,416	£1,150	£894	£647	£410
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,139	£2,735	£2,345	£1,970	£1,609	£1,262
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,692	£2,288	£1,899	£1,523	£1,162	£816
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,765	£1,525	£1,293	£1,070	£855	£648
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,488	£1,248	£1,016	£792	£577	£371
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,562	£1,346	£1,137	£936	£742	£556
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,402	£1,176	£958	£749	£547	£353
45	Typology 13 - Older person's housing in urban area	50	£444,444	£540	£329	£117	-£95	-£309	-£526
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£540	£329	£117	-£95	-£309	-£526
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£2,126	£1,843	£1,570	£1,306	£1,053	£810
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£723	£723	£723	£723	£723	£723
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£698	£536	£373	£211	£49	-£113
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£641	£486	£330	£175	£19	-£138

Table 6.7.7: Maximum CIL rates (before buffer), sales values of £4,030 per square metre

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,393	£2,337	£2,280	£2,223	£2,166	£2,110
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,932	£1,876	£1,819	£1,762	£1,706	£1,649
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,393	£2,093	£1,803	£1,523	£1,255	£996
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,932	£1,632	£1,342	£1,063	£794	£536
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,416	£2,983	£2,565	£2,163	£1,775	£1,404
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,969	£2,536	£2,118	£1,716	£1,329	£957
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,979	£1,717	£1,464	£1,220	£986	£760
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,702	£1,440	£1,187	£943	£708	£483
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,763	£1,527	£1,298	£1,078	£866	£663
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,608	£1,362	£1,124	£894	£673	£461
45	Typology 13 - Older person's housing in urban area	50	£444,444	£715	£488	£262	£36	-£193	-£423
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£715	£488	£262	£36	-£193	-£423
47	Typology 15 - Older person's housing rural settlement	100	£1,176,190	£2,360	£2,053	£1,756	£1,471	£1,196	£931
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£901	£901	£901	£901	£901	£901
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£874	£697	£520	£344	£167	-£10
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£813	£643	£473	£304	£134	-£36

Residential rate recommendations

- 6.9 Although the results show a wide variation in maximum CIL rates, there are several key considerations for rate setting purposes. Firstly, the PPG requires that rates are not set at the maximum level, with most councils setting their CIL rates well below half of the maximum potential rates. The second consideration is that sales values vary between different parts of the borough and there are no clear delineations between areas which might indicate where zonal boundaries should be drawn. The only clear distinction is between greenfield sites and previously developed land and the bulk of sites in the latter category will be in the urban area. Thirdly, following the changes to the CIL regulations in September 2019, authorities have significantly more flexibility in the use of Section 106 obligations, which reduces the need to focus on securing contributions towards infrastructure from CIL. Fourthly, the Council has set a target of 20% - 30% affordable housing and this is an important policy objective. Given that sales values may remain flat after increasing in response to the 2020 Stamp Duty holiday and build costs are forecast to continue to increase rapidly over the first few years of the Charging Schedule, accommodating both CIL and affordable housing may prove difficult if CIL rates are set at too high a level.
- 6.10 The results of the appraisals of larger sites in the urban area – where sales values are lowest – generate maximum CIL rates of £140 to £320 per square metre when the schemes provide 20% affordable housing. To generate higher CIL rates on these schemes, affordable housing levels may need to be reduced. In order to maximise affordable housing provision, CIL rates should be kept at the lower end of the viable range. However, small schemes under the affordable housing threshold are significantly more viable than larger schemes and could accommodate higher CIL rates. We therefore suggest the following rates:

Table 6.10.1: Suggested rates for residential sites (£s per square metre)

Type of scheme	Rugby Town urban area	Rural area
10 or fewer units	£100	£200
11 or more units	£60	£160

- 6.11 In the urban area, flatted developments do not generate a surplus above benchmark land value and we therefore recommend that a nil rate is applied to these types of development.
- 6.12 Our appraisals of housing for elderly people indicate that schemes developed in the urban area are unlikely to generate sufficiently high residual land values to accommodate CIL (see Table 6.12.1). Although our appraisal of an elderly person's scheme in the rural area shows a significant capacity for CIL, such schemes rarely come forward, with providers favouring developments of flatted schemes in urban areas. Schemes could, however, provide contributions to infrastructure through Section 106 obligations, if these can be justified on the basis of scheme-specific needs.

Table 6.12.1: Summary of maximum CIL rates – residential schemes for older people

Typology description	Sales values per square metre						
	Urban area		Rural North			Rural South	
	£3,090	£3,250	£3,400	£3,560	£3,720	£3,875	£4,030
Typology 13 - Older person's housing in urban area (50 units)	-£629	-£476	-£332	-£180	-£28	£117	£262
Typology 14 - Older person's housing edge of urban (50 units)	-£629	-£476	-£332	-£180	-£28	£117	£262
Typology 15 - Older person's housing rural settlement (100 units)	£472	£643	£803	£972	£1,142	£1,306	£1,471

South West Rugby urban extension

- 6.13 As noted in Section 4, the South West Rugby urban extension will be required to carry a significant infrastructure cost. Although our appraisals of this scheme indicate that the residual land value generated is marginally higher than the benchmark land value, there is very little capacity to also seek to apply a CIL rate to this development.
- 6.14 We recommend that the South West Rugby urban extension be designated as a separate residential charging zone with a nil rate on the grounds that it will fund its own package of on-site community and transport works.

Coton Park East

- 6.15 Coton Park East will provide 800 residential units and 22.5 hectares of employment space. The scale of infrastructure required to support this development is yet to be fully established and costed. Our appraisals incorporate the same allowances for community infrastructure as applied to SW Rugby. At 30% affordable housing, this scheme could, theoretically, absorb a CIL of between £8 and £49 per square metre. However, given that the Section 106 package for this site is likely to be significant, we recommend that a nil rate be applied to residential development.

Table 6.15.1: Residential rates summary

Type of scheme	Rugby Town urban area	Rural area
10 or fewer units	£100	£200
11 or more units	£60	£160
South West Rugby Urban Extension	Nil	
Coton Park East	Nil	

Office development

- 6.16 The results of our office appraisals are summarised in Table 6.16.1. Market rents for offices in Rugby are relatively low and office developments would generate GDVs that are significantly lower than the costs of construction. Speculative office developments are therefore unlikely to come forward until rents increase sufficiently to cover the costs of development and generate a residual land value. We therefore recommend a nil rate is applied to office development.

Table 6.16.1: Maximum CIL rates for office developments

Description of scheme	Maximum CIL rate
Typology 23 - B1 town centre	-£796
Typology 24 - B1 urban	-£811
Typology 25 - B1 edge of urban	-£826

Retail (comparison)

- 6.17 Rugby town has 730,000 square feet of retail floorspace and 550 square feet of retail warehouse floorspace, including two managed shopping centres (The Clock Towers and the Swan Centre), two retail warehouse parks (Elliott's Field and Junction One) and an Asda Superstore. The retail offer includes key fashion multiples (including Monsoon, and New Look) and key non-fashion multiples (including the Body Shop, Boots, Carphone Warehouse and WH Smith). The food and beverage offer includes Café Nero, Costa, Pizza Express and McDonald's.
- 6.18 It is our understanding that at the time of drafting this report, there were no planned major retail schemes in the pipeline. Coventry City is planning a significant expansion of its retail offer and this may adversely affect spending patterns in Rugby. Given the challenging market conditions for retailers, it is unlikely that there will be a significant expansion of retail floorspace in the borough, although redevelopments may be possible, which would not attract CIL if the new floorspace does

not exceed the existing.

- 6.19 The results of our appraisals of comparison retail development are summarised in Table 6.18.1. Retailers operating on the high street have experienced significant shifts in business due to the growth of on-line retailing, a trend which has accelerated as a result of the pandemic. Our appraisals indicate that retail development is unlikely to generate residual land values that exceed existing use values. Consequently, a nil rate should be applied.

Retail (convenience)

- 6.20 Our appraisals of convenience retail show significantly greater capacity for a CIL to be applied than comparison retail, with a maximum rate of £657 per square metre. However, the same observations at paragraph 6.18 apply to convenience retail; major supermarket operators have ceased expanding floor area, at least for the short to medium term and some operators are reducing space, part of which is being replaced by new openings by the budget operators. We would therefore recommend a degree of caution in the rate set and suggest a rate of £100 per square metre, which would be significantly discounted below the maximum rate.

Industrial and warehousing

- 6.21 Our appraisals of industrial and warehousing indicate that developments could absorb a maximum CIL rate of £7 per square metre. The borough accommodates a number of manufacturers in the aerospace and automotive sectors which have an international focus and these remain vulnerable to any adverse effects of the UK's status as a 'third country' outside the European Union.
- 6.22 The borough also accommodates a significant volume of food distribution and other logistics centres, including an Amazon Fulfilment Centre. However, some operators have closed their facilities, including Argos, Primark, Costco, Penguin Random House and Premier Foods.
- 6.23 At the time of drafting this report, there were 1,948,000 square feet of space under construction and as much as 44% of this space was still available to let. Sites with planning permission (including the Radio Rugby Site and Magna Park) could add an additional 21 million square feet to the local market.
- 6.24 Given the low maximum CIL rate, the Council may wish to apply a nil rate, but could require a nominal rate of, say, £5 per square metre given the quantum of space that may come forward in the future.

Hotels

- 6.25 We have appraised hotels in both the urban and rural areas and the maximum rates are summarised in Table 6.25.1. The maximum potential rate would be £3 per square metre for the larger typology tested (300 rooms), but the smaller hotel typologies would not be able to accommodate a CIL at the present time (see Table 6.25.1). We therefore suggest that a nil CIL rate is applied to hotel developments.

Table 6.25.1: Hotel developments: maximum CIL rates

Description of scheme	Maximum CIL rate
Typology 26 - Hotels town centre (300 rooms)	£3
Typology 27 - Hotels edge of urban (250 rooms)	-£15
Typology 28 - Hotels rural (120 rooms)	-£10

D1 and D2 uses

- 6.26 The majority of floorspace developed within the D1 and D2 use classes will be for educational use, healthcare and emergency services facilities. These uses could arguably be considered infrastructure in themselves and only come forward through public subsidy and are not developed speculatively by the private sector. It would therefore be appropriate to apply a nil rate of CIL.

7 Conclusions and recommendations

- 7.1 The NPPF states that “*planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability*”. Planning requirements can impact on viability of sites and planning authorities are therefore required to “*set out the contributions expected from development [including] setting out levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure*” and that “*such policies should not undermine the delivery of the plan*”.
- 7.2 This report and its supporting appendices test the ability of development typologies in Rugby to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.3 The proposed CIL rates for the borough are summarised in Table 7.3.1.

Table 7.3.1: Suggested CIL rates

Type of scheme	Rugby Town urban area	Rural area
Residential - 10 or fewer units	£100	£200
Residential - 11 or more units	£60	£160
Residential (flats) in the urban area	Nil	-
Residential development in South West Rugby Urban Extension and Coton Park East	Nil	
Retail (convenience)	£100	
All other uses	Nil	

- 7.4 Although we have tested schemes with a range of affordable housing percentages, the recommended rates above are based on the appraisal outputs which also include the relevant percentage in Policy H2 (i.e. 20% in urban areas on sites of at least 0.36 hectares in size or capable of accommodating 11 or more units and 30% in rural areas on sites providing 11 or more units).
- 7.5 The recommended rates are also set at a significant discount to the maximum rates, in line with the requirements set out in the Planning Practice Guidance. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.
- 7.6 With regards to commercial development, we do not recommend that CIL is levied on offices.
- 7.7 We note that the extent to which supermarket developments may come forward is largely controlled by the six major operators, most of whom have limited expansion plans at the current time.
- 7.8 The South West Rugby Urban Extension and Coton Park Urban Extension¹² have been tested with the indicative community infrastructure and highways requirements identified in Appendix K of the South West Rugby masterplan Supplementary Planning Document. As residential developments on these sites will have to bear this significant direct cost, there is no additional capacity to apply CIL. We therefore recommend that these site allocations are specifically nil rated in the Charging Schedule.
- 7.9 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual

¹² As noted previously, the Rugby Radio has not been tested as it benefits from planning permission and is therefore unlikely to be CIL liable.

land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.

- 7.10 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 7.11 The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

Additional observations

- 7.12 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from the introduction of CIL can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.13 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.14 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.15 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 7.16 This study demonstrates that the proposed CIL charges are set at a level which will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Sales values evidence

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold		No	Street	Town	Town	Borough	County		Area - sqm	Price psm
380,000	10/10/2017	CV22 7YW	T	Y	L			32 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		122	3,115
365,000	11/10/2017	CV22 7YJ	T	Y	L			2 FIELD MEWS	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		114	3,202
629,950	16/10/2017	CV23 0FS	D	Y	F			16 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		186	3,387
289,995	20/10/2017	CV21 3UF	D	Y	F			52 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		98	2,959
285,000	20/10/2017	CV22 7UR	D	Y	F			21 JASMINE WAY	BILTON	RUGBY	RUGBY	WARWICKSHIRE		79	3,608
439,995	20/10/2017	CV22 7WJ	D	Y	F			2 PERDITA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		179	2,458
334,995	26/10/2017	CV22 7WJ	D	Y	F			4 PERDITA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		116	2,888
205,995	27/10/2017	CV21 1GW	T	Y	F			2 EDWIN CLOSE		RUGBY	RUGBY	WARWICKSHIRE		66	3,121
409,995	27/10/2017	CV21 3UF	D	Y	F			48 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		136	3,015
289,995	27/10/2017	CV21 3UF	D	Y	F			50 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		98	2,959
289,995	27/10/2017	CV21 3UF	D	Y	F			54 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		98	2,959
279,995	27/10/2017	CV21 3UG	S	Y	F			35 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		113	2,478
279,995	27/10/2017	CV21 3UG	S	Y	F			39 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		113	2,478
279,995	27/10/2017	CV21 3UG	S	Y	F			41 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		113	2,478
369,995	27/10/2017	CV22 7XD	D	Y	F			14 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		122	3,033
162,995	31/10/2017	CV21 1RA	F	Y	L	FLAT 1	MARIGOLD HOUS	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,672
159,995	31/10/2017	CV21 1RA	F	Y	L	FLAT 3	MARIGOLD HOUS	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,623
161,995	31/10/2017	CV21 1RA	F	Y	L	FLAT 4	MARIGOLD HOUS	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,656
158,995	31/10/2017	CV21 1RA	F	Y	L	FLAT 6	MARIGOLD HOUS	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		60	2,650
135,000	31/10/2017	CV21 2DF	F	Y	L	APARTMENT 1	SANDY HOUSE	WOODSIDE PARK		RUGBY	RUGBY	WARWICKSHIRE		57	2,368
375,000	31/10/2017	CV22 7YJ	T	Y	L			3 FIELD MEWS	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		121	3,099
265,000	31/10/2017	CV23 9FP	S	Y	F			45 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		111	2,387
164,995	01/11/2017	CV21 1RA	F	Y	L	FLAT 2	MARIGOLD HOUS	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,705
279,995	03/11/2017	CV21 3UG	S	Y	F			37 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		113	2,478
334,995	03/11/2017	CV22 7WJ	D	Y	F			5 PERDITA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		116	2,888
460,000	03/11/2017	CV23 0FS	D	Y	F			3 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		151	3,046
479,995	08/11/2017	CV22 7WJ	D	Y	F			3 PERDITA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		175	2,743
155,995	10/11/2017	CV21 1RA	F	Y	L	FLAT 5	MARIGOLD HOUS	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		60	2,600
525,000	10/11/2017	CV22 5BF	D	Y	F			3 ROSEMARY GARDENS		RUGBY	RUGBY	WARWICKSHIRE		202	2,599
449,995	10/11/2017	CV22 7WJ	D	Y	F			6 PERDITA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		179	2,514
484,995	10/11/2017	CV22 7XD	D	Y	F			10 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		167	2,904
329,995	10/11/2017	CV22 7XD	D	Y	F			12 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		107	3,084
400,000	14/11/2017	CV23 0FR	D	Y	F			4 ARKWRIGHT AVENUE		RUGBY	RUGBY	WARWICKSHIRE		139	2,878
339,995	17/11/2017	CV22 7WJ	D	Y	F			7 PERDITA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		116	2,931
162,995	24/11/2017	CV21 1RA	F	Y	L	FLAT 1	ELLIOT HOUSE	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,672
164,995	24/11/2017	CV21 1RA	F	Y	L	FLAT 2	ELLIOT HOUSE	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,705
159,995	24/11/2017	CV21 1RA	F	Y	L	FLAT 3	ELLIOT HOUSE	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,623
161,995	24/11/2017	CV21 1RA	F	Y	L	FLAT 4	ELLIOT HOUSE	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		61	2,656
155,995	24/11/2017	CV21 1RA	F	Y	L	FLAT 5	ELLIOT HOUSE	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		60	2,600
158,995	24/11/2017	CV21 1RA	F	Y	L	FLAT 6	ELLIOT HOUSE	DOYLE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		60	2,650
279,995	24/11/2017	CV21 3UG	S	Y	F			33 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		113	2,478
369,995	24/11/2017	CV22 7DU	D	Y	F			64 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		131	2,824
224,995	29/11/2017	CV21 1HZ	T	Y	F			10 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,040
365,000	29/11/2017	CV23 9FQ	D	Y	F			1 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		135	2,704
221,995	30/11/2017	CV21 1HZ	T	Y	F			12 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,000
230,000	30/11/2017	CV21 1HZ	T	Y	F			14 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,108
223,995	30/11/2017	CV21 1HZ	S	Y	F			16 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,027
223,995	30/11/2017	CV21 1HZ	S	Y	F			18 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,027
280,000	30/11/2017	CV21 1HZ	D	Y	F			20 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		87	3,218
229,995	30/11/2017	CV21 3UF	S	Y	F			38 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		70	3,286
229,995	30/11/2017	CV21 3UF	S	Y	F			40 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		70	3,286

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm	
229,995	30/11/2017	CV21 3UF	S	Y	F		42 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	70	3,286	
229,995	30/11/2017	CV21 3UF	S	Y	F		44 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	70	3,286	
279,995	30/11/2017	CV21 3UG	S	Y	F		31 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,478	
375,000	30/11/2017	CV23 9FQ	D	Y	F		3 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,679	
250,000	30/11/2017	CV23 9FQ	D	Y	F		5 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	83	3,012	
339,000	01/12/2017	CV22 7XU	D	Y	F		11 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	116	2,922	
334,995	08/12/2017	CV21 3WB	D	Y	F		2 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	115	2,913	
675,000	08/12/2017	CV22 6BS	D	Y	F		1 ALE CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	222	3,041	
489,995	12/12/2017	CV22 7WH	D	Y	F		13 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	175	2,800	
489,950	13/12/2017	CV23 0FS	D	Y	F		14 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	147	3,333	
369,995	14/12/2017	CV21 3WB	D	Y	F		4 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	115	3,217	
304,995	14/12/2017	CV23 0XL	D	Y	F		1 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	122	2,500	
274,995	15/12/2017	CV21 3WB	S	Y	F		6 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	115	2,391	
279,995	15/12/2017	CV21 3WB	S	Y	F		8 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	115	2,435	
539,750	15/12/2017	CV22 6BS	D	Y	F		5 ALE CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	166	3,252	
439,995	15/12/2017	CV22 7WH	D	Y	F		11 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	152	2,895	
290,995	15/12/2017	CV23 0XP	D	Y	F		14 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	107	2,720	
369,995	15/12/2017	CV23 1AA	T	Y	F		5 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	122	3,033	
310,000	15/12/2017	CV23 1AA	D	Y	F		9 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,407	
315,000	15/12/2017	CV23 1AA	D	Y	F		11 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,462	
385,000	15/12/2017	CV23 9FP	D	Y	F		41 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,750	
285,995	18/12/2017	CV21 3UF	S	Y	F		34 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,531	
251,995	18/12/2017	CV23 0XT	D	Y	F		2 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	86	2,930	
387,500	18/12/2017	CV23 9FP	D	Y	F		37 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,768	
404,995	19/12/2017	CV22 5QW	D	Y	F		16 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	127	3,189	
232,995	19/12/2017	CV23 0XP	S	Y	F		10 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	2,949	
294,995	19/12/2017	CV23 0YD	D	Y	F		1 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	114	2,588	
334,995	20/12/2017	CV21 3UF	D	Y	F		46 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	115	2,913	
277,995	20/12/2017	CV23 0XL	D	Y	F		3 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	100	2,780	
280,000	20/12/2017	CV23 0XL	D	Y	F		7 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	107	2,617	
295,995	20/12/2017	CV23 0YD	D	Y	F		2 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	114	2,596	
360,000	20/12/2017	CV23 9FP	D	Y	F		39 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	134	2,687	
404,995	21/12/2017	CV22 5QW	D	Y	F		18 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	127	3,189	
291,995	21/12/2017	CV23 0XP	D	Y	F		16 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	107	2,729	
350,000	21/12/2017	CV23 9FP	D	Y	F		40 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	122	2,869	
474,995	22/12/2017	CV22 7XD	D	Y	F		2 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	154	3,084	
385,000	22/12/2017	CV23 9FP	D	Y	F		38 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,750	
185,000	05/01/2018	CV21 3DJ	F	Y	L	FLAT 7	SYMINGTON HOU	SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE	93	1,989
114,950	05/01/2018	CV21 3DQ	F	Y	L	FLAT 4	SYMINGTON HOU	MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE	37	3,107
89,950	05/01/2018	CV21 3DQ	F	Y	L	FLAT 5	SYMINGTON HOU	MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE	33	2,726
230,000	05/01/2018	CV22 7ZP	S	Y	F		2 CLOUGH CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	82	2,805	
614,950	09/01/2018	CV23 0FS	D	Y	F		12 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	186	3,306	
285,995	18/01/2018	CV21 3UF	S	Y	F		36 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,531	
249,995	19/01/2018	CV21 3UF	S	Y	F		2 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	70	3,571	
339,995	19/01/2018	CV22 7WH	D	Y	F		7 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	116	2,931	
349,995	19/01/2018	CV22 7WH	D	Y	F		9 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	120	2,917	
474,950	19/01/2018	CV23 0FS	D	Y	F		13 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	199	2,387	
289,995	25/01/2018	CV21 1GX	D	Y	F		6 NEVILLE ROAD		RUGBY	RUGBY	WARWICKSHIRE	91	3,187	
385,000	25/01/2018	CV22 7YW	T	Y	L		18 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	122	3,156	
329,995	26/01/2018	CV21 1GX	D	Y	F		4 NEVILLE ROAD		RUGBY	RUGBY	WARWICKSHIRE	128	2,578	
259,995	26/01/2018	CV21 3UF	S	Y	F		4 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	70	3,714	

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold		No	Street	Town	Town	Borough	County		Area - sqm	Price psm
410,000	26/01/2018	CV21 3UF	D	Y	F			6 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		127	3,228
337,995	26/01/2018	CV21 3UF	D	Y	F			24 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		115	2,939
229,995	26/01/2018	CV21 3UF	T	Y	F			28 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		70	3,286
227,995	26/01/2018	CV21 3UF	T	Y	F			30 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		70	3,257
229,995	26/01/2018	CV21 3UF	T	Y	F			32 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		70	3,286
339,995	26/01/2018	CV21 3WB	D	Y	F			1 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		111	3,063
285,000	26/01/2018	CV22 7YE	S	Y	F			5 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		104	2,740
375,000	26/01/2018	CV22 7YE	D	Y	F			18 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		127	2,953
280,995	26/01/2018	CV23 0XL	D	Y	F			11 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE		100	2,810
337,995	29/01/2018	CV21 3UF	S	Y	F			26 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE		115	2,939
413,000	31/01/2018	CV22 7XU	D	Y	F			2 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		147	2,810
600,000	31/01/2018	CV23 0FS	D	Y	F			10 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		186	3,226
380,000	31/01/2018	CV23 9FP	D	Y	F			42 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		140	2,714
474,950	01/02/2018	CV23 0FS	D	Y	F			8 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		147	3,231
327,000	02/02/2018	CV22 7XU	D	Y	F			4 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		114	2,868
400,000	06/02/2018	CV22 7XD	D	Y	F			16 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		138	2,899
185,000	07/02/2018	CV21 3DJ	F	Y	L	FLAT 8	SYMINGTON HOU	SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE		87	2,126
185,000	08/02/2018	CV21 3DJ	F	Y	L	FLAT 5	SYMINGTON HOU	SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE		90	2,056
105,000	09/02/2018	CV21 3DQ	F	Y	L	FLAT 1	SYMINGTON HOU	MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE		37	2,838
89,950	09/02/2018	CV21 3DQ	F	Y	L	FLAT 3	SYMINGTON HOU	MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE		36	2,499
374,995	09/02/2018	CV22 7WH	D	Y	F			5 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		131	2,863
429,500	09/02/2018	CV22 7YE	D	Y	F			2 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		167	2,572
474,950	09/02/2018	CV23 0FS	D	Y	F			11 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		199	2,387
429,950	09/02/2018	CV23 0FW	D	Y	F			3 COOMBE ROAD		RUGBY	RUGBY	WARWICKSHIRE		139	3,093
474,950	16/02/2018	CV23 0FS	D	Y	F			17 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		147	3,231
280,995	16/02/2018	CV23 0XL	D	Y	F			13 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE		100	2,810
225,995	16/02/2018	CV23 0XP	S	Y	F			12 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE		79	2,861
352,000	16/02/2018	CV23 9FP	D	Y	F			36 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		122	2,885
155,000	20/02/2018	CV21 3DJ	F	Y	L	FLAT 3	SYMINGTON HOU	SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE		67	2,313
286,500	21/02/2018	CV21 1GX	D	Y	F			3 NEVILLE ROAD		RUGBY	RUGBY	WARWICKSHIRE		87	3,293
155,349	23/02/2018	CV22 7UU	T	Y	F			51 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		77	2,018
168,737	23/02/2018	CV22 7WH	T	Y	F			2 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		84	2,009
349,995	23/02/2018	CV22 7WH	D	Y	F			3 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		120	2,917
168,737	23/02/2018	CV22 7WH	T	Y	F			4 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		84	2,009
168,737	23/02/2018	CV22 7WH	T	Y	F			6 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		84	2,009
168,737	23/02/2018	CV22 7WH	T	Y	F			8 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		84	2,009
168,737	23/02/2018	CV22 7WH	T	Y	F			10 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		84	2,009
350,000	23/02/2018	CV22 7YE	D	Y	F			20 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		115	3,043
319,995	23/02/2018	CV23 0XL	D	Y	F			15 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE		127	2,520
226,995	23/02/2018	CV23 0YD	S	Y	F			4 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE		79	2,873
289,995	23/02/2018	CV23 1AH	S	Y	F			4 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		85	3,412
287,500	23/02/2018	CV23 9FP	D	Y	F			2 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		89	3,230
319,995	26/02/2018	CV21 1GT	T	Y	F			2 BELL ROAD		RUGBY	RUGBY	WARWICKSHIRE		135	2,370
299,995	27/02/2018	CV21 1GS	S	Y	F			26 LYTTTELTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE		122	2,459
239,995	28/02/2018	CV21 1GS	T	Y	F			28 LYTTTELTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE		78	3,077
259,995	28/02/2018	CV21 1GX	T	Y	F			1 NEVILLE ROAD		RUGBY	RUGBY	WARWICKSHIRE		89	2,921
272,995	28/02/2018	CV21 1GY	S	Y	F			1 FAY MEWS		RUGBY	RUGBY	WARWICKSHIRE		91	3,000
226,995	28/02/2018	CV21 1HZ	T	Y	F			22 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,068
628,995	28/02/2018	CV22 5QW	D	Y	F			20 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE		224	2,808
362,500	28/02/2018	CV23 9FP	D	Y	F			1 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		134	2,705
350,000	28/02/2018	CV23 9FP	D	Y	F			35 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		128	2,734

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
229,995	02/03/2018	CV21 1HZ	T	Y	F		24 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	74	3,108
299,995	16/03/2018	CV21 3WB	D	Y	F		3 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	98	3,061
235,995	16/03/2018	CV21 3WB	S	Y	F		5 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	70	3,371
239,995	16/03/2018	CV21 3WB	S	Y	F		7 COLLEGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	70	3,429
227,500	16/03/2018	CV23 0YD	S	Y	F		6 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	85	2,676
279,995	16/03/2018	CV23 1AH	S	Y	F		6 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	85	3,294
228,495	19/03/2018	CV23 0XL	D	Y	F		9 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	100	2,285
375,000	21/03/2018	CV22 7YE	D	Y	F		26 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	127	2,953
335,000	22/03/2018	CV23 9FP	D	Y	F		34 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	116	2,888
189,995	23/03/2018	CV23 0YD	T	Y	F		3 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,454
219,995	28/03/2018	CV21 1GY	S	Y	F		2 FAY MEWS		RUGBY	RUGBY	WARWICKSHIRE	66	3,333
385,000	28/03/2018	CV23 9FP	D	Y	F		3 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,750
194,995	29/03/2018	CV21 1HZ	S	Y	F		28 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	59	3,305
170,000	29/03/2018	CV21 3DQ	F	Y	L	FLAT 13	SYMINGTON HOU MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE	75	2,267
379,995	29/03/2018	CV21 3UG	D	Y	F		29 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	127	2,992
404,995	29/03/2018	CV22 5QW	D	Y	F		17 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	127	3,189
344,995	29/03/2018	CV22 7UU	D	Y	F		41 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	116	2,974
354,995	29/03/2018	CV22 7UU	D	Y	F		43 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	120	2,958
155,359	29/03/2018	CV22 7WH	S	Y	F		12 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	77	2,018
155,359	29/03/2018	CV22 7WH	T	Y	F		14 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	77	2,018
155,359	29/03/2018	CV22 7WH	T	Y	F		16 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	77	2,018
155,359	29/03/2018	CV22 7WH	T	Y	F		18 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	77	2,018
155,359	29/03/2018	CV22 7WH	T	Y	F		20 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	77	2,018
342,250	29/03/2018	CV22 7YE	D	Y	F		9 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	114	3,002
419,995	29/03/2018	CV22 7YL	D	Y	F		3 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	138	3,043
599,950	29/03/2018	CV23 0FS	D	Y	F		6 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	186	3,226
188,995	29/03/2018	CV23 0YD	T	Y	F		5 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,436
190,995	29/03/2018	CV23 0YD	T	Y	F		7 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,473
281,995	29/03/2018	CV23 0YD	D	Y	F		8 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	100	2,820
291,995	29/03/2018	CV23 0YD	D	Y	F		10 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	107	2,729
415,000	29/03/2018	CV23 1AD	D	Y	F		2 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	136	3,051
354,995	29/03/2018	CV23 1AF	D	Y	F		13 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	114	3,114
414,995	29/03/2018	CV23 1AF	D	Y	F		19 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	134	3,097
499,950	29/03/2018	CV23 1AH	D	Y	F		2 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	172	2,907
299,995	29/03/2018	CV23 1AH	S	Y	F		10 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	99	3,030
365,000	29/03/2018	CV23 9FP	D	Y	F		4 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	134	2,724
287,500	29/03/2018	CV23 9FP	D	Y	F		5 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	89	3,230
599,950	05/04/2018	CV23 0FS	D	Y	F		9 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	186	3,226
294,995	06/04/2018	CV21 1GS	S	Y	F		24 LYTTTELTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	112	2,634
463,950	11/04/2018	CV23 0FS	D	Y	F		7 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	151	3,073
429,995	16/04/2018	CV22 7YL	D	Y	F		1 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	138	3,116
390,000	19/04/2018	CV22 7XU	D	Y	F		13 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	137	2,847
194,995	20/04/2018	CV21 1HZ	S	Y	F		26 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	59	3,305
469,995	20/04/2018	CV22 7UU	D	Y	F		39 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	164	2,866
120,000	24/04/2018	CV21 3DJ	F	Y	L	FLAT 4	SYMINGTON HOU SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE	48	2,500
110,000	24/04/2018	CV21 3DQ	F	Y	L	FLAT 8	SYMINGTON HOU MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE	75	1,467
269,950	24/04/2018	CV23 1AS	T	Y	F		83 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	2,966
234,995	26/04/2018	CV21 1HZ	S	Y	F		30 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	74	3,176
234,995	26/04/2018	CV21 1HZ	S	Y	F		32 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	74	3,176
344,995	26/04/2018	CV21 4PA	D	Y	F		4 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	124	2,782
249,995	27/04/2018	CV21 1HZ	S	Y	F		34 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	78	3,205

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
249,995	27/04/2018	CV21 1HZ	S	Y	F		36 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	78	3,205
404,995	27/04/2018	CV22 5QW	D	Y	F		15 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	127	3,189
628,995	27/04/2018	CV22 5QW	D	Y	F		19 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	224	2,808
650,000	27/04/2018	CV22 6BS	D	Y	F		3 ALE CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	195	3,333
494,995	27/04/2018	CV22 7UU	D	Y	F		37 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	175	2,829
285,500	27/04/2018	CV22 7ZP	D	Y	F		20 CLOUGH CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	100	2,855
228,995	27/04/2018	CV23 0YD	S	Y	F		12 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	79	2,899
229,500	27/04/2018	CV23 0YD	S	Y	F		14 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	79	2,905
299,995	27/04/2018	CV23 1AH	S	Y	F		8 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	131	2,290
269,995	27/04/2018	CV23 1AH	S	Y	F		12 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	85	3,176
134,531	30/04/2018	CV22 7YE	T	Y	F		21 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
134,531	30/04/2018	CV22 7YE	T	Y	F		23 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
134,531	30/04/2018	CV22 7YE	T	Y	F		25 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
272,000	30/04/2018	CV23 1AR	S	Y	F		31 HOULTON WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	2,989
274,950	30/04/2018	CV23 1AS	S	Y	F		85 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,021
290,000	30/04/2018	CV23 9FP	D	Y	F		6 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	89	3,258
390,000	30/04/2018	CV23 9FP	D	Y	F		8 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,786
310,000	30/04/2018	CV23 9FP	S	Y	F		9 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	114	2,719
295,000	02/05/2018	CV23 9FP	S	Y	F		10 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	110	2,682
415,000	04/05/2018	CV22 7YE	D	Y	F		3 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	137	3,029
350,000	04/05/2018	CV22 7YE	D	Y	F		22 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	115	3,043
350,000	04/05/2018	CV22 7YE	S	Y	F		24 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	115	3,043
289,995	04/05/2018	CV23 0XL	D	Y	F		5 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	107	2,710
290,000	09/05/2018	CV22 7ZR	D	Y	F		9 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	96	3,021
349,995	11/05/2018	CV21 4PA	D	Y	F		2 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	124	2,823
279,995	11/05/2018	CV21 4PB	D	Y	F		19 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	90	3,111
444,995	11/05/2018	CV22 7UU	D	Y	F		35 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	152	2,928
191,500	11/05/2018	CV23 0YD	T	Y	F		11 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,482
390,000	14/05/2018	CV23 9FP	D	Y	F		33 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	140	2,786
415,000	17/05/2018	CV23 0SW	D	Y	F		1 SHIRFORD MEWS		RUGBY	RUGBY	WARWICKSHIRE	151	2,748
190,995	18/05/2018	CV23 0YD	T	Y	F		13 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,473
489,995	21/05/2018	CV22 5QW	D	Y	F		9 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	143	3,427
253,995	23/05/2018	CV23 0YD	D	Y	F		16 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	86	2,953
155,875	24/05/2018	CV21 1HZ	T	Y	F		38 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	77	2,024
154,750	24/05/2018	CV21 1HZ	T	Y	F		40 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	77	2,010
155,875	24/05/2018	CV21 1HZ	T	Y	F		42 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	77	2,024
155,875	24/05/2018	CV21 1HZ	T	Y	F		44 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	77	2,024
154,750	24/05/2018	CV21 1HZ	T	Y	F		46 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	77	2,010
155,875	24/05/2018	CV21 1HZ	T	Y	F		48 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	77	2,024
359,995	25/05/2018	CV21 3UF	D	Y	F		8 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	111	3,243
282,000	25/05/2018	CV21 3UG	T	Y	F		19 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,496
284,995	25/05/2018	CV21 3UG	T	Y	F		23 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,522
449,995	25/05/2018	CV22 7DU	D	Y	F		62 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	152	2,960
375,000	25/05/2018	CV22 7YE	D	Y	F		30 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	127	2,953
479,950	25/05/2018	CV23 0FS	D	Y	F		4 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	151	3,178
574,950	25/05/2018	CV23 0FS	D	Y	F		15 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	186	3,091
192,995	25/05/2018	CV23 0YD	T	Y	F		15 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,509
231,500	25/05/2018	CV23 0YD	S	Y	F		17 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	79	2,930
230,500	25/05/2018	CV23 0YD	S	Y	F		19 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	79	2,918
409,995	25/05/2018	CV23 1AD	D	Y	F		4 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	136	3,015
329,995	25/05/2018	CV23 1AF	D	Y	F		7 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	94	3,511

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm	
409,995	25/05/2018	CV23 1AF	D	Y	F		15 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	166	2,470	
550,000	25/05/2018	CV23 1AH	D	Y	F		1 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	224	2,455	
465,000	25/05/2018	CV23 1AH	D	Y	F		3 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	168	2,768	
484,950	26/05/2018	CV23 0FR	D	Y	F		2 ARKWRIGHT AVENUE		RUGBY	RUGBY	WARWICKSHIRE	147	3,299	
287,000	29/05/2018	CV22 7ZR	D	Y	F		1 STANFORD WAY	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	96	2,990
499,950	30/05/2018	CV23 0FY	D	Y	F		1 MARROW CLOSE		RUGBY	RUGBY	WARWICKSHIRE	145	3,448	
355,000	30/05/2018	CV23 9FP	D	Y	F		7 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	128	2,773
390,000	30/05/2018	CV23 9FP	D	Y	F		32 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	140	2,786
274,995	31/05/2018	CV21 1SA	D	Y	F		31 CYPRESS ROAD			RUGBY	RUGBY	WARWICKSHIRE	90	3,056
270,995	31/05/2018	CV21 1SA	S	Y	F		33 CYPRESS ROAD			RUGBY	RUGBY	WARWICKSHIRE	90	3,011
282,000	31/05/2018	CV21 3UG	T	Y	F		21 ACADEMY DRIVE			RUGBY	RUGBY	WARWICKSHIRE	113	2,496
475,000	31/05/2018	CV22 7ZR	D	Y	F		6 STANFORD WAY	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	162	2,932
370,000	31/05/2018	CV23 9FP	D	Y	F		31 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	134	2,761
675,000	01/06/2018	CV22 6BN	D	Y	F		8 EARLE GARDENS	DUNCHURCH		RUGBY	RUGBY	WARWICKSHIRE	222	3,041
474,995	01/06/2018	CV22 7DU	D	Y	F		60 OPHELIA CRESCENT	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	164	2,896
350,000	01/06/2018	CV22 7YQ	D	Y	F		49 ELBOROW WAY	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	114	3,070
650,000	07/06/2018	CV22 6BN	D	Y	F		7 EARLE GARDENS	DUNCHURCH		RUGBY	RUGBY	WARWICKSHIRE	190	3,421
324,995	08/06/2018	CV21 1SA	D	Y	F		35 CYPRESS ROAD			RUGBY	RUGBY	WARWICKSHIRE	117	2,778
454,995	08/06/2018	CV22 7DU	D	Y	F		58 OPHELIA CRESCENT	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	152	2,993
269,500	14/06/2018	CV21 1SA	D	Y	F		27 CYPRESS ROAD			RUGBY	RUGBY	WARWICKSHIRE	90	2,994
272,000	14/06/2018	CV22 7ZR	D	Y	F		3 STANFORD WAY	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	91	2,989
624,950	14/06/2018	CV23 0SW	D	Y	F		4 SHIRFORD MEWS			RUGBY	RUGBY	WARWICKSHIRE	187	3,342
695,000	15/06/2018	CV22 5BF	D	Y	F		5 ROSEMARY GARDENS			RUGBY	RUGBY	WARWICKSHIRE	241	2,884
287,000	15/06/2018	CV22 7ZR	D	Y	F		4 STANFORD WAY	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	96	2,990
269,995	20/06/2018	CV21 1SA	D	Y	F		29 CYPRESS ROAD			RUGBY	RUGBY	WARWICKSHIRE	90	3,000
314,995	20/06/2018	CV23 0YA	D	Y	F		2 BATT CLOSE			RUGBY	RUGBY	WARWICKSHIRE	114	2,763
395,000	22/06/2018	CV21 3UG	D	Y	F		25 ACADEMY DRIVE			RUGBY	RUGBY	WARWICKSHIRE	127	3,110
399,995	22/06/2018	CV22 7YQ	D	Y	F		13 ELBOROW WAY	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	138	2,899
474,950	22/06/2018	CV23 0SW	D	Y	F		2 SHIRFORD MEWS			RUGBY	RUGBY	WARWICKSHIRE	152	3,125
284,950	22/06/2018	CV23 1AS	S	Y	F		75 MAINE STREET	HOULTON		RUGBY	RUGBY	WARWICKSHIRE	91	3,131
265,000	25/06/2018	CV23 9FP	D	Y	F		11 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	84	3,155
324,000	25/06/2018	CV23 9FP	D	Y	F		12 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	114	2,842
624,950	26/06/2018	CV23 0SW	D	Y	F		3 SHIRFORD MEWS			RUGBY	RUGBY	WARWICKSHIRE	187	3,342
299,995	26/06/2018	CV23 0XT	D	Y	F		4 MONCK LANE			RUGBY	RUGBY	WARWICKSHIRE	107	2,804
285,000	26/06/2018	CV23 9FP	S	Y	F		13 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	110	2,591
295,000	26/06/2018	CV23 9FP	S	Y	F		14 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	111	2,658
295,000	27/06/2018	CV23 9FP	D	Y	F		30 LELLEFORD CLOSE	LONG LAWFORD		RUGBY	RUGBY	WARWICKSHIRE	89	3,315
278,995	28/06/2018	CV21 1HZ	S	Y	F		7 BAKER STREET			RUGBY	RUGBY	WARWICKSHIRE	90	3,100
340,000	28/06/2018	CV22 7YN	D	Y	F		5 BROWN CLOSE	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	116	2,931
340,000	28/06/2018	CV22 7YN	D	Y	F		7 BROWN CLOSE	CAWSTON		RUGBY	RUGBY	WARWICKSHIRE	116	2,931
339,995	29/06/2018	CV21 1NS	D	Y	F		52 WYNNE CRESCENT			RUGBY	RUGBY	WARWICKSHIRE	114	2,982
204,995	29/06/2018	CV21 1NS	S	Y	F		54 WYNNE CRESCENT			RUGBY	RUGBY	WARWICKSHIRE	59	3,474
369,950	29/06/2018	CV21 1UQ	D	Y	F		1 ACER CLOSE			RUGBY	RUGBY	WARWICKSHIRE	134	2,761
371,500	29/06/2018	CV21 1UQ	D	Y	F		3 ACER CLOSE			RUGBY	RUGBY	WARWICKSHIRE	139	2,673
374,950	29/06/2018	CV21 1UQ	D	Y	F		4 ACER CLOSE			RUGBY	RUGBY	WARWICKSHIRE	139	2,697
389,500	29/06/2018	CV21 1UQ	D	Y	F		5 ACER CLOSE			RUGBY	RUGBY	WARWICKSHIRE	139	2,802
379,995	29/06/2018	CV21 1UQ	D	Y	F		6 ACER CLOSE			RUGBY	RUGBY	WARWICKSHIRE	136	2,794
534,995	29/06/2018	CV22 5QW	D	Y	F		13 WINDMILL DRIVE			RUGBY	RUGBY	WARWICKSHIRE	185	2,892
415,995	29/06/2018	CV22 5SF	D	Y	F		19 WARWICK WAY			RUGBY	RUGBY	WARWICKSHIRE	127	3,276
432,995	29/06/2018	CV22 5SF	S	Y	F		21 WARWICK WAY			RUGBY	RUGBY	WARWICKSHIRE	127	3,409
389,995	29/06/2018	CV22 5SF	D	Y	F		23 WARWICK WAY			RUGBY	RUGBY	WARWICKSHIRE	111	3,513

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
369,995	29/06/2018	CV22 7DU	D	Y	F		56 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	120	3,083
250,000	29/06/2018	CV22 7XY	S	Y	F		10 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	78	3,205
234,000	29/06/2018	CV22 7XY	S	Y	F		12 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	84	2,786
255,000	29/06/2018	CV22 7XY	S	Y	F		14 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	84	3,036
380,000	29/06/2018	CV23 0FS	D	Y	F		5 CLINTON CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	127	2,992
650,000	29/06/2018	CV23 0FY	D	Y	F		2 MARROW CLOSE		RUGBY	RUGBY	WARWICKSHIRE	186	3,495
229,995	29/06/2018	CV23 0GN	S	Y	F		65 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	69	3,333
229,995	29/06/2018	CV23 0GN	S	Y	F		67 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	69	3,333
249,995	29/06/2018	CV23 0GN	S	Y	F		69 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	106	2,358
249,995	29/06/2018	CV23 0GN	S	Y	F		71 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	106	2,358
249,995	29/06/2018	CV23 0GN	S	Y	F		73 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	106	2,358
251,995	29/06/2018	CV23 0GN	S	Y	F		75 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	106	2,377
315,000	29/06/2018	CV23 0HR	D	Y	F		1 ASTER DRIVE		RUGBY	RUGBY	WARWICKSHIRE	112	2,813
479,950	29/06/2018	CV23 0SW	D	Y	F		7 SHIRFORD MEWS		RUGBY	RUGBY	WARWICKSHIRE	146	3,287
296,995	29/06/2018	CV23 0YA	D	Y	F		4 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	107	2,776
304,995	29/06/2018	CV23 0YD	D	Y	F		21 STRETTON CLOSE		RUGBY	RUGBY	WARWICKSHIRE	114	2,675
310,000	29/06/2018	CV23 1AA	S	Y	F		7 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	131	2,366
459,995	29/06/2018	CV23 1AD	D	Y	F		6 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	168	2,738
409,995	29/06/2018	CV23 1AD	D	Y	F		8 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	135	3,037
385,000	29/06/2018	CV23 1AD	D	Y	F		10 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	127	3,031
317,000	29/06/2018	CV23 1AF	D	Y	F		9 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	108	2,935
375,000	29/06/2018	CV23 1AF	D	Y	F		11 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	127	2,953
364,995	29/06/2018	CV23 1AH	D	Y	F		5 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	126	2,897
399,995	29/06/2018	CV23 1AH	D	Y	F		7 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	127	3,150
499,950	29/06/2018	CV23 1AS	D	Y	F		89 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	203	2,463
101,250	29/06/2018	CV23 9FP	F	Y	L		19 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	46	2,201
105,000	29/06/2018	CV23 9FP	F	Y	L		20 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	56	1,875
101,250	29/06/2018	CV23 9FP	F	Y	L		21 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	45	2,250
105,000	29/06/2018	CV23 9FP	F	Y	L		22 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	57	1,842
101,250	29/06/2018	CV23 9FP	F	Y	L		23 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	46	2,201
105,000	29/06/2018	CV23 9FP	F	Y	L		24 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	56	1,875
385,000	02/07/2018	CV22 7YW	S	Y	L		20 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	122	3,156
349,995	03/07/2018	CV22 7DU	D	Y	F		54 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	116	3,017
374,995	03/07/2018	CV22 7WH	D	Y	F		1 CRESSIDA WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	131	2,863
329,995	05/07/2018	CV22 7YN	D	Y	F		3 BROWN CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	107	3,084
369,995	06/07/2018	CV22 7DU	D	Y	F		52 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	120	3,083
292,000	06/07/2018	CV22 7ZR	D	Y	F		10 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	96	3,042
297,995	13/07/2018	CV23 0YA	D	Y	F		6 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	107	2,785
256,995	16/07/2018	CV23 0YA	D	Y	F		1 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	86	2,988
278,750	16/07/2018	CV23 1AS	S	Y	F		41 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	81	3,441
285,000	17/07/2018	CV22 7YE	S	Y	F		7 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,740
314,995	19/07/2018	CV21 4PA	D	Y	F		5 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	108	2,917
284,995	20/07/2018	CV21 3UG	T	Y	F		17 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,522
292,000	20/07/2018	CV21 3UT	S	Y	F	4	EDGINTON COUR ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,584
650,000	20/07/2018	CV22 6BN	D	Y	F		9 EARLE GARDENS	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	195	3,333
464,995	20/07/2018	CV22 7XD	D	Y	F		24 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	154	3,019
134,531	20/07/2018	CV22 7YA	S	Y	F		10 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
134,531	20/07/2018	CV22 7YA	S	Y	F		12 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
293,000	20/07/2018	CV22 7YQ	S	Y	F		53 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,817
519,995	20/07/2018	CV22 7ZE	D	Y	F		15 SIDNEY WOLFE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	183	2,842
510,000	24/07/2018	CV22 7YQ	D	Y	F		5 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	197	2,589

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Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
254,995	26/07/2018	CV21 1HZ	S	Y	F		23 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	78	3,269
289,995	27/07/2018	CV21 3UG	T	Y	F		13 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,566
288,000	27/07/2018	CV21 3UG	T	Y	F		15 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,549
339,995	27/07/2018	CV21 3UG	D	Y	F		27 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	111	3,063
289,995	27/07/2018	CV21 3UT	S	Y	F	5	EDGINTON COUR ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	113	2,566
350,000	27/07/2018	CV21 3UT	D	Y	F	6	EDGINTON COUR ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	111	3,153
250,000	27/07/2018	CV21 3UT	S	Y	F	7	EDGINTON COUR ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	70	3,571
250,000	27/07/2018	CV21 3UT	S	Y	F	8	EDGINTON COUR ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	70	3,571
319,995	27/07/2018	CV21 4PA	D	Y	F		1 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	108	2,963
377,500	27/07/2018	CV22 7XD	D	Y	F		18 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	128	2,949
429,995	27/07/2018	CV22 7YL	D	Y	F		11 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	138	3,116
369,995	27/07/2018	CV22 7YL	D	Y	F		13 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	122	3,033
369,995	27/07/2018	CV22 7YL	D	Y	F		15 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	122	3,033
430,000	27/07/2018	CV22 7YN	D	Y	F		1 BROWN CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	143	3,007
399,995	27/07/2018	CV22 7YQ	D	Y	F		11 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	138	2,899
390,000	27/07/2018	CV22 7YQ	D	Y	F		89 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	127	3,071
370,000	27/07/2018	CV22 7YW	S	Y	L		37 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	117	3,162
272,000	27/07/2018	CV22 7ZR	D	Y	F		14 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	91	2,989
194,995	27/07/2018	CV23 0YA	S	Y	F		3 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,545
195,500	27/07/2018	CV23 0YA	S	Y	F		5 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,555
295,000	27/07/2018	CV23 9FP	S	Y	F		27 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	110	2,682
300,000	27/07/2018	CV23 9FP	D	Y	F		29 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	89	3,371
199,995	30/07/2018	CV21 1NS	D	Y	F		35 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	59	3,390
232,995	31/07/2018	CV23 0XS	S	Y	F		3 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	79	2,949
325,000	31/07/2018	CV23 9FP	D	Y	F		15 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	116	2,802
295,000	31/07/2018	CV23 9FP	S	Y	F		28 LELLEFORD CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	111	2,658
299,995	02/08/2018	CV21 4PA	D	Y	F		24 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	94	3,191
424,995	03/08/2018	CV21 1UQ	D	Y	F		7 ACER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	161	2,640
379,950	03/08/2018	CV21 1UQ	D	Y	F		8 ACER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	139	2,733
499,995	03/08/2018	CV22 7WX	D	Y	F		3 TITANIA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	175	2,857
282,500	03/08/2018	CV23 0YA	D	Y	F		8 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	100	2,825
299,950	03/08/2018	CV23 1AX	S	Y	F		3 WALMSLEY ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	98	3,061
622,950	08/08/2018	CV23 0SW	D	Y	F		6 SHIRFORD MEWS		RUGBY	RUGBY	WARWICKSHIRE	187	3,331
374,995	13/08/2018	CV21 1UQ	S	Y	F		9 ACER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	136	2,757
125,000	16/08/2018	CV21 3DJ	F	Y	L	FLAT 1	SYMINGTON HOU SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE	37	3,378
100,000	16/08/2018	CV21 3DJ	F	Y	L	FLAT 2	SYMINGTON HOU SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE	31	3,226
100,000	16/08/2018	CV21 3DQ	F	Y	L	FLAT 2	SYMINGTON HOU MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE	70	1,429
100,000	16/08/2018	CV21 3DQ	F	Y	L	FLAT 6	SYMINGTON HOU MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE	30	3,333
259,995	16/08/2018	CV23 0YA	D	Y	F		10 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	85	3,059
254,995	17/08/2018	CV21 1HZ	S	Y	F		21 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	78	3,269
459,995	17/08/2018	CV22 7WX	D	Y	F		2 TITANIA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	152	3,026
295,000	17/08/2018	CV22 7XY	S	Y	F		6 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	111	2,658
196,995	17/08/2018	CV23 0YA	S	Y	F		7 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,582
197,995	17/08/2018	CV23 0YA	S	Y	F		9 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	55	3,600
469,750	20/08/2018	CV23 1BB	D	Y	F		1 WROUGHTON DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	155	3,031
366,495	22/08/2018	CV22 5QR	D	Y	F		19 GREEN GROVE		RUGBY	RUGBY	WARWICKSHIRE	111	3,302
231,995	22/08/2018	CV23 0XS	S	Y	F		5 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	79	2,937
242,995	24/08/2018	CV21 1HZ	S	Y	F		17 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	74	3,284
242,995	24/08/2018	CV21 1HZ	S	Y	F		19 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	74	3,284
359,995	24/08/2018	CV21 4PA	D	Y	F		12 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	130	2,769
314,995	24/08/2018	CV21 4PA	D	Y	F		16 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	108	2,917

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
239,995	24/08/2018	CV21 4PB	S	Y	F		16 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	77	3,117
239,995	24/08/2018	CV21 4PB	S	Y	F		17 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	77	3,117
374,995	24/08/2018	CV22 7WX	D	Y	F		1 TITANIA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	120	3,125
134,531	24/08/2018	CV22 7YQ	S	Y	F		83 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
134,531	24/08/2018	CV22 7YQ	S	Y	F		85 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
409,995	24/08/2018	CV23 1AA	D	Y	F		21 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	135	3,037
309,750	24/08/2018	CV23 1AS	D	Y	F		43 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	89	3,480
201,995	29/08/2018	CV21 1HZ	T	Y	F		11 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	59	3,424
295,000	29/08/2018	CV22 7XY	S	Y	F		4 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	111	2,658
278,995	30/08/2018	CV21 1NS	S	Y	F		37 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	89	3,135
199,995	31/08/2018	CV21 1HZ	T	Y	F		13 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	59	3,390
200,995	31/08/2018	CV21 1HZ	T	Y	F		15 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	59	3,407
274,950	31/08/2018	CV21 1UQ	D	Y	F		10 ACER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	88	3,124
365,000	31/08/2018	CV22 5SF	D	Y	F		15 WARWICK WAY		RUGBY	RUGBY	WARWICKSHIRE	111	3,288
379,000	31/08/2018	CV22 7XU	D	Y	F		12 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	124	3,056
250,000	31/08/2018	CV22 7XY	S	Y	F		8 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	78	3,205
560,000	31/08/2018	CV22 7YQ	D	Y	F		59 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	212	2,642
383,000	31/08/2018	CV22 7ZR	D	Y	F		16 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	137	2,796
274,995	31/08/2018	CV23 0GN	D	Y	F		30 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	91	3,022
256,995	31/08/2018	CV23 0XW	D	Y	F		1 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	86	2,988
338,995	31/08/2018	CV23 0YA	D	Y	F		12 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	126	2,690
354,995	31/08/2018	CV23 1AA	D	Y	F		15 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	114	3,114
299,995	31/08/2018	CV23 1AH	T	Y	F		9 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	100	3,000
209,000	31/08/2018	CV23 1AT	T	Y	F		12 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	70	2,986
399,950	31/08/2018	CV23 1AX	D	Y	F		11 WALMSLEY ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	139	2,877
215,000	31/08/2018	CV23 9FQ	T	Y	F		4 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	65	3,308
210,000	31/08/2018	CV23 9FQ	T	Y	F		6 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	65	3,231
210,000	31/08/2018	CV23 9FQ	T	Y	F		8 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	65	3,231
355,000	04/09/2018	CV22 7YQ	D	Y	F		57 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	114	3,114
359,995	07/09/2018	CV21 1UD	D	Y	F		1 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	124	2,903
317,995	07/09/2018	CV21 4PB	D	Y	F		18 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	108	2,944
495,000	07/09/2018	CV22 7YN	D	Y	F		9 BROWN CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	170	2,912
299,995	07/09/2018	CV23 1AD	T	Y	F		12 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	100	3,000
319,995	10/09/2018	CV23 0GN	D	Y	F		24 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	112	2,857
335,000	11/09/2018	CV22 7ZR	D	Y	F		18 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	114	2,939
293,000	13/09/2018	CV22 7YQ	S	Y	F		51 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,817
256,000	14/09/2018	CV22 7ZR	S	Y	F		22 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	89	2,876
238,995	17/09/2018	CV23 0XT	S	Y	F		6 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	79	3,025
420,000	19/09/2018	CV22 7XU	D	Y	F		8 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	145	2,897
450,000	21/09/2018	CV22 5LX	D	Y	F		JESSAMINE HOUSE WILLOW LANE		RUGBY	RUGBY	WARWICKSHIRE	169	2,663
250,000	21/09/2018	CV22 7XY	S	Y	F		13 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	78	3,205
335,995	21/09/2018	CV23 0YA	D	Y	F		13 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	126	2,667
250,000	24/09/2018	CV22 7ZR	S	Y	F		24 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	89	2,809
334,995	25/09/2018	CV22 7YL	D	Y	F		17 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	107	3,131
238,995	25/09/2018	CV23 0XT	S	Y	F		8 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	79	3,025
287,000	26/09/2018	CV22 7XU	D	Y	F		14 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	96	2,990
510,000	26/09/2018	CV22 7YD	D	Y	F		2 GRANGE COTTAGE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	208	2,452
383,995	26/09/2018	CV23 1AA	D	Y	F		23 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	134	2,866
199,995	26/09/2018	CV23 1AJ	S	Y	F		12 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	64	3,125
240,000	26/09/2018	CV23 9FQ	T	Y	F		14 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	79	3,038
242,500	27/09/2018	CV23 9FQ	T	Y	F		18 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	79	3,070

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
399,995	28/09/2018	CV21 1UD	D	Y	F		3 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	154	2,597
414,995	28/09/2018	CV21 1UD	D	Y	F		5 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	161	2,578
424,995	28/09/2018	CV21 1UD	D	Y	F		9 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	161	2,640
349,995	28/09/2018	CV21 3UG	D	Y	F		9 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	111	3,153
399,995	28/09/2018	CV21 3UG	D	Y	F		11 ACADEMY DRIVE		RUGBY	RUGBY	WARWICKSHIRE	127	3,150
415,995	28/09/2018	CV22 5SF	D	Y	F		3 WARWICK WAY		RUGBY	RUGBY	WARWICKSHIRE	126	3,302
410,995	28/09/2018	CV22 5SF	D	Y	F		4 WARWICK WAY		RUGBY	RUGBY	WARWICKSHIRE	127	3,236
354,995	28/09/2018	CV22 7WN	D	Y	F		1 MARINA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	116	3,060
255,000	28/09/2018	CV22 7XY	S	Y	F		5 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	84	3,036
369,000	28/09/2018	CV22 7YQ	D	Y	F		87 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	115	3,209
381,000	28/09/2018	CV22 7ZR	D	Y	F		12 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	124	3,073
399,995	28/09/2018	CV23 1AA	D	Y	F		4 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	135	2,963
419,995	28/09/2018	CV23 1AA	D	Y	F		6 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	145	2,897
304,995	28/09/2018	CV23 1AA	D	Y	F		13 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	94	3,245
289,995	28/09/2018	CV23 1AA	D	Y	F		17 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,187
289,995	28/09/2018	CV23 1AA	D	Y	F		19 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,187
244,995	28/09/2018	CV23 1AD	T	Y	F		14 FAULKNER ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	83	2,952
299,995	28/09/2018	CV23 1AF	D	Y	F		1 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	94	3,191
265,000	28/09/2018	CV23 1AF	D	Y	F		4 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	90	2,944
324,995	28/09/2018	CV23 1AF	D	Y	F		8 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	108	3,009
369,995	28/09/2018	CV23 1AF	D	Y	F		10 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	126	2,936
284,995	28/09/2018	CV23 1AF	S	Y	F		20 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	103	2,767
289,995	28/09/2018	CV23 1AF	S	Y	F		22 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	103	2,815
354,995	28/09/2018	CV23 1AH	D	Y	F		14 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	100	3,550
389,995	28/09/2018	CV23 1AH	D	Y	F		16 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	138	2,826
205,000	28/09/2018	CV23 1AJ	S	Y	F		14 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	64	3,203
205,000	28/09/2018	CV23 1AJ	S	Y	F		16 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	64	3,203
205,000	28/09/2018	CV23 1AJ	S	Y	F		18 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	64	3,203
209,950	28/09/2018	CV23 1AT	S	Y	F		6 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	70	2,999
211,950	28/09/2018	CV23 1AT	T	Y	F		8 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	70	3,028
295,000	28/09/2018	CV23 9FQ	S	Y	F		12 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	107	2,757
225,000	28/09/2018	CV23 9FQ	T	Y	F		16 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	79	2,848
544,995	04/10/2018	CV22 5QW	D	Y	F		12 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	185	2,946
379,950	05/10/2018	CV21 1UD	D	Y	F		7 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	139	2,733
339,995	05/10/2018	CV23 1AF	D	Y	F		18 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	117	2,906
335,995	08/10/2018	CV23 0YA	D	Y	F		15 BATT CLOSE		RUGBY	RUGBY	WARWICKSHIRE	126	2,667
241,995	12/10/2018	CV21 4PB	S	Y	F		15 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	77	3,143
660,000	12/10/2018	CV22 5BF	D	Y	F		4 ROSEMARY GARDENS		RUGBY	RUGBY	WARWICKSHIRE	241	2,739
340,995	12/10/2018	CV23 0XT	D	Y	F		18 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	126	2,706
284,995	12/10/2018	CV23 1AF	D	Y	F		5 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,132
585,000	18/10/2018	CV22 7YD	D	Y	F		1 GRANGE COTTAGE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	208	2,813
241,995	19/10/2018	CV21 4PB	S	Y	F		14 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	77	3,143
379,995	22/10/2018	CV22 7DU	D	Y	F		50 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	131	2,901
290,995	24/10/2018	CV23 0XT	D	Y	F		14 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	100	2,910
289,995	24/10/2018	CV23 0XT	D	Y	F		16 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	100	2,900
464,995	25/10/2018	CV22 7ZE	D	Y	F		1 SIDNEY WOLFE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	167	2,784
284,995	26/10/2018	CV21 4PB	D	Y	F		1 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	90	3,167
544,995	26/10/2018	CV22 5QW	D	Y	F		10 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE	185	2,946
384,995	26/10/2018	CV22 7DU	D	Y	F		28 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	120	3,208
290,000	26/10/2018	CV22 7ZQ	D	Y	F		2 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	96	3,021
275,000	26/10/2018	CV22 7ZR	D	Y	F		11 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,022

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold		No	Street	Town	Town	Borough	County		Area - sqm	Price psm
505,000	26/10/2018	CV23 1AA	D	Y	F			2 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		172	2,936
364,950	26/10/2018	CV23 1AT	D	Y	F			3 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		116	3,146
161,945	29/10/2018	CV22 7YA	T	Y	F			3 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		70	2,314
161,945	29/10/2018	CV22 7YA	T	Y	F			5 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		70	2,314
161,945	29/10/2018	CV22 7YA	T	Y	F			7 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		70	2,314
161,945	29/10/2018	CV22 7YA	T	Y	F			9 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		70	2,314
269,995	29/10/2018	CV23 0GN	D	Y	F			28 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE		88	3,068
364,950	29/10/2018	CV23 1AT	D	Y	F			2 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		114	3,201
299,000	30/10/2018	CV22 7XX	S	Y	F			83 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		111	2,694
385,000	30/10/2018	CV22 7YW	T	Y	L			22 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		122	3,156
204,995	31/10/2018	CV21 1HZ	S	Y	F			27 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		60	3,417
292,995	31/10/2018	CV21 1HZ	D	Y	F			29 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		91	3,220
319,995	31/10/2018	CV21 1HZ	S	Y	F			31 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		126	2,540
319,995	31/10/2018	CV21 1HZ	S	Y	F			33 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		126	2,540
302,995	31/10/2018	CV21 1NS	D	Y	F			31 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		87	3,483
625,000	31/10/2018	CV22 6BZ	D	Y	F			14 BOUGHTON CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE		206	3,034
500,000	31/10/2018	CV22 7YQ	D	Y	F			3 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		197	2,538
445,000	31/10/2018	CV22 7ZR	D	Y	F			8 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		150	2,967
269,995	31/10/2018	CV23 0GN	D	Y	F			26 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE		88	3,068
267,950	31/10/2018	CV23 1AU	S	Y	F			3 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		91	2,945
212,950	31/10/2018	CV23 1AU	S	Y	F			9 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		70	3,042
212,950	31/10/2018	CV23 1AU	S	Y	F			11 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		70	3,042
212,950	31/10/2018	CV23 1AU	S	Y	F			13 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		70	3,042
285,000	31/10/2018	CV23 9FQ	S	Y	F			10 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		113	2,522
375,000	31/10/2018	CV23 9FQ	D	Y	F			29 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		134	2,799
365,000	31/10/2018	CV23 9FQ	D	Y	F			33 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		128	2,852
384,995	01/11/2018	CV22 7DU	D	Y	F			32 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		131	2,939
254,995	01/11/2018	CV23 0XT	S	Y	F			12 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE		79	3,228
244,995	02/11/2018	CV21 1HZ	S	Y	F			9 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE		74	3,311
579,750	02/11/2018	CV22 6BN	D	Y	F			12 EARLE GARDENS	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE		172	3,371
599,750	02/11/2018	CV22 6BZ	D	Y	F			2 BOUGHTON CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE		191	3,140
289,750	02/11/2018	CV23 1BA	S	Y	F			8 MADIGAN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		88	3,293
449,995	08/11/2018	CV22 5QW	D	Y	F			8 WINDMILL DRIVE		RUGBY	RUGBY	WARWICKSHIRE		149	3,020
537,500	08/11/2018	CV22 7YD	D	Y	F			4 GRANGE COTTAGE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		208	2,584
294,995	09/11/2018	CV21 1NS	D	Y	F			17 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		91	3,242
199,995	09/11/2018	CV21 1NS	S	Y	F			19 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		59	3,390
474,995	09/11/2018	CV22 7UU	D	Y	F			15 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		152	3,125
479,995	09/11/2018	CV22 7ZE	D	Y	F			11 SIDNEY WOLFE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		167	2,874
479,995	09/11/2018	CV22 7ZE	D	Y	F			13 SIDNEY WOLFE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		167	2,874
264,995	09/11/2018	CV23 0XT	D	Y	F			10 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE		86	3,081
379,995	14/11/2018	CV23 1AF	D	Y	F			17 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		134	2,836
321,995	16/11/2018	CV21 1NS	S	Y	F			13 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		126	2,556
321,995	16/11/2018	CV21 1NS	S	Y	F			15 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		126	2,556
175,000	16/11/2018	CV21 3DJ	F	Y	L	FLAT 6	SYMINGTON HO	SPRING STREET		RUGBY	RUGBY	WARWICKSHIRE		72	2,431
265,000	16/11/2018	CV21 4PA	D	Y	F			22 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		89	2,978
489,995	16/11/2018	CV22 7UU	D	Y	F			17 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		164	2,988
285,000	16/11/2018	CV22 7XY	D	Y	F			1 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		86	3,314
237,995	16/11/2018	CV23 0XS	S	Y	F			7 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE		79	3,013
235,995	16/11/2018	CV23 0XS	S	Y	F			9 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE		79	2,987
355,000	16/11/2018	CV23 9FQ	D	Y	F			35 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		131	2,710
249,950	23/11/2018	CV21 1SA	S	Y	F			16 CYPRESS ROAD		RUGBY	RUGBY	WARWICKSHIRE		86	2,906

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
489,995	23/11/2018	CV22 7UU	D	Y	F		19 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	164	2,988
419,995	23/11/2018	CV22 7YL	D	Y	F		7 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	138	3,043
375,000	23/11/2018	CV22 7YW	S	Y	L		21 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	117	3,205
339,995	23/11/2018	CV22 7ZE	D	Y	F		9 SIDNEY WOLFE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	107	3,178
290,000	23/11/2018	CV22 7ZR	D	Y	F		5 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	96	3,021
294,950	26/11/2018	CV21 1SA	D	Y	F		18 CYPRESS ROAD		RUGBY	RUGBY	WARWICKSHIRE	97	3,041
585,000	26/11/2018	CV23 0SW	D	Y	F		5 SHIRFORD MEWS		RUGBY	RUGBY	WARWICKSHIRE	187	3,128
299,000	28/11/2018	CV22 7XX	S	Y	F		91 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	111	2,694
279,995	28/11/2018	CV23 1AF	S	Y	F		14 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	103	2,718
299,000	29/11/2018	CV22 7XX	S	Y	F		85 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	111	2,694
276,995	29/11/2018	CV23 0XW	D	Y	F		9 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	88	3,148
219,995	29/11/2018	CV23 1AB	S	Y	F		3 BARN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	71	3,099
269,995	30/11/2018	CV21 1HZ	S	Y	F		25 BAKER STREET		RUGBY	RUGBY	WARWICKSHIRE	89	3,034
285,000	30/11/2018	CV21 1NT	D	Y	F		1 HUGHES CLOSE		RUGBY	RUGBY	WARWICKSHIRE	87	3,276
285,000	30/11/2018	CV21 1NT	D	Y	F		2 HUGHES CLOSE		RUGBY	RUGBY	WARWICKSHIRE	87	3,276
205,000	30/11/2018	CV21 1NT	T	Y	F		3 HUGHES CLOSE		RUGBY	RUGBY	WARWICKSHIRE	59	3,475
203,000	30/11/2018	CV21 1NT	T	Y	F		4 HUGHES CLOSE		RUGBY	RUGBY	WARWICKSHIRE	59	3,441
207,000	30/11/2018	CV21 1NT	S	Y	F		6 HUGHES CLOSE		RUGBY	RUGBY	WARWICKSHIRE	59	3,508
244,950	30/11/2018	CV21 1SA	S	Y	F		14 CYPRESS ROAD		RUGBY	RUGBY	WARWICKSHIRE	86	2,848
269,950	30/11/2018	CV21 1UE	S	Y	F		1 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	111	2,432
269,950	30/11/2018	CV21 1UE	S	Y	F		3 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	111	2,432
363,950	30/11/2018	CV21 1UE	D	Y	F		5 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	128	2,843
299,995	30/11/2018	CV21 4PA	D	Y	F		18 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	94	3,191
493,995	30/11/2018	CV22 5SF	D	Y	F		2 WARWICK WAY		RUGBY	RUGBY	WARWICKSHIRE	143	3,455
293,000	30/11/2018	CV22 7XD	S	Y	F		38 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,817
339,995	30/11/2018	CV22 7ZE	D	Y	F		7 SIDNEY WOLFE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	107	3,178
269,995	30/11/2018	CV23 0GN	D	Y	F		22 SNELSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	88	3,068
269,995	30/11/2018	CV23 0HR	D	Y	F		3 ASTER DRIVE		RUGBY	RUGBY	WARWICKSHIRE	91	2,967
274,995	30/11/2018	CV23 0JQ	D	Y	F		4 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	91	3,022
273,995	30/11/2018	CV23 0LD	D	Y	F		2 BROME CLOSE		RUGBY	RUGBY	WARWICKSHIRE	91	3,011
269,995	30/11/2018	CV23 0XW	D	Y	F		3 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	88	3,068
290,995	30/11/2018	CV23 0XW	D	Y	F		5 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	100	2,910
229,995	30/11/2018	CV23 1AB	S	Y	F		2 BARN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	71	3,239
227,995	30/11/2018	CV23 1AG	S	Y	F		2 LEE DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	71	3,211
319,995	30/11/2018	CV23 1AJ	D	Y	F		2 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	94	3,404
359,750	30/11/2018	CV23 1BA	D	Y	F		4 MADIGAN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	107	3,362
380,000	30/11/2018	CV23 9FR	D	Y	F		1 HERDWICK CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	134	2,836
469,995	03/12/2018	CV22 7DU	D	Y	F		30 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	152	3,092
321,995	03/12/2018	CV23 0JQ	D	Y	F		2 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	112	2,875
314,950	07/12/2018	CV21 1UE	D	Y	F		7 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	108	2,916
319,995	07/12/2018	CV21 4PR	D	Y	F		2 SIDINGS WAY	HILLMORTON	RUGBY	RUGBY	WARWICKSHIRE	108	2,963
509,995	07/12/2018	CV22 7DU	D	Y	F		26 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	175	2,914
293,000	07/12/2018	CV22 7XD	S	Y	F		36 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,817
295,000	07/12/2018	CV22 7XX	S	Y	F		89 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	111	2,658
232,995	07/12/2018	CV23 0JQ	S	Y	F		7 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	69	3,377
273,995	07/12/2018	CV23 0JQ	D	Y	F		9 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	112	2,446
284,995	07/12/2018	CV23 1AF	D	Y	F		2 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	94	3,032
329,750	07/12/2018	CV23 1AS	D	Y	F		25 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	102	3,233
305,995	11/12/2018	CV23 1AJ	D	Y	F		10 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	93	3,290
204,995	12/12/2018	CV23 0JQ	S	Y	F		3 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	58	3,534
529,995	13/12/2018	CV22 5RA	D	Y	F		1 STRATFORD LANE		RUGBY	RUGBY	WARWICKSHIRE	185	2,865

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
279,000	13/12/2018	CV22 7ZQ	D	Y	F		25 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,066
204,995	13/12/2018	CV23 0JQ	S	Y	F		1 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	58	3,534
232,995	13/12/2018	CV23 0JQ	S	Y	F		5 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	69	3,377
268,995	13/12/2018	CV23 0JQ	D	Y	F		6 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE	88	3,057
275,000	14/12/2018	CV21 1SA	T	Y	F		39 CYPRESS ROAD		RUGBY	RUGBY	WARWICKSHIRE	106	2,594
199,950	14/12/2018	CV21 1UD	T	Y	F		2 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	74	2,702
279,950	14/12/2018	CV21 1UE	D	Y	F		9 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	90	3,111
329,995	14/12/2018	CV21 1UE	D	Y	F		11 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	116	2,845
113,698	14/12/2018	CV22 5SE	S	Y	F		1 BOSWORTH AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	1,439
519,995	14/12/2018	CV22 7UU	D	Y	F		21 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	175	2,971
299,000	14/12/2018	CV22 7XX	S	Y	F		87 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	111	2,694
246,750	14/12/2018	CV22 7XY	S	Y	F		11 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	78	3,163
480,000	14/12/2018	CV22 7YE	D	Y	F		11 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	212	2,264
400,000	14/12/2018	CV22 7YG	D	Y	F		8 RICHARD HODGKINSON CLOS	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	128	3,125
134,531	14/12/2018	CV22 7YL	T	Y	F		6 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
134,531	14/12/2018	CV22 7YL	T	Y	F		8 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
134,531	14/12/2018	CV22 7YL	T	Y	F		10 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	58	2,320
395,000	14/12/2018	CV22 7ZQ	D	Y	F		22 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	137	2,883
264,995	14/12/2018	CV23 0XS	D	Y	F		11 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	86	3,081
244,995	14/12/2018	CV23 0XS	S	Y	F		15 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	79	3,101
293,995	14/12/2018	CV23 0XS	D	Y	F		17 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	100	2,940
295,995	14/12/2018	CV23 0XS	D	Y	F		19 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	100	2,960
201,995	14/12/2018	CV23 1AA	S	Y	F		10 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	64	3,156
359,995	14/12/2018	CV23 1AH	D	Y	F		36 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	122	2,951
369,995	14/12/2018	CV23 1AH	D	Y	F		38 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	126	2,936
339,995	14/12/2018	CV23 1AJ	D	Y	F		1 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	117	2,906
489,995	17/12/2018	CV22 7WL	D	Y	F		1 VIOLA ROAD	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	164	2,988
365,000	17/12/2018	CV22 7YW	S	Y	L		35 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	117	3,120
510,000	19/12/2018	CV22 7YQ	D	Y	F		1 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	212	2,406
380,000	19/12/2018	CV22 7YQ	D	Y	F		55 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	127	2,992
270,000	19/12/2018	CV23 9FQ	D	Y	F		37 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	84	3,214
234,000	20/12/2018	CV22 7XY	S	Y	F		7 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	84	2,786
276,995	20/12/2018	CV23 0LD	D	Y	F		3 BROME CLOSE		RUGBY	RUGBY	WARWICKSHIRE	91	3,044
364,995	20/12/2018	CV23 1AF	D	Y	F		24 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	126	2,897
349,950	20/12/2018	CV23 1AT	D	Y	F		7 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	118	2,966
350,000	20/12/2018	CV23 9FQ	D	Y	F		31 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	131	2,672
175,000	21/12/2018	CV21 3DQ	F	Y	L	FLAT 10	MARKET STREET	SYMINGTON HOULTON	RUGBY	RUGBY	WARWICKSHIRE	87	2,011
449,995	21/12/2018	CV22 5RA	S	Y	F		5 STRATFORD LANE		RUGBY	RUGBY	WARWICKSHIRE	148	3,041
579,750	21/12/2018	CV22 6BZ	D	Y	F		3 BOUGHTON CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	172	3,371
276,995	21/12/2018	CV23 0XW	D	Y	F		4 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	88	3,148
290,995	21/12/2018	CV23 0XW	D	Y	F		6 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	100	2,910
276,995	21/12/2018	CV23 0XW	D	Y	F		8 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	88	3,148
342,995	21/12/2018	CV23 0XW	D	Y	F		11 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	126	2,722
259,750	21/12/2018	CV23 1AS	D	Y	F		67 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	123	2,112
375,000	10/01/2019	CV22 7XU	D	Y	F		10 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	124	3,024
287,000	10/01/2019	CV22 7ZQ	D	Y	F		1 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	100	2,870
302,000	11/01/2019	CV22 7ZQ	D	Y	F		29 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	96	3,146
349,995	18/01/2019	CV21 4PR	D	Y	F		6 SIDINGS WAY	HILLMORTON	RUGBY	RUGBY	WARWICKSHIRE	130	2,692
474,995	18/01/2019	CV22 7WX	D	Y	F		4 TITANIA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	164	2,896
286,995	25/01/2019	CV21 4PA	D	Y	F		9 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	90	3,189
474,995	25/01/2019	CV22 7WN	D	Y	F		2 MARINA CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	179	2,654

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
499,995	25/01/2019	CV22 7XD	D	Y	F		20 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	183	2,732
293,000	25/01/2019	CV22 7XD	S	Y	F		32 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,817
293,000	25/01/2019	CV22 7XD	S	Y	F		34 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	104	2,817
335,000	25/01/2019	CV22 7ZQ	D	Y	F		20 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	114	2,939
205,995	25/01/2019	CV23 1AA	S	Y	F		12 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	64	3,219
279,995	25/01/2019	CV23 1AF	S	Y	F		12 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	103	2,718
229,995	25/01/2019	CV23 1AG	S	Y	F		4 LEE DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	71	3,239
279,995	25/01/2019	CV23 1AJ	D	Y	F		4 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	90	3,111
297,000	29/01/2019	CV23 1AJ	D	Y	F		20 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	93	3,194
300,000	30/01/2019	CV23 9FR	S	Y	F		3 HERDWICK CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	111	2,703
375,000	30/01/2019	CV23 9FR	D	Y	F		4 HERDWICK CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	134	2,799
355,000	31/01/2019	CV21 1UD	D	Y	F		6 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE	126	2,817
239,950	31/01/2019	CV21 1UF	S	Y	F		10 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	3,037
234,950	31/01/2019	CV21 1UF	S	Y	F		12 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	2,974
254,950	31/01/2019	CV21 1UF	T	Y	F		22 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	111	2,297
229,950	31/01/2019	CV21 1UF	T	Y	F		24 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	2,911
560,000	31/01/2019	CV22 7YD	D	Y	F		7 GRANGE COTTAGE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	208	2,692
207,995	31/01/2019	CV23 0GN	T	Y	F		32 SNELLSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	58	3,586
295,000	31/01/2019	CV23 9FR	S	Y	F		2 HERDWICK CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	110	2,682
579,750	01/02/2019	CV22 6BZ	D	Y	F		4 BOUGHTON CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	172	3,371
269,995	01/02/2019	CV23 0XW	D	Y	F		13 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE	86	3,139
299,750	01/02/2019	CV23 1AS	D	Y	F		33 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	89	3,368
359,750	01/02/2019	CV23 1AS	D	Y	F		61 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	88	4,088
199,950	01/02/2019	CV23 1AX	D	Y	F		6 WALMSLEY ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	61	3,278
625,000	07/02/2019	CV22 6BN	D	Y	F		10 EARLE GARDENS	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	206	3,034
489,995	08/02/2019	CV22 7DU	D	Y	F		34 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	164	2,988
440,000	08/02/2019	CV23 0SN	D	Y	F		2 EDWARD CAVE WALK	NEWTON	RUGBY	RUGBY	WARWICKSHIRE	146	3,014
369,750	13/02/2019	CV23 1BA	D	Y	F		6 MADIGAN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	120	3,081
264,995	15/02/2019	CV22 7XX	S	Y	F		77 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	90	2,944
275,000	19/02/2019	CV22 7ZR	D	Y	F		7 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	91	3,022
450,000	22/02/2019	CV22 5BF	D	Y	F		1 ROSEMARY GARDENS		RUGBY	RUGBY	WARWICKSHIRE	157	2,866
520,500	22/02/2019	CV22 7XD	D	Y	F		22 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	184	2,829
266,995	22/02/2019	CV23 0XS	D	Y	F		1 MONCK LANE		RUGBY	RUGBY	WARWICKSHIRE	86	3,105
284,750	22/02/2019	CV23 1BA	S	Y	F		1 MADIGAN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	88	3,236
137,800	25/02/2019	CV23 0HR	F	Y	F		7 ASTER DRIVE		RUGBY	RUGBY	WARWICKSHIRE	49	2,812
259,950	26/02/2019	CV21 1UF	T	Y	F		20 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	111	2,342
199,950	26/02/2019	CV21 1UF	T	Y	F		26 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	69	2,898
244,995	27/02/2019	CV21 1NS	S	Y	F		29 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	78	3,141
249,995	27/02/2019	CV21 1NS	D	Y	F		50 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE	74	3,378
222,000	28/02/2019	CV21 1NY	S	Y	F		5 PARKER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	66	3,364
330,950	28/02/2019	CV21 1UE	D	Y	F		8 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	111	2,982
229,950	28/02/2019	CV21 1UF	T	Y	F		16 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	2,911
264,950	28/02/2019	CV21 1UF	T	Y	F		18 MAGNOLIA AVENUE		RUGBY	RUGBY	WARWICKSHIRE	111	2,387
239,995	28/02/2019	CV21 4PA	S	Y	F		11 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	77	3,117
615,000	28/02/2019	CV22 6BZ	D	Y	F		5 BOUGHTON CLOSE	DUNCHURCH	RUGBY	RUGBY	WARWICKSHIRE	191	3,220
500,000	28/02/2019	CV22 7XD	D	Y	F		44 ELBOROW WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	178	2,809
264,995	28/02/2019	CV22 7XX	S	Y	F		75 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	90	2,944
329,995	28/02/2019	CV22 7YA	D	Y	F		15 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	121	2,727
405,000	28/02/2019	CV22 7ZQ	D	Y	F		23 DODGSON CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	124	3,266
239,995	28/02/2019	CV23 0GN	T	Y	F		40 SNELLSDALE ROAD		RUGBY	RUGBY	WARWICKSHIRE	84	2,857
359,995	28/02/2019	CV23 1AA	D	Y	F		16 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	122	2,951

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold		No	Street	Town	Town	Borough	County		Area - sqm	Price psm
279,995	28/02/2019	CV23 1AF	D	Y	F			3 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		91	3,077
389,995	28/02/2019	CV23 1AF	D	Y	F			16 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		145	2,690
269,995	28/02/2019	CV23 1AJ	D	Y	F			3 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		90	3,000
277,795	28/02/2019	CV23 1AJ	S	Y	F			5 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		103	2,697
259,950	28/02/2019	CV23 1AU	S	Y	F			15 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		91	2,857
330,000	28/02/2019	CV23 9FQ	D	Y	F			52 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		116	2,845
290,000	28/02/2019	CV23 9FR	D	Y	F			6 HERDWICK CLOSE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		89	3,258
269,995	01/03/2019	CV21 1NS	S	Y	F			48 WYNNE CRESCENT		RUGBY	RUGBY	WARWICKSHIRE		90	3,000
290,000	01/03/2019	CV21 4PA	D	Y	F			20 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		94	3,085
236,950	08/03/2019	CV21 1UE	T	Y	F			12 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE		79	2,999
238,950	08/03/2019	CV21 1UE	T	Y	F			14 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE		79	3,025
299,950	08/03/2019	CV23 0SN	D	Y	F			1 EDWARD CAVE WALK	NEWTON	RUGBY	RUGBY	WARWICKSHIRE		93	3,225
254,750	08/03/2019	CV23 1AS	S	Y	F			35 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		87	2,928
524,995	14/03/2019	CV22 7WL	D	Y	F			3 VIOLA ROAD	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		175	3,000
215,995	15/03/2019	CV21 1NY	S	Y	F			2 PARKER CLOSE		RUGBY	RUGBY	WARWICKSHIRE		66	3,273
384,950	15/03/2019	CV21 1UD	D	Y	F			8 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE		134	2,873
339,995	15/03/2019	CV21 4PA	D	Y	F			14 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		129	2,636
475,000	15/03/2019	CV22 7YE	D	Y	F			28 HANNAH TWINING CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		197	2,411
500,000	15/03/2019	CV23 0SN	D	Y	F			12 EDWARD CAVE WALK	NEWTON	RUGBY	RUGBY	WARWICKSHIRE		171	2,924
250,000	18/03/2019	CV23 1AU	S	Y	F			7 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		91	2,747
238,950	21/03/2019	CV21 1UE	T	Y	F			10 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE		79	3,025
234,950	22/03/2019	CV21 1SA	T	Y	F			20 CYPRESS ROAD		RUGBY	RUGBY	WARWICKSHIRE		78	3,012
287,000	22/03/2019	CV22 7ZR	D	Y	F			13 STANFORD WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		100	2,870
245,000	22/03/2019	CV23 9FQ	T	Y	F			24 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE		79	3,101
349,950	25/03/2019	CV23 1AX	D	Y	F			12 WALMSLEY ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		116	3,017
409,750	25/03/2019	CV23 1BA	D	Y	F			7 MADIGAN CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		140	2,927
264,950	27/03/2019	CV23 1AT	S	Y	F			4 MARCONI CLOSE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		91	2,912
424,000	28/03/2019	CV22 7XY	D	Y	F			2 EAST CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		143	2,965
324,995	28/03/2019	CV23 0JQ	D	Y	F			11 OXLIP CLOSE		RUGBY	RUGBY	WARWICKSHIRE		112	2,902
109,018	28/03/2019	CV23 0LE	T	Y	F			2 LUPIN CLOSE		RUGBY	RUGBY	WARWICKSHIRE		58	1,880
109,018	28/03/2019	CV23 0LE	T	Y	F			4 LUPIN CLOSE		RUGBY	RUGBY	WARWICKSHIRE		58	1,880
109,018	28/03/2019	CV23 0LE	T	Y	F			6 LUPIN CLOSE		RUGBY	RUGBY	WARWICKSHIRE		58	1,880
429,995	28/03/2019	CV23 0SN	D	Y	F			14 EDWARD CAVE WALK	NEWTON	RUGBY	RUGBY	WARWICKSHIRE		146	2,945
215,995	29/03/2019	CV21 1NY	S	Y	F			4 PARKER CLOSE		RUGBY	RUGBY	WARWICKSHIRE		66	3,273
229,950	29/03/2019	CV21 1SA	S	Y	F			22 CYPRESS ROAD		RUGBY	RUGBY	WARWICKSHIRE		78	2,948
499,950	29/03/2019	CV21 1UD	D	Y	F			11 REDWOOD ROAD		RUGBY	RUGBY	WARWICKSHIRE		167	2,994
147,000	29/03/2019	CV21 3DQ	F	Y	L	FLAT 11	SYMINGTON HO	MARKET STREET		RUGBY	RUGBY	WARWICKSHIRE		68	2,162
289,995	29/03/2019	CV21 4PA	D	Y	F			28 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		90	3,222
322,995	29/03/2019	CV21 4PA	D	Y	F			36 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		108	2,991
319,995	29/03/2019	CV21 4PA	D	Y	F			40 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		108	2,963
239,995	29/03/2019	CV21 4PA	S	Y	F			42 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE		77	3,117
405,995	29/03/2019	CV21 4PR	D	Y	F			10 SIDINGS WAY	HILLMORTON	RUGBY	RUGBY	WARWICKSHIRE		141	2,879
474,995	29/03/2019	CV22 7DU	D	Y	F			38 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		152	3,125
309,995	29/03/2019	CV22 7XX	S	Y	F			69 TRUSSELL WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		121	2,562
370,000	29/03/2019	CV22 7YL	D	Y	F			9 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE		128	2,891
234,995	29/03/2019	CV23 0HR	S	Y	F			6 ASTER DRIVE		RUGBY	RUGBY	WARWICKSHIRE		69	3,406
299,995	29/03/2019	CV23 0XW	D	Y	F			18 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		100	3,000
321,995	29/03/2019	CV23 0XW	D	Y	F			20 PAGE CLOSE		RUGBY	RUGBY	WARWICKSHIRE		114	2,825
280,000	29/03/2019	CV23 1AA	D	Y	F			8 ANGWIN AVENUE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		97	2,887
379,995	29/03/2019	CV23 1AH	D	Y	F			18 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		138	2,754
249,995	29/03/2019	CV23 1AH	S	Y	F			22 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE		75	3,333

Appendix 2

Price	Date	Postcode	Type	New build	Fhold/Lhold	No	Street	Town	Town	Borough	County	Area - sqm	Price psm
274,995	29/03/2019	CV23 1AJ	S	Y	F		7 PINETREE WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	103	2,670
254,750	29/03/2019	CV23 1AS	S	Y	F		37 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	87	2,928
260,000	29/03/2019	CV23 1AX	S	Y	F		7 WALMSLEY ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	98	2,653
228,000	29/03/2019	CV23 9FQ	T	Y	F		22 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	79	2,886
499,950	01/04/2019	CV22 7YW	D	Y	L		31 POLO DRIVE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	168	2,976
215,995	03/04/2019	CV21 1NY	S	Y	F		3 PARKER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	66	3,273
489,995	05/04/2019	CV22 7UU	D	Y	F		23 OPHELIA CRESCENT	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	164	2,988
330,000	05/04/2019	CV22 7YA	D	Y	F		13 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	121	2,727
560,000	05/04/2019	CV22 7YD	D	Y	F		8 GRANGE COTTAGE CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	186	3,011
374,995	10/04/2019	CV22 7YA	D	Y	F		11 ERNEST HARVEY CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	128	2,930
499,995	12/04/2019	CV22 7WL	D	Y	F		5 VIOLA ROAD	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	179	2,793
239,995	15/04/2019	CV21 4PA	S	Y	F		13 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	77	3,117
350,000	15/04/2019	CV22 7YG	D	Y	F		6 RICHARD HODGKINSON CLOS	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	115	3,043
209,950	18/04/2019	CV21 1UT	S	Y	F		6 OSIER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	66	3,181
189,950	18/04/2019	CV21 1UT	F	Y	F		7 OSIER CLOSE		RUGBY	RUGBY	WARWICKSHIRE	56	3,392
265,000	18/04/2019	CV21 4PA	D	Y	F		3 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	89	2,978
234,995	18/04/2019	CV21 4PA	S	Y	F		44 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	77	3,052
384,995	18/04/2019	CV22 7ZJ	D	Y	F		8 WILLIAM SIMMONDS CLOSE	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	128	3,008
309,950	26/04/2019	CV21 1UE	D	Y	F		16 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	111	2,792
314,950	26/04/2019	CV21 1UE	D	Y	F		18 JUNIPER WAY		RUGBY	RUGBY	WARWICKSHIRE	108	2,916
234,995	26/04/2019	CV21 4PA	S	Y	F		46 WEST COAST LANE		RUGBY	RUGBY	WARWICKSHIRE	77	3,052
393,995	26/04/2019	CV22 7YL	D	Y	F		2 RICHARD WALKER WAY	CAWSTON	RUGBY	RUGBY	WARWICKSHIRE	138	2,855
520,000	26/04/2019	CV23 0SN	D	Y	F		3 EDWARD CAVE WALK	NEWTON	RUGBY	RUGBY	WARWICKSHIRE	171	3,041
232,000	26/04/2019	CV23 0XL	S	Y	F		17 SKELHORN AVENUE		RUGBY	RUGBY	WARWICKSHIRE	79	2,937
269,995	26/04/2019	CV23 1AF	D	Y	F		6 HUGHES DRIVE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	94	2,872
379,000	26/04/2019	CV23 1AH	D	Y	F		24 MAXWELL ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	138	2,746
288,750	26/04/2019	CV23 1AS	D	Y	F		27 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	89	3,244
257,950	26/04/2019	CV23 1AX	S	Y	F		10 WALMSLEY ROAD	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	2,835
259,750	26/04/2019	CV23 1BE	S	Y	F		2 MUIRHEAD RISE	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	88	2,952
369,950	29/04/2019	CV23 0FW	D	Y	F		7 COOMBE ROAD		RUGBY	RUGBY	WARWICKSHIRE	111	3,333
284,950	30/04/2019	CV23 1AR	T	Y	F		39 HOULTON WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	112	2,544
254,950	30/04/2019	CV23 1AU	S	Y	F		5 SHAUGHNESSY WAY	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	91	2,802
385,000	30/04/2019	CV23 9FQ	D	Y	F		40 KERRY HILL DRIVE	LONG LAWFORD	RUGBY	RUGBY	WARWICKSHIRE	134	2,873
349,950	01/05/2019	CV23 0FW	D	Y	F		9 COOMBE ROAD		RUGBY	RUGBY	WARWICKSHIRE	94	3,723
265,000	10/05/2019	CV21 4PB	D	Y	F		12 BALLAST CLOSE		RUGBY	RUGBY	WARWICKSHIRE	89	2,978
259,750	10/05/2019	CV23 1AS	S	Y	F		59 MAINE STREET	HOULTON	RUGBY	RUGBY	WARWICKSHIRE	88	2,952

Lease Comps Summary

Lease Comps Report

Deals

15

Asking Rent Per SF

£11.45

Achieved Rent Per SF

£10.67

Avg. Months On Market

10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	15	£10.00	£11.45	£11.10	£15.49
Achieved Rent Per SF	15	£10.00	£10.67	£10.71	£12.03
Net Effective Rent Per SF	6	£10.00	£10.68	£10.60	£11.36
Asking Rent Discount	15	-0.8%	6.9%	0.0%	35.4%
TI Allowance	-	-	-	-	-
Rent Free Months	1	1	1	1	1

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	15	1	10	6	46
Deal Size	15	291	1,069	980	2,642
Lease Deal in Months	11	36.0	63.0	60.0	120.0
Floor Number	15	GRND	GRND	GRND	GRND

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Jarvis House 157 Sadler	★★★★★	2,642	GRND	02/09/2019	New	£11.36	Effective
2 Mablethorpe Business C... Enterprise Rd	★★★★★	504	GRND	01/05/2019	New	£11.20/fri	Effective
3 Moulton Park Owl Close Moulton Park	★★★★★	980	GRND	11/03/2019	New	£10.20/fri	Effective
4 Freemans Cmn	★★★★★	672	GRND	25/02/2019	New	£10.71	Achieved
5 12 Millbrook Close	★★★★★	1,138	GRND	04/02/2019	New	£10.54	Achieved
6 Alfreton Rd	★★★★★	2,260	GRND	30/01/2019	New	£10.00/fri	Effective
7 Sherwood Forest & Craft... Studio 15 Forest Corner	★★★★★	291	GRND	28/01/2019	New	£12.03/iro	Achieved
8 Low Farm Pl	★★★★★	1,000	GRND	01/01/2019	New	£10.00/fri	Effective
9 42-54 The Halfcroft	★★★★★	760	GRND	23/11/2018	New	£10.20	Achieved
10 Pottery Ln W	★★★★★	538	GRND	12/10/2018	New	£11.21	Achieved
2 Mablethorpe Business C... Enterprise Rd	★★★★★	648	GRND	01/10/2018	New	£11.10/fri	Achieved
11 Lower Farm Pl	★★★★★	980	GRND	12/09/2018	New	£10.20/fri	Achieved
10 Pottery Ln W	★★★★★	538	GRND	06/07/2018	New	£11.12/fri	Achieved
12 Caswell Rd	★★★★★	2,104	GRND	01/06/2018	New	£11.00/fri	Effective
13 Owl Close	★★★★★	980	GRND	23/03/2018	New	£10.20/fri	Achieved

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

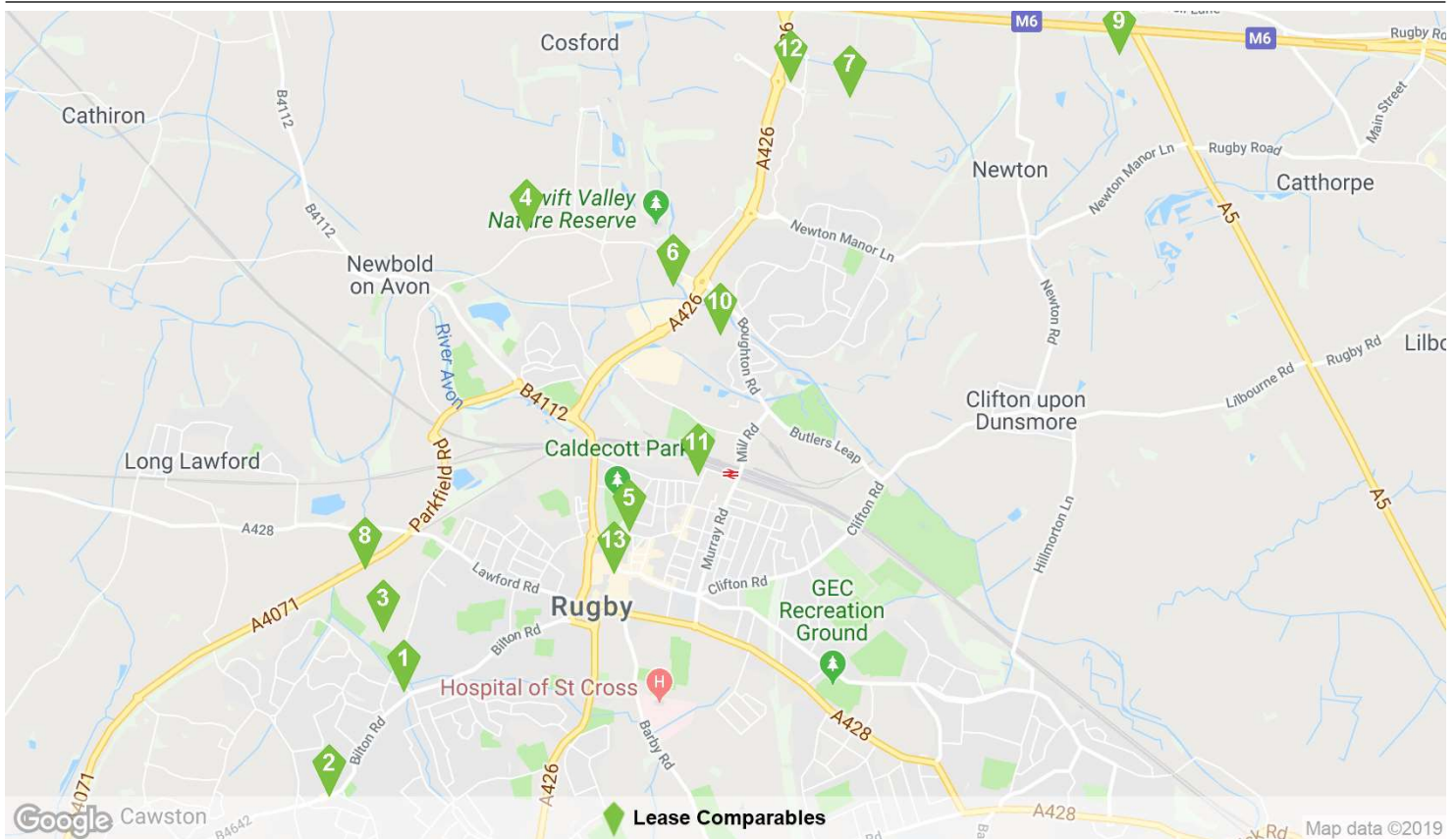
15

£11.35

£5.48

10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	7	£9.75	£11.35	£13.48	£16.50
Achieved Rent Per SF	3	£5.31	£5.48	£13.66	£16.50
Net Effective Rent Per SF	1	£13.44	£13.44	£13.44	£13.44
Asking Rent Discount	2	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	1	1	1	1	1

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	12	0	10	6	40
Deal Size	15	476	9,968	1,953	84,879
Lease Deal in Months	2	60.0	66.0	66.0	72.0
Floor Number	14	GRND	1	GRND	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Bernhard Court Bilton Rd	★★★★★	1,897	2nd	29/07/2019	New	£10.00/fri	Asking
2 13 The Green	★★★★★	476	GRND	02/04/2019	New	£13.44	Effective
3 Aspects House 66A Somers Rd	★★★★★	1,953	GRND,1	01/02/2019	New	£11.00/fri	Asking
4 Triton Park Brownsover Rd	★★★★★	3,376	GRND,1	01/12/2018	New	-	-
5 Regent Court Regent PI	★★★★★	530	GRND	31/08/2018	New	-	-
6 2 Swift Park	★★★★★	2,120	Unkwn	08/07/2018	New	-	-
7 iQuarter	★★★★★	917	1st	01/06/2018	New	£16.50/fri	Achieved
8 Somers Rd	★★★★★	25,000	GRND	25/04/2018	-	-	-
9 Watling St	★★★★★	5,217	GRND	01/02/2018	New	-	-
9 Watling St	★★★★★	707	1st	01/02/2018	New	-	-
10 GE Energy Broughton Rd	★★★★★	84,879	1-3	15/01/2018	Renewal	£5.31/fri	Achieved
11 Myson House Railway Ter	★★★★★	5,650	3rd	01/12/2017	New	£9.75	Asking
4 Triton Park Brownsover Rd	★★★★★	14,230	GRND,1	01/10/2017	New	-	-
12 Davy Ct	★★★★★	1,728	GRND,1	29/09/2017	New	£14.00/fri	Asking
13 20-22 Market PI	★★★★★	853	2nd	01/09/2017	New	£13.48	Asking

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

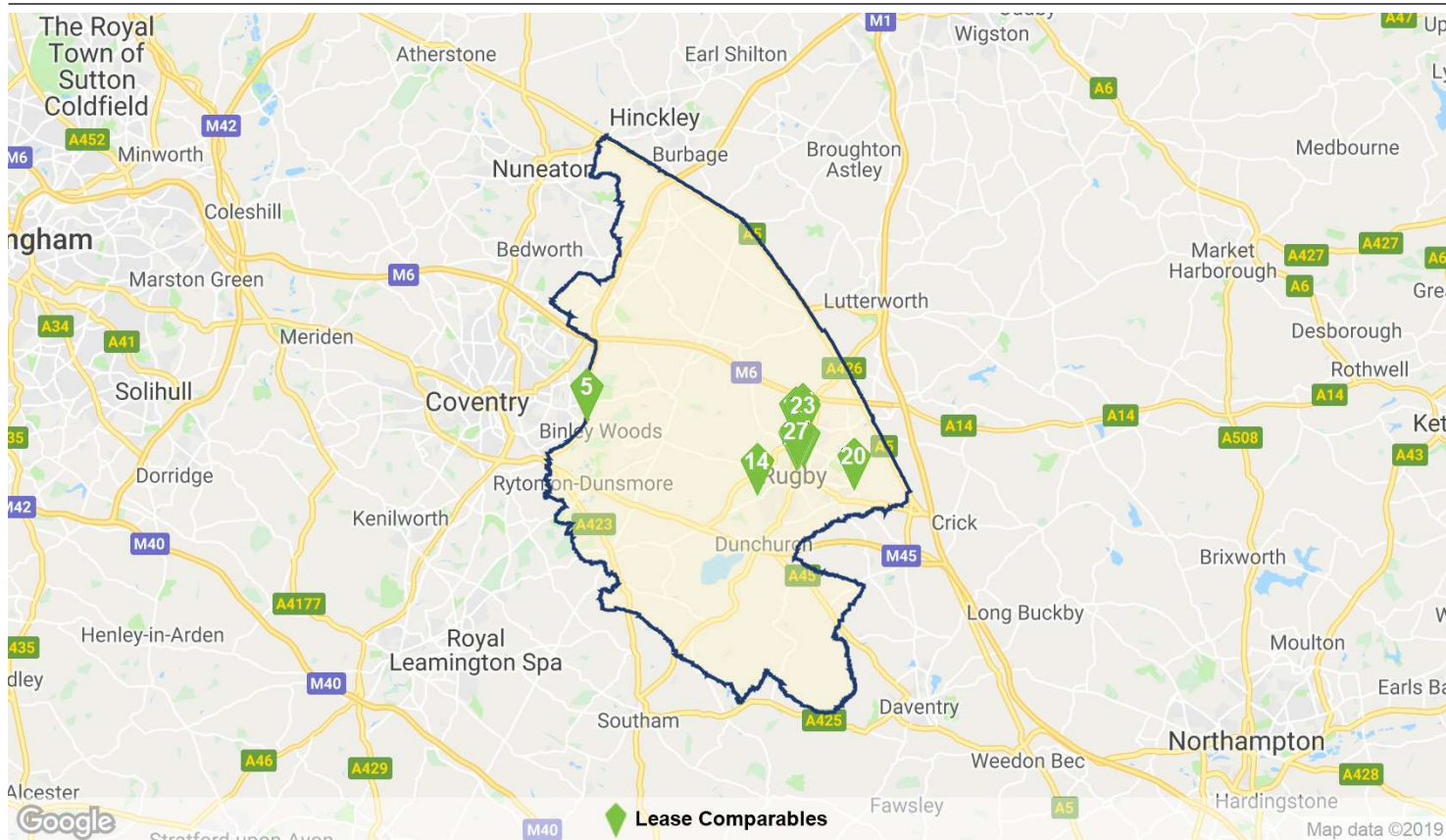
50

£19.53

£20.03

17

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	30	£5.88	£19.53	£17.89	£56.10
Achieved Rent Per SF	34	£5.88	£20.03	£18.48	£53.57
Net Effective Rent Per SF	25	£7.98	£19.61	£23.31	£46.70
Asking Rent Discount	18	-25.7%	24.9%	4.8%	75.0%
TI Allowance	-	-	-	-	-
Rent Free Months	23	1	9	9	20

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	33	1	17	11	83
Deal Size	50	280	4,047	1,697	18,106
Lease Deal in Months	37	12.0	108.0	120.0	240.0
Floor Number	50	BSMT	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 66 Church St	★★★★★	336	GRND	04/04/2019	New	£38.69	Effective
2 Chapel Street Dining Chapel St	★★★★★	1,426	GRND	01/04/2019	New	£56.10/fri	Asking
3 15 Albert St	★★★★★	1,000	GRND	01/03/2019	New	£11.95/fri	Asking
4 2A Market Pl	★★★★★	586	GRND	17/01/2019	New	£30.83/fri	Effective
5 Greens Home and Garden Rugby Rd	★★★★★	1,427	GRND	16/01/2019	New	£16.82	Effective
6 1 Eastfield Place	★★★★★	1,837	GRND	04/01/2019	New	£10.34	Achieved
7 Chapel St	★★★★★	503	GRND	23/11/2018	New	£39.76/fri	Achieved
8 Rugby Central Shopping... 15 North St	★★★★★	1,250	GRND	01/11/2018	New	-	-
9 15 North St	★★★★★	1,597	GRND,1	01/11/2018	New	£11.90/fri	Achieved
10 Elliot's Field Leicester Rd	★★★★★	7,500	GRND	31/10/2018	New	-	-
5 Greens Home and Garden Rugby Rd	★★★★★	818	GRND	31/10/2018	New	£23.23	Effective
8 Rugby Central Shopping... 15 North St	★★★★★	1,250	GRND,1	25/10/2018	New	£11.86/fri	Effective
11 17-19 Clifton Rd	★★★★★	1,827	GRND	08/10/2018	New	£9.85/fri	Asking
10 Elliot's Field Leicester Rd	★★★★★	10,000	GRND	01/10/2018	New	-	-
12 35 Sheep St	★★★★★	1,236	GRND	10/09/2018	New	£13.35/fri	Asking
13 31-32 High St	★★★★★	1,183	GRND	20/08/2018	New	£8.45/iri	Achieved
14 18 Main St	★★★★★	594	GRND	16/07/2018	New	£20.20	Asking
2 Chapel Street Dining Chapel St	★★★★★	2,900	GRND	10/07/2018	New	£18.10/fri	Achieved
4 2 Market Pl	★★★★★	1,171	GRND	06/07/2018	New	£23.49/fri	Effective
15 Unit A Leicester Rd	★★★★★	2,588	GRND	02/07/2018	New	£31.86/fri	Effective
16 Junction One Retail Park Leicester	★★★★★	4,800	GRND	25/06/2018	New	£10.83/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
17 10 Regent St	★★★★★	1,940	BSMT,G...	01/06/2018	New	£10.43/fri	Achieved
8 Rugby Central Shopping... Market Mall	★★★★★	280	GRND	04/05/2018	Renewal	£46.70/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	7,616	GRND	12/04/2018	New	£26.26/fri	Effective
18 11-17 Bank St	★★★★★	924	GRND	30/03/2018	New	£12.24/iri	Effective
10 Elliot's Field Leicester Rd	★★★★★	18,106	GRND,...	19/03/2018	New	£16.79/fri	Effective
19 Chapel St	★★★★★	1,355	GRND,1	08/03/2018	New	£14.76/fri	Achieved
20 The Stag & Pheasant 28 School Rd	★★★★★	2,762	GRND	02/03/2018	New	£5.88	Achieved
8 Rugby Central Shopping... Northway	★★★★★	945	GRND	12/02/2018	New	£29.63/fri	Asking
21 36 High St	★★★★★	570	GRND	22/12/2017	New	£21.05	Effective
22 25 Sheep St	★★★★★	770	BSMT,G...	18/12/2017	New	£16.23/fri	Asking
7 Chapel St	★★★★★	503	GRND	30/11/2017	New	£41.23/fri	Effective
23 Junction One Retail Park... Leicester Rd	★★★★★	13,677	GRND	20/11/2017	New	£16.64/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	1,915	GRND	30/10/2017	New	£29.28/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	8,109	GRND	30/10/2017	New	£29.79/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	11,768	GRND	30/10/2017	New	£26.98/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	17,851	GRND,...	30/10/2017	New	£14.69/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	14,963	GRND	30/10/2017	New	£23.31/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	12,675	GRND,...	30/10/2017	New	£16.78/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	1,797	GRND	30/10/2017	New	£36.78/fri	Effective
10 Elliot's Field Leicester Rd	★★★★★	17,878	GRND,...	30/10/2017	New	£14.91/fri	Effective
8 Rugby Central Shopping... Market Mall	★★★★★	3,132	GRND,1	16/10/2017	New	£7.98/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
24 4 Lawrence Sheriff St	★★★★★	1,192	BSMT,G...	14/10/2017	New	£12.58	Asking
25 34 Regent St	★★★★★	695	GRND	29/09/2017	New	£24.46/iro	Asking
26 5A Market Pl	★★★★★	4,722	GRND,1	17/09/2017	New	£7.41/fri	Achieved
8 Rugby Central Shopping... 35B Manning Walk	★★★★★	561	GRND	12/09/2017	New	£45.45/fri	Asking
8 Rugby Central Shopping... 28 Northway	★★★★★	3,304	GRND,1	12/09/2017	New	£12.71/fri	Asking
8 Rugby Central Shopping... 43-44 Market Mall	★★★★★	3,243	GRND,1	12/09/2017	New	£16.19/fri	Asking
8 Rugby Central Shopping... Manning Walk	★★★★★	2,906	1st	12/09/2017	New	-	-
27 6 North St	★★★★★	371	GRND	04/09/2017	New	£26.91/fri	Effective

Appendix 2 - Local Plan policies

General principles	Policy requirement	Cost implications for development										
<p>GP1: Securing Sustainable Development</p>	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.</p>	<p>None</p>										
<p>GP2: Settlement Hierarchy</p>	<p>Development will be allocated and supported in accordance with the following Settlement Hierarchy, as defined on the Policies Map:</p> <table border="1" data-bbox="607 552 1364 1203"> <tr> <td data-bbox="607 552 904 667"> <p>Rugby town</p> </td> <td data-bbox="904 552 1364 667"> <p>Main focus for all development in the Borough. Development permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.</p> </td> </tr> <tr> <td data-bbox="607 667 904 900"> <p>Main Rural Settlements <i>Binley Woods, Brinklow, Clifton upon Dunsmore, Dunchurch, Long Lawford, Ryton on Dunsmore, Stretton on Dunsmore, Wolston, Wolvey.</i></p> </td> <td data-bbox="904 667 1364 900"> <p>Development will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites.</p> </td> </tr> <tr> <td data-bbox="607 900 904 1015"> <p>Rural Villages</p> </td> <td data-bbox="904 900 1364 1015"> <p>Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.</p> </td> </tr> <tr> <td data-bbox="607 1015 904 1129"> <p>Countryside</p> </td> <td data-bbox="904 1015 1364 1129"> <p>New development will be resisted; only where national policy on countryside locations allows will development be permitted.</p> </td> </tr> <tr> <td data-bbox="607 1129 904 1203"> <p>Green Belt</p> </td> <td data-bbox="904 1129 1364 1203"> <p>New development will be resisted; only where national policy on Green Belt allows will development be permitted.</p> </td> </tr> </table>	<p>Rugby town</p>	<p>Main focus for all development in the Borough. Development permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.</p>	<p>Main Rural Settlements <i>Binley Woods, Brinklow, Clifton upon Dunsmore, Dunchurch, Long Lawford, Ryton on Dunsmore, Stretton on Dunsmore, Wolston, Wolvey.</i></p>	<p>Development will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites.</p>	<p>Rural Villages</p>	<p>Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.</p>	<p>Countryside</p>	<p>New development will be resisted; only where national policy on countryside locations allows will development be permitted.</p>	<p>Green Belt</p>	<p>New development will be resisted; only where national policy on Green Belt allows will development be permitted.</p>	<p>Land use and housing supply issue only – no costs to developments that come forward on sites that are allocated</p>
<p>Rugby town</p>	<p>Main focus for all development in the Borough. Development permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.</p>											
<p>Main Rural Settlements <i>Binley Woods, Brinklow, Clifton upon Dunsmore, Dunchurch, Long Lawford, Ryton on Dunsmore, Stretton on Dunsmore, Wolston, Wolvey.</i></p>	<p>Development will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites.</p>											
<p>Rural Villages</p>	<p>Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.</p>											
<p>Countryside</p>	<p>New development will be resisted; only where national policy on countryside locations allows will development be permitted.</p>											
<p>Green Belt</p>	<p>New development will be resisted; only where national policy on Green Belt allows will development be permitted.</p>											
<p>GP3: Previously Developed Land and Conversions</p>	<p>The Council will support the redevelopment of previously developed land where proposals are compliant with the policies within this Local Plan. In particular consideration will be given to the following:</p> <ul style="list-style-type: none"> <li data-bbox="577 1378 1227 1402">• The visual impact on the surrounding landscape and properties; 	<p>Directs development to certain sites but has no cost implications for developments that are permitted by policy to come forward.</p>										

General principles	Policy requirement	Cost implications for development
	<ul style="list-style-type: none"> • The impact on existing services if an intensification of the land is proposed; and • The impact on any heritage or biodiversity assets. <p>Proposals to re-use and adapt existing buildings in rural areas will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> • The building is of permanent and substantial construction; • The condition of the building, its nature and location, makes it suitable for re-use or adaptation; • The proposed use or adaptation can be accommodated without extensive rebuilding; • The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings; • The proposal retains and respects the special qualities and features of Listed and other traditional rural buildings; and • The appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside. <p>Proposals which are deemed to be Permitted Development or where Prior Approval is required and granted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent updates to this) will be determined under the provisions of the GPDO.</p> <p>For proposals which involve changes to historic assets or their setting, this policy should be read in conjunction with SDC3: Protecting and Enhancing the Historic Environment.</p>	
GP4: Safeguarding Development Potential	<p>Planning permission will not be granted for development which would prejudice:</p> <ul style="list-style-type: none"> • The development potential of other land being realised which is necessary to meet the identified development needs of the Borough, support the long term planning of the area or the comprehensive development of an allocated site; • The provision of infrastructure identified as necessary to support the current and future development of the Borough; or 	Land use issue only – no costs for developments that do come forward on sites that are safeguarded by policy

General principles	Policy requirement	Cost implications for development
	<ul style="list-style-type: none"> Land that is demonstrated as required for flood risk management. 	
GP5: Neighbourhood Level Documents	<p>Neighbourhood Plans The Council will support communities in the preparation of neighbourhood plans. Neighbourhood plans will need to:</p> <ul style="list-style-type: none"> Have been through an independent examination process and have been made by Rugby Borough Council; Be in general conformity with the strategic policies of this Local Plan; and Not promote less development than is set out in this Local Plan. <p>Once made a neighbourhood plan forms part of the Development Plan for the Borough. The planning policies contained within a made neighbourhood plan will be used alongside the policies of this Local Plan to determine decisions on planning applications. Neighbourhood plans can also help to inform the requirement and scope of development contributions associated with a planning permission.</p> <p>Parish Plans and Design Guides Parish Plans and design guides will need to:</p> <ul style="list-style-type: none"> Have been endorsed by Rugby Borough Council; and Be in general conformity with the Local Plan. <p>Parish Plans and Design Guides do not form part of the development plan for the Borough. They will be a material consideration in determining decisions on planning applications.</p>	No cost issue for developments.
Development strategy		
DS1: Overall Development Needs	<p>Policy DS1: Overall Development Needs The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031:</p> <p>a) 12,400 additional homes, including 2,800 dwellings to contribute to Coventry's unmet needs, with the following phased annual requirement:</p> <ul style="list-style-type: none"> Phase 1 2011-2018 540 dwellings per annum Phase 2 2018-2031 663 dwellings per annum. <p>b) 208 ha of employment land, including 98 ha to contribute to Coventry's unmet needs. All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.</p>	Land use and housing/employment land supply issue only. No costs for developments on allocated sites.

General principles	Policy requirement	Cost implications for development										
<p>DS2: Sites for Gypsy, Travellers and Travelling Showpeople</p>	<p>The Council will allocate land in a separate Gypsy and Traveller Site Allocations DPD to meet the requirements for gypsy, travellers and travelling showpeople's accommodation as identified by the Gypsy and Traveller Accommodation Assessment (GTAA) 2017, where compliant with the definitions in Annex 1 of the Planning Policy for Traveller Sites (PPTS). The GTAA will be updated on a regular basis and as such the pitch allocations requirements will be updated through the GTAA process. The requirements identified in the GTAA 2017 are as follows:</p> <table border="1" data-bbox="566 453 1124 608"> <thead> <tr> <th>Timeframe</th> <th>Total required pitch provision</th> </tr> </thead> <tbody> <tr> <td>2017 to 2022</td> <td>35</td> </tr> <tr> <td>2022 to 2027</td> <td>12</td> </tr> <tr> <td>2027 to 2032</td> <td>14</td> </tr> <tr> <td>Total</td> <td>61</td> </tr> </tbody> </table>	Timeframe	Total required pitch provision	2017 to 2022	35	2022 to 2027	12	2027 to 2032	14	Total	61	<p>On the basis that sites allocated for G&T plots are not development sites for housing or employment, this policy has no cost implications.</p>
Timeframe	Total required pitch provision											
2017 to 2022	35											
2022 to 2027	12											
2027 to 2032	14											
Total	61											
<p>DS3: Residential Allocations</p>	<p>The following sites will be allocated for residential development and associated infrastructure and uses as shown on the Policies Map: Rugby Urban Edge</p> <p>DS3.1 Coton Park East (See Policy DS7) Around 800 DS3.2 Rugby Gateway* Around 1300 DS3.3 Rugby Radio Station* Around 6200 DS3.4 South West Rugby (See Policies DS8 and DS9) Around 5000</p> <p>*planning permission granted and under construction</p> <p>Main Rural Settlements DS3.5 Land at Sherwood Farm, Binley Woods Around 75 DS3.6 Land North of Coventry Road, Long Lawford Around 150 DS3.7 Leamington Road, Ryton on Dunsmore** Around 75 DS3.8 The Old Orchard, Plott Lane, Stretton on Dunsmore Around 25 DS3.9 Land Off Squires Road, Stretton on Dunsmore Around 50 DS3.10 Linden Tree Bungalow, Warwick Road, Wolston Around 15 DS3.11 Land at Coventry Road, Wolvey Around 15 DS3.12 Wolvey Campus, Leicester Road, Wolvey Around 85</p> <p>** Implementation of site allocation DS3.7 can only occur when adequate replacement of the pitch provision and training facility has been made to the satisfaction of Rugby Borough Council and Sport England and in accordance with national planning policy.</p>	<p>Land use issue only. No cost implications for sites that are allocated.</p>										
<p>DS4: Employment Allocations</p>	<p>The following sites will be allocated for employment development and associated infrastructure and uses as shown on the policies map:</p> <p>DS4.1 Coton Park East 7.5 ha</p>	<p>Land use issue only. No cost implications for sites that are allocated.</p>										

General principles	Policy requirement	Cost implications for development
	DS4.2 Rugby Radio Station* 16 ha DS4.3 South West Rugby 35 ha *planning permission granted	
DS5: Comprehensive Development of Strategic Sites	<p>Proposals for the development of strategic sites of over 100 dwellings should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals. More specifically, proposals for strategic sites must include:</p> <ul style="list-style-type: none"> • Provision of and/or connection to a direct, high quality public transport link between the site and key transport hubs such as railway stations and the town centre; • Provision of and/or connection to a comprehensive cycle network to link residential areas with the key on-site facilities, such as schools and community buildings, and comprehensive connections to existing adjacent developed areas; • Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and the Highways Agency; • Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities; • Comprehensive onsite Green Infrastructure Network, utilising existing habitats where possible, which links to adjacent networks; <p>The specific characteristics of each site will determine how these requirements will be met. This will be influenced by constraints, and the masterplanning, design and viability, where relevant policies in this Local Plan apply. Further onsite requirements are determined through the application of other relevant policies in this Local Plan.</p>	Normal requirements for strategic sites. Each strategic site will have its own infrastructure requirement, depending on site-specific requirements which will be determined at the development management stage.
DS6: Rural Allocations	<p>This Policy will be applied to all detailed proposals relating to sites DS3.5 to DS3.12 allocated by Policy DS3. Proposals for the development of rural allocations should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals. More specifically, proposals for rural housing sites allocated through this Local Plan must make specific provision for the following:</p> <ul style="list-style-type: none"> • The appropriate treatment of Green Belt boundaries, limiting the impact of the development on the Green Belt; • Density of development sympathetic to the settlement to which it will extend; • The provisions of any relevant Neighbourhood Plans in place, or extensive community engagement during the development of proposals where no Neighbourhood Plan is in place; • Provision of links to existing pedestrian and cycle paths with the adjacent settlement; • Provision for a comprehensive onsite Green Infrastructure Network, utilising existing habitats, where possible linking to adjacent networks; 	Normal requirements for rural sites. Each site will have its own requirement for green infrastructure, community facilities and public transport improvement, depending on site-specific requirements which will be determined at the development management stage.

General principles	Policy requirement	Cost implications for development
	<ul style="list-style-type: none"> • Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities, public transport improvements and open space by means of planning obligations; • Provision and/or improvement to telecommunications infrastructure, including broadband and mobile telephone services; and • Provision of appropriate design of the site to reflect any relevant historic environment offsite considerations. <p>Further onsite and offsite requirements are determined through the application of other relevant policies in this Local Plan and reference to Policy D4 and the Planning Obligations SPD.</p>	
DS7: Coton Park East	<p>This development site, as shown on the Policies Map, is allocated to provide around 800 dwellings and 7.5 ha employment land. Proposals for development within the allocation site should be informed by the Coton Park East Masterplan SPD. Employment development at this location should be provided to meet the qualitative demand for smaller units in the range of 5,000 - 50,000 sq.ft, in B1c, B2 and ancillary B8 employment uses. Within the broad locations identified in the Coton Park East Masterplan SPD, provision of the following facilities must be made:</p> <ul style="list-style-type: none"> • A local centre that contains one form entry primary school, with the flexibility to increase to two form entry if demonstrated necessary. This may be provided as part of an all-through school if the need for a secondary school on-site is deemed to be necessary; • A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible, particularly those present at the disused Great Central Railway local nature reserve; • On-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and Highways England; • Provision of a direct, high quality public transport link between the site, the railway station and the town centre; • Provision of a comprehensive cycle and footpath network to link residential areas with key on-site facilities and to service centres and community facilities located in existing adjacent development areas; <p>Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby to which a financial contribution will be required to provide for the school places generated by the development and pupil transportation. However, in order to safeguard provision for the eventuality that the capacity is not available at existing schools, an 8.5ha parcel of land is to be reserved on-site for a combined primary and secondary school. The location of this parcel of land has been identified on the policies map. The 8.5ha parcel will be reserved for a period of 12-24 months from the date of Local Plan adoption. After this time if the local planning authority does not require the land for a secondary school the land will be released for provision of the primary school and for residential use.</p>	<p>Site specific requirements – Primary School; green infrastructure; transport mitigation; public transport link to the railway station; cycle/walking network. Expansion of secondary school (financial contribution but gross to net area of site reduced to accommodate a reserve school site).</p>

General principles	Policy requirement	Cost implications for development
	Further onsite and offsite infrastructure requirements will be determined through the application of other policies in this Local Plan and in line with the requirements set out in the IDP. Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this policy.	
DS8: South West Rugby	<p>A new neighbourhood of around 5,000 dwellings and 35 ha of B8 employment land will be allocated on land to the South West of Rugby, as delineated on the Policies Map. Provision of the following onsite services and facilities will be made within a new mixed-use district centre as indicated in the South West Rugby Masterplan Supplementary Planning Document (SPD):</p> <ul style="list-style-type: none"> • A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors; • A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; and • Provision for a Safer Neighbourhood Team, as detailed in the IDP. <p>Within the broad locations identified in the South West Rugby Masterplan SPD, provision of the following facilities must be made:</p> <ul style="list-style-type: none"> • One secondary school, to be co-located with a two form entry primary school, as detailed in the IDP, located close to community facilities within the district centre; • A further two primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by Warwickshire County Council Education, as detailed in the IDP; • Other local facilities, as informed by the Masterplan SPD and planning applications, to be located in appropriate sustainable locations within or outside the district centre; and • Land for an onsite fire and rescue provision, as detailed in the IDP, must be made available within the South West Rugby allocation. <p>The site must also contain comprehensive sustainable transport provision that integrates with existing networks and provides good connectivity within the development and to the surrounding area including:</p> <ul style="list-style-type: none"> • An all traffic spine road network, as allocated in Policy DS9, and the Policies Map, and indicated in the Masterplan SPD, connecting the site to the existing highway network, phased according to milestones identified through the IDP; • Provision of a comprehensive walking and cycling network to link residential areas with the key facilities on the site, such as schools, health centres and retail services; • High quality public transport services to Rugby town centre; and • Further on-site and off-site measures to mitigate transport impact as detailed in the IDP, including access to the local and strategic road network as deemed necessary through the Strategic Transport Assessment and agreed by Warwickshire County Council (WCC) and Highways England. These measures will take account of the proposals within the IDP. <p>In addition to these requirements, proposals must:</p> <ul style="list-style-type: none"> • Incorporate a continuous Green and Blue infrastructure corridor, as part of the wider allocation, identified in the GI Policies Map, linking to adjacent networks 	<p>These facilities can be provided on a commercial basis. GP surgery will pay rent.</p> <p>3 x primary school 1 x secondary school</p> <p>Accommodated within gross to net site area</p> <p>Transport connections – spine road network – would be required regardless of policy to facilitate movement within the site.</p> <p>Walking and cycling network</p> <p>Public transport to Rugby town centre</p>

General principles	Policy requirement	Cost implications for development
	<p>and utilising existing and potential habitats and historic landscape, in particular between Cawston Spinney and Cock Robin Wood;</p> <ul style="list-style-type: none"> • Provide a Woodland Management Plan setting out how woodland within the boundaries of the allocation, in particular Cawston Spinney, will be protected from potential adverse impacts of new development, including details of a buffer in accordance with Natural England's standing advice on Ancient Woodland and Veteran Trees; • Specifically regarding the employment allocation to incorporate design and landscaping measures, including structural landscaping, to mitigate the impacts of the buildings on the surrounding landscape and setting of any nearby heritage and GI assets, including Thurlaston Conservation Area; and • Incorporate details of phasing and trigger levels for the provision of required infrastructure consistent with this policy, Policy DS9, the IDP and informed by the Masterplan SPD. <p>Development proposals shall respect and maintain a physical and visual separation between Rugby town and Dunchurch to prevent coalescence and protect their individual character and identity. A significant buffer between Rugby and Dunchurch, which incorporates a Green Infrastructure Corridor from Cock Robin Wood to Cawston Spinney, as identified in the South West Rugby Masterplan SPD, must form an integral part of proposals for the site.</p> <p>Development proposals within the South West Rugby allocation must come forward comprehensively, informed by the South West Rugby Masterplan SPD, and in accordance with the requirements of this policy, Policy DS9, the Policies Map, and the Infrastructure Delivery Plan. Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this Policy, or development that is inconsistent with the Masterplan for the site.</p> <p>Development proposals will require consultation with the Lead Local Flood Authority, in order to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadow SSSI.</p>	
DS9: South West Rugby Spine Road Network	<p>The Borough Council allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the delivery of the South West Rugby allocation, as identified on the plan below and on the Urban Policies Map. Development which is likely to prejudice delivery of this infrastructure will not be permitted. The design specification and routing of the spine road network will be considered in more detail in the South West Rugby Masterplan SPD and development proposals must be consistent with the agreed alignment as set out in this document. Full details will be provided in the supporting information to planning applications.</p> <p>Development proposals for South West Rugby must enable delivery of the full spine road network as early as possible post commencement of development on site, in accordance with the phasing milestones identified in the Infrastructure Delivery Plan.</p> <p>Proposals for development that are shown to have a severe impact on the local road network, before or after the implementation of the Dunchurch Crossroads mitigation</p>	Land use issue only. Seeks to protect alignment of spine road over various sites.

General principles	Policy requirement	Cost implications for development												
	<p>scheme, must demonstrate how they will contribute to the delivery of the spine road network, and ensure it is delivered according to the phasing milestones set out in the Infrastructure Delivery Plan and South West Rugby Masterplan SPD.</p> <p>Development proposals, including those outside of the South West Rugby allocation, will not be granted planning permission for implementation ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the agreement of Warwickshire County Council and Rugby Borough Council.</p> <p>Should the alignment of the spine road network be varied by agreement with the Highway Authority and Local Planning Authority in the light of further technical work, a revised alignment plan will be published to which this policy will apply.</p>													
Housing														
H1: Informing Housing Mix	<p>To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.</p> <p>New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.</p> <p>The Council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix which has regard to the SHMA, or relevant update, is compromised:</p> <ul style="list-style-type: none"> • Where the shape and size of the site justifies the delivery of a mix of housing; or • The location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station; or • Sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal; or • Where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need; or • Conversions, where the characteristics of the existing building prohibit a mix to be delivered; or • Where market factors demonstrate an alternative mix would better meet local demand. <p>Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom build as part of the mix and type of development.</p> <p>Private mix:</p> <table border="1" data-bbox="591 1225 1364 1321"> <tr> <td>1-bed</td> <td>2-bed</td> <td>3-bed</td> <td>4+ -bed</td> </tr> <tr> <td>5-10%</td> <td>25-30%</td> <td>40-45%</td> <td>20-25%</td> </tr> </table> <p>Affordable mix:</p> <table border="1" data-bbox="591 1378 1364 1410"> <tr> <td>1-bed</td> <td>2-bed</td> <td>3-bed</td> <td>4+ bed</td> </tr> </table>	1-bed	2-bed	3-bed	4+ -bed	5-10%	25-30%	40-45%	20-25%	1-bed	2-bed	3-bed	4+ bed	Housing mix tested in appraisals.
1-bed	2-bed	3-bed	4+ -bed											
5-10%	25-30%	40-45%	20-25%											
1-bed	2-bed	3-bed	4+ bed											

General principles	Policy requirement				Cost implications for development
	30-35%	30-35%	20-25%	5-10%	
H2: Affordable Housing Provision	<p>Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).</p> <p>On previously developed sites a target affordable housing provision of 20% will be sought. On green field sites a target affordable housing provision of 30% will be sought.</p> <p>The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance.</p> <p>The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book approach and may be subject to independent assessment (e.g. by the District Valuer Services or equivalent).</p> <p>Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community. Affordable housing should be provided on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.</p>				Tested in viability appraisals.
H3: Housing for Rural Businesses	<p>Proposals for a permanent dwelling, either by new build or conversion, for occupation by a person engaged in an agricultural operation, or other rural business within the countryside, will only be supported if all of the following criteria are met:</p> <ul style="list-style-type: none"> • There is a clearly established essential need for a dwelling; • The need relates to a full-time worker, or one who is primarily employed in the activity to which the application relates; • The agricultural unit and/or the rural enterprise concerned, are currently financially sound, and have a clear prospect of remaining so; and • The essential need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. <p>The size of any such rural workers dwelling should be commensurate with the established essential requirement. Dwellings that are unusually large in relation to the needs of the unit, will not be permitted. Any permission granted will be subject to an 'occupancy' condition. The variation or removal of such a condition will only be granted if it is clear that its original purpose is obsolete and no longer required. Proposals for the removal of occupancy conditions would only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.</p>				Land use issue only – not relevant to allocated housing sites or sites within areas where development is normally permitted.

General principles	Policy requirement	Cost implications for development
H4: Rural Exception Sites	<p>The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:</p> <ul style="list-style-type: none"> • It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations; • It is demonstrated no suitable alternative sites exist within the defined settlement boundary; and • Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside. <p>In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.</p> <p>In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.</p>	Rural exception sites will generally provide 100% affordable housing and therefore not CIL liable.
H5: Replacement Dwellings	<p>The replacement of dwellings within the Countryside and Green Belt will be permitted provided that:</p> <ul style="list-style-type: none"> • The form and bulk of the new dwelling is not materially larger than that of the original dwelling* or that which could be achieved as permitted development**; • The new dwelling is not more intrusive in the landscape than that which it replaces; • The new dwelling has substantially the same siting as the existing; and • The existing dwelling to be demolished is not of historic merit. <p>The removal of permitted development rights by condition may be included in any approval.</p> <p>*The term original dwelling means the house as it was first built or as it stood on 1 July 1948 (if it was constructed before this date).</p> <p>**Excluding detached outbuildings</p>	CIL will only be payable if owners seek to expand floor area of existing dwellings. Self-built dwellings will also be exempt. Likely scale of housing involved will be modest and not critical to delivering the scale of housing envisaged in the plan.
H6: Specialist Housing	<p>The Council will encourage the provision of housing to maximise the independence and choice of older people and those members of the community with specific housing needs.</p> <p>When assessing the suitability of sites and/or proposals for the development of specialist housing such as, but not restricted to, residential care homes, extra care housing and continuing care retirement communities, the Council will have regard to the following:</p> <ul style="list-style-type: none"> • The need for the accommodation proposed, whereby the development contributes towards specialist housing need as identified within the Strategic Housing Market Assessment (SHMA); and • The ability of future residents to access essential services, including public transport, shops and appropriate health care facilities. <p>Development proposals on Sustainable Urban Extensions will be expected to provide opportunities for the provision of housing to meet the housing needs of older persons, including the provision of residential care homes.</p>	Land use issue only.

General principles	Policy requirement	Cost implications for development
	<p>The Council also expects developers, through the design of developments, to enable people to live independently and safely in their own home for as long as possible, consistent with the aspiration of the Council and Warwickshire County Council. The Council will consider the inclusion of conditions to ensure future occupation remains for the specialist housing need it was intended.</p>	
Economic development		
<p>ED1: Protection of Rugby's Employment Land</p>	<p>With the exception of any sites allocated for other forms of development in this Local Plan, all employment sites, including the Existing Strategically Significant Employment Sites, Core Strategy allocations and new Local Plan employment allocations, as shown on the Policies Map, will be retained for employment purposes in the following use classes: B1(a), B1(b), B1(c), B2 and B8. Proposals for new employment development (including expansion of established businesses and upgrading, improvement or redevelopment of existing premises) will be permitted within all employment areas subject to accordance with other policies in the Local Plan. Provision should be made for the accommodation needs of small and medium sizes enterprises within both existing employment sites and new allocations. The infilling or the partial or complete redevelopment of existing employment sites will be supported subject to the consideration of potential impacts to their surroundings against the relevant policies in the Local Plan and national policy, in particular those sites located in the Green Belt. All land currently or last used for employment purposes will be protected where a site continues to make a viable contribution to economic development within the Borough. However, in order to ensure land used for economic development continues to provide jobs in the local economy, where a site is proven to be no longer viable for employment uses, a proposal for change of use to a non B-use class may be considered acceptable. For proposals that would involve the change of use or loss of any land used for employment purposes, evidence must be provided to demonstrate that the land or unit under consideration is no longer viable for a B-use class. The evidence provided should consider each of the six tests listed below in order to demonstrate to a sufficient level that market signals indicate that there is no reasonable prospect of the site being used for employment purposes and/or that an alternative land use would support sustainable local communities. The six tests are:</p> <ul style="list-style-type: none"> • Whether the site is allocated or designated for employment land. Such sites will be given greater protection. • Whether there is an adequate supply of employment sites of sufficient quality in the locality to cater for a range of business requirements. This would involve an assessment of vacant units or land currently being marketed. • Whether the site is capable of being serviced by a catchment population of sufficient size. This may include consideration of whether there is a suitable balance between population and employment in the relevant area settlement, what the impact of employment loss on commuting patterns might be and whether there would be a detrimental impact on the local economy from loss of the employment land. This will be particularly relevant in rural locations. • Whether there is evidence of active marketing. For allocated or designated sites evidence of active marketing should be submitted. This should be for a continuous period of 24 months and should be through a commercial agent 	<p>Land use issue only. Prevents employment sites being redeveloped for residential.</p>

General principles	Policy requirement	Cost implications for development
	<p>with local or sub-regional practice connected to Rugby Borough, at a price that genuinely reflects the market value in relation to use, condition, quality and location of the floor space. A professional valuation of the asking price and/or rent will be required to confirm that this is reasonable.</p> <ul style="list-style-type: none"> • Whether redevelopment of the site for employment use could be brought forward, taking account of site characteristics (including physical factors, accessibility and neighbouring uses). If employment redevelopment is not viable, whether mixed use redevelopment could be brought forward. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs. • Whether firms are likely to be displaced through redevelopment, whether there is a supply of alternative suitable accommodation in the locality to help support local businesses and jobs and whether this would promote or hinder sustainable communities and travel patterns. 	
ED2: Employment Development Within Rugby Urban Area	<p>New employment development within use classes B1(b), B1(c), B2 and B8 will be permitted within the urban area boundary, including new land within an amended urban area boundary following new allocations made in this Local Plan. Any such developments will be subject to compliance with all other relevant policies in the Local Plan and national policy.</p> <p>Applicants will be required to demonstrate that any potential impacts on neighbouring land uses, particularly those especially sensitive to noise, visual amenity or air quality impacts arising from industrial uses are avoided, or where this is not possible, mitigated to an acceptable level.</p> <p>New employment development within use class B1(a) Offices will be permitted in Rugby town centre subject to the provisions of the Town Centre policies in this Local Plan.</p> <p>Office proposals will be permitted on designated employment sites outside the town centre where it is demonstrated that there are no sequentially preferable sites available, or where it can be demonstrated the office proposal is genuinely ancillary, in size and scale, to an existing employment use.</p>	Land use issue only
ED3: Employment Development Outside Rugby Urban Area	<p>With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances:</p> <ul style="list-style-type: none"> • Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years; or • Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site; or • Sustainable expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or • A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development. 	Land use issue only

General principles	Policy requirement	Cost implications for development
	<p>To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt.</p> <p>All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:</p> <ul style="list-style-type: none"> • Limit the impact on local communities, the character of the local landscape, and the natural environment; • Minimise impact on the occupiers and users of existing properties in the area; • Avoid an increase in traffic generation that would have a severe impact on the local road network, unless suitable mitigation to address the impact can be provided; • Make provision for sustainable forms of transport wherever appropriate and justified; and • Prioritise the re-use of brownfield land and existing buildings. 	
ED4: The Wider Urban and Rural Economy	<p>The following forms of development and uses are acceptable in principle both in and outside the urban area, subject to the content of other policies in the Local Plan.</p> <p>Tourism and Leisure</p> <ul style="list-style-type: none"> • Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services; • Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use; • A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance; • Golf courses, golf driving ranges and ancillary facilities; • New or extended, relative to the scale and nature of an existing development, garden centres and nurseries; or • Equine and equestrian related activities, wherever practicable using existing buildings and structures. <p>Farm Diversification</p> <p>Proposals that would support the ongoing viability of farms and other agricultural operations will be encouraged, subject to the following criteria being assessed and satisfied:</p> <ul style="list-style-type: none"> • Development on best quality agricultural land is avoided; • Existing buildings and structures can be utilised as much as possible; • The scale and nature of the development is integrated into the existing landscape, with minimal adverse impact to its character; • The impact of the proposal on existing properties in the locality is minimal; and • The generation of vehicular movements is acceptable, and suitable consideration is given to of access and parking. 	Land use issue only
Retail and the Town Centre		
TC1: Development in Rugby Town Centre	Proposals for the redevelopment and refurbishment of the existing natural and built environment and public space, including new development proposals, within the	Standard requirement for town centre proposals

General principles	Policy requirement	Cost implications for development												
	town centre (as defined on the Town Centre Policies Map) will demonstrate high quality design that complements and enhances the existing environment and townscape in a manner which contributes to local distinctiveness and a sense of place.													
TC2: Rugby Town Centre – New Retail and Town Centre Uses	<p>New retail floor space will be provided in Rugby Town Centre as set out below:</p> <table border="1" data-bbox="768 451 1364 579"> <thead> <tr> <th></th> <th>2020</th> <th>2025</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>Convenience (net sqm)</td> <td>266</td> <td>515</td> <td>732</td> </tr> <tr> <td>Comparison (net sqm)</td> <td>1508</td> <td>4652</td> <td>7850</td> </tr> </tbody> </table> <p>All proposals for retail, office or leisure uses on sites not within Rugby Town Centre in excess of 500 sqm gross floor space, including extensions of existing units and variation of conditions, must be accompanied by an impact assessment. This assessment must meet the requirement of national policy and established best practice and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out below and in national policy, to ensure that development is on the most central site available.</p> <p>In order to sustain and enhance the vitality and viability of the town centre, new proposals for meeting the retail floor space requirements will be permitted firstly within the Primary Shopping Area, and for other main town centre uses¹ within Rugby Town Centre boundary, (as defined on the Town Centre Policies Map) followed by Edge-of-Centre locations, then Out-of-Centre sites that are in accessible locations, well connected to the Town Centre and capable of generating benefits for the centre's overall vitality and viability, through linked pedestrian trips and increased footfall or, in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.</p> <p>Throughout the lifetime of this Local Plan the Council will periodically update its Retail and Main Town Centre Uses study in order that it can respond and continuously review its approach to the town centre and requirements for retail investment in particular.</p>		2020	2025	2030	Convenience (net sqm)	266	515	732	Comparison (net sqm)	1508	4652	7850	Land use issue only – seeks to direct retail development to town centre
	2020	2025	2030											
Convenience (net sqm)	266	515	732											
Comparison (net sqm)	1508	4652	7850											
TC3: Primary Shopping Area and Shopping Frontages	<p>Primary Shopping Area (PSA) The Primary Shopping Area (PSA), as defined on the Town Centre Policies Map, is the overall area where retail frontages are concentrated. Within the PSA proposals for development, redevelopment or change of use, will be permitted where the proposed ground floor use is to be changed to retail (use class A1). Non-A1 uses proposed within the Primary Shopping Area but outside of a Primary or Secondary frontage will be assessed on a case-by-case basis in relation to future potential impact on the vitality and viability of the town centre.</p> <p>Primary Shopping Frontage (PSF) Within the PSF, as defined on the Town Centre Policies Map, the change of use of ground floor Class A1 shop premises to use classes A2-A5 will be permitted where</p>	Land use issue in town centre only												

General principles	Policy requirement	Cost implications for development
	<p>the proposed use would not undermine the retail function of the town centre and would maintain and enhance its vitality and viability.</p> <p>The determination of each application will have regard to the following factors:</p> <ul style="list-style-type: none"> • The number and distribution of other existing and committed non-A1 uses within the defined primary shopping frontage should be no more than 40% of the units within the PSF (including any premises subject to Permitted Development changes of use); • The location and prominence of the premises; • The length of any vacancy of the premises and evidence of marketing for the current permitted use; • The nature and character of the proposed use; and • The design of the shop-front. <p>Secondary Shopping Frontage (SSF) Within the SSF, as defined on the Town Centre Policies Map, proposals for main town centre uses (Use Class A1-A5, D1 and D2) will only be permitted where the proposed use maintains and enhances its vitality and viability. Within the Secondary Shopping Frontage (SSF), the percentage of units in non-A1 use would typically be expected to be above 40% although there is no defined threshold. Regard will also be had to the following factors:</p> <ul style="list-style-type: none"> • Coalescence and concentration of uses; and • The effect on the amenity of other surrounding properties and uses. <p>Within Town Centre Boundary (Outside of the Primary Shopping Area) The Council will permit retail, business, leisure, arts, cultural and tourism development within the wider town centre (areas outside of the PSA) provided:</p> <ul style="list-style-type: none"> • They will not harm the retail function and character of the PSA; • They will not harm the vitality and viability of the PSA; and • Where retail uses (class A1) are proposed within the town centre, but outside of the PSA, the applicant must demonstrate there are no suitable alternatives within or immediately adjacent to the Primary or Secondary frontages. <p>Residential development is encouraged within the Town Centre, providing it does not harm the retail function and character and its' vitality and viability. For all proposals, separate access arrangements to the upper floor space, which could be used for residential, community or employment use, should not be eliminated.</p>	
Healthy, safe and inclusive communities		
HS1: Healthy, Safe and Inclusive Communities	<p>The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:</p> <ul style="list-style-type: none"> • Provide homes and developments which are designed to meet the needs of older people and those with disabilities; • Provide energy efficient housing to help reduce fuel poverty; 	<p>Policy requires features of developments that are standard in normal developments, no cost implications, other than those already noted in relation to other policies (e.g. provision of schools, public transport enhancements etc)</p>

General principles	Policy requirement	Cost implications for development
	<ul style="list-style-type: none"> • Design layouts that minimise the potential for crime and anti-social behaviour and improve community safety; • Contribute to the development of a high quality, safe and convenient walking and cycling network; • Contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle; • Seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; • Improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space; • Deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; • Provide good access to local shops, employment opportunities, services, schools and community facilities; and • Do not involve the loss of essential community buildings and social infrastructure. 	
HS2: Health Impact Assessments	<p>Development above the thresholds set out below will need to demonstrate that it would not generate adverse impacts on health and wellbeing:</p> <ul style="list-style-type: none"> • All residential development of 150 units and above and where the site area is 5 hectares or above; • Non-residential development where the area of development exceeds 1ha; and • Development located on an industrial estate exceeding 5ha. <p>Where development proposals meet the above criteria, an assessment of potential impacts on health and wellbeing should be demonstrated through:</p> <ul style="list-style-type: none"> • A Health Impact Assessment screening report; and • A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development. <p>Where required, Health Impact Assessments should be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust.</p> <p>Where it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule.</p>	Cost of health impact assessment will be deminimis
HS3: Protection and Provision of Local Shops, Community Facilities and Services	<p>Proposals that would result in a significant or total loss of a site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement or the urban area will not be permitted except where the applicant demonstrates that:</p> <ul style="list-style-type: none"> • Alternative provision of equivalent or better quality, that is accessible to that local community, is available within the settlement or will be provided and made available prior to commencement of redevelopment; or 	Land use issue only

General principles	Policy requirement	Cost implications for development																		
	<ul style="list-style-type: none"> There is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment and all reasonable efforts to secure suitable alternative business or community re-use been made for a minimum of 12 months or a period agreed by the Local Planning Authority prior to application submission. <p>Provision of new community facilities and services will be supported provided that:</p> <ul style="list-style-type: none"> It is readily accessible by a choice of means of transport, including by foot and cycle; The nature and the scale of the development would be commensurate with its function to provide facilities for the local resident population. The nature and scale of service provision will reflect and relate to the size and function of the individual settlement; and The development would not adversely affect the vitality and viability of the Town Centre or any planned town centre development. 																			
<p>HS4: Open Space, Sports Facilities and Recreation</p>	<p>A. Residential development of 10 dwellings and above, shall provide or contribute towards the attainment of the Council's open space standards set out below:</p> <table border="1" data-bbox="577 722 1364 1091"> <thead> <tr> <th></th> <th>Urban Area</th> <th>Rural Area</th> </tr> </thead> <tbody> <tr> <td>Children's Play</td> <td>0.2 ha per 1,000 pop'n</td> <td>0.2 ha per 1,000 pop'n</td> </tr> <tr> <td>Natural and Semi Natural Green Space</td> <td>2.5 ha per 1,000 pop'n</td> <td>2.5 ha per 1,000 pop'n</td> </tr> <tr> <td>Parks and Gardens</td> <td>1.5 ha per 1,000 pop'n</td> <td>1 ha per 1,000 pop'n</td> </tr> <tr> <td>Amenity Green Spaces</td> <td>1.1 ha per 1,000 pop'n</td> <td>0.5 ha per 1,000 pop'n</td> </tr> <tr> <td>Allotments</td> <td>0.65 ha per 1,000 pop'n</td> <td>0.8 ha per 1,000 pop'n</td> </tr> </tbody> </table> <p>Football Pitches 0.38 ha per 1,000 pop'n</p> <p>Cricket Pitches 0.23 ha per 1,000 pop'n</p> <p>Rugby Pitches 0.32 ha per 1,000 pop'n</p> <p>As a default, Rugby's average household size of 2.4 people per dwellings (Census 2011 or any subsequent update) should be used to identify the population of new developments and its subsequent open space requirement. Account will be taken of the existing open space provision within the ward or parish the development</p>		Urban Area	Rural Area	Children's Play	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n	Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n	Parks and Gardens	1.5 ha per 1,000 pop'n	1 ha per 1,000 pop'n	Amenity Green Spaces	1.1 ha per 1,000 pop'n	0.5 ha per 1,000 pop'n	Allotments	0.65 ha per 1,000 pop'n	0.8 ha per 1,000 pop'n	<p>On most sites, provision will be dealt with through CL. Strategic sites will provide open/play space on site and this is addressed in the gross to net assumption.</p>
	Urban Area	Rural Area																		
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Allotments	0.65 ha per 1,000 pop'n	0.8 ha per 1,000 pop'n																		

General principles	Policy requirement	Cost implications for development
	<p>proposal is located within (contained within Appendix 4). Contributions through CIL/S106 will be sought from developments where the proposal would further increase an existing deficit in provision or where the proposal will result in the provision standards not being met within the ward or parish it is located within. For the outdoor sports playing pitches account should be taken of the latest Playing Pitch Strategy standard to ascertain whether the demand arising from a proposed development can be met within the existing network of accessible playing pitches that are of sufficient quality, or whether new or improved quality provision will be required.</p> <p>Dependent upon the size and layout of the development, the provision of open space, may be required on-site or may form part of a contribution towards off-site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location which adequately services the new development and a planning obligation may be used to secure this.</p> <p>Developer contributions will also be spent on built recreation facilities where justified by an increase in population.</p> <p>B. New open space should be accessible and of high quality, meeting the following criteria:</p> <ul style="list-style-type: none"> • Be appropriately maintained, if necessary, through the use of developer contributions; • Be secure and safe; • Attractive in appearance; • Enhance the natural and cultural environment; • Conveniently accessed and facilitates access to other areas of open space, including the countryside; • Facilitates access by a choice of transport; and • Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity. <p>C. Public open space, sports and recreational buildings and land, including playing fields within Open Space Audit evidence and/or defined on the Policies Map and/or last in sporting or recreational use should not be built upon unless:</p> <ul style="list-style-type: none"> • An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or • It can be demonstrated that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>Planning permission will be granted for development, which enhances the quality and accessibility of existing open space providing it accords with section B of this Policy.</p>	
HS5: Traffic Generation and Air Quality	Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the	Largely design and land use issue.

General principles	Policy requirement	Cost implications for development
	<p>impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration. Development proposals should complement the Air Quality Action Plan.</p> <p>Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must:</p> <ol style="list-style-type: none"> 1. Achieve or exceed air quality neutral standards; or 2. Address the impacts of poor air quality due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include: <ul style="list-style-type: none"> • Orientation and layout of buildings, taking into account building occupiers, public realm and amenity space users; • Appropriate abatement technologies; and • Urban greening appropriate for providing air quality benefits. 3. Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy: <ul style="list-style-type: none"> • On-site measures; then • Off-site measures; then • Financial contributions. 4. Address the adverse impacts of noise and vibration on existing and future occupiers and users of the public realm. 	<p>Allowance included in appraisals for mitigating emissions from development</p>
<p>Natural Environment NE1: Protecting Designated Biodiversity and Geodiversity Assets</p>	<p>The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity as set out below. Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be:</p> <ul style="list-style-type: none"> • Avoided, and where this is not possible; • Mitigated, and if it cannot be fully mitigated, as a last resort; • Compensated for. <p>Sites of International and European Importance Development that is likely to result in an adverse effect on the integrity of any European site (either alone or in combination), will not be permitted unless:</p> <ul style="list-style-type: none"> • There are no alternative solutions; and • There are imperative reasons for overriding public interest; and • Adequate compensatory measures can be taken to ensure the overall coherence of Natura 2000 is protected. <p>As per the requirements of the Habitat Regulations.</p>	<p>Land use issue – developments will be required to avoid parts of sites which accommodate designated areas.</p>

General principles	Policy requirement	Cost implications for development
	<p>Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.</p> <p>Sites of National Importance</p> <p>Development affecting nationally important Sites of Special Scientific Interest (SSSIs) either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species.</p> <p>Sites of Local Importance</p> <p>Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless:</p> <ul style="list-style-type: none"> • The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'¹ criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site; • It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and • Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. <p>Ancient Woodland</p> <p>Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.</p> <p>All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice.</p> <p>Ecological Assessment</p> <p>All proposals likely to impact on the sites noted above will require an Ecological Assessment. The Ecological Assessment shall include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.</p> <p>¹ The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull (2015) Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.</p>	
NE2: Strategic Green and Blue Infrastructure	The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the	Land use issue only.

General principles	Policy requirement	Cost implications for development
	<p>Princethorpe Woodlands Living Landscape), as shown on the Green and Blue Infrastructure Policies Map. This will be achieved through the following:</p> <ul style="list-style-type: none"> • The protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets within the network as shown on the Policies Map; and • The introduction of appropriate multi-functional corridors between existing and potential Green and Blue infrastructure assets. <p>Where appropriate new developments must provide suitable Green and Blue Infrastructure corridors throughout the development and link into adjacent strategic and local Green and Blue Infrastructure networks or assets where present.</p> <p>Where such provision is made a framework plan should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green and Blue Infrastructure network. A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.</p>	<p>On site requirements addressed through gross to net assumptions in appraisals.</p>
NE3: Landscape Protection and Enhancement	<p>New development which positively contributes to landscape character will be permitted.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> • Integrate landscape planning into the design of development at an early stage; • Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; • Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; • Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; • Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; • Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and • Are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. 	<p>Can be achieved largely through design.</p>
Sustainable Design and Construction		
SDC1: Sustainable Design	<p>All development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.</p> <p>Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.</p>	<p>Land use and capacity issue only.</p>

General principles	Policy requirement	Cost implications for development
	<p>The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.</p> <p>Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.</p> <p>Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development. Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be preserved or enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems.</p> <p>Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations.</p>	
SDC2: Landscaping	<p>The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:</p> <ul style="list-style-type: none"> • Important site features have been identified for retention through a detailed site survey; • Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (consideration will also be given to the requirements of policies NE1 and SDC3 where relevant); • Opportunities for utilising sustainable drainage methods are incorporated; • New planting comprises native species which are of ecological value appropriate to the area; • In appropriate cases, there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and • Detailed arrangements are incorporated for the long-term management and maintenance of landscape features. 	Reflects best practice for standard developments and therefore reflected in build costs
SDC3: Protecting and Enhancing the Historic Environment	<p>Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes. Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.</p> <p>a) Understand the Asset</p>	Land use issue – this will be readily apparent to any developer purchasing a heritage asset and reflected in the price paid for the site.

General principles	Policy requirement	Cost implications for development
	<p>Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting.</p> <p>The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.</p> <p>b) Conserve the Asset</p> <p>Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> • The nature of the heritage asset prevents all reasonable uses of the site; and • No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and • Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and • The harm or loss is outweighed by the benefit of bringing the site back into use. • Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal. <p>In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.</p> <p>Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.</p>	
SDC4: Sustainable Buildings	<p>Residential buildings</p> <p>All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.</p> <p>Non-residential buildings</p> <p>All non-residential development over 1000 sqm should aim to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.</p> <p>In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> • Reduce energy demand through energy efficiency measures; then • Supply energy through efficient means (i.e. low carbon technologies); then • Utilise renewable energy generation. <p>Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.</p>	Allowances incorporated into the appraisals to reflect these requirements.

General principles	Policy requirement	Cost implications for development
SDC5: Flood Risk Management	<p>The re-use and recycling of surface water and domestic waste water within new development will be encouraged.</p> <p>A sequential approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk. If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF.</p> <p>Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> • That the development does not increase flood risk elsewhere; • Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and • Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems. <p>Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.</p> <p>Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:</p> <ul style="list-style-type: none"> • In Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA; • Minor development and change of use more than 1ha and in Flood Zone 1; • Within 20m of a watercourse; • Adjacent to, or including, any flood bank or other flood control structure; or • Within an area with critical drainage problems. <p>The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.</p>	Land use issue – some sites will be prevented from coming forward if judged to be at unacceptable risk of flooding.
SDC6: Sustainable Drainage	<p>Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:</p> <ul style="list-style-type: none"> • Be designed and located outside the floodplain and to integrate with Green and/or Infrastructure functions; • Be appropriate for the needs of the site; • Promote enhanced biodiversity; • Improve water quality; • Increase landscape value; and • Provide good quality open spaces. 	Reflects standard requirement now employed on almost all sites, therefore incorporated into base costs.

General principles	Policy requirement	Cost implications for development
	<p>Infiltration SuDs is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA)) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body. In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:</p> <ul style="list-style-type: none"> • An acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and • Contributions will be made to off-site SuDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution. 	
SDC7: Protection of the Water Environment and Water Supply	<p>Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:</p> <ul style="list-style-type: none"> • Minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and • Ensuring development is in accordance with the Water Framework Directive Objectives and does not adversely affect the waterbodies' ability to reach good status or potential as set out in the River Severn 'River Basin Management Plan' (RBMP). <p>Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time. Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable risk of pollution of the underlying aquifer.</p>	Land use issue only
SDC8: Supporting the Provision of Renewable Energy and Low Carbon Technology	<p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> <ul style="list-style-type: none"> • The proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity; • The proposal has been designed to minimise adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact; • There is no unacceptable impact on heritage assets and their setting; • The scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems); • For biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; 	Not relevant to CIL liable development

General principles	Policy requirement	Cost implications for development
	<ul style="list-style-type: none"> • For proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment; • For wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan; • For solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and • Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. 	
SDC9: Broadband and Mobile Internet	Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Rugby Borough to ensure that the appropriate service is available to those who need it. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included, wherever possible and viable.	This is a requirement that house purchasers and commercial tenants would now expect to be provided as a standard feature and developers will need to facilitate in conjunction with statutory undertakers.
Delivery		
D1: Transport	<p>Development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transport impacts arising from either individual development proposals or cumulative impacts caused by a number of proposals are provided. Proposals should have regard to the Sustainable Transport Strategy. All large scale developments which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to mitigate the adverse impacts of traffic. It must consider:</p> <ul style="list-style-type: none"> • The impact of the proposal upon existing infrastructure; • How the site will connect safely to public transport; • Safe and convenient access to pedestrians and cyclists; • Potential impact of heavy goods vehicles accessing the site, including during construction: and • The entering into of bus and/or freight partnerships with the County Council and/or third parties. <p>Smaller scale development must also be accompanied by a Transport Statement which should address:</p> <ul style="list-style-type: none"> • Opportunities for sustainable transport to serve the proposed development; • Whether safe and suitable access to the site can be achieved; and • Whether improvements can be undertaken that cost effectively mitigate the impacts of the development. <p>Proposals should be considered in the light of the transport mitigation measures identified in the Infrastructure Delivery Plan, and other localised impacts as identified in the transport assessments and statements.</p>	<p>Reflected in other policy requirements.</p> <p>Cost of travel plan is de minimis</p>

General principles	Policy requirement	Cost implications for development
D2: Parking facilities	<p>Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities (or impaired mobility), based on the Borough Council's Standards included at Appendix 5 of this Local Plan.</p> <p>Electric and/or hybrid vehicle charging points are required to be provided as part of development as outlined in Appendix 5 unless it can be demonstrated that it is financially unviable.</p>	<p>These are features that house purchasers will expect as standard and developers will provide them as part of the overall development cost.</p>
D3: Infrastructure and Implementation	<p>The delivery of new development will be dependent on sufficient capacity being available in existing infrastructure and/or measures being proposed to mitigate its impact. Where this cannot be demonstrated permission for new development will only be granted where additional capacity can be released through new infrastructure, or better management of existing infrastructure.</p> <p>Developer contributions may be sought to fund new infrastructure when required to mitigate development impacts and a programme of delivery will be agreed before development can take place.</p> <p>Proposals should be considered in the light of the mitigation measures identified in the Infrastructure Delivery Plan.</p>	<p>Public transport and other mitigation will be required on larger sites or through CIL on smaller sites</p>
D4: Planning Obligations	<p>Where it is not possible to address the unacceptable impacts of development through planning conditions, a legal agreement or planning obligation may be required in line with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).</p> <p>In the first instance infrastructure contributions will be sought on-site. However where this is not possible an off-site (commuted) contribution will be negotiated. The type, amount and phasing of contributions sought from developers will be necessary to make the development acceptable, directly related, and fairly and reasonably related in scale and kind to the development proposed. The capacity of existing infrastructure and community facilities and the effects of obligations on the financial viability of development may also be relevant considerations.</p>	<p>A notional level of contribution is included in the appraisals to reflect likely requirements after CIL is adopted.</p>
D5: Airport Flightpath Safeguarding	<p>The Council will safeguard the Coventry airport flight paths and the Daventry (Pailton) radio technical site as indicated in Appendix 6, in accordance with the requirements of the civil aviation authority.</p>	<p>Land use issue only</p>

Appendix 3 - Commercial property rents

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 20-Jul-2019 00:38

› Rebased to Rugby (97; sample 19)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,053	241	589	862	1,265	3,950	116
Up to 500m2 GFA (20)	1,350	852	985	1,150	1,703	2,304	13
500 to 2000m2 GFA (20)	1,107	241	661	965	1,261	3,950	51
Over 2000m2 GFA (20)	926	353	513	731	1,189	2,293	52
282.1 Advance factories							
Generally (15)	849	435	597	843	1,052	1,506	38
Up to 500m2 GFA (15)	1,037	852	884	1,002	1,150	1,361	9
500 to 2000m2 GFA (15)	836	435	570	811	1,071	1,506	20
Over 2000m2 GFA (15)	692	486	516	712	809	1,025	9
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (15)	1,323	620	965	1,320	1,508	2,293	13
Up to 500m2 GFA (20)	2,053	1,703	-	2,152	-	2,304	3
500 to 2000m2 GFA (15)	1,255	965	-	1,294	-	1,466	4
Over 2000m2 GFA (15)	1,189	620	746	983	1,470	2,293	7
282.2 Purpose built factories							
Generally (25)	1,157	241	592	997	1,571	3,950	74
Up to 500m2 GFA (25)	1,414	703	1,018	1,470	1,808	2,053	6
500 to 2000m2 GFA (25)	1,276	241	642	936	1,711	3,950	26
Over 2000m2 GFA (25)	1,046	323	576	918	1,408	2,144	42
282.22 Purpose built factories/Offices - mixed facilities (15)	984	439	839	911	1,127	1,743	18
284. Warehouses/stores							
Generally (15)	941	342	568	796	1,101	4,281	52
Up to 500m2 GFA (15)	1,688	609	915	1,172	2,006	4,281	8
500 to 2000m2 GFA (15)	902	442	671	849	1,076	1,557	17
Over 2000m2 GFA (15)	744	342	548	627	903	1,439	27
284.1 Advance warehouses/stores (15)	715	401	552	575	885	1,220	13
284.2 Purpose built warehouses/stores							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,007	342	609	783	1,155	4,281	37
Up to 500m ² GFA (15)	1,949	609	1,131	1,518	2,454	4,281	6
500 to 2000m ² GFA (15)	879	442	640	761	1,041	1,557	14
Over 2000m ² GFA (15)	781	342	551	721	926	1,439	17
284.5 Cold stores/refrigerated stores (25)	1,277	869	948	1,109	1,729	1,731	5
320. Offices							
Generally (15)	1,842	818	1,339	1,692	2,176	5,624	124
Air-conditioned							
Generally (15)	2,026	1,153	1,512	1,865	2,265	5,624	35
1-2 storey (15)	1,802	1,153	1,468	1,674	1,921	3,341	11
3-5 storey (15)	2,061	1,248	1,448	1,849	2,267	5,624	15
6+ storey (15)	2,186	1,678	1,947	2,085	2,250	3,156	8
Not air-conditioned							
Generally (15)	1,794	943	1,299	1,704	2,099	3,259	61
1-2 storey (15)	1,744	1,038	1,230	1,692	2,092	3,050	34
3-5 storey (15)	1,814	943	1,366	1,693	2,148	3,259	24
6+ storey (20)	2,275	1,783	-	2,336	-	2,645	4
342. Shopping centres (25)	1,218	1,060	-	-	-	1,377	2
343. Department stores (40)	1,399	523	-	1,181	-	2,710	4
344. Hypermarkets, supermarkets							
Generally (30)	1,582	644	1,084	1,406	2,083	2,706	33
Up to 1000m ² (30)	1,621	1,080	-	1,414	-	2,575	4
1000 to 7000m ² GFA (30)	1,580	644	1,035	1,375	2,091	2,706	27
7000 to 15000m ² (30)	1,311	-	-	-	-	-	1
Over 15000m ² GFA (30)	1,741	-	-	-	-	-	1
345. Shops							
Generally (30)	1,457	573	838	1,159	1,919	4,047	27
1-2 storey (30)	1,465	573	833	1,108	1,959	4,047	26
3-5 storey (30)	1,256	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,274	650	1,106	1,237	1,404	2,923	1225
810.1 Estate housing							
Generally (15)	1,264	611	1,083	1,221	1,388	4,385	1687
Single storey (15)	1,417	803	1,210	1,359	1,593	4,385	279
2-storey (15)	1,224	611	1,068	1,194	1,334	2,417	1289
3-storey (15)	1,281	796	1,045	1,235	1,434	2,568	114
4-storey or above (15)	2,663	1,318	2,177	2,339	3,504	3,973	5

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
810.11 Estate housing detached (15)	1,609	949	1,215	1,407	1,650	4,385	20
810.12 Estate housing semi detached							
Generally (15)	1,257	725	1,085	1,223	1,377	2,334	404
Single storey (15)	1,410	886	1,204	1,384	1,563	2,334	80
2-storey (15)	1,221	725	1,079	1,196	1,333	2,141	308
3-storey (15)	1,180	907	952	1,164	1,252	1,840	16
810.13 Estate housing terraced							
Generally (15)	1,299	795	1,082	1,237	1,425	3,973	342
Single storey (15)	1,446	971	1,216	1,368	1,675	2,078	38
2-storey (15)	1,257	795	1,069	1,217	1,400	2,417	251
3-storey (15)	1,299	796	1,032	1,228	1,453	2,568	51
4-storey or above (10)	3,739	3,504	-	-	-	3,973	2
816. Flats (apartments)							
Generally (15)	1,489	729	1,239	1,420	1,680	5,035	949
1-2 storey (15)	1,420	875	1,212	1,359	1,567	2,602	227
3-5 storey (15)	1,466	729	1,235	1,406	1,669	3,105	631
6+ storey (15)	1,831	1,087	1,496	1,709	1,953	5,035	88
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	2,134	871	1,500	1,844	2,638	6,111	136
Single storey (15)	1,648	871	1,370	1,499	1,862	2,957	38
2-storey (15)	2,107	919	1,543	1,893	2,611	4,094	66
3-storey (15)	2,517	1,194	1,723	2,535	2,830	4,683	24
4-storey or above (15)	3,975	1,791	2,546	4,094	5,320	6,111	6
820.2 'One-off' housing semi-detached (3 units or less) (15)	1,470	933	1,264	1,414	1,626	2,200	96
820.3 'One-off' housing terraced (3 units or less) (15)	1,811	1,180	1,215	1,304	1,475	6,595	17
843. Supported housing							
Generally (15)	1,599	828	1,349	1,487	1,748	3,292	130
Single storey (15)	1,836	1,183	1,485	1,707	1,928	3,292	20
2-storey (15)	1,563	828	1,327	1,440	1,728	2,536	35
3-storey (15)	1,474	836	1,330	1,414	1,634	2,196	48
4-storey or above (15)	1,681	1,017	1,328	1,538	1,726	3,144	24
843.1 Supported housing with shops, restaurants or the like (15)	1,526	990	1,310	1,468	1,590	2,559	29
852. Hotels (15)	2,037	1,176	1,700	1,950	2,417	3,040	20

Appendix 4 - BCIS Cost data

RUGBY BC		Net to gross							Build start (QUARTERS)				Build period (QUARTERS)				Investment sale starts (quarter from zero)				Comm sales period (qtrs)	Resi sales period (qtrs)	Sales period start	On-site AH	% AH rented				
Site ref	C1 Hotel	Retail A1-A5	Retail S/M/B1	B2 industrial	B8 storage	Resi	Total new floorspace	Retail A1-A	Retail S/M/B1	B2 industrial	B8 storage	Resi	Retail A1-A	Retail S/M/B1	B2 industrial	B8 storage	Resi	Retail A1-A	Retail S/M/B1	B2 industrial	B8 storage	Resi	Resi	Resi					
1	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
2	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
3	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
4	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
5	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
6	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
7	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
8	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
9	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
10	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
11	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
12	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
13	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
14	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
15	2,078	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
16	2,078	85%	85%	85%	85%	85%	23,835	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
17	2,078	85%	85%	85%	85%	85%	23,840	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
18	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
19	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
20	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
21	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
22	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
23	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
24	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
25	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
26	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
27	2,078	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
28	2,078	85%	85%	85%	85%	85%	16,500	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
29	2,078	85%	85%	85%	85%	85%	16,500	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
30	2,078	85%	85%	85%	85%	85%	16,000	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
31	2,078	85%	85%	85%	85%	85%	16,000	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	50%	80%	
32	2,078	85%	85%	85%	85%	85%	45,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
33	2,078	85%	85%	85%	85%	85%	45,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
34	2,078	85%	85%	85%	85%	85%	45,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	0%	80%
35	2,078	85%	85%	85%	85%	85%	80	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	0%	80%
36	2,078	85%	85%	85%	85%	85%	80	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	0%	80%
37	2,078	85%	85%	85%	85%	85%	1,200	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	50%	80%
38	2,078	85%	85%	85%	85%	85%	1,200	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	50%	80%
39	2,078	85%	85%	85%	85%	85%	4,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	50%	80%
40	2,078	85%	85%	85%	85%	85%	4,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	50%	80%
41	2,078	85%	85%	85%	85%	85%	12,000	2	2	2	2	2	2	8	8	8	8	8	8	10	10	10	10	10	1	10	6	50%	80%
42	2,078	85%	85%	85%	85%	85%	12,000	2	2	2	2	2	2	8	8	8	8	8	8	10	10	10	10	10	1	10	6	50%	80%
43	2,078	85%	85%	85%	85%	85%	20,000	2	2	2	2	2	2	8	8	8	8	8	8	10	10	10	10	10	1	15	6	50%	80%
44	2,078	85%	85%	85%	85%	85%	20,000	2	2	2	2	2	2	8	8	8	8	8	8	10	10	10	10	10	1	13	6	50%	80%
45	2,078	85%	85%	85%	85%	70%	3,250	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	50%	80%
46	2,078	85%	85%	85%	85%	70%	3,250	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	50%	80%
47	2,078	85%	85%	85%	85%	85%	900	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	7	6	50%	80%
48	2,078	85%	85%	85%	85%	85%	2,250	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	1	6	0%	80%
49	2,078	85%	85%	85%	85%	85%	4,500	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	0%	80%
50	2,078	85%	85%	85%	85%	85%	6,750	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	0%	80%
51	2,078	85%	85%	85%	85%	85%	3,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	0%	80%
52	2,078	85%	85%	85%	85%	85%	4,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	0%	80%
53	2,078	85%	85%	85%	85%	85%	6,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	0%	80%
54	2,078	85%	85%	85%	85%	85%	5,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	0%	80%
55	2,078	85%	85%	85%	85%	85%	27,000	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	0%	80%
56	2,078	85%	85%	85%	85%	85%	18,000	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	0%	80%
57	2,078	85%	85%	85%	85%	85%	13,500	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	0%	80%
58	2,078	85%	85%	85%	85%	85%	15,000	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	4	6	0%	80%
59	2,078	85%	85%	85%	85%	85%	46,520	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	4	6	0%	80%
60	2,078	85																											

Appendix 5 - Sites details and appraisal inputs

			Years 1 - 5			Years 6 - 10			Years 11 - 15			Floor areas - proposed (sqm)										Total resi	Total resi FS
Site ref	SITE NAME	Gross	Net site	Site coverage	No of	No of	No of	No of	Resi costs	Resi costs	GIA	GIA	Retail A1-A2	Retail S/Mark	B1	B2 industrial	B8 storage	C1 Hotel	units				
		Site area	area		Houses	Flats	Houses	Flats	Houses	Flats	Houses	Flats	Houses	flats									
1	Typology 1 - Urban extension (parcel 1)	13.21	9.80	74%	294	-	-	-	1,105	-	23,520	-							294	23,520			
2	Typology 1 - Urban extension (parcel 2)	13.21	9.80	74%	294	-	-	-	1,105	-	23,520	-							294	23,520			
3	Typology 1 - Urban extension (parcel 3)	13.21	9.80	74%	294	-	-	-	1,105	-	23,520	-							294	23,520			
4	Typology 1 - Urban extension (parcel 4)	13.21	9.80	74%	294	-	-	-	1,105	-	23,520	-							294	23,520			
5	Typology 1 - Urban extension (parcel 5)	13.21	9.80	74%	294	-	-	-	1,105	-	23,520	-							294	23,520			
6	Typology 1 - Urban extension (parcel 6)	13.21	9.80	74%	-	-	294	-	1,105	-	23,520	-							294	23,520			
7	Typology 1 - Urban extension (parcel 7)	13.21	9.80	74%	-	-	294	-	1,105	-	23,520	-							294	23,520			
8	Typology 1 - Urban extension (parcel 8)	13.21	9.80	74%	-	-	294	-	1,105	-	23,520	-							294	23,520			
9	Typology 1 - Urban extension (parcel 9)	13.21	9.80	74%	-	-	294	-	1,105	-	23,520	-							294	23,520			
10	Typology 1 - Urban extension (parcel 10)	13.21	9.80	74%	-	-	294	-	1,105	-	23,520	-							294	23,520			
11	Typology 1 - Urban extension (parcel 11)	13.21	9.80	74%	-	-	294	-	1,105	-	23,520	-							294	23,520			
12	Typology 1 - Urban extension (parcel 12)	13.21	9.80	74%	-	-	-	294	-	1,105	-	23,520	-						294	23,520			
13	Typology 1 - Urban extension (parcel 13)	13.21	9.80	74%	-	-	-	294	-	1,105	-	23,520	-						294	23,520			
14	Typology 1 - Urban extension (parcel 14)	13.21	9.80	74%	-	-	-	294	-	1,105	-	23,520	-						294	23,520			
15	Typology 1 - Urban extension (parcel 15)	13.21	9.80	74%	-	-	-	294	-	1,105	-	23,520	-						294	23,520			
16	Typology 1 - Urban extension (parcel 16)	13.25	9.83	74%	-	-	-	295	-	1,105	-	23,600	-						295	23,600			
17	Typology 1 - Urban extension (parcel 17)	13.25	9.83	74%	-	-	-	295	-	1,105	-	23,600	-						295	23,600			
18	Typology 1 - Urban ext (employment parcel 1)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
19	Typology 1 - Urban ext (employment parcel 2)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
20	Typology 1 - Urban ext (employment parcel 3)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
21	Typology 1 - Urban ext (employment parcel 4)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
22	Typology 1 - Urban ext (employment parcel 5)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
23	Typology 1 - Urban ext (employment parcel 6)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
24	Typology 1 - Urban ext (employment parcel 7)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
25	Typology 1 - Urban ext (employment parcel 8)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
26	Typology 1 - Urban ext (employment parcel 9)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
27	Typology 1 - Urban ext (employment parcel 10)	3.50	3.50	100%	-	-	-	-	1,105	-	-	-				10,500	10,500		-	-			
28	Typology 2 - Urban extension (parcel 1)	9.52	6.67	70%	200	-	-	-	1,105	-	16,000	-			500				200	16,000			
29	Typology 2 - Urban extension (parcel 2)	9.52	6.67	70%	200	-	-	-	1,105	-	16,000	-			500				200	16,000			
30	Typology 2 - Urban extension (parcel 3)	9.52	6.67	70%	-	-	200	-	1,105	-	16,000	-							200	16,000			
31	Typology 2 - Urban extension (parcel 4)	9.52	6.67	70%	-	-	200	-	1,105	-	16,000	-							200	16,000			
32	Typology 2 - Urban extension (employment parcel 1)	7.50	6.75	90%	-	-	-	-	1,105	-	-	-				22,500	22,500		-	-			
33	Typology 2 - Urban extension (employment parcel 2)	7.50	6.75	90%	-	-	-	-	1,105	-	-	-				22,500	22,500		-	-			
34	Typology 2 - Urban extension (employment parcel 3)	7.50	6.75	90%	-	-	-	-	1,105	-	-	-				22,500	22,500		-	-			
35	Typology 3 - Very small scheme in main rural settlement	0.03	0.03	100%	1	-	-	-	1,105	-	80	-							1	80			
36	Typology 4 - Very small scheme in urban area	0.03	0.03	100%	1	-	-	-	1,105	-	80	-							1	80			
37	Typology 5 - Small scheme in main rural settlement	0.50	0.50	100%	15	-	-	-	1,105	-	1,200	-							15	1,200			
38	Typology 6 - Small scheme in urban area	0.50	0.50	100%	15	-	-	-	1,105	-	1,200	-							15	1,200			
39	Typology 7 - Medium scheme in main rural settlement	2.38	1.67	70%	50	-	-	-	1,105	-	4,000	-							50	4,000			
40	Typology 8 - Medium scheme in urban area	1.85	1.67	90%	50	-	-	-	1,105	-	4,000	-							50	4,000			
41	Typology 9 - Large scheme in main rural settlement	7.14	5.00	70%	150	-	-	-	1,105	-	12,000	-							150	12,000			
42	Typology 10 - Large scheme in urban area	4.29	4.29	100%	150	-	-	-	1,105	-	12,000	-							150	12,000			
43	Typology 11 - Large scheme in rural settlement	11.90	8.33	70%	250	-	-	-	1,105	-	20,000	-							250	20,000			
44	Typology 12 - Large scheme in urban area	6.67	6.67	100%	250	-	-	-	1,105	-	20,000	-							250	20,000			
45	Typology 13 - Older person's housing in urban area	0.56	0.50	90%	-	50	-	-	1,105	1,550	-	3,250							50	3,250			
46	Typology 14 - Older person's housing edge of urban	0.56	0.50	90%	-	50	-	-	1,105	1,550	-	3,250							50	3,250			
47	Typology 15 - Older person's housing rural settlement	4.76	3.33	70%	100	-	-	-	1,105	1,550	8,000	-							100	8,000			
48	Typology 16 - Town centre retail small scale	0.25	0.23	90%	-	-	-	-	1,105	-	-	-			2,250				-	-			
49	Typology 17 - Town centre retail medium scale	0.50	0.45	90%	-	-	-	-	1,105	-	-	-			4,500				-	-			
50	Typology 18 - Edge of urban area medium scale retail	0.75	0.68	90%	-	-	-	-	1,105	-	-	-			6,750				-	-			
51	Typology 19 - Supermarket in urban area	1.00	0.90	90%	-	-	-	-	1,105	-	-	-						3,000	-	-			
52	Typology 20 - Supermarket - edge of urban	1.00	0.90	90%	-	-	-	-	1,105	-	-	-			4,000				-	-			
53	Typology 21 - B2 and B8 urban	1.00	0.90	90%	-	-	-	-	1,105	-	-	-						3,000	3,000	-	-		
54	Typology 22 - B2 and B8 edge of urban	1.00	0.90	90%	-	-	-	-	1,105	-	-	-						2,500	2,500	-	-		
55	Typology 23 - B1 town centre	1.00	0.90	90%	-	-	-	-	1,105	-	-	-						27,000	-	-	-		
56	Typology 24 - B1 urban	1.00	0.90	90%	-	-	-	-	1,105	-	-	-						18,000	-	-	-		
57	Typology 25 - B1 edge of urban	1.00	0.90	90%	-	-	-	-	1,105	-	-	-						13,500	-	-	-		
58	Typology 26 - Hotels town centre (300 rooms)	1.00	0.90	90%	-	-	-	-	1,105	-	-	-							15,000	-	-		
59	Typology 27 - Hotels edge of urban (250 rooms)	0.80	0.72	90%	-	-	-	-	1,105	-	-	-							12,500	-	-		
60	Typology 28 - Hotels rural (120 rooms)	0.60	0.54	90%	-	-	-	-	1,105	-	-	-							6,000	-	-		
61	Typology 29 - Town Centre (flatted scheme)	0.10	0.10	100%	-	10	-	-	1,105	1,485	-	650							10	650			
62	Typology 30 - Town Centre (flatted scheme)	0.25	0.25	100%	-	25	-	-	1,105	1,485	-	1,625							25	1,625			
63	Typology 31 - Town Centre (flatted scheme)	0.50	0.50	100%	-	50	-	-	1,105	1,485	-	3,250							50	3,250			
64	Typology 32 - Supermarket	0.21	0.21	100%	-	-	-	-	1,105	-	-	-						1,250	-	-	-		
65	Typology 33 - Supermarket	0.03	0.03	100%	-	-	-	-	1,105	-	-	-						200	-	-	-		

RUGBY BC		Net to gross							Build start (QUARTERS)				Build period (QUARTERS)				Investment sale starts (quarter from zero)				Comm sales period (qtrs)	Resi sales period (qtrs)	Sales period start	On-site AH	% AH rented					
Site ref	C1 Hotel	Retail A1-A5	Retail S/Ms B1	B2 industrial	B8 storage	Resi	Total new floorspace	Retail A1-A	Retail S/Ms B1	B2 industrial	B8 storage	Resi	Retail A1-A	Retail S/Ms B1	B2 industrial	B8 storage	Resi	Retail A1-A	Retail S/Ms B1	B2 industrial	B8 storage	Resi	Comm sales period (qtrs)	Resi sales period (qtrs)	Resi	Resi				
1	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
2	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
3	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
4	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
5	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
6	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
7	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
8	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
9	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
10	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
11	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
12	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
13	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
14	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
15	1,809	85%	85%	85%	85%	85%	23,755	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
16	1,809	85%	85%	85%	85%	85%	23,835	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
17	1,809	85%	85%	85%	85%	85%	23,840	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
18	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
19	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
20	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
21	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
22	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
23	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
24	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
25	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
26	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
27	1,809	85%	85%	85%	85%	85%	21,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
28	1,809	85%	85%	85%	85%	85%	16,500	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
29	1,809	85%	85%	85%	85%	85%	16,500	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
30	1,809	85%	85%	85%	85%	85%	16,000	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
31	1,809	85%	85%	85%	85%	85%	16,000	2	2	2	2	2	2	8	8	8	8	8	10	10	10	10	10	1	6	6	6	50%	80%	
32	1,809	85%	85%	85%	85%	85%	45,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
33	1,809	85%	85%	85%	85%	85%	45,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
34	1,809	85%	85%	85%	85%	85%	45,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	6	6	6	0%	80%
35	1,809	85%	85%	85%	85%	85%	80	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	6	0%	80%
36	1,809	85%	85%	85%	85%	85%	80	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	6	0%	80%
37	1,809	85%	85%	85%	85%	85%	1,200	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	6	50%	80%
38	1,809	85%	85%	85%	85%	85%	1,200	2	2	2	2	2	2	8	8	8	8	8	4	10	10	10	10	10	1	1	6	6	50%	80%
39	1,809	85%	85%	85%	85%	85%	4,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	6	50%	80%
40	1,809	85%	85%	85%	85%	85%	4,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	6	50%	80%
41	1,809	85%	85%	85%	85%	85%	12,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	10	6	6	50%	80%
42	1,809	85%	85%	85%	85%	85%	12,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	10	6	6	50%	80%
43	1,809	85%	85%	85%	85%	85%	20,000	2	2	2	2	2	2	8	8	8	8	8	8	10	10	10	10	10	1	15	6	6	50%	80%
44	1,809	85%	85%	85%	85%	85%	20,000	2	2	2	2	2	2	8	8	8	8	8	8	10	10	10	10	10	1	13	6	6	50%	80%
45	1,809	85%	85%	85%	85%	85%	3,250	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	6	50%	80%
46	1,809	85%	85%	85%	85%	85%	3,250	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	3	6	6	50%	80%
47	1,809	85%	85%	85%	85%	85%	8,000	2	2	2	2	2	2	8	8	8	8	8	6	10	10	10	10	10	1	7	6	6	50%	80%
48	1,809	85%	85%	85%	85%	85%	2,250	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	1	6	6	0%	80%
49	1,809	85%	85%	85%	85%	85%	4,500	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	6	0%	80%
50	1,809	85%	85%	85%	85%	85%	6,750	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	6	0%	80%
51	1,809	85%	85%	85%	85%	85%	3,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	6	0%	80%
52	1,809	85%	85%	85%	85%	85%	4,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	6	0%	80%
53	1,809	85%	85%	85%	85%	85%	6,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	6	0%	80%
54	1,809	85%	85%	85%	85%	85%	5,000	2	2	2	2	2	2	4	4	4	4	4	8	6	6	6	6	6	1	8	6	6	0%	80%
55	1,809	85%	85%	85%	85%	85%	27,000	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	6	0%	80%
56	1,809	85%	85%	85%	85%	85%	18,000	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	6	0%	80%
57	1,809	85%	85%	85%	85%	85%	13,500	2	2	2	2	2	2	6	6	6	6	6	8	8	8	8	8	8	1	8	6	6	0%	80%
58	1,809	85%	85%	85%	85%	85%</																								

Appendix 6 - Appraisal results

RUGBY BOROUGH COUNCIL - MAXIMUM CIL RATES (additional typologies - 10/2/23)

			Max CIL rates in each value area (sales values per square metre)						
			£3,090	£3,250	£3,400	£3,560	£3,720	£3,875	£4,030
Site ref	Site location	units							
35	Typology 3 - Very small scheme in main rural settlement	1	£859	£1,091	£1,309	£1,541	£1,773	£1,998	£2,223
36	Typology 4 - Very small scheme in urban area	1	£423	£661	£884	£1,121	£1,359	£1,589	£1,819
37	Typology 5 - Small scheme in main rural settlement	15	£498	£673	£836	£1,011	£1,185	£1,354	£1,523
38	Typology 6 - Small scheme in urban area	15	£178	£376	£562	£760	£958	£1,150	£1,342
39	Typology 7 - Medium scheme in main rural settlement	50	£993	£1,193	£1,380	£1,579	£1,777	£1,970	£2,163
40	Typology 8 - Medium scheme in urban area	50	£784	£1,013	£1,225	£1,452	£1,679	£1,899	£2,118
41	Typology 9 - Large scheme in main rural settlement	150	£298	£457	£604	£761	£918	£1,070	£1,220
42	Typology 10 - Large scheme in urban area	150	£140	£320	£487	£665	£843	£1,016	£1,187
43	Typology 11 - Large scheme in rural settlement	250	£208	£357	£497	£646	£794	£936	£1,078
44	Typology 12 - Large scheme in urban area	250	£113	£287	£449	£621	£793	£958	£1,124
45	Typology 13 - Older person's housing in urban area	50	-£629	-£476	-£332	-£180	-£28	£117	£262
46	Typology 14 - Older person's housing edge of urban	50	-£629	-£476	-£332	-£180	-£28	£117	£262
47	Typology 15 - Older person's housing rural settlement	100	£472	£643	£803	£972	£1,142	£1,306	£1,471
61	Typology 29 - Town Centre (flatted scheme)	10	-£174	£9	£180	£363	£546	£723	£901
62	Typology 30 - Town Centre (flatted scheme)	25	-£373	-£219	-£77	£75	£226	£373	£520
63	Typology 31 - Town Centre (flatted scheme)	50	-£404	-£252	-£111	£39	£187	£330	£473

Site Residual values (sales value £3,090 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£45,665	£44,635	£43,605	£42,576	£41,546	£40,516
36	Typology 4 - Very small scheme in urban area	1	£800,000	£45,665	£44,635	£43,605	£42,576	£41,546	£40,516
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£684,980	£594,237	£506,759	£422,547	£341,602	£263,924
38	Typology 6 - Small scheme in urban area	15	£800,000	£684,980	£594,237	£506,759	£422,547	£341,602	£263,924
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£4,055,557	£3,543,260	£3,049,322	£2,573,743	£2,116,524	£1,677,663
40	Typology 8 - Medium scheme in urban area	50	£800,000	£4,055,557	£3,543,260	£3,049,322	£2,573,743	£2,116,524	£1,677,663
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£5,786,160	£5,014,250	£4,270,123	£3,553,777	£2,865,214	£2,204,433
42	Typology 10 - Large scheme in urban area	150	£800,000	£5,786,160	£5,014,250	£4,270,123	£3,553,777	£2,865,214	£2,204,433
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£8,241,614	£7,126,465	£6,051,497	£5,019,549	£4,019,549	£3,062,677
44	Typology 12 - Large scheme in urban area	250	£800,000	£8,241,614	£7,126,465	£6,051,497	£5,019,549	£4,019,549	£3,062,677
45	Typology 13 - Older person's housing in urban area	50	£800,000	£1,127,731	£353,051	£578,370	£803,691	£1,029,011	£1,254,330
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,127,731	£353,051	£578,370	£803,691	£1,029,011	£1,254,330
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£4,926,296	£4,281,993	£3,660,850	£3,062,866	£2,488,040	£1,936,374
48	Typology 16 - Town centre retail small scale	-	£247,000	£202,385	£202,385	£202,385	£202,385	£202,385	£202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£404,769	£404,769	£404,769	£404,769	£404,769	£404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£607,153	£607,153	£607,153	£607,153	£607,153	£607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£24,007,832	£24,007,832	£24,007,832	£24,007,832	£24,007,832	£24,007,832
56	Typology 24 - B1 urban	-	£247,000	£16,005,221	£16,005,221	£16,005,221	£16,005,221	£16,005,221	£16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£12,003,916	£12,003,916	£12,003,916	£12,003,916	£12,003,916	£12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£23,373	£23,373	£23,373	£23,373	£23,373	£23,373
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£42,470	£29,924	£102,918	£175,912	£248,906	£321,902
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£21,910	£117,147	£256,513	£395,881	£535,248	£674,615
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500						

Site Residual values (sales value £3,250 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£55,588	£54,348	£53,107	£51,867	£50,626	£49,386
36	Typology 4 - Very small scheme in urban area	1	£800,000	£55,588	£54,348	£53,107	£51,867	£50,626	£49,386
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£833,822	£727,833	£625,635	£527,227	£432,609	£341,782
38	Typology 6 - Small scheme in urban area	15	£800,000	£833,822	£727,833	£625,635	£527,227	£432,609	£341,782
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£4,631,758	£4,059,162	£3,506,796	£2,974,766	£2,463,196	£1,972,084
40	Typology 8 - Medium scheme in urban area	50	£800,000	£4,631,758	£4,059,162	£3,506,796	£2,974,766	£2,463,196	£1,972,084
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£7,135,643	£6,226,022	£5,348,913	£4,504,318	£3,692,234	£2,912,665
42	Typology 10 - Large scheme in urban area	150	£800,000	£7,135,643	£6,226,022	£5,348,913	£4,504,318	£3,692,234	£2,912,665
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£10,362,563	£9,031,943	£7,748,897	£6,513,426	£5,325,527	£4,185,204
44	Typology 12 - Large scheme in urban area	250	£800,000	£10,963,096	£9,560,238	£8,206,637	£6,903,221	£5,649,989	£4,446,942
45	Typology 13 - Older person's housing in urban area	50	£800,000	£170,975	£-77,745	£-328,885	£-580,026	£-831,166	£-1,082,305
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£170,975	£-77,745	£-328,885	£-580,026	£-831,166	£-1,082,305
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£5,902,690	£5,157,900	£4,439,727	£3,748,174	£3,083,241	£2,444,925
48	Typology 16 - Town centre retail small scale	-	£247,000	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832
56	Typology 24 - B1 urban	-	£247,000	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£82,831	£82,831	£82,831	£82,831	£82,831	£82,831
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£190,167	£105,992	£21,815	£-63,243	£-148,610	£-233,978
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£313,555	£152,099	£-9,490	£-173,231	£-336,971	£-500,712
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293

Site Residual values (sales value £3,400 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£64,890	£63,452	£62,014	£60,576	£59,139	£57,701
36	Typology 4 - Very small scheme in urban area	1	£800,000	£64,890	£63,452	£62,014	£60,576	£59,139	£57,701
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£973,361	£853,080	£737,081	£625,364	£517,928	£414,775
38	Typology 6 - Small scheme in urban area	15	£800,000	£973,361	£853,080	£737,081	£625,364	£517,928	£414,775
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,167,808	£4,538,793	£3,932,179	£3,347,964	£2,786,150	£2,246,734
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,167,808	£4,538,793	£3,932,179	£3,347,964	£2,786,150	£2,246,734
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£8,390,523	£7,353,551	£6,353,465	£5,390,267	£4,463,955	£3,574,530
42	Typology 10 - Large scheme in urban area	150	£800,000	£8,390,523	£7,353,551	£6,353,465	£5,390,267	£4,463,955	£3,574,530
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£12,344,092	£10,813,144	£9,336,644	£7,914,591	£6,546,986	£5,232,889
44	Typology 12 - Large scheme in urban area	250	£800,000	£12,981,731	£11,373,875	£9,823,205	£8,329,722	£6,893,428	£5,514,321
45	Typology 13 - Older person's housing in urban area	50	£800,000	£449,341	£177,837	£94,993	£37,340	£645,686	£921,033
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£449,341	£177,837	£94,993	£37,340	£645,686	£921,033
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£6,810,941	£5,973,167	£5,165,211	£4,387,075	£3,638,758	£2,920,262
48	Typology 16 - Town centre retail small scale	-	£247,000	£202,385	£202,385	£202,385	£202,385	£202,385	£202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£404,769	£404,769	£404,769	£404,769	£404,769	£404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£607,153	£607,153	£607,153	£607,153	£607,153	£607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£24,007,832	£24,007,832	£24,007,832	£24,007,832	£24,007,832	£24,007,832
56	Typology 24 - B1 urban	-	£247,000	£16,005,221	£16,005,221	£16,005,221	£16,005,221	£16,005,221	£16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£12,003,916	£12,003,916	£12,003,916	£12,003,916	£12,003,916	£12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£138,573	£138,573	£138,573	£138,573	£138,573	£138,573
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£328,633	£233,020	£137,407	£41,793	£54,583	£151,549
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£586,906	£402,983	£218,996	£35,008	£151,087	£337,679
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£7					

Site Residual values (sales value £3,560 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£74,814	£73,165	£71,516	£69,867	£68,219	£66,570
36	Typology 4 - Very small scheme in urban area	1	£800,000	£74,814	£73,165	£71,516	£69,867	£68,219	£66,570
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,122,204	£986,677	£855,957	£730,043	£608,935	£492,634
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,122,204	£986,677	£855,957	£730,043	£608,935	£492,634
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,739,595	£5,050,400	£4,385,689	£3,745,462	£3,129,718	£2,538,459
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,739,595	£5,050,400	£4,385,689	£3,745,462	£3,129,718	£2,538,459
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£9,726,209	£8,552,847	£7,421,057	£6,330,842	£5,282,199	£4,275,131
42	Typology 10 - Large scheme in urban area	150	£800,000	£9,726,209	£8,552,847	£7,421,057	£6,330,842	£5,282,199	£4,275,131
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£14,443,234	£12,698,893	£11,016,324	£9,395,526	£7,836,501	£6,339,247
44	Typology 12 - Large scheme in urban area	250	£800,000	£15,134,943	£13,307,834	£11,545,441	£9,847,764	£8,214,801	£6,646,554
45	Typology 13 - Older person's housing in urban area	50	£800,000	£744,514	£449,301	£152,336	£-146,674	£-447,841	£-749,008
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£744,514	£449,301	£152,336	£-146,674	£-447,841	£-749,008
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£7,777,854	£6,840,499	£5,936,394	£5,065,536	£4,227,928	£3,423,568
48	Typology 16 - Town centre retail small scale	-	£247,000	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832
56	Typology 24 - B1 urban	-	£247,000	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£198,031	£198,031	£198,031	£198,031	£198,031	£198,031
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£476,330	£368,517	£260,704	£152,890	£45,076	£-63,625
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£874,862	£668,893	£462,572	£254,552	£46,530	£-163,776
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293

Site Residual values (sales value £3,720 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£84,737	£82,877	£81,018	£79,158	£77,299	£75,440
36	Typology 4 - Very small scheme in urban area	1	£800,000	£84,737	£82,877	£81,018	£79,158	£77,299	£75,440
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,271,045	£1,120,273	£974,833	£834,723	£699,942	£570,492
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,271,045	£1,120,273	£974,833	£834,723	£699,942	£570,492
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,311,382	£5,562,007	£4,839,199	£4,142,960	£3,473,288	£2,830,184
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,311,382	£5,562,007	£4,839,199	£4,142,960	£3,473,288	£2,830,184
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£11,061,896	£9,752,143	£8,488,650	£7,271,417	£6,100,444	£4,975,731
42	Typology 10 - Large scheme in urban area	150	£800,000	£11,061,896	£9,752,143	£8,488,650	£7,271,417	£6,100,444	£4,975,731
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£16,542,375	£14,584,642	£12,696,005	£10,876,463	£9,126,016	£7,444,664
44	Typology 12 - Large scheme in urban area	250	£800,000	£17,283,356	£15,237,389	£13,263,661	£11,362,173	£9,532,925	£7,775,915
45	Typology 13 - Older person's housing in urban area	50	£800,000	£1,037,684	£718,853	£398,341	£75,916	£-249,996	£-576,984
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,037,684	£718,853	£398,341	£75,916	£-249,996	£-576,984
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£8,744,767	£7,707,832	£6,707,575	£5,743,997	£4,817,096	£3,926,874
48	Typology 16 - Town centre retail small scale	-	£247,000	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832
56	Typology 24 - B1 urban	-	£247,000	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£257,489	£257,489	£257,489	£257,489	£257,489	£257,489
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£624,027	£504,013	£384,001	£263,987	£143,973	£23,960
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,162,819	£933,113	£703,407	£473,702	£242,040	£9,985
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331	£166	£8	£-145	£-

Site Residual values (sales value £3,875 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£94,349	£92,286	£90,222	£88,159	£86,095	£84,032
36	Typology 4 - Very small scheme in urban area	1	£800,000	£94,349	£92,286	£90,222	£88,159	£86,095	£84,032
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,415,235	£1,249,695	£1,089,994	£936,131	£788,105	£645,918
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,415,235	£1,249,695	£1,089,994	£936,131	£788,105	£645,918
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,865,301	£6,057,626	£5,278,538	£4,528,035	£3,806,120	£3,112,792
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,865,301	£6,057,626	£5,278,538	£4,528,035	£3,806,120	£3,112,792
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£12,355,842	£10,913,961	£9,522,881	£8,182,599	£6,892,967	£5,653,708
42	Typology 10 - Large scheme in urban area	150	£800,000	£12,355,842	£10,913,961	£9,522,881	£8,182,599	£6,892,967	£5,653,708
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£18,559,981	£16,396,753	£14,309,685	£12,298,775	£10,364,026	£8,505,437
44	Typology 12 - Large scheme in urban area	250	£800,000	£19,350,025	£17,093,449	£14,916,344	£12,818,712	£10,800,552	£8,861,864
45	Typology 13 - Older person's housing in urban area	50	£800,000	£1,321,692	£978,504	£635,316	£289,569	£-58,334	£-410,334
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,321,692	£978,504	£635,316	£289,569	£-58,334	£-410,334
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£9,681,463	£8,548,061	£7,454,658	£6,401,256	£5,387,854	£4,414,452
48	Typology 16 - Town centre retail small scale	-	£247,000	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832
56	Typology 24 - B1 urban	-	£247,000	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£315,090	£315,090	£315,090	£315,090	£315,090	£315,090
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£767,109	£635,276	£503,445	£371,613	£239,780	£107,948
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,441,777	£1,189,076	£936,377	£683,676	£430,976	£176,103
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331	£166	£8		

Site Residual values (sales value £4,030 per sqm)

Residual land values in each value area with % of affordable housing applied

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£9,512,306	£7,511,606	£5,578,479	£3,712,928	£1,914,951	£184,548
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£9,544,095	£7,536,589	£5,596,887	£3,724,991	£1,920,898	£184,610
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£9,547,637	£7,540,132	£5,600,430	£3,728,533	£1,924,440	£188,152
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162	£1,006,162
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£6,711,948	£5,350,927	£4,035,876	£2,766,793	£1,543,679	£366,535
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£6,357,691	£4,996,670	£3,681,618	£2,412,535	£1,189,421	£12,277
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061	£2,156,061
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£103,962	£101,694	£99,427	£97,159	£94,892	£92,624
36	Typology 4 - Very small scheme in urban area	1	£800,000	£103,962	£101,694	£99,427	£97,159	£94,892	£92,624
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,559,426	£1,379,118	£1,205,155	£1,037,538	£876,268	£721,344
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,559,426	£1,379,118	£1,205,155	£1,037,538	£876,268	£721,344
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,419,221	£6,553,245	£5,717,875	£4,913,112	£4,138,953	£3,395,401
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,419,221	£6,553,245	£5,717,875	£4,913,112	£4,138,953	£3,395,401
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£13,641,226	£12,067,515	£10,549,144	£9,086,113	£7,678,422	£6,326,070
42	Typology 10 - Large scheme in urban area	150	£800,000	£13,641,226	£12,067,515	£10,549,144	£9,086,113	£7,678,422	£6,326,070
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£20,574,880	£18,206,654	£15,921,624	£13,719,791	£11,601,156	£9,565,716
44	Typology 12 - Large scheme in urban area	250	£800,000	£21,416,694	£18,949,508	£16,569,027	£14,275,251	£12,068,180	£9,947,814
45	Typology 13 - Older person's housing in urban area	50	£800,000	£1,605,701	£1,238,156	£870,609	£503,063	£131,468	£-243,685
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,605,701	£1,238,156	£870,609	£503,063	£131,468	£-243,685
47	Typology 15 - Older person's housing rural settlement	100	£247,000	£10,618,160	£9,388,289	£8,201,741	£7,058,515	£5,958,611	£4,902,029
48	Typology 16 - Town centre retail small scale	-	£247,000	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385	£-202,385
49	Typology 17 - Town centre retail medium scale	-	£247,000	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769	£-404,769
50	Typology 18 - Edge of urban area medium scale retail	-	£247,000	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153	£-607,153
51	Typology 19 - Supermarket in urban area	-	£247,000	£957,209	£957,209	£957,209	£957,209	£957,209	£957,209
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278	£1,276,278
53	Typology 21 - B2 and B8 urban	-	£247,000	£417,182	£417,182	£417,182	£417,182	£417,182	£417,182
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£347,652	£347,652	£347,652	£347,652	£347,652	£347,652
55	Typology 23 - B1 town centre	-	£247,000	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832	£-24,007,832
56	Typology 24 - B1 urban	-	£247,000	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221	£-16,005,221
57	Typology 25 - B1 edge of urban	-	£800,000	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916	£-12,003,916
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347	£5,725,347
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934	£4,513,934
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139	£2,290,139
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£372,689	£372,689	£372,689	£372,689	£372,689	£372,689
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£910,190	£766,539	£622,888	£479,238	£335,587	£191,936
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,720,735	£1,445,040	£1,169,345	£893,650	£617,956	£342,221
64	Typology 32 - Supermarket	-	£800,000	£959,146	£959,146	£959,146	£959,146	£959,146	£959,146
65	Typology 33 - Supermarket	-	£800,000	£153,463	£153,463	£153,463	£153,463	£153,463	£153,463

Indicative maximum CIL rates

Max CIL rate alongside Aff Hsg % (where relevant)

Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£521	£354	£193	£38	£-112	£-257
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£521	£354	£193	£38	£-112	£-257
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£521	£354	£193	£38	£-112	£-256
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£7	£7	£7	£7	£7	£7
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£7	£7	£7	£7	£7	£7
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£7	£7	£7	£7	£7	£7
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£7	£7	£7	£7	£7	£7
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£7	£7	£7	£7	£7	£7
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£7	£7	£7	£7	£7	£7
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£7	£7	£7	£7	£7	£7
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£7	£7	£7	£7	£7	£7
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£7	£7	£7	£7	£7	£7
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£7	£7	£7	£7	£7	£7
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£513	£353	£198	£49	£-95	£-234
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£501	£331	£166	£8	£-145	£-293
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£501	£331				

Appendix 7 - Development appraisals

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 2
 Date: 20 July 2019
 Reference: 0.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Gv
0	0	10,750.208
0	0	857,722.46
0	0	1,180,675
0	0	4,298,358
0	0	53,958
0	0	6,715,548
0	0	486,776
0	0	7,202,324
0	0	5,885,668
0	0	10,981,430
0	0	128,656
0	0	566,724
0	0	11,703,618
0	0	6,946,409
0	0	1,835,942
0	0	5,885,493

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Revenue	0	0	0	0	0	10,750.208	10,750.208	10,750.208	10,750.208	10,750.208	10,750.208	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	10,750.208	10,750.208	10,750.208	10,750.208	10,750.208	10,750.208	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	-322,946	-322,946	-322,946	-322,946	-322,946	-322,946	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	-322,946	-322,946	-322,946	-322,946	-322,946	-322,946	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	-322,946	-322,946	-322,946	-322,946	-322,946	-322,946	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	10,427.262	10,427.262	10,427.262	10,427.262	10,427.262	10,427.262	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	10,427.262	10,427.262	10,427.262	10,427.262	10,427.262	10,427.262	0	0	0	0	0	0	0	0	0	0	0
Specialistive NDV	0	0	0	0	0	16,373.951	16,373.951	16,373.951	16,373.951	16,373.951	16,373.951	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	16,373.951	16,373.951	16,373.951	16,373.951	16,373.951	16,373.951	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	16,373.951	16,373.951	16,373.951	16,373.951	16,373.951	16,373.951	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	0	0	0	0	0	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	0	0	0	0	0	0	0	0	0	0	0
Infra-structure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	0	0	0	0	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	0	0	0	0	12,075.603	12,075.603	12,075.603	12,075.603	12,075.603	12,075.603	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	0	0	0	0	12,075.603	12,075.603	12,075.603	12,075.603	12,075.603	12,075.603	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	-6,237.801	-6,237.801	-6,237.801	-6,237.801	-6,237.801	-6,237.801	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	0	0	0	0	5,837.802	5,837.802	5,837.802	5,837.802	5,837.802	5,837.802	0	0	0	0	0	0	0	0	0	0	0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
Area(s):
Proxy number: 5
Date: 28 July 2019
Reference: 6.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Gv
0	0	10,750.208
Revenue	£ 64,501,248	
Investment value of ground rents	£ -	
GDV before costs of sale	Sub Total	
Costs of Sale		
Marketing costs	3.00%	
Legal fees	1.00%	
Sub Total	£ 63,257,424	
Net commercial investment value	£ 857,722	
Retail A/T&S	£ -	
Retail S/Stores	£ -	
B1	£ -	
B2 industrial	£ -	
BB storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
B1	£ -	
B2	£ -	
Sub Total	£ 857,722	
Total commercial value	£ 63,101,427	
Speculative NDV	£ 10,373,951	
Affordable Housing Revenue		
No fees on sale	£ 9,445,402	Revenue per Gv 1,180.675
NDV	Total	£ 72,646,828
Standard Costs		
Residential	£ 34,389,863	Cost per Gv 4,298.358
Infra-structure costs	£ 5,292,000	661,500
Retail A/T&S	£ -	
Retail S/Stores	£ 431,668	53,958
B1	£ -	
B2 industrial	£ -	
BB storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
B1	£ -	
B2	£ -	
Contingency	£ 2,005,257	
Sub Total	£ 42,116,057	
Other Costs		
Professional fees	£ 6,095	
Sub Total	£ 3,369,285	
CIL		
Total	£ -	
Real CIL	£ -	
Sub Total	£ -	
Real Section 106 Costs	£ 6,715,548	
Accessibility standards	£ 486,776	
Sub Total	£ 7,202,324	
Total Other Costs	£ 7,202,324	
Total Costs	£ 52,667,665	
Developer's profit on GDV	17.00%	
% of GDV private	15.00%	
% of GDV commercial	6%	
% of GDV affordable		
Residual sum before interest	£ 5,582,351	
Cumulative residual balance for interest calculation		
Interest	£ 1,835,942	
Residual sum for quarter after interest	£ 5,985,493	

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
£ 64,501,248	0	0	0	0	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 64,501,248	0	0	0	0	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	0	0	0	0	0	0	0	0	0	0	0
£ 1,835,037	0	0	0	0	-322,946	-322,946	-322,946	-322,946	-322,946	-322,946	-322,946	0	0	0	0	0	0	0	0	0	0	0
£ 322,256	0	0	0	0	-337,911	-337,911	-337,911	-337,911	-337,911	-337,911	-337,911	0	0	0	0	0	0	0	0	0	0	0
£ 63,257,424	0	0	0	0	10,417,262	10,417,262	10,417,262	10,417,262	10,417,262	10,417,262	10,417,262	0	0	0	0	0	0	0	0	0	0	0
£ 857,722	0	0	0	0	0	0	0	0	0	0	0	0	857,722	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 857,722	0	0	0	0	0	0	0	0	0	0	0	0	857,722	0	0	0	0	0	0	0	0	0
£ 63,101,427	0	0	0	0	10,373,951	10,373,951	10,373,951	10,373,951	10,373,951	10,373,951	10,373,951	0	0	0	0	0	0	0	0	0	0	0
£ 9,445,402	0	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	0	0	0	0	0	0	0	0	0	0	0
£ -																						
£ 72,646,828	0	1,180,675	1,180,675	1,180,675	1,180,675	11,854,626	11,854,626	11,854,626	11,854,626	11,231,673	10,373,951	0	0	0	0	0	0	0	0	0	0	0
£ 34,389,863	0	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	0	0	0	0	0	0	0	0	0	0	0
£ 5,292,000	0	661,500	661,500	661,500	661,500	661,500	661,500	661,500	661,500	661,500	661,500	0	0	0	0	0	0	0	0	0	0	0
£ 431,668	0	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,005,257	0	250,691	250,691	250,691	250,691	250,691	250,691	250,691	250,691	250,691	250,691	0	0	0	0	0	0	0	0	0	0	0
£ 42,116,057	0	5,264,507	5,264,507	5,264,507	5,264,507	5,264,507	5,264,507	5,264,507	5,264,507	5,264,507	5,264,507	0	0	0	0	0	0	0	0	0	0	0
£ 3,369,285	0	421,161	421,161	421,161	421,161	421,161	421,161	421,161	421,161	421,161	421,161	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,715,548	0	0	0	0	6,715,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 486,776	0	0	0	0	486,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,202,324	0	0	0	0	7,202,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,202,324	0	0	0	0	7,202,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 52,667,665	0	5,685,668	12,887,991	5,685,668	5,685,668	5,685,668	5,685,668	5,685,668	5,685,668	5,685,668	5,685,668	0	0	0	0	0	0	0	0	0	0	0
£ -																						
£ 10,381,430	0	0	0	0	0	0	0	0	0	0	0	0	10,381,430	0	0	0	0	0	0	0	0	0
£ 128,658	0	0	0	0	0	0	0	0	0	0	0	0	128,658	0	0	0	0	0	0	0	0	0
£ 566,724	0	0	0	0	0	0	0	0	0	0	0	0	566,724	0	0	0	0	0	0	0	0	0
£ 5,582,351	0	-4,304,392	-11,701,916	-4,264,965	-4,504,902	5,688,958	5,688,958	5,688,958	5,688,958	5,392,354	11,703,018	-397,479	0	0	0	0	0	0	0	0	0	0
£ -4,504,392	0	-16,276,059	-21,011,373	-25,813,095	-20,310,020	-14,728,474	-9,067,937	-3,894,053	7,153,888	6,946,409	0	0										

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 5
 Date: 29 July 2019
 Reference: 0.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Gv
0	0	10,750.208
0	0	857,722.46
0	0	4,298,358
0	0	661,500
0	0	53,958
0	0	6,715,548
0	0	486,776
0	0	7,202,324
0	0	5,885,668
0	0	10,981,430
0	0	128,658
0	0	566,724
0	0	17,000
0	0	15,000
0	0	6,000
0	0	5,985,493
0	0	407,014
0	0	5,976,479

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
£ 64,501,248	0	0	0	0	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	0	0	0	0	0	0	0	0	0	0	0	0
£ 64,501,248	0	0	0	0	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,935,037	0	0	0	0	-322,948	-322,948	-322,948	-322,948	-322,948	-322,948	0	0	0	0	0	0	0	0	0	0	0	0
£ 322,256	0	0	0	0	-337,911	-337,911	-337,911	-337,911	-337,911	-337,911	0	0	0	0	0	0	0	0	0	0	0	0
£ 63,267,454	0	0	0	0	10,417,260	10,417,260	10,417,260	10,417,260	10,417,260	10,417,260	0	0	0	0	0	0	0	0	0	0	0	0
£ 857,722	0	0	0	0	0	0	0	0	0	0	0	0	857,722	0	0	0	0	0	0	0	0	0
£ 63,109,732	0	0	0	0	10,417,260	10,417,260	10,417,260	10,417,260	10,417,260	10,417,260	0	0	857,722	0	0	0	0	0	0	0	0	0
£ 9,445,402	0	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	1,180,675	0	0	0	0	0	0	0	0	0	0	0	0
£ 72,646,828	0	1,180,675	1,180,675	1,180,675	1,180,675	11,854,628	11,854,628	11,854,628	11,854,628	11,231,673	10,373,951	0	0	0	0	0	0	0	0	0	0	0
£ 34,398,863	0	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	4,298,358	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,292,000	0	661,500	661,500	661,500	661,500	661,500	661,500	661,500	661,500	661,500	0	0	0	0	0	0	0	0	0	0	0	0
£ 431,668	0	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,715,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 486,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,202,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,885,668	0	5,885,668	5,885,668	5,885,668	5,885,668	5,885,668	5,885,668	5,885,668	5,885,668	5,885,668	0	0	0	0	0	0	0	0	0	0	0	0
£ 10,981,430	0	0	0	0	0	0	0	0	0	0	0	0	10,981,430	0	0	0	0	0	0	0	0	0
£ 128,658	0	0	0	0	0	0	0	0	0	0	0	0	128,658	0	0	0	0	0	0	0	0	0
£ 566,724	0	0	0	0	0	0	0	0	0	0	0	0	566,724	0	0	0	0	0	0	0	0	0
£ 17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,985,493	0	5,985,493	5,985,493	5,985,493	5,985,493	5,985,493	5,985,493	5,985,493	5,985,493	5,985,493	0	0	0	0	0	0	0	0	0	0	0	0
£ 407,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,976,479	0	5,976,479	5,976,479	5,976,479	5,976,479	5,976,479	5,976,479	5,976,479	5,976,479	5,976,479	0	0	0	0	0	0	0	0	0	0	0	0

Land Value	Per development hectare	Per gross hectare
£ 2,669,208	£ 266,920.8	£ 266,920.8
£ 292,405	£ 29,240.5	£ 29,240.5
£ 2,376,803	£ 237,680.3	£ 237,680.3
£ 407,014	£ 40,701.4	£ 40,701.4
£ 5,976,479	£ 597,647.9	£ 597,647.9

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 56
 Date: 28 July 2019
 Reference: 0.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Gv
0	0	10,750.208
0	0	857,722.46
0	0	1,180,675
0	0	4,298,358
0	0	53,958
0	0	6,715,548
0	0	486,776
0	0	7,202,324
0	0	5,885,668
0	0	10,981,430
0	0	128,656
0	0	566,724
0	0	6,946,409
0	0	1,835,942
0	0	5,885,493
0	0	407,014
0	0	5,976,479

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 6	Year 6	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£ 64,501,248	0	0	0	0	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	0	0	0	0	0	0	0	0	0	0	0	0
£ 64,501,248	0	0	0	0	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	10,750,208	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,835,037	0	0	0	0	-322,946	-322,946	-322,946	-322,946	-322,946	-322,946	0	0	0	0	0	0	0	0	0	0	0	0
£ 322,256	0	0	0	0	-337,911	-337,911	-337,911	-337,911	-337,911	-337,911	0	0	0	0	0	0	0	0	0	0	0	0
£ 63,287,454	0	0	0	0	10,417,262	10,417,262	10,417,262	10,417,262	10,417,262	10,417,262	0	0	0	0	0	0	0	0	0	0	0	0
£ 857,722	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,180,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,298,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 53,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,715,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 486,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,202,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,202,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,885,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 10,981,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 128,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 566,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,946,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,835,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,885,493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 407,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,976,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land Value	Per development hectare	Per gross hectare
£ 5,885,493	£ 566,208	£ 492,405
£ 5,885,493	£ 407,014	£ 5,976,479

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 58
 Date: 28 July 2019
 Reference: 0.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectareage	
Dev acreage	
Revenue	£ 84,720,640
Investment value of ground rents	£ -
GDV before costs of sale	£ 84,720,640
Costs of Sale	
Marketing costs	£ 3,000
Legal fees	£ 17,900
Sub Total	£ 20,900
Net commercial investment value	£ 857,722
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
BB storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Sub Total	£ 857,722
Specialistive NDV	£ 63,313,140
Affordable Housing Revenue	
No fees on sale	£ 9,477,529
NDV	£ 72,790,669
Standard Costs	
Residential	£ 34,503,825
CI infrastructure costs	£ 5,310,000
Retail A/T&S	£ -
Retail S/Stores	£ 431,068
B1	£ -
B2 industrial	£ -
BB storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Contingency	£ 2,012,275
Sub Total	£ 42,287,767
Other Costs	
professional fees	£ 6,000
Sub Total	£ 3,380,621
CIL	
Resi CIL	£ -
Sub Total	£ -
Resi Section 106 Costs	£ 6,738,390
Accessibility standards	£ 488,432
Sub Total	£ 7,226,822
Total Other Costs	£ 7,226,822
Total Costs	£ 52,864,210
Developer's profit on GDV	17.00%
% of GDV private	15.00%
% of GDV commercial	6%
% of GDV affordable	
Residual sum before interest	£ 6,510,728
Cumulative residual balance for interest calculation	
Interest	£ 6,969,331
Residual sum for quarter after interest	£ 6,969,331

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22	
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
Revenue	0	0	0	0	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale																							
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	10,786,773	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialistive NDV	0	0	0	0	10,409,236	10,409,236	10,409,236	10,409,236	10,409,236	10,409,236	10,409,236	10,409,236	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue																							
No fees on sale	0	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	0	0	0	0	0	0	0	0	0	0	0
NDV	0	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	1,184,691	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																							
Residential	0	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	4,312,978	0	0	0	0	0	0	0	0	0	0	0
CI infrastructure costs	0	663,750	663,750	663,750	663,750	663,750	663,750	663,750	663,750	663,750	663,750	663,750	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	53,958	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	251,534	251,534	251,534	251,534	251,534	251,534	251,534	251,534	251,534	251,534	251,534	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	5,282,221	0	0	0	0	0	0	0	0	0	0	0
Other Costs																							
professional fees	0	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	422,878	0	0	0	0	0	0	0	0	0	0	0
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	6,738,390	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	488,432	488,432	488,432	488,432	488,432	488,432	488,432	488,432	488,432	488,432	488,432	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	7,226,822	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	8,704,799	12,951,620	8,704,799	8,704,799	8,704,799	8,704,799	8,704,799	8,704,799	8,704,799	8,704,799	8,704,799	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	10,617,421	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	128,658	128,658	12																			

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 59
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£
Investment value of ground rents		£
GDV before costs of sale		Sub Total
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		£
Retail A/T&S		£
Retail S/Stores		£
B1		£
B2 industrial		£
BB storage		£
C1 Hotel		£
C2 res institution		£
B1		£
B2		£
Sub Total		£
Speculative NDV		£
Affordable Housing Revenue		Revenue per Qtr
No fees on sale		£
NDV	Total	£
Standard Costs		Cost per Qtr
Residential		£
Off infrastructure costs		£
Retail A/T&S		£
Retail S/Stores		£
B1		£
B2 industrial		£
BB storage		£
C1 Hotel		£
C2 res institution		£
B1		£
B2		£
Contingency		£
Sub Total		£
Other Costs		£
Professional fees	6.00%	
Sub Total		£
CIL	Total	£
Resi CIL		£
Resi Section 106 Costs		£
Accessibility standards		£
Sub Total		£
Total Other Costs	Sub Total	£
Total Costs		£
Developer's profit on GDV	% of GDV private 17.00%	£
	% of GDV commercial 15.00%	£
	% of GDV affordable 6%	£
Residual sum before interest		£
Cumulative residual balance for interest calculation		£
Interest	6.00%	£
Residual sum for quarter after interest		£
Land Value		£
Per development hectare	2287.475	
Per gross hectare	2287.475	
Residual land value		£
Site acquisition costs	6.80%	£
MV (Residual sum available to offer for Development Opportunity)		£

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
Professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL	Total																						
Resi CIL																							
Resi Section 106 Costs																							
Accessibility standards																							
Sub Total																							
Total Other Costs	Sub Total																						
Total Costs		£	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV																							
% of GDV private	17.00%																						
% of GDV commercial	15.00%																						
% of GDV affordable	6%																						
Residual sum before interest		£	-4,720,310	-4,720,310	-4,720,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation																							
Interest	6.00%																						
Residual sum for quarter after interest		£	-4,789,187	-4,858,848	-4,928,509	-4,998,170	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest

1.50%

£	1,078,873
£	73,411
£	1,006,162

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 20
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£
Investment value of ground rents		£
GDV before costs of sale		Sub Total
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		£
Retail A/T&S		£
Retail S/Stores		£
B1		£
B2 industrial	12,189,255.00	£
BB storage	12,189,255.00	£
C1 Hotel		£
C2 res institution		£
B1		£
B2		£
Sub Total		£
Speculative NDV		£
Affordable Housing Revenue		Revenue per Qtr
No fees on sale		£
NDV		Total
Standard Costs		Cost per Qtr
Residential		£
Off infrastructure costs		£
Retail A/T&S		£
Retail S/Stores		£
B1		£
B2 industrial	9,132,060	£
BB storage	7,518,063	£
C1 Hotel		£
C2 res institution		£
B1		£
B2		£
Contingency		£
Sub Total		£
Other Costs		£
Professional fees	6.00%	
Sub Total		£
CIL		Total
Resi CIL		£
Resi Section 106 Costs		£
Accessibility standards		£
Sub Total		£
Total Other Costs		Sub Total
Total Costs		£
Developer's profit on GDV		% of GDV private
		% of GDV commercial
		% of GDV affordable
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest		6.00%
Residual sum for quarter after interest		
Land Value		£287,475
Dev development hectare		£287,475
Dev gross hectare		
Residual land value		£
Site acquisition costs		6.80%
MV (Residual sum available to offer for Development Opportunity)		£

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
Professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-4,720,310	-4,720,310	-4,720,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-4,720,310	-8,507,417	-14,362,265	-19,285,915	1,163,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	677,488	1,344,976	2,032,464	2,719,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	-4,042,822	-7,162,441	-9,933,549	-12,565,963	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 23
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£ -
Investment value of ground rents		£ -
GDV before costs of sale		£ -
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 12,189,255.00	
BB storage	£ 12,189,255.00	
C1 Hotel		£ -
C2 res institution		£ -
B1		£ -
B2		£ -
Sub Total		£ 24,378,510
Speculative NDV		£ 24,378,510
Affordable Housing Revenue		
No fees on sale		£ -
NDV		£ 24,378,510
Standard Costs		
Residential		£ -
Off infrastructure costs		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 9,132,060	2,283,015
BB storage	£ 7,518,063	1,879,516
C1 Hotel		£ -
C2 res institution		£ -
B1		£ -
B2		£ -
Contingency		£ 832,506
Sub Total		£ 17,482,629
Other Costs		
professional fees	6.00%	£ 1,098,810
Sub Total		£ 1,998,610
CIL		
Resi CIL		£ -
Resi Section 106 Costs		£ -
Accessibility standards		£ -
Sub Total		£ -
Total Other Costs		£ -
Total Costs		£ 18,881,239
Developer's profit on GDV		£ -
% of GDV private	17.00%	£ 3,656,777
% of GDV commercial	15.00%	£ -
% of GDV affordable	6%	£ -
Residual sum before interest		£ 1,849,494
Cumulative residual balance for interest calculation		£ -
Interest	6.00%	£ 677,488
Residual sum for quarter after interest		£ 1,163,006
Land Value		
per development hectare	£287,476	
per gross hectare	£287,476	
Residual land value		£ 1,078,873
Site acquisition costs	6.80%	£ 73,411
MV (Residual sum available to offer for Development Opportunity)		£ 1,006,162

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale																							
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue																							
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV																							
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	0	0	0	0	3,656,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-4,720,310	-4,720,310	-4,720,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-4,720,310	-8,507,417	-14,362,265	-18,285,815	1,163,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-68,787	-134,539	-203,240	-272,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-4,789,107	-8,654,848	-9,933,549	-10,993,222	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 29
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		
Investment value of ground rents		
GDV before costs of sale		
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		
Retail A/T&S		
Retail S/Stores		
B1		
B2 industrial		
BB storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Sub Total		
Speculative NDV		
Affordable Housing Revenue		
No fees on sale		
NDV		
Total		
Standard Costs		
Residential		
Off infrastructure costs		
Retail A/T&S		
Retail S/Stores		
B1		
B2 industrial		
BB storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Contingency		
Sub Total		
Other Costs		
professional fees	6.00%	
Sub Total		
CIL		
Resi CIL		
Sub Total		
Resi Section 106 Costs		
Accessibility standards		
Sub Total		
Total Other Costs		
Total Costs		
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	6%	
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		
Land Value		
Per development hectare	2287.475	
Per gross hectare	2287.475	
Residual land value		
Site acquisition costs	6.80%	
MV (Residual sum available to offer for Development Opportunity)		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Resi CIL																						
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV																						
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	3,656,777	3,656,777	3,656,777	3,656,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-4,720,310	-4,720,310	-4,720,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-4,720,310	-8,507,417	-14,362,265	-19,285,915	1,163,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	677,488	1,344,976	2,032,464	2,719,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	-4,787,187	-8,854,848	-9,923,549	-10,993,222	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Quarterly Interest 1.50%

Residual land value	1,079,873
Site acquisition costs	73,411
MV (Residual sum available to offer for Development Opportunity)	1,006,462

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 26
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£ -
Investment value of ground rents		£ -
GDV before costs of sale		£ -
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 12,189,255.00	
BB storage	£ 12,189,255.00	
C1 Hotel		£ -
C2 res institution		£ -
B1		£ -
B2		£ -
Sub Total		£ 24,378,510
Speculative NDV		£ 24,378,510
Affordable Housing Revenue		
No fees on sale		£ -
NDV		£ 24,378,510
Standard Costs		
Residential		£ -
Off infrastructure costs		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 9,132,060	
BB storage	£ 7,518,063	
C1 Hotel		£ -
C2 res institution		£ -
B1		£ -
B2		£ -
Contingency		£ 832,506
Sub Total		£ 17,482,629
Other Costs		
professional fees	6.00%	
Sub Total		£ 1,398,610
CIL		
Resi CIL		£ -
Resi Section 106 Costs		£ -
Accessibility standards		£ -
Sub Total		£ -
Total Other Costs		£ -
Total Costs		£ 18,881,239
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	6%	
Residual sum before interest		£ 1,849,494
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		£ 1,079,573
Land Value		
per development hectare	£287,475	
per gross hectare	£287,475	
Residual land value		£ 1,079,573
Site acquisition costs	6.80%	
MV (Residual sum available to offer for Development Opportunity)		£ 1,006,162

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale																						
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue																						
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV																						
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	3,656,777				3,656,777																
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-4,720,310	-4,720,310	-4,720,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-4,720,310	-8,507,417	-14,362,265	-19,285,915	1,163,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	-67,748	-134,539	-203,240	-272,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	-4,787,107	-8,664,848	-9,933,549	-10,993,222	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 26
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£ -
Investment value of ground rents		£ -
GDV before costs of sale		£ -
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 12,189,255.00	
B8 storage	£ 12,189,255.00	
C1 Hotel		£ -
C2 res institution		£ -
S1		£ -
S2		£ -
Sub Total		£ 24,378,510
Total commercial value		£ 24,378,510
Speculative NDV		£ 24,378,510
Affordable Housing Revenue		
No fees on sale		£ -
NDV		£ 24,378,510
Standard Costs		
Residential		£ -
Off infrastructure costs		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 9,132,060	
B8 storage	£ 7,518,063	
C1 Hotel		£ -
C2 res institution		£ -
S1		£ -
S2		£ -
Contingency		£ 832,506
Sub Total		£ 17,482,629
Other Costs		
Professional fees	6.00%	£ 1,098,810
Sub Total		£ 1,998,610
CIL		
Resi CIL		£ -
Resi Section 106 Costs		£ -
Accessibility standards		£ -
Sub Total		£ -
Total Other Costs		£ -
Total Costs		£ 18,881,239
Developer's profit on GDV		
% of GDV private	17.00%	£ -
% of GDV commercial	15.00%	£ 3,656,777
% of GDV affordable	6%	£ -
Residual sum before interest		£ 1,846,494
Cumulative residual balance for interest calculation		£ -
Interest	6.00%	£ 677,488
Residual sum for quarter after interest		£ 1,169,006
Land Value		
Per development hectare	£287,476	
Per gross hectare	£287,476	
Residual land value		£ 1,078,873
Site acquisition costs	6.80%	£ 73,411
MV (Residual sum available to offer for Development Opportunity)		£ 1,006,162

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale																							
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue																							
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
Professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV																							
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	0	0	0	0	3,656,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-4,720,310	-4,720,310	-4,136,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-4,720,310	-8,507,417	-14,362,265	-18,285,815	1,163,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-68,787	-134,539	-203,240	-272,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-4,789,107	-8,654,848	-9,933,549	-8,993,222	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest

1.50%

£ 1,078,873

£ 1,078,873

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 27
 Date: 20 July 2019
 Reference: 3.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£ -
Investment value of ground rents		£ -
GDV before costs of sale		£ -
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 12,189,255.00	£ 12,189,255.00
B8 storage	£ 12,189,255.00	£ 12,189,255.00
C1 Hotel		£ -
C2 res institution		£ -
S1		£ -
S2		£ -
Sub Total		£ 24,378,510
Speculative NDV		£ 24,378,510
Affordable Housing Revenue		
No fees on sale		£ -
NDV		£ 24,378,510
Standard Costs		
Residential		£ -
Off infrastructure costs		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ -
B2 industrial	£ 9,132,060	£ 9,132,060
B8 storage	£ 7,518,063	£ 7,518,063
C1 Hotel		£ -
C2 res institution		£ -
S1		£ -
S2		£ -
Contingency		£ 832,506
Sub Total		£ 17,482,629
Other Costs		
professional fees	6.00%	£ 1,098,810
Sub Total		£ 1,998,810
CIL		
Resi CIL		£ -
Resi Section 106 Costs		£ -
Accessibility standards		£ -
Sub Total		£ -
Total Other Costs		£ -
Total Costs		£ 18,881,239
Developer's profit on GDV		
% of GDV private	17.00%	£ -
% of GDV commercial	15.00%	£ 3,656,777
% of GDV affordable	6%	£ -
Residual sum before interest		£ 1,846,494
Cumulative residual balance for interest calculation		£ -
Interest	6.00%	£ 677,488
Residual sum for quarter after interest		£ 1,169,006
Land Value		
Per development hectare	£287,475	
Per gross hectare	£287,475	
Residual land value		£ 1,078,973
Site acquisition costs	6.80%	£ 73,411
MV (Residual sum available to offer for Development Opportunity)		£ 1,006,162

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale																							
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue																							
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	2,283,015	2,283,015	2,283,015	2,283,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	1,879,516	1,879,516	1,879,516	1,879,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	208,127	208,127	208,127	208,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	4,370,657	4,370,657	4,370,657	4,370,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
professional fees	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	349,653	349,653	349,653	349,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	4,720,310	4,720,310	4,720,310	4,720,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV																							
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	0	0	0	0	3,656,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-4,720,310	-4,720,310	-4,720,310	-4,720,310	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-4,720,310	-8,507,417	-14,362,265	-19,285,915	1,163,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-68,797	-134,539	-203,240	-272,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-4,789,107	-8,654,848	-9,933,549	-10,993,222	20,721,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest

1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 33
 Date: 20 July 2019
 Reference: 6.7

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
0	0
0	0
Revenue	£ 43,878,400
Investment value of ground rents	£ -
GDV before costs of sale	£ 43,878,400
Costs of Sale	
Marketing costs	£ 3,000
Legal fees	£ 219,392
Sub Total	£ 222,392
Net commercial investment value	£ 43,656,008
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Sub Total	£ -
Speculative NDV	£ 42,342,856
Affordable Housing Revenue	
No fees on sale	£ 6,425,443
NDV	£ 48,768,299
Standard Costs	
Residential	£ 23,392,423
Infra-structure costs	£ 3,650,000
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Contingency	£ 1,349,621
Sub Total	£ 28,342,045
Other Costs	
Professional fees	£ 2,267,364
Sub Total	£ 2,267,364
CIL	
Resi CIL	£ -
Resi Section 106 Costs	£ 4,568,400
Accessibility standards	£ 331,140
Sub Total	£ 4,899,540
Total Other Costs	£ 4,899,540
Total Costs	£ 35,508,948
Developer's profit on GDV	£ 7,198,252
% of GDV private	17.00%
% of GDV commercial	15.00%
% of GDV affordable	0%
Residual sum before interest	£ 8,575,375
Cumulative residual balance for interest calculation	£ -3,022,595
Interest	£ 1,090,965
Residual sum for quarter after interest	£ 4,884,408
Land Value	£ 2,552,219
Dev gross receipts	£ 2,388,570
Residual land value	£ 3,969,234
Site acquisition costs	£ 268,616
MV (Residual sum available to offer for Development Opportunity)	£ 3,881,618

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
Revenue	0	0	0	0	0	7,313,067	7,313,067	7,313,067	7,313,067	7,313,067	7,313,067	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	7,313,067	7,313,067	7,313,067	7,313,067	7,313,067	7,313,067	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	-219,392	-219,392	-219,392	-219,392	-219,392	-219,392	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	-219,392	-219,392	-219,392	-219,392	-219,392	-219,392	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	-438,784	-438,784	-438,784	-438,784	-438,784	-438,784	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	6,874,283	6,874,283	6,874,283	6,874,283	6,874,283	6,874,283	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	7,057,169	7,057,169	7,057,169	7,057,169	7,057,169	7,057,169	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	803,180	803,180	803,180	803,180	803,180	803,180	803,180	803,180	803,180	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	803,180	803,180	803,180	803,180	7,860,290	7,860,290	7,860,290	7,860,290	7,860,290	7,057,169	7,057,169	0	0	0	0	0	0	0	0	0	0
Standard Costs	0	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	0	0	0	0	0	0	0	0	0	0	0	0
Residential	0	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	2,924,053	0	0	0	0	0	0	0	0	0	0	0	0
Infra-structure costs	0	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	168,703	168,703	168,703	168,703	168,703	168,703	168,703	168,703	168,703	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	3,542,756	3,542,756	3,542,756	3,542,756	3,542,756	3,542,756	3,542,756	3,542,756	3,542,756	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	283,420	283,420	283,420	283,420	283,420	283,420	283,420	283,420	283,420	0	0	0	0	0	0	0	0	0	0	0	0
Professional fees	0	283,420	283,420	283,420	283,420	283,420	283,420	283,420	283,420	283,420	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	283,420	283,420	283,420	283,420	283,420	283,420	283,420	283,420	283,420	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	4,568,400	4,568,400	4,568,400	4,568,400	4,568,400	4,568,400	4,568,400	4,568,400	4,568,400	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	331,140	331,140	331,140	331,140	331,140	331,140	331,140	331,140	331,140	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	4,899,540	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	3,826,176	8,725,116	3,826,176	3,826,176	3,826,176	3,826,176	3,826,176	3,826,176	3,826,176	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	7,198,252	7,198,252	7,198,252	7,198,252	7,198,252	7,198,252	7,198,252	7,198,252	7,198,252	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	17.00%	17.00%	17.00%	17.00%	17.00%	17.00%	17.00%	17.00%	17.00%	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0																					

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 52
 Date: 20 July 2019
 Reference: 6.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	Revenue per Qtr
Investment value of ground rents	
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	0.50%
Sub Total	
Net commercial investment value	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	£ 26,119,832
BB storage	£ 26,119,832
C1 Hotel	
C2 res institution	
B1	
B2	
Sub Total	£ 52,239,664
Speculative NDV	£ 52,239,664
Affordable Housing Revenue	Revenue per Qtr
No fees on sale	
NDV	Total
Standard Costs	Cost per Qtr
Residential	
Off infrastructure costs	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	£ 19,568,700
BB storage	£ 16,110,135
C1 Hotel	
C2 res institution	
B1	
B2	
Contingency	
Sub Total	£ 37,462,777
Other Costs	
Professional fees	6.00%
Sub Total	£ 2,997,022
CIL	
Resi CIL	
Resi Section 106 Costs	
Accessibility standards	
Sub Total	
Total Other Costs	Sub Total
Total Costs	£ 45,459,799
Developer's profit on GDV	17.00%
% of GDV private	
% of GDV commercial	
% of GDV affordable	6%
Residual sum before interest	£ 3,843,916
Cumulative residual balance for interest calculation	
Interest	6.00%
Residual sum for quarter after interest	£ 2,492,156
Land Value	£ 319,410
Per development hectare	£ 287,475
Per gross hectare	
Residual land value	£ 2,313,370
Site acquisition costs	6.80%
MV (Residual sum available to offer for Development Opportunity)	£ 2,156,061

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	4,892,175	4,892,175	4,892,175	4,892,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	4,027,534	4,027,534	4,027,534	4,027,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	445,985	445,985	445,985	445,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	9,365,694	9,365,694	9,365,694	9,365,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
Professional fees	0	749,256	749,256	749,256	749,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	749,256	749,256	749,256	749,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	10,114,950	10,114,950	10,114,950	10,114,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-10,114,950	-10,114,950	-10,114,950	-10,114,950	44,403,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-10,114,950	-20,373,036	-30,776,263	-41,320,746	2,492,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-143,136	-298,298	-435,513	-584,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-10,258,086	-10,401,344	-10,550,483	-10,699,762	44,403,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 28
 Date: 28 July 2019
 Reference: 6.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	Revenue per Qtr
Investment value of ground rents	
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	0.50%
Sub Total	
Net commercial investment value	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	£ 26,119,832
B8 storage	£ 26,119,832
C1 Hotel	
C2 res institution	
B1	
B2	
Sub Total	£ 52,239,664
Speculative NDV	£ 52,239,664
Affordable Housing Revenue	Revenue per Qtr
No fees on sale	
NDV	Total
Standard Costs	Cost per Qtr
Residential	
Off infrastructure costs	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	£ 19,568,700
B8 storage	£ 16,110,135
C1 Hotel	
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B1	
B2	
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Sub Total	£ 37,462,777
Other Costs	
Professional fees	6.00%
Sub Total	£ 2,997,022
CIL	
Resi CIL	
Resi Section 106 Costs	
Accessibility standards	
Sub Total	
Total Other Costs	Sub Total
Total Costs	£ 45,459,799
Developer's profit on GDV	17.00%
% of GDV private	15.00%
% of GDV commercial	6%
Residual sum before interest	£ 3,843,916
Cumulative residual balance for interest calculation	
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Residual sum for quarter after interest	£ 2,492,156
Land Value	£ 319,410
Per development hectare	£ 287,475
Per gross hectare	
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Site acquisition costs	6.80%
MV (Residual sum available to offer for Development Opportunity)	£ 2,156,061

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	4,992,175	4,892,175	4,892,175	4,892,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	4,027,534	4,027,534	4,027,534	4,027,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	445,985	445,985	445,985	445,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	9,365,694	9,365,694	9,365,694	9,365,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
Professional fees	0	749,256	749,256	749,256	749,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	749,256	749,256	749,256	749,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	10,114,950	10,114,950	10,114,950	10,114,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-10,114,950	-10,114,950	-10,114,950	-10,114,950	44,403,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-10,114,950	-20,373,036	-30,776,263	-41,320,746	2,492,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-143,136	-298,298	-435,513	-584,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-10,258,086	-10,401,344	-10,550,483	-10,699,762	44,403,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 26
 Date: 20 July 2019
 Reference: 6.8

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	Revenue per Qtr
Investment value of ground rents	
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	0.50%
Sub Total	
Net commercial investment value	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	£ 26,119,832
BB storage	£ 26,119,832
C1 Hotel	
C2 res institution	
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Sub Total	£ 52,239,664
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Affordable Housing Revenue	Revenue per Qtr
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NDV	Total
Standard Costs	Cost per Qtr
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Off infrastructure costs	
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Sub Total	£ 37,462,777
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Sub Total	
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Site acquisition costs	6.80%
MV (Residual sum available to offer for Development Opportunity)	£ 2,156,061

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	4,892,175	4,892,175	4,892,175	4,892,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	4,027,534	4,027,534	4,027,534	4,027,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	445,985	445,985	445,985	445,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	9,365,694	9,365,694	9,365,694	9,365,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
Professional fees	0	749,256	749,256	749,256	749,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	749,256	749,256	749,256	749,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	10,114,950	10,114,950	10,114,950	10,114,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	7,835,950	7,835,950	7,835,950	7,835,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-10,114,950	-10,114,950	-10,114,950	-10,114,950	44,403,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-10,114,950	-20,373,036	-30,776,263	-41,320,746	2,492,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-143,136	-298,298	-435,513	-584,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-10,258,086	-10,401,344	-10,550,483	-10,699,762	44,403,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 35
 Date: 28 July 2019
 Reference: 0.0

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
		318,804
Revenue	0 £ 318,804	
Investment value of ground rents	0 £ -	
GDV before costs of sale	Sub Total	
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value	Retail A/TAS £ -	
	Retail S/Shares £ -	
	B1 £ -	
	B2 industrial £ -	
	BB storage £ -	
	C1 Hotel £ -	
	C2 res institution £ -	
	B1 £ -	
	B2 £ -	
Total commercial value	Sub Total	60
Specialistive NDV		
Affordable Housing Revenue	No fees on sale	Revenue per Qtr
	0 £ -	
NDV	Total	307,646
Standard Costs		
Residential	£ 134,850	Cost per Qtr
Off infrastructure costs	£ -	
Retail A/TAS	£ -	
Retail S/Shares	£ -	
B1	£ -	
B2 industrial	£ -	
BB storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
B1	£ -	
B2	£ -	
Contingency	£ 6,743	
Sub Total		
Other Costs	professional fees £ 6,000	
	£ 11,327	
CIL	Total	
Resi CIL	£ -	
	£ -	
	£ -	
	£ -	
Sub Total		
Resi Section 106 Costs	£ 1,500	
Accessibility standards	£ 1,656	
Sub Total		
Total Other Costs	Sub Total	
Total Costs	£ 166,076	
Developer's profit on GDV	% of GDV private 17.00%	
	% of GDV commercial 15.00%	
	% of GDV affordable 6%	
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		
Land Value	£ 430,500	
Per development hectare	£2,430,526	
Per gross hectare		
Residual land value	£ 86,929	
Site acquisition costs	£ 5,911	
MV (Residual sum available to offer for Development Opportunity)	£ 81,018	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
£ 318,804	0	0	0	0	0	318,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 318,804	0	0	0	0	0	318,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 9,964	0	0	0	0	0	-9,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,584	0	0	0	0	0	-1,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 411,158	0	0	0	0	0	11,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 307,646	0	0	0	0	0	307,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 307,646	0	0	0	0	0	307,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 134,850	0	33,713	33,713	33,713	33,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,743	0	1,686	1,686	1,686	1,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 141,993	0	35,398	35,398	35,398	35,398	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 11,327	0	2,832	2,832	2,832	2,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,500	0	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,656	0	0	1,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 3,156	0	0	3,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 3,156	0	0	3,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 166,076	0	38,230	41,366	38,230	38,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 52,300	0	0	0	0	0	52,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 99,270	0	-38,230	-41,366	-38,230	-38,230	255,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,823	0	-38,230	-80,157	-119,021	-159,443	93,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 93,647	0	-541	-1,134	-1,691	-2,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 86,929	0	-38,771	-42,620	-39,921	-40,486	255,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 38
 Date: 28 July 2019
 Reference: 0.0

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	£ 318,804
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	1.50%
Sub Total	
Net commercial investment value	
Retail A/TAS	£ -
Retail S/Shares	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Total commercial value	Sub Total
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	£ -
NDV	Total
Standard Costs	
Residential	£ 134,850
CF infrastructure costs	£ -
Retail A/TAS	£ -
Retail S/Shares	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Contingency	£ 6,743
Sub Total	
Other Costs	
professional fees	£ 6,000
Sub Total	
CIL	Total
Resi CIL	£ -
Sub Total	
Resi Section 106 Costs	£ 1,500
Accessibility standards	£ 1,656
Sub Total	
Total Other Costs	Sub Total
Total Costs	
Developer's profit on GDV	17.00%
% of GDV private	15.00%
% of GDV commercial	6%
Residual sum before interest	
Cumulative residual balance for interest calculation	
Interest	6.00%
Residual sum for quarter after interest	
Land Value	
per development hectare	£ 430,528
per gross hectare	£ 2,430,528
Residual land value	
Site acquisition costs	6.80%
MV (Residual sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6		
Revenue	0	0	0	0	0	318,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	318,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale																							
Marketing costs	0	0	0	0	0	-9,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	-1,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	-11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/TAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	307,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue																							
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	307,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	33,713	33,713	33,713	33,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CF infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/TAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	1,686	1,686	1,686	1,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	35,399	35,399	35,399	35,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
professional fees	0	2,832	2,832	2,832	2,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	2,832	2,832	2,832	2,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	1,500	1,500	1,500	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	1,656	1,656	1,656	1,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	3,156	3,156	3,156	3,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	3,156	3,156	3,156	3,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	38,230	41,366	44,502	47,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV	0	0	0	0	0	52,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-38,230	-41,366	-44,502	-47,638																		

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 39
 Date: 28 July 2019
 Reference: 1.7

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	£ 12,750,180
Investment value of ground rents	£ -
GDV before costs of sale	£ 12,750,180
Costs of Sale	£ 3,825,648
Marketing costs	3.00%
Legal fees	0.20%
Sub Total	£ 4,207,296
Net commercial investment value	£ 8,542,884
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Sub Total	£ 0
Total commercial value	£ 8,542,884
Speculative NDV	£ 14,767,951
Affordable Housing Revenue	£ 1,668,750
No fees on sale	£ -
NDV	£ 16,436,702
Standard Costs	£ 6,742,522
Residential	£ 6,742,522
CI infrastructure costs	£ -
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Contingency	£ 337,126
Sub Total	£ 7,079,648
Other Costs	£ 666,372
professional fees	£ 666,372
Sub Total	£ 666,372
CIL	£ 197,785
Resi CIL	£ 197,785
Sub Total	£ 197,785
Resi Section 106 Costs	£ 75,000
Accessibility standards	£ 122,785
Sub Total	£ 197,785
Total Other Costs	£ 197,785
Total Costs	£ 7,801,805
Developer's profit on GDV	£ 2,510,390
% of GDV private	17.00%
% of GDV commercial	15.00%
% of GDV affordable	0%
Residual sum before interest	£ 8,921,431
Cumulative residual balance for interest calculation	£ 8,921,431
Interest	£ 172,373
Residual sum for quarter after interest	£ 8,749,058
Land Value	£ 8,192,274
Per development hectare	£ 21,003,519
Per gross hectare	£ 2,032,284
Residual land value	£ 353,075
Site acquisition costs	£ 4,839,199
MV (Residual sum available to offer for Development Opportunity)	£ 353,075

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
Revenue	0	0	0	0	0	3,825,648	3,825,648	3,825,648	3,825,648	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	3,825,648	3,825,648	3,825,648	3,825,648	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	£ 498,078	£ 78,513	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Marketing costs	0	0	0	0	0	-114,769	-114,769	-114,769	-114,769	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	-15,028	-15,028	-15,028	-15,028	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 498,078	£ 78,513	£ -	£ -	£ -	£ -130,000	£ -130,000	£ -130,000	£ -130,000	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Net commercial investment value	£ -	£ -	£ -	£ -	£ -	£ 3,695,648	£ 3,695,648	£ 3,695,648	£ 3,695,648	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Total commercial value	£ 0	£ 0	£ 0	£ 0	£ 0	£ 3,695,648	£ 3,695,648	£ 3,695,648	£ 3,695,648	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Speculative NDV	£ 14,767,951	£ 0	£ 0	£ 0	£ 0	£ 3,695,648	£ 3,695,648	£ 3,695,648	£ 3,695,648	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Affordable Housing Revenue	£ 1,668,750	£ 278,125	£ 278,125	£ 278,125	£ 278,125	£ 278,125	£ 278,125	£ 278,125	£ 278,125	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	£ 16,436,702	£ 278,125	£ 278,125	£ 278,125	£ 278,125	£ 3,969,873	£ 3,969,873	£ 3,969,873	£ 3,969,873	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Standard Costs	£ 6,742,522	£ 1,123,754	£ 1,123,754	£ 1,123,754	£ 1,123,754	£ 1,123,754	£ 1,123,754	£ 1,123,754	£ 1,123,754	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Residential	0	1,123,754	1,123,754	1,123,754	1,123,754	1,123,754	1,123,754	1,123,754	1,123,754	0	0	0	0	0	0	0	0	0	0	0	0	0
CI infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	56,188	56,188	56,188	56,188	56,188	56,188	56,188	56,188	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 1,179,941	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Other Costs	£ 666,372	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
professional fees	0	94,395	94,395	94,395	94,395	94,395	94,395	94,395	94,395	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 666,372	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 94,395	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
CIL	£ 197,785																					

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 51
 Date: 28 July 2019
 Reference: 5.0

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Gv
38.256440	93.825644	3,825.648
Revenue		
Investment value of ground rents		
GDV before costs of sale		
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.20%	
Sub Total		
Net commercial investment value		
Retail A/T&S		
Retail S/Stores		
B1		
B2 industrial		
BB storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Total commercial value		
Sub Total		
Specialistive NDV		
Affordable Housing Revenue		
No fees on sale		
Sub Total		
NDV		
Total		
Standard Costs		
Residential		
Infra-structure costs		
Retail A/T&S		
Retail S/Stores		
B1		
B2 industrial		
BB storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Contingency		
Sub Total		
Other Costs		
Professional fees		
Sub Total		
CIL		
Total		
Real CIL		
Sub Total		
Real Section 106 Costs		
Accessibility standards		
Sub Total		
Total Other Costs		
Sub Total		
Total Costs		
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	0%	
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest		
Residual sum for quarter after interest		

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
Revenue	0	0	0	0	0	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	3,825,648	0	0	0	0	0	0
Costs of Sale																						
Marketing costs	0	0	0	0	0	-114,769	-114,769	-114,769	-114,769	-114,769	-114,769	-114,769	-114,769	-114,769	-114,769	-114,769	0	0	0	0	0	0
Legal fees	0	0	0	0	0	-135,826	-135,826	-135,826	-135,826	-135,826	-135,826	-135,826	-135,826	-135,826	-135,826	-135,826	0	0	0	0	0	0
Sub Total	0	0	0	0	0	-250,595	-250,595	-250,595	-250,595	-250,595	-250,595	-250,595	-250,595	-250,595	-250,595	-250,595	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	0	0	0	0	0	0
Sub Total	0	0	0	0	0	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	3,575,053	0	0	0	0	0	0
Specialistive NDV	0	0	0	0	0	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	3,681,750	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	0	0	0	0	0	0	0	0	0	0
Sub Total	0	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	625,781	0	0	0	0	0	0	0	0	0	0
NDV	0	625,781	625,781	625,781	625,781	4,317,632	4,317,632	4,317,632	4,317,632	3,691,750	3,691,750	3,691,750	3,691,750	3,691,750	3,691,750	3,691,750	0	0	0	0	0	0
Total	0	625,781	625,781	625,781	625,781	4,317,632	4,317,632	4,317,632	4,317,632	3,691,750	3,691,750	3,691,750	3,691,750	3,691,750	3,691,750	3,691,750	0	0	0	0	0	0
Standard Costs																						
Residential	0	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	2,528,446	0	0	0	0	0	0	0	0	0	0
Infra-structure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	126,422	126,422	126,422	126,422	126,422	126,422	126,422	126,422	126,422	126,422	126,422	0	0	0	0	0	0	0	0	0	0
Sub Total	0	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	2,654,868	0	0	0	0	0	0	0	0	0	0
Other Costs																						
Professional fees	0	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	0	0	0	0	0	0	0	0	0	0
Sub Total	0	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	0	0	0	0	0	0	0	0	0	0
CIL																						
Total	0	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	212,389	0	0	0	0	0	0	0	0	0	0
Real CIL																						
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	225,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	248,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	473,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	473,																			

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 53
 Date: 20 July 2019
 Reference: 8.3

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Dev
0	0	£ 63,760,800
0	0	£ 318,924
0	0	£ 63,760,800
0	0	£ 3,000
0	0	£ 318,924
0	0	£ 63,331,636
0	0	£ 61,828,172
0	0	£ 8,343,752
0	0	£ 69,872,924
0	0	£ 33,712,610
0	0	£ 2,831,869
0	0	£ 2,831,869
0	0	£ 375,000
0	0	£ 413,925
0	0	£ 788,925
0	0	£ 788,925
0	0	£ 35,016,025
0	0	£ 10,459,969
0	0	£ 500,625
0	0	£ 19,993,315
0	0	£ 1,817,163
0	0	£ 18,076,152
0	0	£ 13,622,323
0	0	£ 13,622,323
0	0	£ 926,318
0	0	£ 12,696,005

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22	
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2		
£ 63,760,800	0	0	0	0	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	0	0
£ 63,760,800	0	0	0	0	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	0	0
£ 63,331,636	0	0	0	0	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	4,250,720	0	0
£ 61,828,172	0	0	0	0	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	4,161,944	0	0
£ 8,343,752	0	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	1,042,969	0	0
£ 69,872,924	0	1,042,969	1,042,969	1,042,969	1,042,969	5,144,914	5,144,914	5,144,914	5,144,914	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	0	0
£ 33,712,610	0	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	4,214,076	0	0
£ 2,831,869	0	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	353,982	0	0
£ 35,398,241	0	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	4,424,780	0	0
£ 375,000	0	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	0	0
£ 413,925	0	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	413,925	0	0
£ 788,925	0	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	0	0
£ 788,925	0	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	788,925	0	0
£ 35,016,025	0	4,778,763	5,667,688	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	4,778,763	0	0
£ 10,459,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,459,969	0
£ 500,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500,625	0
£ 19,993,315	0	-3,735,794	-4,624,719	-3,735,794	-3,735,794	366,161	366,161	366,161	366,161	184,974	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	-4,161,945
£ 1,817,163	0	-52,865	-117,642	-172,172	-227,473	-229,511	-223,921	-221,902	-226,540	-171,699	-116,682	-59,679	-2,477	0	0	0	0	0	0	0	0	0	0
£ 18,076,152	0	-3,788,659	-4,642,361	-3,907,965	-3,963,267	140,640	142,631	144,649	141,014	3,930,248	3,985,962	4,042,268	4,099,488	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	4,161,945	-4,161,945

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 56
 Date: 28 July 2019
 Reference: 6.7

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Dev
0	0	£ 4,904,677
0	0	£ 63,760,800
0	0	£ 318,924
0	0	£ 63,760,800
0	0	£ 3,000
0	0	£ 318,924
0	0	£ 63,231,636
0	0	£ 61,628,172
0	0	£ 8,343,752
0	0	£ 69,872,924
0	0	£ 33,712,610
0	0	£ 2,831,869
0	0	£ 788,925
0	0	£ 788,925
0	0	£ 35,016,025
0	0	£ 10,459,959
0	0	£ 500,625
0	0	£ 19,993,315
0	0	£ 1,562,987
0	0	£ 18,330,328

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 6	Year 6	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
0	0	0	0	0	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	4,904,677	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0																	

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 55
 Date: 28 July 2019
 Reference: 0.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Gv
2.031	120	2,031,120
Revenue		
£ 8,124,480	£ 6,770,400	
Investment value of ground rents		
£ -	£ -	
GDV before costs of sale		
£ 8,124,480		
Costs of Sale		
Marketing costs	3.00%	
Legal fees	1.00%	
Sub Total		
£ 243,734		
£ -20,022		
Sub Total		
£ 223,712		
Net commercial investment value		
Retail A/T&S	£ -	
Retail S/Stores	£ -	
B1	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
B1	£ -	
B2	£ -	
Sub Total		
£ 7,846,133		
Speculative NDV		
Affordable Housing Revenue		
No fees on sale	£ 885,976	
Sub Total		
£ 885,976		
NDV		
Total		
£ 8,726,099		
Standard Costs		
Residential	£ 5,734,692	
Off infrastructure costs	£ -	
Retail A/T&S	£ -	
Retail S/Stores	£ -	
B1	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
B1	£ -	
B2	£ -	
Contingency	£ 286,745	
Sub Total		
£ 5,021,636		
Other Costs		
professional fees	£ 6,095	
Sub Total		
£ 481,731		
CIL		
Total		
£ -		
Real CIL		
£ -		
Sub Total		
£ -		
Real Section 106 Costs		
£ 75,000		
Accessibility standards	£ 65,965	
Sub Total		
£ 140,965		
Sub Total		
£ 140,965		
Total Other Costs		
£ 644,332		
Total Costs		
£ 5,644,332		
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	0%	
Residual sum before interest		
£ 692,768		
Cumulative residual balance for interest calculation		
£ 214,320		
Interest		
£ 481,488		
Residual sum for quarter after interest		
£ 427,404		
Land Value		
Per development hectare	£190,000	
Per gross hectare	£117,014	
Residual land value		
£ 427,404		
Site acquisition costs		
£ 29,063		
MV (Residual sum available to offer for Development Opportunity)		
£ 398,341		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	
£ 8,124,480	0	0	0	0	0	2,031,120	2,031,120	2,031,120	2,031,120	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,124,480	0	0	0	0	0	2,031,120	2,031,120	2,031,120	2,031,120	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 243,734	0	0	0	0	0	-60,934	-60,934	-60,934	-60,934	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -20,022	0	0	0	0	0	-10,011	-10,011	-10,011	-10,011	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 223,712	0	0	0	0	0	-71,005	-71,005	-71,005	-71,005	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,846,133	0	0	0	0	0	1,960,031	1,960,031	1,960,031	1,960,031	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 885,976	0	147,663	147,663	147,663	147,663	147,663	147,663	147,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,726,099	0	147,663	147,663	147,663	147,663	2,107,693	2,107,693	1,960,031	1,960,031	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,734,692	0	955,815	955,815	955,815	955,815	955,815	955,815	955,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 286,745	0	47,791	47,791	47,791	47,791	47,791	47,791	47,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,021,636	0	1,003,606	1,003,606	1,003,606	1,003,606	1,003,606	1,003,606	1,003,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 481,731	0	80,288	80,288	80,288	80,288	80,288	80,288	80,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 75,000	0	0	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 65,965	0	0	65,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 140,965	0	0	140,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 140,965	0	0	140,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,644,332	0	1,083,894	1,224,859	1,083,894	1,083,894	1,083,894	1,083,894	1,083,894	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,332,821	0	0	0	0	0	0	0	0	1,332,821	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 53,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 692,768	0	-936,212	-1,071,797	-836,212	-836,212	1,003,799	970,640	1,960,031	627,210	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 214,320	0	-936,212	-2,026,877	-2,991,588	-3,970,154	-3,022,637	-2,074,385	-143,709	481,468	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 481,488	0	-13,249	-28,676	-42,334	-56,181	-42,489	-29,355	-2,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 481,488	0	-949,460	-1,105,876	-978,566	-892,413	981,310	941,286	1,957,997	627,210	0	0	0	0	0	0	0	0	0	0	0	0	0

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 58
 Date: 28 July 2019
 Reference: 0.2

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		
Investment value of ground rents		
GDV before costs of sale		
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value	Retail A/TAS Retail S/Wares B1 B2 industrial BB storage C1 Hotel C2 res institution B1 B2	£ 5,739,030
Total commercial value		£ 5,739,030
Speculative NDV		
Affordable Housing Revenue	No fees on sale	
NDV	Total	£ 5,739,030
Standard Costs		
Residential		
CI infrastructure costs		
Retail A/TAS		
Retail S/Wares		
B1		
B2 industrial		
BB storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Contingency		
Sub Total		
Other Costs	professional fees	
Sub Total		
CIL	Total	
Real CIL		
Real Section 106 Costs		
Accessibility standards		
Sub Total		
Total Other Costs	Sub Total	
Total Costs		
Developer's profit on GDV	% of GDV private % of GDV commercial % of GDV affordable	17.00% 15.00% 6%
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest		
Residual sum for quarter after interest		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Costs of Sale																							
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/TAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Wares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CI infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/TAS	0	682,520	682,520	682,520	682,520	682,520	682,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Wares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	34,126	34,126	34,126	34,126	34,126	34,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	716,646	716,646	716,646	716,646	716,646	716,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs	0	343,990	343,990	343,990	343,990	343,990	343,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	87,332	87,332	87,332	87,332	87,332	87,332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL	Total	0	87,332	87,332	87,332	87,332	87,332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Real CIL		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Real Section 106 Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs		0	773,978	773,978	773,978	773,978	773,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest		0	773,978	773,978	773,978	773,978	773,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation		0	-773,978	-1,558,956	-2,354,945	-3,162,249	-3,980,976	-4,811,288	-5,654,208	-6,508,064	-7,371,856	-8,245,584	-9,129,248	-10,022,848	-10,926,384	-11,840,864	-12,766,288	-13,702,656	-14,649,968	-15,608,224	-16,577,424	-17,557,568	
Interest		0	10,963	22,906	33,325	44,749	56,335	68,084	80,000	92,084	104,336	116,756	129,336	142,076	154,976	168,036	181,256	194,636	208,176	221,876	235,736	249,756	
Residual sum for quarter after interest		0	-784,941	-796,038	-807,303	-818,727	-830,313	-842,062	-853,986	-866,084	-878,356	-890,796	-903,404	-916,176	-929,116	-942,224	-955,496	-968,936	-982,544	-996,320	-1,010,264	-1,024,376	

Land Value		
Per development hectare	£4,500	
Per gross hectare	£4,080	
Residual land value		
Site acquisition costs	6.80%	
MV (Residual sum available to offer for Development Opportunity)		

£ 1,094
£ 74
£ 1,020

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 59
 Date: 28 July 2019
 Reference: 0.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		£ 11,478,060
Investment value of ground rents		£ -
GDV before costs of sale		£ 11,478,060
Costs of Sale		
Marketing costs	3.00%	
Legal fees	1.50%	
Sub Total		
Net commercial investment value		£ 11,478,060
Retail A/TAS		
Retail S/Shares		
B1		
B2 industrial		
B8 storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Sub Total		£ 11,478,060
Speculative NDV		£ 11,478,060
Affordable Housing Revenue		
No fees on sale		
NDV	Total	£ 11,478,060
Standard Costs		
Residential		
CI infrastructure costs		
Retail A/TAS		
Retail S/Shares		
B1		
B2 industrial		
B8 storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Contingency		
Sub Total		£ 8,998,758
Other Costs		
professional fees	6.00%	
Sub Total		£ 687,860
CIL		
Real CIL		
Real Section 106 Costs		
Accessibility standards		
Sub Total		
Total Other Costs		
Total Costs		£ 5,287,738
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	6%	
Residual sum before interest		£ 468,815
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		£ 2,428
Land Value		
per development hectare	£4,501	
per gross hectare	£4,076	
Residual land value		£ 2,188
Site acquisition costs	6.80%	
MV (Residual sum available to offer for Development Opportunity)		£ 2,039

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/TAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CI infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/TAS	0	1,365,041	1,365,041	1,365,041	1,365,041	1,365,041	1,365,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	68,262	68,262	68,262	68,262	68,262	68,262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
professional fees	0	114,663	114,663	114,663	114,663	114,663	114,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Real CIL	0	114,663	114,663	114,663	114,663	114,663	114,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	114,663	114,663	114,663	114,663	114,663	114,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	1,547,956	1,547,956	1,547,956	1,547,956	1,547,956	1,547,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV																							
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	1,721,709	1,721,709	1,721,709	1,721,709	1,721,709	1,721,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-1,547,956	-1,547,956	-1,547,956	-1,547,956	-1,547,956	-1,547,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-1,547,956	-3,117,817	-4,709,893	-6,324,498	-7,961,952	-9,622,577	-2,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	0	-21,905	-44,120	-66,649	-89,498	-112,669	-136,169	-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum for quarter after interest	0	-1,569,861	-1,892,076	-1,814,959	-1,837,484	-1,860,625	-1,884,124	9,756,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Quarterly Interest 1.50%

£ 2,188

£ 2,188

£ 149

£ 2,039

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 50
 Date: 28 July 2019
 Reference: 0.7

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	
		Revenue per Qtr
Revenue		£ 17,217,090
Investment value of ground rents		£ -
GDV before costs of sale		Sub Total
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
		Sub Total
Net commercial investment value	Retail A/TAS	£ 17,217,090
	Retail S/Shares	£ -
	B1	£ -
	B2 industrial	£ -
	B8 storage	£ -
	C1 Hotel	£ -
	C2 res institution	£ -
	B1	£ -
	B2	£ -
		Sub Total
Total commercial value		£17,217,090
Speculative NDV		£ 17,217,090
Affordable Housing Revenue		
No fees on sale		Revenue per Qtr
		£ -
		£ -
		£ -
NDV	Total	£ 17,217,090
Standard Costs		Cost per Qtr
Residential	£ -	£ -
CI infrastructure costs	£ -	£ -
Retail A/TAS	£ 12,285,365	2,047,561
Retail S/Shares	£ -	£ -
B1	£ -	£ -
B2 industrial	£ -	£ -
B8 storage	£ -	£ -
C1 Hotel	£ -	£ -
C2 res institution	£ -	£ -
B1	£ -	£ -
B2	£ -	£ -
Contingency	£ 614,268	£ -
		Sub Total
Other Costs	professional fees	£ 6,000
		Sub Total
CIL	Total	£ 1,831,971
Real CIL	£ -	£ -
	£ -	£ -
	£ -	£ -
	£ -	£ -
		Sub Total
Real Section 106 Costs	£ -	£ -
Accessibility standards	£ -	£ -
		Sub Total
Total Other Costs		Sub Total
Total Costs		£ 15,931,603
Developer's profit on GDV	% of GDV private	17.00%
	% of GDV commercial	15.00%
	% of GDV affordable	0%
Residual sum before interest		£ 702,933
Cumulative residual balance for interest calculation		£ -
Interest		£ 706,566
Residual sum for quarter after interest		£ 3,842

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 2	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale																						
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/TAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue																						
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CI infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/TAS	0	2,047,561	2,047,561	2,047,561	2,047,561	2,047,561	2,047,561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	102,378	102,378	102,378	102,378	102,378	102,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
professional fees	0	171,995	171,995	171,995	171,995	171,995	171,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Total	0	171,995	171,995	171,995	171,995	171,995	171,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	2,321,934	2,321,934	2,321,934	2,321,934	2,321,934	2,321,934	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	2,582,564	2,582,564	2,582,564	2,582,564	2,582,564	2,582,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-2,321,934	-2,321,934	-2,321,934	-2,321,934	-2,321,934	-2,321,934	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-2,321,934	-4,678,725	-7,064,839	-9,486,747	-11,942,928	-14,433,885	-3,592	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	-32,858	-66,180	-99,074	-134,246	-169,004	-204,253	-51	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	-2,354,791	-2,388,114	-2,421,909	-2,456,180	-2,490,938	-2,526,187	14,634,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land Value	£4,500
Per development hectare	£4,076
Per gross hectare	
Residual land value	£ 3,282
Site acquisition costs	£ 223
MV (Residual sum available to offer for Development Opportunity)	£ 3,059

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 52
 Date: 28 July 2019
 Reference: 0.9

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	
Investment value of ground rents	
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	0.50%
Sub Total	
Net commercial investment value	
Retail A/T&S	
Retail S/Stores	14,599,531
B1	
B2 industrial	
BB storage	
C1 Hotel	
C2 res institution	
B1	
B2	
Sub Total	14,599,531
Speculative NDV	14,599,531
Affordable Housing Revenue	
No fees on sale	
NDV	Total
Standard Costs	
Residential	
Infra-structure costs	
Retail A/T&S	
Retail S/Stores	7,347,536
B1	
B2 industrial	
BB storage	
C1 Hotel	
C2 res institution	
B1	
B2	
Contingency	
Sub Total	7,714,913
Other Costs	
professional fees	6.00%
Sub Total	617,193
CIL	
Resi CIL	
Resi Section 106 Costs	
Accessibility standards	
Sub Total	
Total Other Costs	
Total Costs	5,332,106
Developer's profit on GDV	
% of GDV private	17.00%
% of GDV commercial	15.00%
% of GDV affordable	6%
Residual sum before interest	4,877,496
Cumulative residual balance for interest calculation	
Interest	298,969
Residual sum for quarter after interest	3,778,527
Land Value	
Per development hectare	£1,632,106
Per gross hectare	£3,632,106
Residual land value	3,607,487
Site acquisition costs	238,507
MV (Residual sum available to offer for Development Opportunity)	3,268,980

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 2	Year 1	Year 1	Year 2	Year 2	Year 3	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infra-structure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	1,836,884	1,836,884	1,836,884	1,836,884	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	91,844	91,844	91,844	91,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	1,928,728	1,928,728	1,928,728	1,928,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
professional fees	0	154,298	154,298	154,298	154,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	154,298	154,298	154,298	154,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	2,083,026	2,083,026	2,083,026	2,083,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV																						
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	2,189,930	2,189,930	2,189,930	2,189,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-2,083,026	-2,083,026	-2,083,026	-2,083,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-2,083,026	-4,166,052	-6,249,078	-8,332,104	3,778,527																
Interest	0	298,969	597,938	896,907	1,195,876	1,494,845																
Residual sum for quarter after interest	0	-2,112,203	-4,142,397	-6,172,714	-8,203,460	12,499,662																

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 55
 Date: 28 July 2019
 Reference: 0.9

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	Revenue per Qtr
Investment value of ground rents	
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	1.00%
Sub Total	
Net commercial investment value	
Retail A/T&S	
Retail S/Wares	
B1	
B2 industrial	3,482,644
BB storage	3,482,644
C1 Hotel	
C2 res institution	
B1	
B2	
Sub Total	6,965,289
Speculative NDV	6,965,289
Affordable Housing Revenue	Revenue per Qtr
No fees on sale	
NDV	Total
Standard Costs	Cost per Qtr
Residential	
Off infrastructure costs	
Retail A/T&S	
Retail S/Wares	
B1	2,609,160
B2 industrial	652,290
BB storage	537,005
C1 Hotel	
C2 res institution	
B1	
B2	
Contingency	237,856
Sub Total	4,999,037
Other Costs	
Professional fees	6,000
Sub Total	399,603
CIL	
Resi CIL	
Resi Section 106 Costs	
Accessibility standards	
Sub Total	
Total Other Costs	
Total Costs	5,394,640
Developer's profit on GDV	17.00%
% of GDV private	15.00%
% of GDV commercial	6%
% of GDV affordable	
Residual sum before interest	
Cumulative residual balance for interest calculation	
Interest	6.00%
Residual sum for quarter after interest	
Land Value	3318,418
Dev development hectare	2287,474
Dev gross hectare	
Residual land value	308,449
Site acquisition costs	6.80%
MV (Residual sum available to offer for Development Opportunity)	287,474

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Wares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Wares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	652,290	652,290	652,290	652,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB storage	0	537,005	537,005	537,005	537,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	237,856	237,856	237,856	237,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	1,248,759	1,248,759	1,248,759	1,248,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
Professional fees	0	99,901	99,901	99,901	99,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	99,901	99,901	99,901	99,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	1,348,660	1,348,660	1,348,660	1,348,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-1,348,660	-1,348,660	-1,348,660	-1,348,660	6,905,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-1,348,660	-2,716,405	-4,103,504	-5,510,233	332,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	-19,085	-38,440	-58,066	-77,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	-1,367,745	-1,387,105	-1,406,728	-1,426,635	5,920,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 55
 Date: 28 July 2019
 Reference: 0.9

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	
		Revenue per Qtr
Revenue		£ -
Investment value of ground rents		£ -
GDV before costs of sale		£ -
Costs of Sale		£ -
Marketing costs	3.00%	£ -
Legal fees	0.50%	£ -
Sub Total		£ -
Net commercial investment value		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ 53,235,401
B2 industrial		£ -
B8 storage		£ -
C1 Hotel		£ -
C2 res institution		£ -
B1		£ -
B2		£ -
Sub Total		£ 53,235,401
Speculative NDV		£ 53,235,401
Affordable Housing Revenue		£ -
No fees on sale		£ -
NDV		£ 53,235,401
Standard Costs		Cost per Qtr
Residential		£ -
CF infrastructure costs		£ -
Retail A/T&S		£ -
Retail S/Stores		£ -
B1		£ 58,381,128
B2 industrial		£ -
B8 storage		£ -
C1 Hotel		£ -
C2 res institution		£ -
B1		£ -
B2		£ -
Contingency		£ 2,919,056
Sub Total		£ 61,300,184
Other Costs		£ -
professional fees	6.00%	£ 4,904,015
Sub Total		£ 4,904,015
CIL		£ -
Real CIL		£ -
Sub Total		£ -
Real Section 106 Costs		£ -
Accessibility standards		£ -
Sub Total		£ -
Total Other Costs		£ -
Total Costs		£ 66,204,199
Developer's profit on GDV		£ -
% of GDV private	17.00%	£ -
% of GDV commercial	15.00%	£ -
% of GDV affordable	0%	£ -
Residual sum before interest		£ 20,954,108
Cumulative residual balance for interest calculation		£ -
Interest	6.00%	£ 3,701,451
Residual sum for quarter after interest		£ 24,652,559

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CF infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	9,730,188	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	486,509	
Sub Total	0	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	10,216,697	
Other Costs																							
professional fees	0	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	
Sub Total	0	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	817,336	
CIL																							
Real CIL																							
Sub Total																							
Real Section 106 Costs																							
Accessibility standards																							
Sub Total																							
Total Other Costs																							
Total Costs		11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	11,034,033	
Developer's profit on GDV																							
% of GDV private																							
% of GDV commercial																							
% of GDV affordable																							
Residual sum before interest		-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	-11,034,033	
Cumulative residual balance for interest calculation																							
Interest		-156,142	-314,494	-470,086	-627,951	-783,120	-939,951	-1,097,427	-1,255,527	-1,414,247	-1,573,572	-1,733,497	-1,894,027	-2,055,157	-2,216,887	-2,379,212	-2,542,137	-2,705,667	-2,870,807	-3,037,552	-3,204,907	-3,372,877	
Residual sum for quarter after interest		-11,190,175	-11,348,527	-11,509,119	-11,671,984	-11,837,104	-12,004,466	-12,174,027	-12,345,797	-12,519,772	-12,69												

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 58
 Date: 28 July 2019
 Reference: 0.9

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage		
		Revenue per Qtr	
Revenue		£	-
Investment value of ground rents		£	-
GDV before costs of sale		Sub Total	£ 35,490,267
Costs of Sale			
Marketing costs		3.00%	
Legal fees		1.50%	
Sub Total			£ 38,490,267
Net commercial investment value	Retail A/T&S	£	-
	Retail S/Stores	£	-
	B1	£	35,490,267
	B2 industrial	£	-
	B8 storage	£	-
	C1 Hotel	£	-
	C2 res institution	£	-
	B1	£	-
	B2	£	-
Total commercial value		Sub Total	£ 35,490,267
Speculative NDV			£ 38,490,267
Affordable Housing Revenue			
No fees on sale			
NDV	Total		£ 35,490,267
Standard Costs		Cost per Qtr	
Residential	£	-	
CF infrastructure costs	£	-	
Retail A/T&S	£	-	
Retail S/Stores	£	-	
B1	£	38,920,752	6,486,792
B2 industrial	£	-	
B8 storage	£	-	
C1 Hotel	£	-	
C2 res institution	£	-	
B1	£	-	
B2	£	-	
Contingency	£	1,846,038	
Sub Total			£ 40,866,790
Other Costs			
professional fees	6.00%		£ 2,467,634
Sub Total			£ 3,269,343
CIL			
Resi CIL			
Sub Total			
Resi Section 106 Costs			
Accessibility standards			
Sub Total			
Total Other Costs			
Sub Total			
Total Costs			£ 44,136,133
Developer's profit on GDV	% of GDV private	17.00%	
	% of GDV commercial	15.00%	
	% of GDV affordable	6%	
Residual sum before interest			£ 13,969,406
Cumulative residual balance for interest calculation			
Interest		6.00%	£ 2,467,634
Residual sum for quarter after interest			£ 16,437,039

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Standard Costs																							
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CF infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	6,486,792	6,486,792	6,486,792	6,486,792	6,486,792	6,486,792	6,486,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	324,340	324,340	324,340	324,340	324,340	324,340	324,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	6,811,132	6,811,132	6,811,132	6,811,132	6,811,132	6,811,132	6,811,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Costs																							
professional fees	0	644,891	644,891	644,891	644,891	644,891	644,891	644,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	644,891	644,891	644,891	644,891	644,891	644,891	644,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL																							
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Costs	0	7,356,022	7,356,022	7,356,022	7,356,022	7,356,022	7,356,022	7,356,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV commercial	0	5,323,540	5,323,540	5,323,540	5,323,540	5,323,540	5,323,540	5,323,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual sum before interest	0	-7,356,022	-7,356,022	-7,356,022	-7,356,022	-7,356,022	-7,356,022	-7,356,022	36,166,727	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation	0	-7,356,022	-14,812,139	-22,368,263	-30,054,569	-37,835,892	-45,727,328	-53,727,328	-61,807,685	0	0	0	0	0									

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 50
 Date: 28 July 2019
 Reference: 0.9

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		
Investment value of ground rents		
GDV before costs of sale		
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value		
Retail A/T&S		
Retail S/Shares		
B1		
B2 industrial		
B8 storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Sub Total		
Total commercial value		
Speculative NDV		
Affordable Housing Revenue		
No fees on sale		
NDV		
Total		
Standard Costs		
Residential		
CF infrastructure costs		
Retail A/T&S		
Retail S/Shares		
B1		
B2 industrial		
B8 storage		
C1 Hotel		
C2 res institution		
B1		
B2		
Contingency		
Sub Total		
Other Costs		
professional fees	6.00%	
Sub Total		
CIL		
Real CIL		
Sub Total		
Real Section 106 Costs		
Accessibility standards		
Sub Total		
Total Other Costs		
Sub Total		
Total Costs		
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	0%	
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CF infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	4,865,094	4,865,094	4,865,094	4,865,094	4,865,094	4,865,094	4,865,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	243,255	243,255	243,255	243,255	243,255	243,255	243,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	5,108,349	5,108,349	5,108,349	5,108,349	5,108,349	5,108,349	5,108,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
professional fees	0	408,668	408,668	408,668	408,668	408,668	408,668	408,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	408,668	408,668	408,668	408,668	408,668	408,668	408,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Real CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	5,517,017	5,517,017	5,517,017	5,517,017	5,517,017	5,517,017	5,517,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	3,992,656	3,992,656	3,992,656	3,992,656	3,992,656	3,992,656	3,992,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-5,517,017	-5,517,017	-5,517,017	-5,517,017	-5,517,017	-5,517,017	-5,517,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-5,517,017	-11,112,104	-16,786,368	-22,540,927	-28,378,919	-34,295,496	-40,295,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	-78,071	-157,247	-237,543	-318,975	-401,560	-485,314	-570,216	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0	-5,595,088	-6,674,263	-																		

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 58
 Date: 28 July 2019
 Reference: 0.9

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	Revenue per Qtr
Investment value of ground rents	
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	0.50%
Sub Total	
Net commercial investment value	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	
B8 storage	
C1 Hotel	43,401,629
C2 res institution	
S1	
S2	
Sub Total	43,401,629
Speculative NDV	43,401,629
Affordable Housing Revenue	Revenue per Qtr
No fees on sale	
NDV	Total
Standard Costs	Cost per Qtr
Residential	
CF infrastructure costs	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	
B8 storage	
C1 Hotel	30,111,420
C2 res institution	
S1	
S2	
Contingency	
Sub Total	31,616,991
Other Costs	
professional fees	6.00%
Sub Total	2,829,359
CIL	
Real CIL	
Sub Total	
Real Section 106 Costs	
Accessibility standards	
Sub Total	
Total Other Costs	
Total Costs	34,144,350
Developer's profit on GDV	17.00%
% of GDV private	17.00%
% of GDV commercial	15.00%
% of GDV affordable	0%
Residual sum before interest	2,748,834
Cumulative residual balance for interest calculation	
Interest	6.00%
Residual sum for quarter after interest	1,913,367
Land Value	
per development hectare	2342.500
per gross hectare	2850.982
Residual land value	913,071
Site acquisition costs	62,089
MV (Residual sum available to offer for Development Opportunity)	850,982

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	43,401,629	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	43,401,629	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	43,401,629	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	43,401,629	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	43,401,629	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CF infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	5,018,570	5,018,570	5,018,570	5,018,570	5,018,570	5,018,570	5,018,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	250,929	250,929	250,929	250,929	250,929	250,929	250,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	5,269,499	5,269,499	5,269,499	5,269,499	5,269,499	5,269,499	5,269,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	2,829,359	2,829,359	2,829,359	2,829,359	2,829,359	2,829,359	2,829,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0
professional fees	0	421,560	421,560	421,560	421,560	421,560	421,560	421,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	421,560	421,560	421,560	421,560	421,560	421,560	421,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	5,691,058	5,691,058	5,691,058	5,691,058	5,691,058	5,691,058	5,691,058	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	6,510,244	6,510,244	6,510,244	6,510,244	6,510,244	6,510,244	6,510,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-5,691,058	-5,691,058	-5,691,058	-5,691,058	-5,691,058	-5,691,058	-5,691,058	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-5,691,058	-11,462,651	-17,315,915	-23,252,011	-29,272,108	-35,377,394	-41,561,882	1,013,367	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	80,534	162,207	245,037	329,038	414,293	500,623	588,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum for quarter after interest	0																					

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 59
 Date: 28 July 2019
 Reference: 0.7

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	
		Revenue per Qtr
Revenue		£ -
Investment value of ground rents		£ -
GDV before costs of sale		Sub Total
Costs of Sale		
Marketing costs	3.00%	£ -
Legal fees	1.00%	£ -
		Sub Total
Net commercial investment value		£ -
Retail A/T&S		£ -
Retail S/Wares		£ -
B1		£ -
B2 industrial		£ -
B8 storage		£ -
C1 Hotel	36,168,024	£ 36,168,024
C2 res institution		£ -
S1		£ -
S2		£ -
		Sub Total
		£ 36,168,024
Speculative NDV		£ 36,168,024
Affordable Housing Revenue		
No fees on sale		Revenue per Qtr
		£ -
		£ -
		Sub Total
		£ 36,168,024
Standard Costs		Cost per Qtr
Residential		£ -
Off infrastructure costs		£ -
Retail A/T&S		£ -
Retail S/Wares		£ -
B1		£ -
B2 industrial		£ -
B8 storage		£ -
C1 Hotel	25,992,850	£ 25,992,850
C2 res institution		£ -
S1		£ -
S2		£ -
Contingency		£ -
		Sub Total
		£ 25,992,850
Other Costs		
Professional fees	6.00%	£ -
		Sub Total
		£ 2,129,391
CIL		
Real CIL		£ -
		£ -
		Sub Total
		£ -
Real Section 106 Costs		£ -
Accessibility standards		£ -
		Sub Total
		£ -
Total Other Costs		Sub Total
		£ -
Total Costs		£ 25,746,775
		£ -
Developer's profit on GDV		
% of GDV private	17.00%	£ -
% of GDV commercial	15.00%	£ 5,425,204
% of GDV affordable	0%	£ -
Residual sum before interest		£ 1,996,045
Cumulative residual balance for interest calculation		£ -
Interest	6.00%	£ 1,457,838
Residual sum for quarter after interest		£ 538,207

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Wares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Wares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142	4,182,142
Other Costs																						
Professional fees	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898	354,898
Total	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231
Real CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231	4,436,231
Developer's profit on GDV																						
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129	-4,791,129
Cumulative residual balance for interest calculation	-4,791,129	-8,650,057	-14,577,744	-19,575,162	-24,643,298	-29,783,153	-34,989,207	-40,358,461	-45,888,515	-51,577,269	-57,422,723	-63,422,723	-69,566,277	-75,856,521	-82,291,445	-88,870,069	-95,591,493	-102,454,717	-109,468,741	-116,633,465	-123,948,889	-131,415,013
Interest	67,799	136,557	206,289	277,007	348,726	421,460	496,229	573,053	651,953	732,959	816,111	901,459	989,045	1,078,919	1,171,119	1,265,695	1,362,707	1,462,215	1,564,289	1,668,999	1,776,415	1,886,617
Residual sum for quarter after interest	-4,358,328	-8,927,687	-13,997,418	-19,068,138	-24,139,858	-29,212,689	-34,297,519	-39,393,572	-44,501,025	-49,619,978	-54,749,527	-59,889,772	-65,039,803	-70,199,624	-75,369,245	-80,538,666	-85,707,887	-90,876,908	-96,045,729	-101,214,350	-106,382,771	-111,550,992

Land Value	Per development hectare	1827,727
Per gross hectare		1564,954
Residual land value		£ 484,939
Site acquisition costs	6.80%	£ 32,976
MV (Residual sum available to offer for Development Opportunity)		£ 451,963

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 50
 Date: 28 July 2019
 Reference: 0.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
Revenue		
Investment value of ground rents		
GDV before costs of sale		
Costs of Sale		
Marketing costs	3.00%	
Legal fees	1.50%	
Sub Total		
Net commercial investment value		
Retail A/T&S		
Retail S/Shares		
B1		
B2 industrial		
B8 storage		
C1 Hotel	17,360,652	
C2 res institution		
B1		
B2		
Sub Total		
Speculative NDV		
Affordable Housing Revenue		
No fees on sale		
NDV		
Total		
Standard Costs		
Residential		
CF infrastructure costs		
Retail A/T&S		
Retail S/Shares		
B1		
B2 industrial		
B8 storage		
C1 Hotel	12,944,268	
C2 res institution		
B1		
B2		
Contingency		
Sub Total		
Other Costs		
professional fees	6.00%	
Sub Total		
CIL		
Real CIL		
Sub Total		
Real Section 106 Costs		
Accessibility standards		
Sub Total		
Total Other Costs		
Total Costs		
Developer's profit on GDV		
% of GDV private	17.00%	
% of GDV commercial	15.00%	
% of GDV affordable	0%	
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	17,360,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	17,360,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	17,360,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CF infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Shares	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	12,944,268	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426	2,007,426
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	602,228	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371	100,371
Sub Total	12,646,796	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799	2,107,799
Other Costs																						
professional fees	1,011,744	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624
Sub Total	1,011,744	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624	168,624
CIL																						
Real CIL																						
Sub Total																						
Real Section 106 Costs																						
Accessibility standards																						
Sub Total																						
Total Other Costs																						
Total Costs	15,668,540	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423	2,276,423
Developer's profit on GDV																						
% of GDV private	2,604,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	1,698,814	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423	-2,276,423
Cumulative residual balance for interest calculation		-2,276,423	-4,552,846	-6,829,269	-9,105,692	-11,382,115	-13,658,538	-15,934,961	-18,211,384	-20,487,807	-22,764,229	-25,040,652	-27,317,075	-29,593,498	-31,869,921	-34,146,344	-36,422,767	-38,699,190	-40,975,613	-43,252,036	-45,528,459	-47,804,882
Interest	692,667	32,214	64,428	96,642	128,856	161,070</																

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 51
 Date: 28 July 2019
 Reference: 6.1

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage	Revenue per Qtr
		1,795,625
Revenue	0 £ 1,795,625	
Investment value of ground rents	0 £ -	
GDV before costs of sale	Sub Total	
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total		
Net commercial investment value	Retail A/TAS £ -	
	Retail S/Stores £ -	
	B1 £ -	
	B2 industrial £ -	
	BB storage £ -	
	C1 Hotel £ -	
	C2 res institution £ -	
	B1 £ -	
	B2 £ -	
Total commercial value	Sub Total	
Speculative NDV		
Affordable Housing Revenue	No fees on sale 0 £ -	
NDV	Total	
Standard Costs		
Residential	£ 1,098,879	
CI infrastructure costs	£ -	
Retail A/TAS	£ -	
Retail S/Stores	£ -	
B1	£ -	
B2 industrial	£ -	
BB storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
B1	£ -	
B2	£ -	
Contingency	£ 54,044	
Sub Total		
Other Costs	professional fees 6,000	
CIL	Total	
Real CIL	£ -	
Resi Section 106 Costs	£ 15,000	
Accessibility standards	£ 13,193	
Sub Total		
Total Other Costs	Sub Total	
Total Costs		
Developer's profit on GDV	% of GDV private 17.00%	
	% of GDV commercial 15.00%	
	% of GDV affordable 6%	
Residual sum before interest		
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual sum for quarter after interest		
Land Value	£828,919	
Per development hectare	£828,919	
Per gross hectare	£828,919	
Residual land value	£ 88,874	
Site acquisition costs	£ 6,043	
MV (Residual sum available to offer for Development Opportunity)	£ 82,831	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	Year 6
£ 1,795,625	0	0	0	0	0	0	0	1,795,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,795,625	0	0	0	0	0	0	0	1,795,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 53,899	0	0	0	0	0	0	0	53,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 9,375	0	0	0	0	0	0	0	9,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 452,824	0	0	0	0	0	0	0	452,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,732,778	0	0	0	0	0	0	0	1,732,778	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,732,778	0	0	0	0	0	0	0	1,732,778	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,098,879	0	183,147	183,147	183,147	183,147	183,147	183,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 54,044	0	9,157	9,157	9,157	9,157	9,157	9,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,153,823	0	192,304	192,304	192,304	192,304	192,304	192,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60,300	0	15,384	15,384	15,384	15,384	15,384	15,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 92,306	0	15,384	15,384	15,384	15,384	15,384	15,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 28,193	0	0	28,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 28,193	0	0	28,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,274,322	0	207,688	235,881	207,688	207,688	207,688	207,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 294,572	0	0	0	0	0	0	0	294,572	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 163,884	0	-207,688	-435,881	-207,688	-207,688	-207,688	-207,688	-207,688	1,438,206	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	-207,688	-446,508	-650,515	-877,550	-1,087,656	-1,320,877	98,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 65,247	0	-2,939	-6,319	-9,347	-12,418	-15,533	-18,692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 98,637	0	-210,627	-442,206	-217,935	-225,166	-233,221	-246,380	1,438,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0

£ 88,874
£ 88,874
£ 6,043
£ 82,831

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 55
 Date: 28 July 2019
 Reference: 0.5

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	
Dev acreage	
Revenue	£ 7,182,500
Investment value of ground rents	£ -
GDV before costs of sale	£ 7,182,500
Costs of Sale	
Marketing costs	£ 3,000
Legal fees	£ 1,900
Sub Total	£ 4,900
Net commercial investment value	£ -
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Sub Total	£ 0
Total commercial value	£ 60
Speculative NDV	£ 6,931,113
Affordable Housing Revenue	
No fees on sale	£ 1,039,474
NDV	£ 7,970,586
Standard Costs	
Residential	£ 5,494,396
Infra-structure costs	£ -
Retail A/T&S	£ -
Retail S/Stores	£ -
B1	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
B1	£ -
B2	£ -
Contingency	£ 274,720
Sub Total	£ 5,769,116
Other Costs	
Professional fees	£ 6,905
Sub Total	£ 461,629
CIL	
Resi CIL	£ -
Sub Total	£ -
Resi Section 106 Costs	£ 75,000
Accessibility standards	£ 69,965
Sub Total	£ 140,965
Total Other Costs	£ 140,965
Total Costs	£ 6,311,610
Developer's profit on GDV	£ 1,178,289
% of GDV private	17.00%
% of GDV commercial	15.00%
% of GDV affordable	0%
Residual sum before interest	£ 558,318
Cumulative residual balance for interest calculation	£ -
Interest	£ 370,135
Residual sum for quarter after interest	£ 118,717
Land Value	£ 16,182
Per development hectare	£ 16,182
Per gross hectare	£ 16,182
Residual land value	£ 16,182
Site acquisition costs	£ 892
MV (Residual sum available to offer for Development Opportunity)	£ 9,480

Project Totals	Qr 1	Qr 2	Qr 3	Qr 4	Qr 5	Qr 6	Qr 7	Qr 8	Qr 9	Qr 10	Qr 11	Qr 12	Qr 13	Qr 14	Qr 15	Qr 16	Qr 17	Qr 18	Qr 19	Qr 20	Qr 21	Qr 22
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	
Revenue	0	0	0	0	0	0	0	1,795,625	1,795,625	1,795,625	1,795,625	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	1,795,625	1,795,625	1,795,625	1,795,625	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale																						
Marketing costs	0	0	0	0	0	0	0	-53,868	-53,868	-53,868	-53,868	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	-3,976	-3,976	-3,976	-3,976	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	-57,844	-57,844	-57,844	-57,844	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	1,737,778	1,737,778	1,737,778	1,737,778	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue																						
No fees on sale	0	173,246	173,246	173,246	173,246	173,246	173,246	173,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	173,246	173,246	173,246	173,246	173,246	173,246	1,737,778	1,737,778	1,737,778	1,737,778	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	915,733	915,733	915,733	915,733	915,733	915,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infra-structure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	45,787	45,787	45,787	45,787	45,787	45,787	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	961,519	961,519	961,519	961,519	961,519	961,519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
Professional fees	0	76,922	76,922	76,922	76,922	76,922	76,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	76,922	76,922	76,922	76,922	76,922	76,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	0	75,000	75,000	75,000	75,000	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	69,965	69,965	69,965	69,965	69,965	69,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	140,965	140,965	140,965	140,965	140,965	140,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	140,965	140,965	140,965	140,965	140,965	140,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	1,038,441	1,179,406	1,038,441	1,038,441	1,038,441	1,038,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	1,178,289	1,178,289	1,178,289	1,178,289	1,178,289	1,178,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-865,195	-1,006,160	-865,195	-865,195	-865,195	-865,195	827,964	1,732,778	1,732,778	1,732,778	854,439	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-865,195	-1,853,599	-2,775,449	-3,679,919	-4,597,189	-5,589,807	-3,936,130	-2,299,052	-508,242	-11,652	0	0	0	0	0	0	0	0	0	0	0
Interest	0	12,243	26,655	39,275	52,074	65,053	79,101	95,700	114,868	146,512	186,624	237,192	299,312	374,984	466,312	575,304	704,960	858,280	1,038,272	1,247,920	1,496,752	1,789,872
Residual sum for quarter after interest	0	-877,438	-1,032,915	-864,470	-617,270	-350,230	-1,006,665	-1,617,076	-1,700,810	-1,724,878	-1,684,324	-1,584,324	-1,434,324	-1,244,324	-1,014,324	-734,324	-414,324	-54,324	115,676	315,676	515,676	715,676

Quarterly Interest 1.50%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: RUGBY BOROUGH COUNCIL
 Area(s):
 Proxy number: 55
 Date: 28 July 2019
 Reference: 0.0

DEVELOPMENT PERIOD CASHFLOW	
Dev hectare	
Dev acreage	
Revenue	
Investment value of ground rents	
GDV before costs of sale	
Costs of Sale	
Marketing costs	3.00%
Legal fees	1.50%
Net commercial investment value	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	
B8 storage	
C1 Hotel	
C2 res institution	
B1	
B2	
Total commercial value	
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	
NDV	
Standard Costs	
Residential	
CI infrastructure costs	
Retail A/T&S	
Retail S/Stores	
B1	
B2 industrial	
B8 storage	
C1 Hotel	
C2 res institution	
B1	
B2	
Contingency	
Other Costs	
professional fees	
CIL	
Real CIL	
Real Section 106 Costs	
Accessibility standards	
Total Other Costs	
Total Costs	
Developer's profit on GDV	
% of GDV private	17.00%
% of GDV commercial	15.00%
% of GDV affordable	0%
Residual sum before interest	
Cumulative residual balance for interest calculation	
Interest	
Residual sum for quarter after interest	
Land Value	
per development hectare	£4,603,900
per gross hectare	£4,603,900
Residual land value	
Site acquisition costs	6.80%
MV (Residual sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
	Year 1	Year 2	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CI infrastructure costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A/T&S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Stores	0	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229	61,229
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061	3,061
Other Costs																						
professional fees	0	30,860	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143	5,143
CIL																						
Real CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434	68,434
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV private	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV commercial	0	109,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual sum before interest	0	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434	-68,434
Cumulative residual balance for interest calculation	0	-69,434	-139,851	-211,264	-283,688	-357,137	-431,625	-507,176	-583,899	-661,805	-740,994	-821,477	-903,264	-986,365	-1,070,791	-1,156,552	-1,243,669	-1,332,152	-1,422,011	-1,513,256	-1,605,907	-1,700,000
Interest	0	-683	-1,976	-2,990	-4,014	-5,054	-6,108	-7,187	-8,291	-9,420	-10,574	-11,754	-12,960	-14,193	-15,454	-16,743	-18,061	-19,409	-20,788	-22,198	-23,639	-25,112
Residual sum for quarter after interest	0	-70,417	-71,415	-72,424	-73,448	-74,488	-75,542	-76,611	-77,695	-78,794	-79,908	-81,038	-82,184	-83,346	-84,524	-85,718	-86,929	-88,157	-89,403	-90,667	-91,949	-93,250

Quarterly Interest 1.50%

£ 164,660
£ 11,197
£ 153,463



Rugby Borough Council

Community Infrastructure Levy

Infrastructure Funding Gap

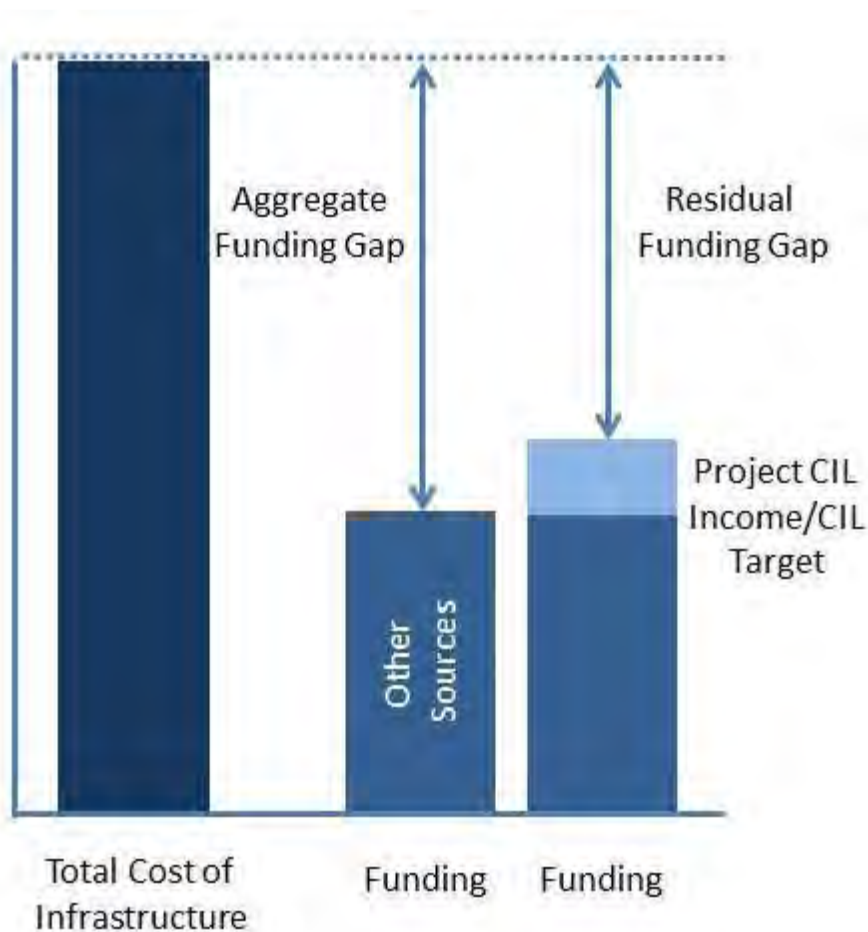
Spring 2023


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Introduction

1. This Statement has been produced to provide evidence in support of the Council’s review of its Community Infrastructure Levy (CIL) Charging Schedule. CIL is a tariff that may be levied by local authorities to help to fund the provision of infrastructure to support development, alongside the use of S106 planning obligations. CIL will contribute towards funding the infrastructure identified in the Adopted Local Plan and in the Infrastructure Delivery Plan.
2. To be able to put in place CIL, the Regulations require charging authorities (local authorities) to demonstrate that there is an aggregate funding gap in the provision of infrastructure required to support new development in their administrative area. To do this, they must consider what infrastructure is needed in the area to support development and what other funding sources are available.



- 
3. In determining the size of the aggregate infrastructure funding gap, charging authorities should consider known and expected infrastructure costs and the other sources of possible funding available to meet those costs. Government recognises that there will be uncertainty in pinpointing other funding sources, particularly beyond the short term. However, a charging authority must provide evidence of an aggregate funding gap in order to charge CIL, or in order to adopt its CIL charging rates.
 4. This Statement demonstrates that the Council has an aggregate and residual funding gap and thus there is justification for CIL to be levied across the authority. The following issues have been considered in identifying its aggregate and residual infrastructure funding gap:
 - What infrastructure is needed to support development in the authority;
 - The likely cost of this infrastructure;
 - Existing and known funding sources (including from S106 contributions);
 - The income projected from CIL.

Background

5. The Rugby Local Plan 2011 - 2031 sets out the spatial strategy and strategic policies for the authority to deliver sustainable development. It identifies the number of new homes and jobs to be provided in the area for the Plan period up to 2031. It makes provision for retail, residential and commercial development and for the infrastructure needed to support them. The Local Plan was adopted in June 2019.
6. The adopted Local Plan 2031 sets out the authority's housing requirement of 12,400 new homes to be delivered during the Plan period 2011 to 2031. The Council's position on housing supply (as of October 2021) is set out in Table 1 below.

Table 1: Housing Requirement and Supply

Local Plan Requirement 2011-2031	12,400
Completions 2011-2021	5,790
Supply - Permissions	1,045
Supply – Allocations	5,935
Supply - Windfalls	550
Total Supply	13,320



Infrastructure Funding Gap

7. The starting point for identifying whether a funding gap exists is to establish the total cost of infrastructure required across the authority to support planned growth up to 2031. The next step is to eliminate from the funding gap analysis any infrastructure item that the Council is not expected to contribute towards. This includes, for example, utilities infrastructure which is funded via revenue from consumer bills. The final stage is to deduct known funding from other sources which is earmarked for or likely to contribute towards the costs of some of the required infrastructure items.
8. We have gathered the information on likely infrastructure costs and funding sources for infrastructure that has not yet been delivered in the authority. Inevitably, there are a number of gaps where costs are either unknown or uncertain. The CIL guidance recognises that there will be uncertainty in confirming funding sources for the provision of infrastructure, particularly beyond the short-term. The focus should be on utilising appropriate available evidence.
9. The IDP provides details for a number of potential infrastructure projects (where known), alongside sources of existing and potential funding (where known) and this information has been used to enable the funding gap to be calculated. Within the IDP, infrastructure needs are split on a site-by-site basis to demonstrate the infrastructure that is needed to support the development of that particular site. In addition, strategic infrastructure is identified separately, all of which has been included within the identification of a funding gap.
10. Funding for some items has already been secured from other sources and, in other items, a reasonable alternative to CIL has been identified. S106 has been considered appropriate in certain cases where a link can clearly be drawn between a new development and the need for an infrastructure item that mitigates impacts.
11. Table 2 below sets out the estimated funding gap taking into account infrastructure requirements identified for housing allocations and strategic projects. The difference between the total identified cost of the assessed infrastructure and the identified other sources of funding provides the estimated funding gap. Only infrastructure requirements which meet the following criteria have been taken into account:
 - The total cost of the project is known or can be reasonably estimated

- The project is specific to Rugby (or the cost of the Rugby element of the scheme is known or can be reasonably estimated)
- The project is required to support future development of the district rather than addressing existing capacity issues
- The project is something tangible (i.e. not a review or feasibility study)

Table 2: Identified Funding Gap

Infrastructure	Estimated Cost (b)	Known Funding (c)	Gap (b-c)
Education	£50,261,086	0	£50,261,086
Transport	£57,819,766	0	£57,819,766
Health	£5,203,390	0	£5,203,390
Others (Fire, Police)	£4,668,100	0	£4,688,100
Total	£117,952,342	0	£117,952,342

12. The total cost of infrastructure identified in the IDP equated to circa £118 million. It should be noted, there are some infrastructure projects identified in the IDP (and also infrastructure associated with windfall development) where the cost is unknown or uncertain and, therefore, it is likely that this funding gap could be higher.

13. It is important for charging authorities to understand the likely income projections arising from proposed CIL rates as the charging authority cannot collect CIL receipts in excess of what is needed to fund the aggregate funding gap.

14. Accurately assessing what revenue will be generated from CIL is difficult as each development scheme differs. For example, when considering housing development, it is often unclear what size new homes will be built to and where a development site is located will dictate the proposed CIL rates to be applied. It is also often difficult to determine the proportion of affordable and market homes that will be provided on each site. An estimate of CIL income will, therefore, need to be based on a series of assumptions and should only be taken as a guide. The assumptions are as follows:

- Expected housing growth has been determined by looking at expecting sources of housing, with allocated sites that are not exempt from CIL and windfall development projections being used to determine the number of CIL liable units coming forward;
- Discount for affordable housing for sites over 10 dwellings as affordable housing does not pay CIL;

15. An assessment of expected CIL income from supermarket retail developments. This is based on the amount of convenience retail floorspace estimated to be required in the authority up to 2031, as set out in the Local Plan 2031. Using these assumptions, it is estimated that CIL will deliver approximately £9m over the remaining Plan period to 2031. Table 3 sets out the detail of this calculation.

Table 3: CIL income projection

Development Type	Revenue
Convenience Retail	£ 124,700
Residential - Allocations	£2,096,000
Residential – Windfalls	£6,840,000
Total	£9,060,700

16. By estimating the likely CIL receipts, it is possible to calculate a residual funding gap by subtracting the projected CIL income from the aggregate funding gap, as set out in Table 4 below.

Table 4: CIL income in the context of total infrastructure

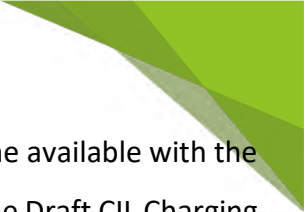
Category	Revenue
a) Total Assessed Infrastructure	£117,952,342
b) Other funding sources	£0
c) Aggregate funding gap (a-b)	£117,952,342
d) Estimated total CIL revenue	£ 9,060,700
Residual Funding Gap (c-d)	£108,891,642

17. The residual funding gap demonstrates that the proposed CIL charge makes a modest contribution to the aggregate funding gap (c.8%). The scale of the residual funding gap clearly demonstrates the justification for the CIL charge.

Conclusion

18. CIL will play a role in the delivery of infrastructure within the authority and towards mitigating the cumulative impacts of new development. This Statement clearly demonstrates that the authority has a funding gap in terms of necessary infrastructure provision, which justifies the implementation of CIL across its administrative area.

19. There will still remain a shortfall in funding that will need to be found from other sources e.g. the Council’s capital programme or government grants, whose funding has yet to be determined. The



Council will proactively seek additional funding opportunities where they become available with the aim of reducing the funding gap. This Statement has been published alongside the Draft CIL Charging Schedule, as part of the supporting evidence.



Rugby Borough Council

Approach to spending the Community Infrastructure Levy

Spring 2023

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Introduction

1. The Annual Infrastructure Funding Statement published in December 2021 does not set out any information on how CIL revenue would be spent in the future. At the time of publication the authority had no plans to introduce a CIL so it was unable to set out its priorities.
2. Changes to the regulations in 2019 mean that CIL revenue is no longer restricted to strategic infrastructure projects identified on a Regulation 123 list. Rugby BC intend to update the Annual Infrastructure Funding Statement (to be published in December 2022) so that it will comply with the regulatory requirements.
3. This document is to act as an interim guide on the borough's approach to future CIL expenditure.
4. Parishes that have a 'made' Neighbourhood Development Plan will receive 25% of receipts accruing from development within their parish. Parishes without a 'made' plan, including those where a plan is in preparation, will receive 15%, capped at £100 per dwelling in accordance with the CIL regulations. It will be for individual parish councils to determine how their portion of CIL receipts is spent, but they must meet the following criteria as set out by CIL regulations:
 - The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - Anything else that is concerned with addressing the demands that development places on an area.

Strategic CIL

5. The following are the key types of infrastructure which are considered to be those which Rugby Council will seek to fund (wholly or in part) through CIL in future reporting years. This is not in order of priority:



- 
- Transport infrastructure - improvements to the Strategic Highway Network as identified by National Highways and the transport schemes outlined by Warwickshire County Council;
 - Education - Primary education contributions will be sought for specific projects to expand the capacity of existing schools and the provision of future freestanding facilities. Secondary education contributions will be sought to deliver additional secondary education facilities through the provision of new schools and the expansion of existing facilities; both of these could include facilities for Special Educational Needs.
 - Open Space, Sporting and Recreation Facilities - Improvements to open space provision, including play provision for key sites. Other relevant facilities will be funded for projects that support the deficiencies outlined within the current Local Plan and the emerging playing pitch strategy;
 - Environment and Biodiversity – CIL funds may be spent on improving the public realm especially the town centre, landscapes and habitats; and improving access to green space;
 - Health facilities – expansion of/improvements to existing primary/secondary care provision, new primary/secondary care provision;
 - Other Infrastructure – Such as flood mitigation and social and community facilities.
6. CIL funds may be used where evidence is provided that there is no local capacity and expansion of services is required to support growth across the borough. Social and community facilities may benefit from the local share of parish CIL funds (15-25%) raised within their area.
7. Table A below sets out some general criteria for assessing whether or not a project will be included in the Annual Infrastructure Funding Statement (AIFS). Inclusion of a project on the Infrastructure List does not guarantee that the project will receive any CIL funding as projects will be subject to allocation criteria as set out below in paragraphs 21-23 below.

Table A: Criteria for assessing infrastructure projects for inclusion in the AIFS

Criteria	Assessment
1. Is the infrastructure essential or important to support new development within the Borough?	The project must be essential or important to be considered for inclusion.
2. Is the infrastructure of borough-wide importance and/or deliver on borough-wide objectives?	The project must be of borough-wide importance or deliver on borough-wide objectives to be considered for inclusion.
3. Is the infrastructure project consistent with the delivery of the Development Plan?	The project must be consistent with the Development Plan to be considered for inclusion.
4. Does the infrastructure align with other Council strategies and partner investment plans?	The project must have significant or moderate alignment with Council and other partner strategies to be considered for inclusion.
5. Are there any constraints to delivery of the infrastructure?	Projects that have no, minor or moderate constraints will be considered for inclusion.

Neighbourhood CIL

- The Borough Council is required to pass on a proportion of CIL receipts to Parish Councils (this is known as the ‘meaningful’ or ‘neighbourhood’ portion). The neighbourhood portion is capped at 15% (but rises to 25% in areas where a Neighbourhood Plan has been adopted). It will be for individual Parish Councils to determine how their portion of CIL receipts is spent. The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area. Neighbourhood Plans are formal planning documents that local communities can prepare to guide the future development of their areas.


- 
9. The Borough's Neighbourhood CIL Fund will be used to help deliver a wide range of projects at the local level. This could include for example:
 - Improvements to streets and local green spaces;
 - Improvements to local community facilities;
 - Local education infrastructure;
 - Community safety measures;
 - New health and social care facilities; and
 - Green and blue infrastructure.


 10. Parish Councils are able to spend their portion of CIL on a wider range of things (other than infrastructure) than the rest of the levy, provided that they meet the requirement to 'support the development of the area' within the regulations.

Determining how CIL will be spent

11. The Council is responsible for making the final decision on the allocation of funding raised through CIL. The aim of this document is to ensure that the decision-making process is transparent. Through it the Council will identify and agree priorities for the use of CIL and the allocation of funds on an annual basis. CIL collected will be used to provide infrastructure to support growth within the Borough. Of this:
 - 5% will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations;
 - Either 15% or 25% of receipts accruing from development within their Parish will be allocated to the relevant parish Council;
 - Remaining CIL monies will be allocated by the Council for investment in infrastructure for the Borough.

12. Parishes that have a 'made' (adopted) Neighbourhood Development Plan will receive 25% of receipts accruing from development within their parish. Parishes without a 'made' plan, including those where a plan is in preparation, will receive 15%, capped at £100 per dwelling in accordance with CIL Regulations. It will be for individual parish councils to determine how their portion of CIL receipts is spent.

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13. In accordance with the CIL regulations, the Council as the charging authority will make payments to the relevant parish Council on an annual basis as follows:
 - Payment by 28 October in respect of CIL receipts between 1 April and 30 September; and
 - Payment by 28 April in respect of CIL receipts 1 October and 31 March.
 14. Parish councils are able to spend their portion of CIL on a wider range of things (other than infrastructure) than the rest of the levy, provided that they meet the requirement to 'support the development of the area'.
 15. Each year when they have received CIL funds, each parish Council must publish the required information on its website and send a copy to the Council no later than 31 December following the reported year. A copy of the form to send to the Council is available at Appendix 1. Where a parish council has not received any money, they do not have to publish a report but may want to publish some information to this effect in the interests of transparency. Once information on spend is received from the parish Councils, the Borough Council will publish an addendum to the IFS setting out all the parish spend for the preceding financial year.
 16. Not all of Rugby Borough is parished. In non-parished areas, the Borough Council will act as spending authority on behalf of the community. It will engage with the local community through ward Councillors and at Planning Services Working Party and agree how the funds should be best spent. Where a development straddles a parish boundary, payment to each council receives a share of the levy which is proportionate to the gross internal area of the development within their administrative boundary.
 17. In accordance with the CIL regulations, if a parish council does not spend its CIL receipts within 5 years or does not spend it on initiatives that support the development of the area, the Council may require it to repay some or all of those funds to the Council.

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18. The Council must spend its CIL funds on the provision, improvement, replacement, operation or maintenance of infrastructure needed to support the development of the area. It is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies unless they will be made more severe by new development.
19. CIL receipts should only be spent on capital projects, although associated revenue spending to maintain those capital projects is also permissible. It can be used to increase the capacity of existing infrastructure or to repair failing infrastructure if that is necessary to support development. Funds may be released for project development work in advance of funds for specific projects, if necessary.
20. The amount of CIL funds will be reviewed on 1 April each year and the process for allocation of CIL receipts will be applied between April and December each year following the 5-step process set out below:

1. Invite Infrastructure Project Submissions

The Council will invite infrastructure providers across the Borough to submit an Infrastructure Project Submission, using the form set out in Appendix 2.



2. Assessment of submitted projects for inclusion within the Infrastructure Funding Statement

Submitted projects will be assessed against the criteria set out in Table A for inclusion within the Infrastructure List of the IFS.



3. Updated IFS presented to *committee* for approval

The updated IFS will presented to *committee* for adoption.



4. Assessment of projects within the IFS for CIL funding

Assessment of projects within the newly adopted IFS is then undertaken in accordance with the criteria set out below in paragraphs 21-23.



5. Proposed CIL allocations presented to A Committee for approval

Recommendations on CIL spend allocations are presented to a committee for approval.

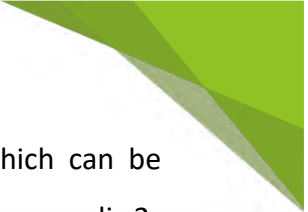
21. The progress of spend will be monitored and reported to *a committee*. The Council will ensure the release of funds when invoices are received for satisfactorily completed works. To inform which infrastructure projects on the Infrastructure List that the Council decides to allocate CIL monies to, a two-step prioritisation approach will be undertaken. Step 1 is an assessment against the mandatory criteria set out below, for a project to be rated as ‘high ‘priority’ it must satisfy all of these three criteria 1a-1c.

Criteria	
1a	Has the project been subject to any engagement/consultation and/or community endorsement?
1b	Has it been demonstrated that without CIL funding the infrastructure would not be delivered i.e. that other possible funding sources are currently insufficient/not available?
1c	Is there likely to be an additional funding requirement from the Borough Council for maintenance? If yes, have monies been budgeted for this project accordingly?

22. For those projects on the Infrastructure List that satisfy the mandatory criteria in Step 1, for a project to be rated as 'high priority' it must score a minimum of six points in the Step 2 discretionary criteria 2a-2f set out below.

Category		Scoring
2a	Have CIL funds already been allocated to this project?	Yes = 0 No = 1
2b	What are the timescales for delivery of the infrastructure?	Long-term (5+ years) = 1 Medium term (2-5 years) = 2 Short term (less than 2 years) = 3
2c	Does the proposal have a positive impact on equality?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
2d	Does the proposal have a positive impact on health and wellbeing?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
2e	Does the proposal have a positive impact on biodiversity and the environment?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
2f	Does the proposal have a positive impact on enterprise and economic activity?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
Score (Maximum)		12

23. Where a significant number of projects are considered to meet all of the criteria in a particular year, to make allocation decisions it may be necessary to only include those



projects that include the most significant and positive effects and which can be delivered in the short-term. A copy of the submission form is attached as appendix 2.

**Community Infrastructure Levy (CIL) Monitoring Report
Income and Expenditure 1/4/202x and 31/3/202x
for XX Parish Council area**

In accordance with Regulation 121B of the CIL Regulations 2010 (as amended), a parish must report on any financial year in which it receives CIL receipts. This report must be published on the local parish’s website (or on the Borough Council’s website if it does not have a website) and a copy must be provided to the Borough Council by email to XXXXX@rugby.gov.uk no later than 31st December following the reported year.

Summary of Income and Expenditure		
Relevant CIL Regulation	Category	Amount of CIL
121B(2)(a)	Total CIL receipts for the reported year	£0
121B(2)(b)	Total CIL expenditure for the reported year	£0
121B(2)(e)(i)	Total CIL receipts for the reported year retained at the end of the reported year	£0
121B (2)(e)(ii)	Total CIL receipts from previous years retained at the end of the reported year	£0
Details of Expenditure		
Relevant CIL Regulation	Item(s) of Expenditure	Amount of CIL Expenditure on each item and year(s) that monies were received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the

		monies for this project was received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received
Detail of Repayment requirements to the District Council		
Relevant CIL Regulation	Category	Amount of CIL
59E 121B(2)(d)	The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0
59E 121B(2)(d)	The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0

Appendix 2 - Infrastructure Funding Statement Infrastructure Project Submission Form

Please use this form for requests for projects or types of projects to be considered for inclusion on the infrastructure list within the Rugby Infrastructure Funding Statement. If you wish to put forward more than one project please use separate forms. Consideration should be given and referenced within the submission as to how the project aligns with Rugby Borough Council strategies and partner investment plans. All requests will be considered and will be added to the List if the Council intends that the project will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) funds. Your submission should include information that is correct to the best of your knowledge at the current time. Please note that information submitted on this form may be made publicly available so please do not include information that is confidential in nature.

Section 1 – Your organisation	
Name of organisation	
Name of Principal Contact	
Address	

Email	
Phone Number	
Section 2 – Infrastructure Project - Title, Description, Location	
What is the project title?	
Please provide a description of the infrastructure project including scale	
Please provide details of the location of the infrastructure project and enclose a location plan with your submission.	
Section 3 – Benefits of the Infrastructure Project	
Is the infrastructure project consistent with the Rugby Local Plan, <i>the Town Centre Regeneration Strategy?</i> , <i>the Corporate Strategy?</i> or an adopted Neighbourhood Development Plans? If yes please provide details	

Why is this project essential to support new development within Rugby Borough?

Has the project been subject to any consultation/engagement and /or community endorsement? If yes please provide details

How does this project contribute to climate change adaptation and mitigation?


To what extent does the proposal have a positive impact on equality?

To what extent does the proposal have a positive impact on health and wellbeing?

Does the proposal have a positive impact on biodiversity and the environment within the Borough?

Does the proposal have a positive impact on enterprise and economic activity within the Borough?

Section 4 - Costs



What is the total capital cost of the project? Please include details of costing plans and associated phasing if appropriate

What other funding sources have been identified/explored? Without CIL funding would it be possible to deliver the infrastructure, i.e. that other possible funding sources are currently insufficient/not available?

Is the project likely to be directly linked to and necessary as a result of a foreseeable development and therefore a separate S106 or S278 obligation may be justified? If yes please provide details

What is the capital funding gap?

Section 5 – Delivery

Which organisation(s) will be responsible for the delivery of the infrastructure

How will the infrastructure be maintained following completion? Is there likely to be an additional funding requirement from Rugby Borough Council for maintenance? If yes, have monies been budgeted for this project accordingly?



What are the timescales of the delivery of the infrastructure?

Does your project depend on permission (e.g. granting of planning permission, complying with a planning condition) being given by any other person or organisation?

If yes please provide details

If your project involves improvements or enhancements to land or buildings do you have permission to do this? If yes please provide details

Appendix 5 - EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Minakshee Patel
Corporate Equality & Diversity Advisor
minakshee.patel@rugby.gov.uk
Tel: 01788 533509

Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	Community Infrastructure Levy – Draft Charging Schedule.
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	This is a new document which will sit alongside the adopted Local Plan
EqlA Review team – List of members	Neil Holly - Development Strategy Manager Peter Heath - Principal Planning Officer
Date of this assessment	9 th February 2023
Signature of responsible officer (to be signed after the EqlA has been completed)	

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: minakshee.patel@rugby.gov.uk or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The document is a planning document which will sit alongside the Local Plan. If it is successfully adopted it will result in a small funding stream being available to the authority.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It primarily fits in with priorities on: <ul style="list-style-type: none"> • Rugby Borough Council is a responsible, effective and efficient organisation. • Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents.
(3) What are the expected outcomes you are hoping to achieve?	This stage is a necessary legal requirement, in itself it achieves nothing but enables the authority to move on to more important stages that could ultimately provide a funding stream.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	Not at this early stage.
<u>Stage 2 - Information Gathering</u>	
	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, e.g service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).
(1) What does the information tell you about those groups identified?	Nothing at this early stage.

<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	<p>This is the part of the process we are about to undertake, comments will be considered as part of the consultation response.</p>
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<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p>	<p>If granted approval at 20th March Cabinet a six week public consultation will take place which will be widely advertised in line with our Statement of Community Involvement.</p>
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<p><u>Stage 3 – Analysis of impact</u></p>			
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<p><u>(1)Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination? If yes, identify the groups and how they are affected.</p>	RACE	DISABILITY	GENDER
	MARRIAGE/CIVIL PARTNERSHIP	AGE	GENDER REASSIGNMENT
	RELIGION/BELIEF	PREGNANCY MATERNITY	SEXUAL ORIENTATION

<p><u>(2) Cross cutting themes</u></p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>This first stage is a necessary legal requirement, in itself it achieves nothing but enables the authority to move on to more important stages that could ultimately provide a funding stream that the authority could use to help reduce social inequalities.</p> <p>Not at this initial stage.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	<p>N/A</p>
<p>(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	<p>N/A</p>
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>Not at this initial stage, see 2a above.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>If funding is eventually forthcoming the authority can use revenue to promote good relations.</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>N/A</p>

<u>Stage 4 – Action Planning, Review & Monitoring</u>																														
<p>If No Further Action is required then go to – Review & Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>No further action is required.</p> <p>EqlA Action Plan</p> <table border="1" data-bbox="875 461 2114 692"> <thead> <tr> <th data-bbox="875 461 1120 539">Action</th> <th data-bbox="1120 461 1364 539">Lead Officer</th> <th data-bbox="1364 461 1615 539">Date for completion</th> <th data-bbox="1615 461 1865 539">Resource requirements</th> <th data-bbox="1865 461 2114 539">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="875 539 1120 576"></td> <td data-bbox="1120 539 1364 576"></td> <td data-bbox="1364 539 1615 576"></td> <td data-bbox="1615 539 1865 576"></td> <td data-bbox="1865 539 2114 576"></td> </tr> <tr> <td data-bbox="875 576 1120 612"></td> <td data-bbox="1120 576 1364 612"></td> <td data-bbox="1364 576 1615 612"></td> <td data-bbox="1615 576 1865 612"></td> <td data-bbox="1865 576 2114 612"></td> </tr> <tr> <td data-bbox="875 612 1120 649"></td> <td data-bbox="1120 612 1364 649"></td> <td data-bbox="1364 612 1615 649"></td> <td data-bbox="1615 612 1865 649"></td> <td data-bbox="1865 612 2114 649"></td> </tr> <tr> <td data-bbox="875 649 1120 692"></td> <td data-bbox="1120 649 1364 692"></td> <td data-bbox="1364 649 1615 692"></td> <td data-bbox="1615 649 1865 692"></td> <td data-bbox="1865 649 2114 692"></td> </tr> </tbody> </table>					Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																										
<p>(2) Review and Monitoring State how and when you will monitor policy and Action Plan</p>	<p>This EqlA will be reviewed again prior to adoption of the Charging Schedule, probably in late 2023.</p>																													

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).’

Appendix 6

CIL and S106 SPD – Rugby BC Responses to consultation

Respondent	Comments	Suggested Response
Hinckley & Bosworth BC	Support CIL	Support welcomed
Integrated Care Systems (Coventry & Warwickshire)	Welcome CIL and S106 SPD as they are mechanisms to increase funding for health expenditure	Support welcomed
Homes England	Welcome decision to exempt SW Rugby site from CIL due infrastructure costs, ask that any CIL generated is used to help deliver the SW Rugby allocation	Support welcomed. Allocation of CIL revenue will be a matter for members
Coal Authority	No specific comments	Noted
Historic England	<ol style="list-style-type: none"> 1) Make exceptional circumstances relief from CIL available when the development in question is on the heritage assets at risk register. 2) In S106 SPD add following wording <i>'Opportunities for conservation and enhancement of the historic environment will be sought through development proposals which have an impact on a heritage asset and/or its setting.'</i> 	<ol style="list-style-type: none"> 1 One of the key advantages of the CIL system is the simplicity of the system. Making ECR available would make the system more complicated increasing administrative costs. Amending S106 contributions to reflect viability concerns is a long established and well understood mechanism and as such is the Council's preferred approach. 2 Happy to amend wording to reflect this suggested change.
RPS obo Taylor Wimpey	<ol style="list-style-type: none"> 1) S106 SPD should allow for improvements to be delivered by developers. 2) Unclear how contributions to voluntary sector will meet tests for s106 obligations 	<ol style="list-style-type: none"> 1 Happy to amend wording to reflect this. 2 Contributions may comply with regulations depending on the nature of the application. Authority doesn't want to preclude supporting the voluntary sector from the outset.

Respondent	Comments	Suggested Response
Tetlow King obo Retirement Villages Ltd	Language on pg 7 of draft CIL charging schedule needs amending to be more precise at footnote 2 definition should be expanded as follows <i>'Retirement living or sheltered housing; Extra care housing or housing-with-care and Residential care homes and nursing homes as defined by Paragraph: 010 Reference ID: 63-010-20190626 of the Planning Practice Guidance'</i>	CIL viability study shows most forms of older person's housing is unviable. This change is reflected in the amended draft charging schedule.
Quod odo SDI PropCo (100) Ltd	<ol style="list-style-type: none"> 1) Paragraph 18 of the CIL Draft Charging Schedule makes reference to "convenience retail" being exempt and "comparison retail supermarkets" being CIL chargeable. We consider this to be a drafting error as Table 1 and the accompanying (Community Infrastructure Levy Viability Assessment Review (October 2022)) make reference to "convenience retail" not comparison retail as being chargeable. Please amend Paragraph 18 accordingly. 2) Would like footnote 2 amending to exclude accommodation for trainees as follows <i>"Residential excludes onsite worker and trainee accommodation, student accommodation, HMO's, sheltered housing."</i> 	<p>1 This has been corrected in the amended draft charging schedule.</p> <p>2 This change has been made in the amended draft charging schedule.</p>
David Locke Associates obo Urban & Civic	For the avoidance of doubt and to ensure consistency between the plans and paragraph 16, it is recommended that the	The amended draft charging schedule makes this change.

Respondent	Comments	Suggested Response
	plans are amended so that the Houlton site is shown as exempt.	
Q&A Planning obo Karenor Partners Ltd	<p>1 flatted developments in the town centre have not been assessed so should be zero rated for CIL.</p> <p>2 should have a threshold for retail schemes applying a CIL to retail schemes above 2,500 sq.m.</p>	<p>1 Additional viability testing has now been undertaken on flatted developments in the urban areas. This shows that such developments cannot viably support CIL. On this basis the amended draft charging schedule zero rates flatted developments.</p> <p>2 Additional retail viability testing has been undertaken and this shows that smaller convenience retail schemes can support CIL. Accordingly, no change is proposed to the draft charging schedule.</p>
Pegagus obo Persimmon Homes Central	<p>1 make exceptional circumstances relief available</p> <p>2 In S106 SPD be clear that a developer won't be expected to pay for the same piece of infrastructure twice via a CIL and a S106 agreement</p>	<p>1 One of the key advantages of the CIL system is the simplicity of the system. Making ECR available would make the system more complicated increasing administrative costs. Amending S106 contributions to reflect viability concerns is a long established and well understood mechanism and as such is the Council's preferred approach.</p> <p>2 Was never intention to double charge for same infrastructure happy to amend S106 SPD to clarify this point.</p>
Terence O Rourke obo William Davis Homes	<p>1 Does not believe authority need to implement a CIL as S106 mechanism is successful.</p> <p>2 CIL funding gap inaccurate as does not show latest infrastructure funding statement.</p>	<p>1 CIL is Government's preferred method of seeking developer contributions due to the well known flaws with the S106 system.</p> <p>2 IFS is published by 31 December each year so was unavailable at time of the production of CIL funding gap document. Funding gap document shows a shortfall of c.£109m, the monies in the IFS will in no way compensate for this shortfall.</p>

Respondent	Comments	Suggested Response
	<p>3 Exempting strategic sites places unfair burden on other sites impeding delivery of much needed housing.</p> <p>4 BNP Viability assessment has been overtaken by events and as such it out of date and an inaccurate base to work from.</p> <p>5 S106 SPD needs to contain more guidance on how RBC expects viability assessments to be undertaken</p>	<p>3 Strategic sites will not be paying a CIL due to the high level of S106 requirements needed to unlock these sites. They will be contributing just not via the CIL.</p> <p>4 Any piece of published work is reflective of the position at the time of publication. Circumstances change, recent trends in housing market does not negate growth that BNP found in para 2.21 that <i>“Over the 10 year period to October 2021 (the most recently available Land Registry data), average sales values in Rugby have increased by 70.6%. The average values achieved for new build properties in June 2021 was £257,949, while the average achieved new build sales value was £420,701.”</i> Recent changes do not change overall picture of Rugby as a location to develop viably.</p> <p>5 There is a PPG dedicated to viability and its assessment, RBC unclear what further guidance WDH require. Would have been helpful if WDH had set out some areas where they believed further guidance would be beneficial.</p>