

Borough Council of  
**King's Lynn &  
West Norfolk**



Community Infrastructure Levy Examination  
September 2016

**Additional material requested by Examiner**

20 September 2016

## Introduction

- At the Examination on 6 September 2016 the Examiner Mr Phillip Staddon who is conducting the Examination into the Draft Charging Schedule proposed by the Borough Council requested further information / clarification of a number of issues.
- He requested responses by 20 September, to be then circulated to those making representations. He requested that any comments be returned to him by 4 October 2016.
- The Borough Council has prepared the following responses to the queries. A contents list is provided, and the responses are numbered and follow on.
- Our responses aim to clarify the assumptions we have used to calculate the potential impacts of a CIL charge. We have sought to correct material as necessary, and therefore give a more transparent set of figures. We also explain where more up to date material referred to at the Examination fits into our evidence.
- We still consider that as proposed our Charging Schedule, taking into account the revised evidence, does not threaten the overall viability of development across the Borough.

Requested information

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<b>7</b>	<b>Table 10.4b), c) and d) – Residual Values (by proposed Charging Zones)</b>	Clarify / revise tables 10.4b), c), and d) to reconcile with actual Affordable Housing liabilities. Clarify that some typologies would not require affordable housing e.g. smaller infill etc. Amend calculations if appropriate.  (Ensure consistent approach with summary figures given in Tables 10.2 b), c) and d)).	Produce revised tables with explanatory note	31
<b>8</b>	<b>Draft Charging Schedule</b>	Provide definitions for types of retail development in Draft Charging Schedule	Produce revised Draft Charging Schedule with explanatory note	36

**All of the above information must be submitted to PINS and emailed to the representors by 20 Sep 2016.**

**Representors will then have until 4 Oct 2016 to comment.**

## ITEM 1

<b>Strategic sites – S106 costs (Table 9.4)</b>	Summary breakdown of S.106 costs assumed on Strategic Sites
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Table 1 shows a breakdown of the assumed S.106 obligations and associated costs for each of the nine strategic sites as per table 9.4

**Table 1**

Site	Onsite S.106 obligations
Boal Quay KL2	£100,000 public open space facilities, £5,684 fire hydrants <b>Total £105,684 (£302 per dwelling).</b>
South of Parkway KL3	£100,000 public open space facilities, £4,222 fire hydrants. <b>Total £104,222 (£401 per dwelling)</b>
Lynnsport KL4	£2,680,207 highways (link road), £50,000 public open space facilities 4,369 fire hydrants. <b>Total £2,734,576 (£9,207.32 per dwelling)</b>
Bankside KL6	£100,000 open space facilities, £200,000 car parking linked to West Lynn Ferry Fire Hydrants £3,248, Flood mitigation/defences £1,000,000 <b>Total £1,303,248 (£6,517 per dwelling)</b>
West Winch	£12,050,000 education £5,000,000 highways £1,000,000 public open space facilities £229,200 potential sub-library £62,037 fire hydrants <b>Total £18,341,237 (£4,801 per dwelling)</b>
Hall Lane, South Wootton	£200,000 open space facilities £30,000 potential sub-library £8,120 fire hydrants. <b>Total £238,120 (£476 per dwelling)</b>
Knights Hill, South Wootton	£400,000 open space facilities £42,000 potential sub-library, £11,368 fire hydrants.

	<b>Total £453,368 (£648 per dwelling)</b>
East of Lynn Road, Downham Market	£100,000 open space facilities £6,496 Fire hydrants <b>Totalling £106,496 (£266 per dwelling)</b>
Wisbech Fringe, Wisbech	£4,206,900 contribution to onsite school £400,000 open space facilities £8,923 fire hydrants <b>Total £4,615,832 (£8,392 per dwelling)</b>

The above costs were derived from considering the policy requirements of each of the above sites and in the context of the restrictions on the use of s106 payments set out in CIL Regulation 122 and CIL Regulation 123 (pooling). Whilst these sites do have a substantial impact on the local infrastructure and require mitigation measures it would not be appropriate (or possible) for the Council to request larger amounts.

The amounts have been checked against actual S.106 costs on sites where obligations had been secured and collected by the Council. This work looked at data over a 10 year period from 2004-2014 utilising both Borough and County Council monitoring reports and data sources. In addition the Council also contacted Norfolk County Council to establish costs multipliers where known in relation to education, libraries and fire hydrants for all of the strategic sites. For example the cost of a fire hydrant is £812.

The significant changes in the figures from those used in the 2013 Viability Study are in the main due to updating of the figures based on information received in relation to the level education contributions to be sought from Norfolk County Council. The education figures were removed where an onsite provision is not being sought (in part due to the pooling restrictions). It is assumed that education will be delivered via CIL in such cases in the future.

This is well illustrated in the differences between tables 7.2 and 7.3 of the January 2016 viability study.

The Borough Council has a strong track record of securing and achieving S.106 obligations. As set out in table 7.1 of the report (January 2016) the average level of obligations collected across applicable sites in the borough was £7,032.24 per dwelling. With the exception of the West Winch site and the Wisbech Fringe site where new primary schools are required onsite, the amounts of CIL being sought per dwelling along with the S.106 on site obligations set out in table 1 above, are below the level of obligations that have consistently been provided on developments across the borough.

## Conclusion

- The above table shows how the estimated S106 payments given in Table 9.4 are calculated.
- Costs here reflect a post CIL Charging Schedule situation (i.e. when subject to the restrictions set out in CIL Regulations 122 and 123) where generalised contributions (e.g. secondary school payments) are met through CIL.
- Analysis of S106 agreements concluded and anticipated payments across the Borough in recent years indicates approximately £7,302 per dwelling on the larger sites.
- Assuming CIL were introduced at the proposed rates (accepting there will still be onsite S106 payments) we conclude that the burden on developers will be less than that actually sought/paid in S106 recently/currently.

## ITEM 2

<b>Strategic sites – S106 costs (Table 9.4)</b>	Revised Table 9.4 with corrected notes section.
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The text in the right hand column of table 9.4 was not correct – not having been updated from an earlier iteration of the report. This is corrected overleaf. The areas and numbers of units were correct and are unchanged. However the s106 figures quoted were not consistent with those shown in Table 7.3 of the King’s Lynn and West Norfolk Borough Council CIL - Post PDCS Viability Update – January 2016. These are now correct as below. Subject to the comments in the response to Item 1 above, the figures in Table 7.3 are correct.



**Table 9.4 KLWN Large Sites**

Site	Details		Notes
<b>Boal Quay KL2</b> King's Lynn	Units	350	Brownfield site with river frontage. Assume mainly flatted development. No open space allowed. Allow for raised floors and additional works. Estimated s106 payments of £105,684.
	Area (Gross ha)	4.1ha	
	Density (units/ha)	85	
<b>South of Parkway KL3</b> King's Lynn	Units	260	Playing fields in King's Lynn. Mix of family housing and flats in higher density development. 25% open space to give net developable area of 6.6ha. Estimated s106 payments of £104,222.
	Area (Gross ha)	8.8ha	
	Density (units/ha)	30	
<b>Lynnsport KL4</b> King's Lynn	Units	297	Amenity Land within the built up area. Assume a mix of family housing on about half the site. Assume retaining of allotments etc. Net developable area of 9ha. Within Flood zone 2 and 3. Estimated s106 payments of £2,734,576. This site is owned by the Council.
	Area (Gross ha)	9.1	
	Density (units/ha)	32.6	
<b>Bankside KL6</b> King's Lynn	Units	200	Previous industrial use. High density with about half units as flats – no open space. Possibility of high quality design given proximity to King's Lynn conservation area. Provision of additional car parking to serve West Lynn Ferry. Estimated s106 payments of £1,303,248.
	Area (Gross ha)	2.6	
	Density (units/ha)	77	
<b>West Winch</b> King's Lynn	Units	3,820	<u>Known as South East KL in 2013 Viability Study.</u> Large strategic site south of the A47. Overall site area for residential and associated development is some 171ha. Significant open space provision, assume net developable area of 100ha (about 40% open space). Restricted by gas main easement Link road needed, but to serve development so no additional costs. Estimated s106 payments of £18,341,237.
	Area (Gross ha)	192	
	Density (units/ha)	20	
<b>Hall Lane</b> South Wootton	Units	500	Large greenfield strategic site. 40ha in all. Assumed 36units/ha and 75% net developable to give a net area of 13.88ha and gross area of 18.52ha. South Wootton Parish Council have prepared a Parish Plan. Some flood issues – assumed in undeveloped parts. Estimated s106 payments of £222.872.
	Area (Gross ha)	18.5	
	Density (units/ha)	27	

**Table 9.4 KLWN Large Sites Continued**

Site	Details		Notes
<b>Knights Hill</b> South Wootton	Units	700	Large greenfield strategic site. 36.9ha in all. Assumed 36units/ha and 75% net developable to give a net area of 20.25ha and gross area of 27ha.  South Wootton Parish Council have prepared a Parish Plan. Only part of the site is in South Wootton, rest is Castle Rising and King's Lynn.  Some flood issues – assumed in undeveloped parts. Estimated s106 payments of £448,744.
	Area (Gross ha)	27.0	
	Density (units/ha)	26	
<b>East of Lynn Road</b> Downham Market	Units	400	Large strategic site. Total site area in excess of 45ha submitted for consideration in LDF process. Modelled for 400 units. Assumed 36units/ha and 75% net developable to give a net area of 11.20ha and gross area of 14.93ha.  Currently in agricultural land Mix of family housing Part of site ex-WW2 airfield – not considered significant. Estimated s106 payments of £104,060.
	Area (Gross ha)	14.9	
	Density (units/ha)	27	
<b>Wisbech Fringe</b> Wisbech	Units	550	This site is assumed to accommodate 550 units, when being developed with an adjacent allocation from the Fenland Local Plan.  Assume 25% open space, 19ha net developable. A master plan for the whole site is required Mix of family housing Estimated s106 payments of £4,616,000.
	Area (Gross ha)	25.3	
	Density (units/ha)	21.74	

### ITEM 3

<b>Strategic sites – Units and density data (Table 9.4)</b>	Revise unit / density data for Knights Hill and Hall Lane sites  (To reflect up dated information available from latest BC Housing Trajectory)
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#### 1.0 Introduction

1.1 The Inspector requested a note with additional detail on the numbers of units and anticipated densities on the strategic sites at Hall Lane, South Wootton and Knights Hill, reflecting updated information available from the latest (May 2016) Borough Council Housing Trajectory. These details are set out below. The scenarios illustrated show that the Council's assumptions about units to be delivered and likely densities are realistic. As set out in the trajectory, all the phasing information (in terms of numbers of units and timings) was provided by/agreed with the various site promoters.

This information is presented without prejudice to any future consideration by planning committee.

#### 2.0 E3.1 Hall Lane, South Wootton

2.1 The information below is largely taken from the 2015/2016 Housing Trajectory Schedule. This is available via the link below:

[https://www.west-norfolk.gov.uk/downloads/download/51/monitoring\\_reports](https://www.west-norfolk.gov.uk/downloads/download/51/monitoring_reports)

2.2 Note that the housing trajectory listed the allocation figure of 300 dwellings for the Hall Lane site, as at that point no alternative consultations or submissions had either occurred or had been received by the Council.

2.3 The Trajectory states that *“There are five land owners. The agent who represents four of them (Mr John Maxey), the majority land owners, states that they have a collaborative approach. A legal agreement is being drawn up by solicitors, planning agent (Maxey Grounds & Co.) has been instructed with a planning application expected before the end of the year, detailing 500 dwellings. The application will be a hybrid i.e. part full and part outline, commencement is expected by the end of this year. Once planning permission has been granted they will phase the development, and start building straight away. 400 dwellings are scheduled to be delivered over 8 years at a rate of 50 dwellings per year, and the remaining 100 dwellings in the following 3 years, as these are tied to the access road.”* Source: Developer Survey for the 2015/16 Housing Trajectory 21/03/2016.” John Maxey represents landowners on 34ha.

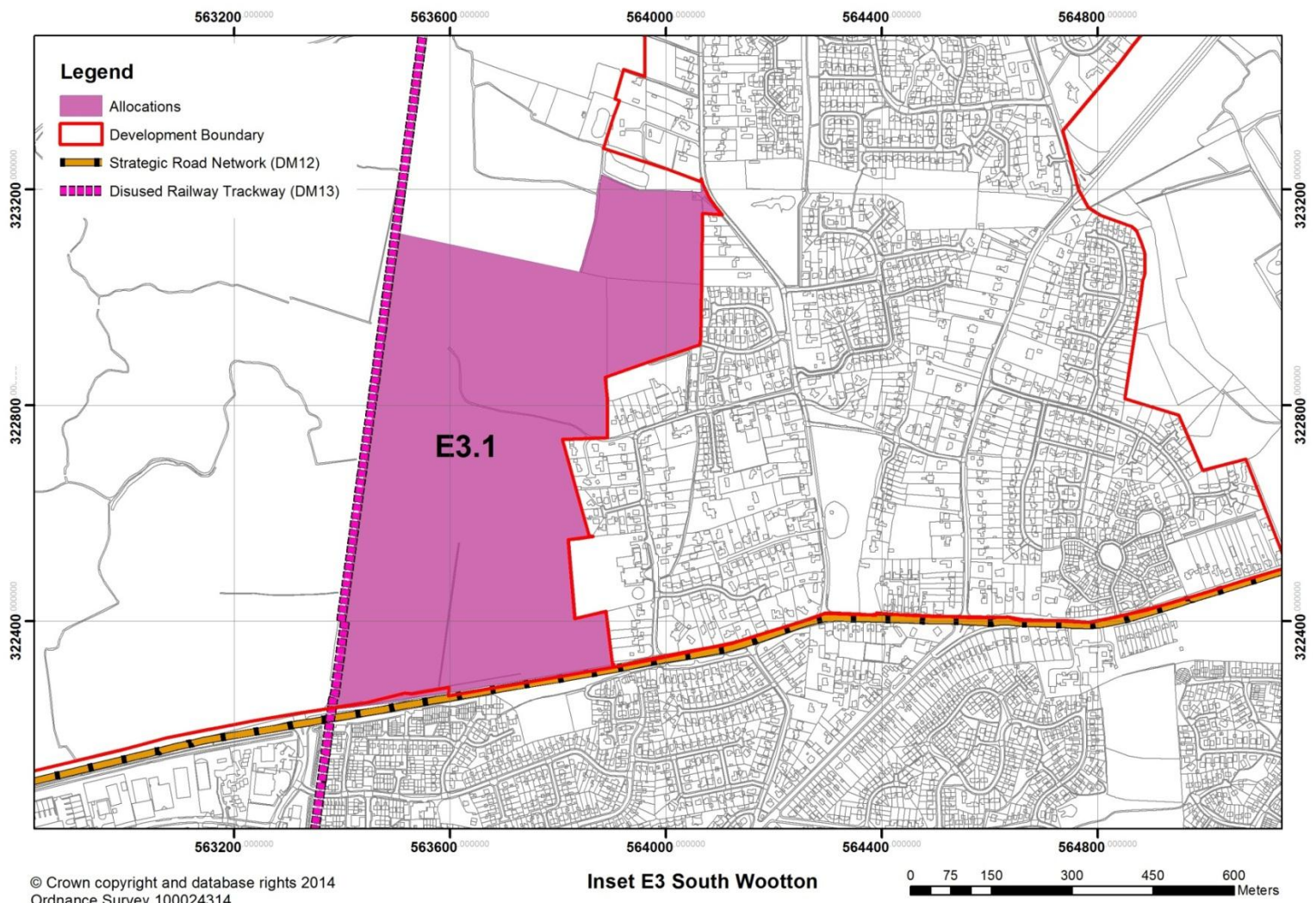
2.4 This does not however include the portion of the land owned by the fifth land owner who is in the process of developing their planning application. Their site of 6.2ha, taking off 25% for open space, etc. could bring the overall total for the allocated area to some 650 units. (6.2ha x 0.75 = 4.65ha developable area. 4.65ha x 36 units/ha = 167 units).

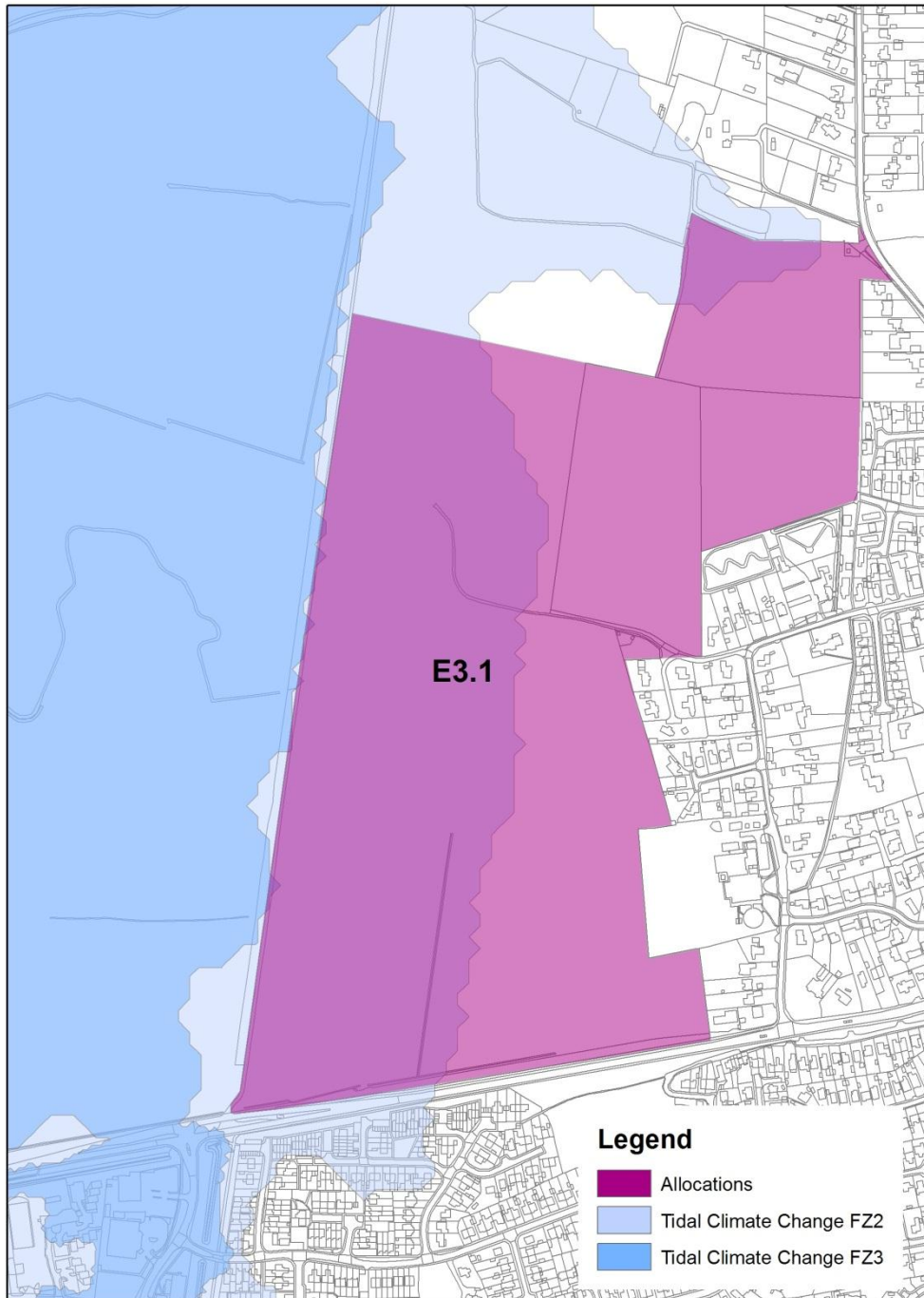
2.5 The total area of the allocation is 40ha; 19.5ha of this is located within Tidal Climate Change Flood Zone 2 (so is not developable), leaving 20.5ha of developable land. Open space, Green Infrastructure, part of the link road, etc. could be provided in the areas at a higher risk of flooding. The open space requirement is 2.8ha. With a total of 500 dwellings divided by a 36 dwellings/ha density this results in a 13.88ha net area and then with an allowance of 25% for open space, etc., the gross site area is 18.5 ha. This is the area required to deliver the 500 dwellings in a policy compliant way and forms the basis of the modelling in the King's Lynn and West Norfolk Borough Council CIL - Post PDCS Viability Update – January 2016.

2.6 The table below illustrates the three 'number of units' scenarios. For the purpose of the CIL examination the Council believes that the second scenario, 500 units, is the most appropriate based upon available evidence.

<b>E3.1 Hall Lane, South Wootton (total area is 40ha)</b>		
Units	Gross Area (ha)	Density (Units/ha)
300	18.5	16
500	18.5	27
650	18.5	35

2.7 Provided below is a copy of the site allocation map from the Site Allocations and Development Management Policies (SADMP) pre-submission version (2015). The SADMP is about to be adopted with modifications. Following on from this is map which illustrates the site allocation and the flood zones. The next map shows the control of the land within the site.

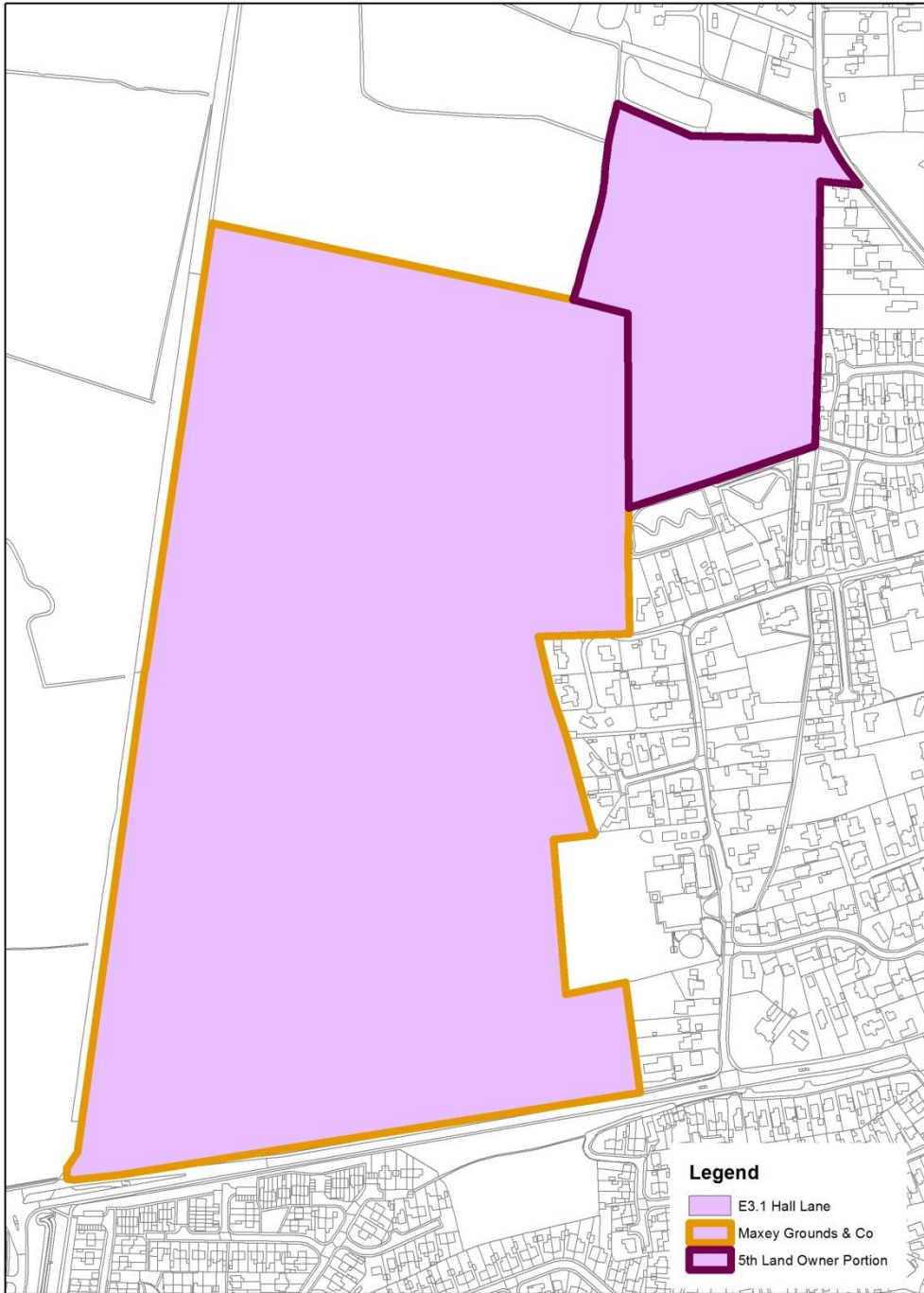




**E3.1 Hall Lane and Flood Zones**

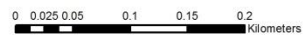
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0 0.0325 0.065 0.13 0.195 0.26  
 Kilometers



**E3.1 Hall Lane Land Control Composition**

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### 3.0 E4.1 Knights Hill

3.1 The information below is taken from the 2015/2016 Housing Trajectory Schedule. As set out in the trajectory, all the phasing information (in terms of numbers of units and timings) was provided by/agreed with the various site promoters. The Trajectory is available via the link below:

[https://www.west-norfolk.gov.uk/downloads/download/51/monitoring\\_reports](https://www.west-norfolk.gov.uk/downloads/download/51/monitoring_reports)

3.2 The allocation is for at least 600 dwellings. The site is likely to come forward in two parts; 15/01782/OM detailing 65 dwellings is being promoted by Clayland. The second part is according to the agent (Paul Belton) likely to come forward with an application detailing 650 dwellings, with an anticipated delivery rate of 75 dwellings per year. The Trajectory states that:

3.3 *“Camland Development are promoting the land, this is in three ownerships. A promotion agreement has been signed between Camland Development and the three separate landowners. The land is greenfield and is available for development now. A full team is instructed and the preparation of an outline planning application is in a well advanced state. Pre-application advice has already been sought. The outline application is expected pre-summer 2016, hopefully in the next 6-8 weeks. Camland Developments will sell land parcels to house builders on receipt of an outline planning approval. Reserved Matters should commence in late 2017. The anticipated delivery rate will be 75 dwellings per year. They consider constraints to be known and understood and mitigation measures have been incorporated within the masterplan. It is not anticipated at this time that there will be any constraints that will limit the future delivery of housing on the site.” Source: Developer Survey for the 2015/16 Housing Trajectory: 29/03/2016.*

3.4 The figure of 650 dwellings is further set out by Camland Development’s Knights Hill consultation website and material (February 2016): <http://www.knights-hill.com/our-proposals>

3.5 For information, provided below is a copy of the site allocation map from the SADMP pre-submission version (2015). Following this (page 7) is the master plan provided for the smaller portion of the site, illustrating 65 dwellings/units on 2.6ha. After this (page 8) is the master plan from the Camland Development’s consultation documents detailing 650 dwellings on the larger portion of the site (34.3ha).

3.6 The area of the allocation is 36.9ha. The site is in Flood Zone 1. The open space being provided by the Camland area is 5.7ha, with a further 4.7ha is not developable being a required landscape buffer. This space is also performing the safeguarding / mitigation required through the Habitats Regulation Assessment. There is no double counting or extra land required to satisfy this item. With 700 dwellings and a total area of 36.9 ha, at the assumed rate of 36 units/ha and 75%

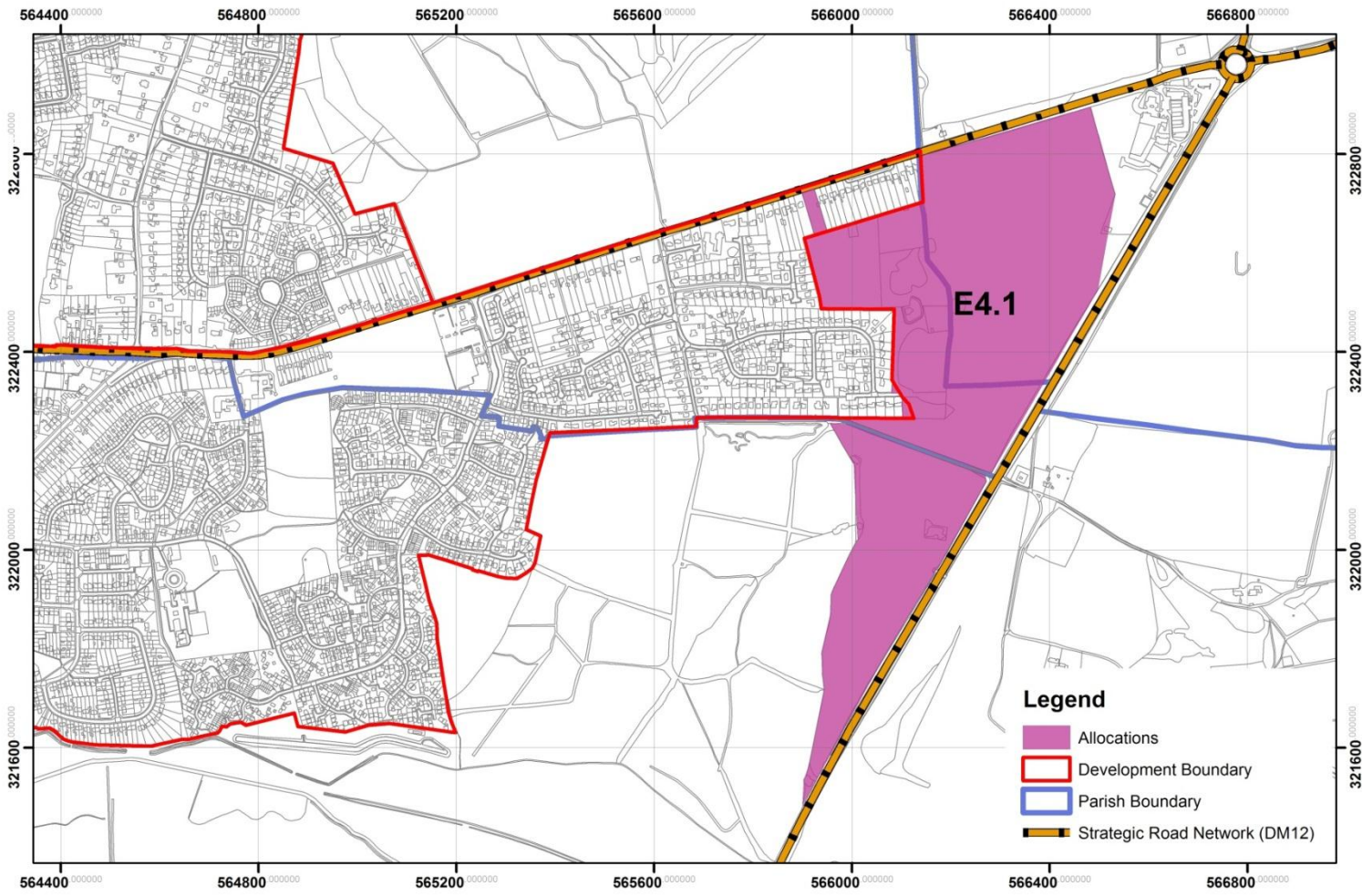


net developable area a net area results of 20.25ha and a gross area of 27ha. This is the area required to deliver the 700 dwellings in a policy compliant way and forms the basis of the modelling.

3.7 The table below illustrates the three ‘number of units’ scenarios. For the purpose of the CIL examination the Council believes that the second scenario, 700 units, is the most appropriate based upon current evidence.

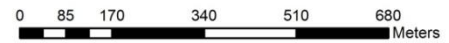
<b>E4.1 Knights Hill (total area is 36.9ha)</b>		
Units	Developable Area (ha)	Density (Units/ha)
600	27	22
700	27	26
715	27	26

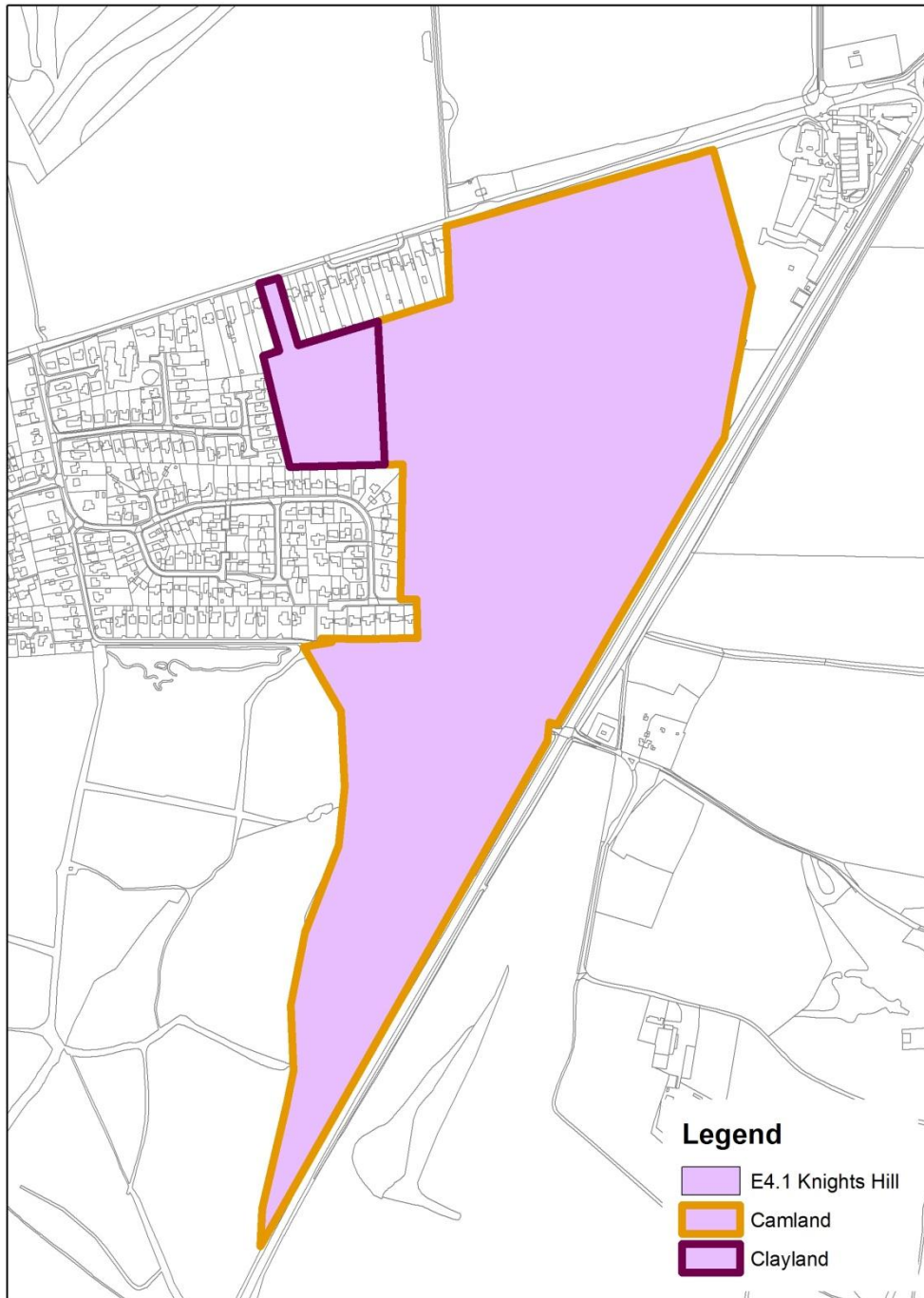
3.8 Following on from this is a series of maps. The first map is of the site allocation and is taken from the Site Allocations and Development Management Policies plan document (SADMP), pre-submission version (2015). The SADMP is due to be adopted with modifications. The next map shows the composition of the allocation by the controlling agents. This is supported by the master plan submitted by ‘Clayland’ as part of their planning application, and the master plan which formed part of ‘Camland’s’ public consultation.



**Inset E4 Knights Hill**

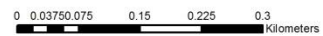
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**E4.1 Knights Hill Land Control Composition**

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**DO NOT SCALE FROM THIS DRAWING**  
 This drawing is a plan view and does not show the ground level. It is intended for planning purposes only and should not be used for construction purposes. Any construction work should be done in accordance with the relevant planning conditions and any other relevant legislation.



**OVERALL SITE AREA: 2.62 hectare**

No. of dwellings: 65  
 Affordable Housing requirement: 20% - 13 Dwellings  
 We are also providing 19% Entry Level Homes - 12 Dwellings

**Proposed Social:**  
 1 Bed Flats: 4  
 2 Bed Flats: 6  
 3 Bed Houses: 3

**Open Market Entry Level:**  
 1 Bed Flats: 4  
 2 Bed Houses: 8

**Remaining Open Market:**  
 2 Bed Bungalows: 10  
 3 Bed Bungalows: 6  
 3 Bed Houses: 12  
 4 Bed Houses: 11  
 5 Bed Houses: 1

**FLANNING**

**Clayland architects**  
 100 The Green, Clonsilla, Co. Wick  
 Tel: 046 907 1000  
 Email: info@clayland.ie

**Project:** King Lynn  
**Ref:** PZ30 ZPB

**Scale:** 1:1000  
**Proposed Master Plan & Figure Ground Map**

**Scale:** 1:1000  
**Date:** 06  
**Author:** CC235  
**Checked:** CC235



## Conclusion

- The Borough Council has sought to clarify the assumptions used in Table 9.4, and gives an update in respect of recent evidence from current planning applications and information collected as part of the Housing Trajectory (May 2016).
- At **South Wootton (Hall Lane)** clarification is given of the net developable area and land owner aspirations for unit numbers (information from two parties is considered).
- We conclude that potentially higher density schemes are to be expected when planning applications are lodged. This reflects the SADMP Inspector's Main Modifications on flexibility of numbers on allocated sites. The scheme would be sharing known costs across greater numbers.
- These points are borne out by recent planning applications approved for in excess of the allocated numbers in SADMP. (The Trajectory can give details as required).
- At **Knights Hill** similar considerations apply.
- Developers draft proposals at Knights Hill reflect requirements for open space requirements compliant with the constraints imposed by HRA issues.
- Overall we consider realistic assumptions have been made about infrastructure requirements and resulting costs spread over realistic land areas and numbers of units.

## ITEM 4

<b>Modelled typologies (In respect of Table 9.5 typologies 1-9)</b>	Provide note / table (percentages and numbers of dwellings) on typologies and site allocations by proposed Charging Zones.
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### **Modelled Typologies ‘Note’**

1.1 In order to assess the relevance of the CIL 10 modelled typologies within the Borough of King’s Lynn and West Norfolk we have looked at the latest published Housing and Economic Land Availability Assessment (HELAA) 2014. The Link below is from the Borough Council website to the study’s main report, site assessment tables and corresponding maps:

[https://www.west-norfolk.gov.uk/info/20185/planning\\_policy\\_research/379/housing\\_and\\_economic\\_land\\_availability\\_assessments\\_helaa](https://www.west-norfolk.gov.uk/info/20185/planning_policy_research/379/housing_and_economic_land_availability_assessments_helaa)

1.2 We have analysed the sites assessed within this study that were judged able to provide dwellings during the plan period to 2026 in comparison with the 10 modelled CIL sites, importantly this included the sites proposed for allocation at that time. These were the same as those contained within the Site Allocations and Development Management Policies (SADMP) document pre-submission version (2015).

1.3 This analysis is displayed by a series of tables that illustrate the number of sites within the HELAA study judged to be capable of providing dwellings during the plan period by the proposed CIL charging zones. Also displayed are the number of dwellings by each modelled typology and each CIL charging zone.

1.4 It is important to note that CIL modelled typologies 6, 9 and 10 do not feature as these are the smaller sites, which would not be assessed in the HELAA or sought for allocation within the local plan process, as the minimum site threshold for assessment

was 5 dwellings. These types of smaller site do however come forward within the borough and are likely come forward in the form of windfall.

1.5 For ease of reference a copy of table 9.5 from the King's Lynn and West Norfolk Borough Council CIL - Post PDCS Viability Update – January 2016, which details the 10 modelled typologies is also provided below.

<b>Table 9.5 Summary of Modelled Typologies</b>			
<b>Large Greenfield</b> Greenfield 1	Units	100	Larger urban edge, greenfield site. 36/net ha and 25% open space, 2.78 net developable ha. Mix of family housing.
	Area (Gross ha)	3.70	
	Density /ha	27	
<b>Medium Greenfield</b> Greenfield 2	Units	40	Medium greenfield site. 36/net ha and 10% open space, 1.39 net developable ha. Mix of family housing.
	Area (Gross ha)	1.55	
	Density /ha	32	
<b>Large Settlement Edge</b> Greenfield 3	Units	30	Greenfield site. 24/net ha and 10% open space, 1.25 net developable ha. Mix of family housing.
	Area (Gross ha)	1.4	
	Density /ha	21	
<b>Settlement Edge</b> Greenfield 4	Units	12	Greenfield site on settlement edge. Mix of family housing.
	Area (Gross ha)	0.5	
	Density /ha	24	
<b>Small Greenfield</b> Greenfield 5	Units	7	Greenfield site on settlement edge or infill site. No open space. Mix of family housing.
	Area (Gross ha)	0.3	
	Density /ha	28	
<b>Smaller Infill</b> Infill 6	Units	2	Greenfield infill on garden land. Pair of semi-detached.
	Area (Gross ha)	0.1	
	Density /ha	20	
<b>Larger Urban</b> Brownfield 7	Units	30	Large brownfield site. 25% open space 36 units/ha, 0.83ha net developable ha. Mix of family housing
	Area (Gross ha)	1.11	
	Density /ha	27	
<b>Urban Infill</b> Brownfield 8	Units	7	Small brownfield site. No open space. Mix of semi-detached and terrace.
	Area (Gross ha)	0.3	
	Density /ha	23	
<b>Small Infill</b> Brownfield 9	Units	3	Small brownfield site. No open space. Pair of semi-detached and one detached.
	Area (Gross ha)	0.1	
	Density /ha	30	
<b>Small Infill</b> Greenfield 10	Units	1	Single detached house.
	Area (Gross ha)	0.05	
	Density /ha	20	

Source: HDH 2015. Note density calculated on net developable area



## Number of 'sites' / percentages

Sites					
CIL Model	CIL Charging Zones £/m2				
	£0/2 rated strategic sites	£10/m2 Kings Lynn Unparished Area	£40/m2 South and West of Borough	£60/m2 North and East of Borough	Total
1	5	5	5	6	<b>21</b>
2	0	4	4	5	<b>13</b>
3	0	2	10	11	<b>23</b>
4	0	2	54	42	<b>98</b>
5	0	2	31	47	<b>80</b>
6	0	0	0	0	<b>0</b>
7	2	8	5	1	<b>16</b>
8	0	8	9	5	<b>22</b>
9	0	0	0	0	<b>0</b>
10	0	0	0	0	<b>0</b>
<b>Total</b>	<b>7</b>	<b>31</b>	<b>118</b>	<b>117</b>	<b>273</b>

CIL Model	CIL Charging Zones £/m2				
	£0/2 rated strategic sites	£10/m2 Kings Lynn Unparished Area	£40/m2 South and West of Borough	£60/m2 North and East of Borough	Total
1	71%	16%	4%	5%	<b>8%</b>
2	0%	13%	3%	4%	<b>5%</b>
3	0%	6%	8%	9%	<b>8%</b>
4	0%	6%	46%	36%	<b>36%</b>
5	0%	6%	26%	40%	<b>29%</b>
6	0%	0%	0%	0%	<b>0%</b>
7	29%	26%	4%	1%	<b>6%</b>
8	0%	26%	8%	4%	<b>8%</b>
9	0%	0%	0%	0%	<b>0%</b>
10	0%	0%	0%	0%	<b>0%</b>
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Dwellings and unit numbers breakdown and percentages

Dwellings / Units					
CIL Model	CIL Charging Zones £/m2				Total
	£0/2 rated strategic sites	£10/m2 Kings Lynn Unparished Area	£40/m2 South West and of Borough	£60/m2 North and East of Borough	
1	3427	1210	560	1160	<b>6357</b>
2	0	185	147	260	<b>592</b>
3	0	40	238	268	<b>546</b>
4	0	31	735	571	<b>1337</b>
5	0	16	204	292	<b>512</b>
6	0	0	0	0	<b>0</b>
7	305	196	187	32	<b>720</b>
8	0	70	70	37	<b>177</b>
9	0	0	0	0	<b>0</b>
10	0	0	0	0	<b>0</b>
<b>Total</b>	<b>3732</b>	<b>1748</b>	<b>2141</b>	<b>2620</b>	<b>10241</b>

CIL Model	CIL Charging Zones £/m2				Total
	£0/2 rated strategic sites	£10/m2 Kings Lynn Unparished Area	£40/m2 South West and of Borough	£60/m2 North and East of Borough	
1	92%	69%	26%	44%	<b>62%</b>
2	0%	11%	7%	10%	<b>6%</b>
3	0%	2%	11%	10%	<b>5%</b>
4	0%	2%	34%	22%	<b>13%</b>
5	0%	1%	10%	11%	<b>5%</b>
6	0%	0%	0%	0%	<b>0%</b>
7	8%	11%	9%	1%	<b>7%</b>
8	0%	4%	3%	1%	<b>2%</b>
9	0%	0%	0%	0%	<b>0%</b>
10	0%	0%	0%	0%	<b>0%</b>
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

1.6 The tables show that the modelled CIL typologies do relate to the actual sites that will come forward in the Borough.

## ITEM 5

<b>Table 10.3a) – Additional Profit on larger sites</b>	Corrections to table 10.3a) required as result of the correct figures in Appendix 5 which are not reflected in Table 10.3a).
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In table 10.3a the £/site column had not been updated from an earlier iteration of the report, it is presented here in amended form.

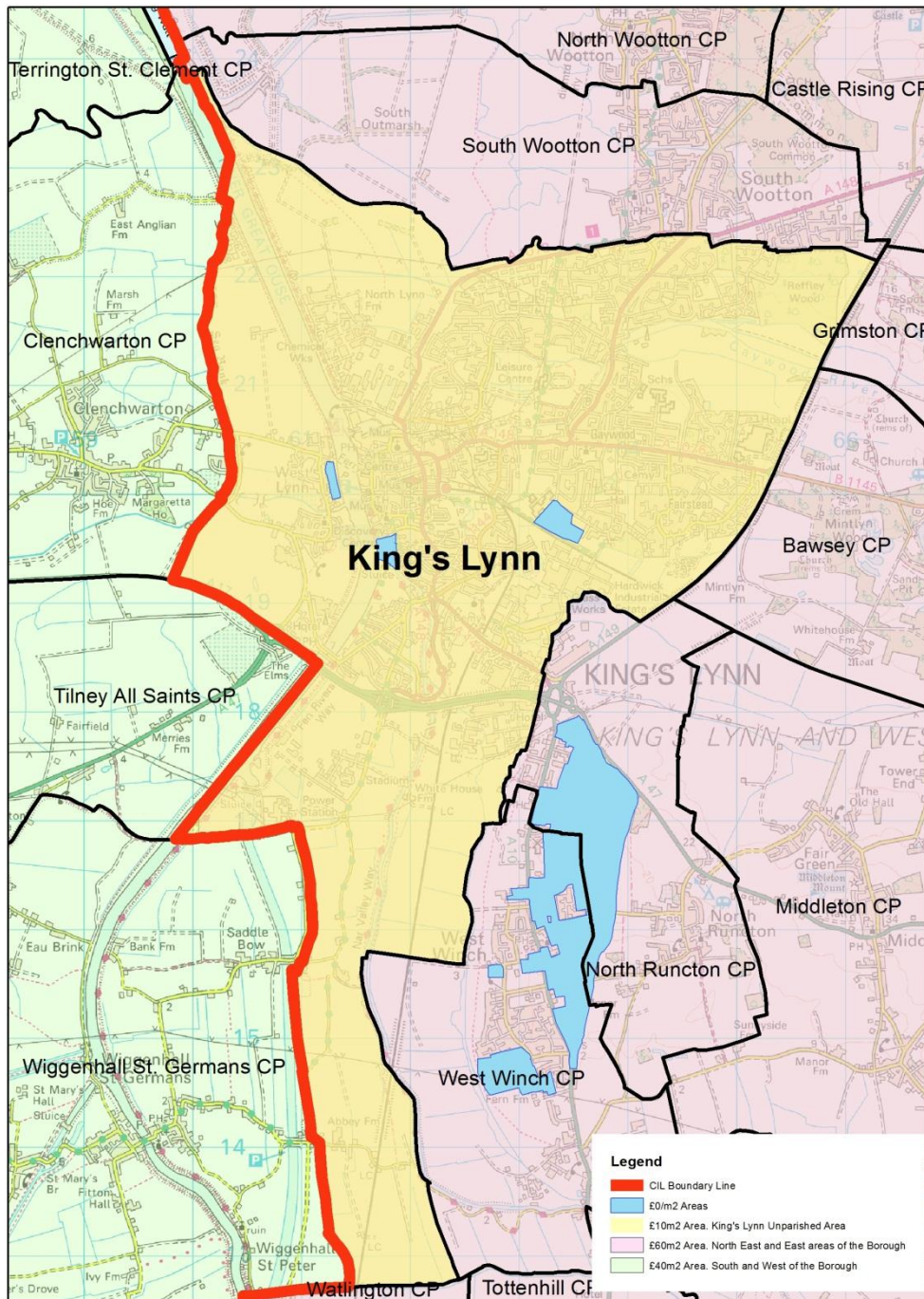
<b>Table 10.3a Additional Profit - Larger Sites – FULL POLICY</b>				
			Additional Profit	
			£ site	£/m2
1	Boal Quay	King's Lynn	-9,324,703	-491
2	South of Parkway	King's Lynn	-1,034,828	-59
3	Lynn Sport	King's Lynn	1,890,719	74
4	Bankside	King's Lynn	-4,192,803	-290
5	West Winch	King's Lynn	-39,918,087	-129
6	Hall Lane	South Wootton	7,196,899	177
7	Knights Hill	South Wootton	9,639,892	170
8	East of Lynn Rd	Downham Market	601,504	19
9	Wisbech Fringe	Wisbech	-6,443,562	-144

## ITEM 6

<b>Charging Zone mapping - King's Lynn</b>	Provide a more detailed map of unparished area of King's Lynn, in respect of the £10/m2 proposed charging zone
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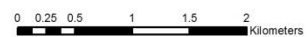
Below is a more detailed map of the King's Lynn Unparished Area £10/m2 proposed CIL charging zone. One was not provided in the in the documentation presented for consultation and before the Inspector. This map was requested by the Inspector to add a further degree of clarity.

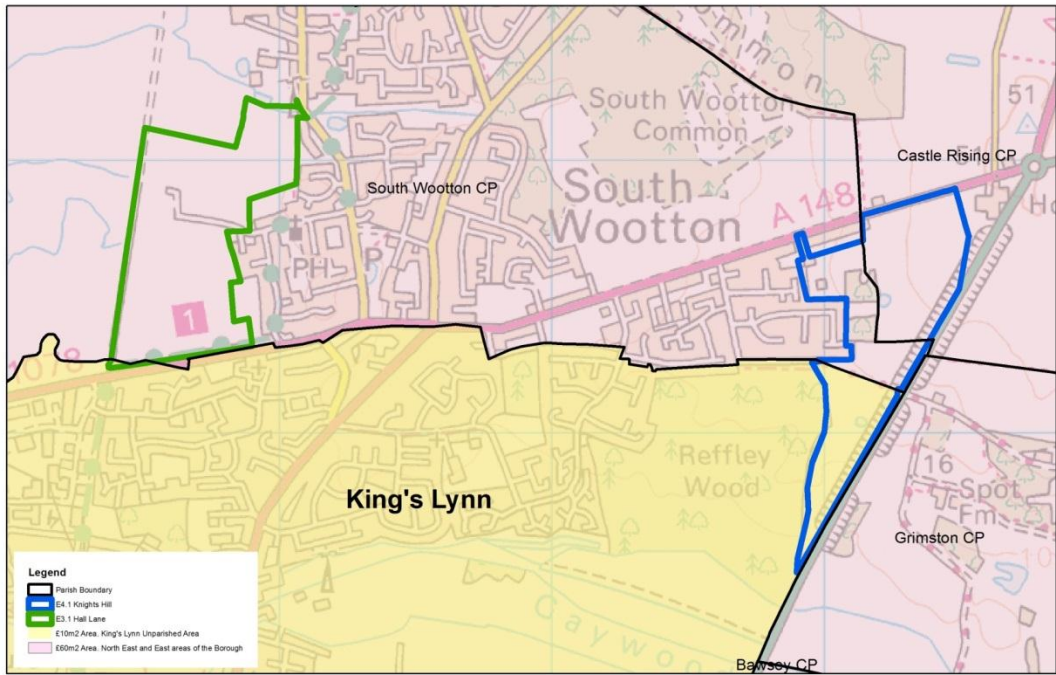
Following on from this is an indicative map which illustrates the charging zone(s) that the strategic sites of Hall Lane and Knights Hill are located within. This is presented in order to provide clarification given the discussion about charging rates at Knights Hill.



**£10m2 Area. King's Lynn Unparished Area**

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Indicative Map to show E3.1 Hall Land & E4.1 Knights Hill

## ITEM 7

<b>Table 10.4b), c) and d) – Residual Values (by proposed Charging Zones)</b>	Clarify / revise tables 10.4b), c), and d) to reconcile with actual Affordable Housing liabilities from planning policies (Policy CS09). Clarify that some typologies would not require affordable housing e.g. smaller infill etc. Amend calculations if appropriate.  (Ensure consistent approach with summary figures given in Tables 10.2 b), c) and d)).
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Tables 10.4(a to d) 10.5(a to d) 10.6(a to d) of the King's Lynn and West Norfolk Borough Council CIL - Post PDCS Viability Update – January 2016 set out the results of the appraisals showing affordable housing against levels of CIL. The following tables show the appropriate affordable percentage taking into account the affordable housing policy area and the site size threshold.

It is important to note that the figures in Tables 10.4(a to d) 10.5(a to d) 10.6(a to d) of the King's Lynn and West Norfolk Borough Council CIL - Post PDCS Viability Update – January 2016 are correct, however as they are not related to the actual polices are difficult to follow.

### Conclusion

- The first column shows the corrected affordable housing % appropriate to the location or type. Viability is then assessed on this basis in the revised table.
- When read with the response to Item 4 above (the distribution of typologies) it can be seen that the concerns that were expressed that significant amounts of development would be unviable across the CIL Charging Zones are unfounded. The majority of the 'unviable' typologies are not present in significant numbers in the areas concerned.

Strategic Sites 10.4a Residual Value v Viability Threshold.															
Affordable %		Alternative Use Value	Viability Threshold	Residual Value	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
		CIL													
15%		Boat Quay	300,000	360,000	-1,746,423	-1,796,661	-1,846,900	-1,897,138	-1,947,376	-1,997,614	-2,047,853	-2,098,091	-2,148,329	-2,198,568	-2,248,806
15%		South of Parkway	200,000	240,000	143,258	125,660	109,085	91,320	73,555	56,324	38,389	20,852	2,593	-15,873	-34,570
15%		Lynn Sport	200,000	240,000	407,456	383,565	359,675	335,784	311,893	287,339	262,601	237,862	213,123	188,384	163,645
15%		Bankside	380,000	456,000	-1,018,107	-1,078,475	-1,138,843	-1,199,211	-1,259,579	-1,319,946	-1,380,314	-1,440,682	-1,501,050	-1,561,418	-1,621,786
20%		West Winch	25,000	330,000	221,010	212,493	203,809	195,101	186,392	177,683	168,975	160,266	151,558	142,849	134,140
20%		Hall Lane	25,000	330,000	630,588	613,651	596,714	579,777	562,840	545,903	528,965	512,028	495,091	478,154	461,217
20%		Knights Hill	25,000	330,000	599,572	583,326	567,079	550,833	534,587	518,341	502,095	485,849	469,603	453,356	437,110
20%		East of Lynn Rd	25,000	330,000	362,156	344,465	326,775	309,007	290,742	272,478	254,214	235,950	217,685	199,421	181,157
20%		Wisbech Fringe	25,000	330,000	134,915	120,763	106,610	92,115	77,436	62,757	48,079	33,716	19,079	4,242	-11,160
<b>Strategic Sites 10.5a CIL as % of Residual Value</b>															
Affordable %															
		CIL													
15%		Boat Quay				£0	£10	£20	£30	£40	£50	£60	£70	£80	£90
15%		South of Parkway				0.0%	-2.6%	-5.0%	-7.3%	-9.5%	-11.6%	-13.6%	-15.5%	-17.3%	-19.0%
15%		Lynn Sport				0.0%	15.9%	16.7%	17.7%	18.8%	19.7%	20.8%	21.9%	23.0%	24.1%
15%		Bankside				0.0%	7.4%	7.9%	8.4%	8.9%	9.4%	9.9%	10.4%	10.9%	11.4%
20%		West Winch				0.0%	-5.2%	-9.8%	-13.9%	-17.7%	-21.1%	-24.2%	-27.1%	-29.7%	-32.1%
20%		Hall Lane				0.0%	7.6%	15.9%	24.8%	34.7%	45.5%	57.4%	70.6%	85.3%	101.8%
20%		Knights Hill				0.0%	3.6%	7.3%	11.3%	15.6%	20.1%	24.9%	30.0%	35.4%	41.3%
20%		East of Lynn Rd				0.0%	3.6%	7.4%	11.5%	15.8%	20.3%	25.2%	30.3%	35.9%	41.8%
20%		Wisbech Fringe				0.0%	6.3%	13.3%	21.1%	29.9%	39.9%	51.3%	64.5%	79.9%	98.2%
20%						0.0%	14.6%	33.1%	57.5%	91.2%	140.6%	220.3%	366.5%	740.2%	3745.6%
<b>Strategic Sites 10.6a CIL as % GDV</b>															
Affordable %															
		CIL													
15%		Boat Quay				£0	£10	£20	£30	£40	£50	£60	£70	£80	£90
15%		South of Parkway				0.0%	0.5%	0.9%	1.4%	1.9%	2.4%	2.8%	3.3%	3.8%	4.2%
15%		Lynn Sport				0.0%	0.5%	0.9%	1.4%	1.8%	2.3%	2.8%	3.2%	3.7%	4.1%
15%		Bankside				0.0%	0.4%	0.9%	1.3%	1.7%	2.1%	2.6%	3.0%	3.4%	3.8%
20%		West Winch				0.0%	0.5%	0.9%	1.4%	1.9%	2.3%	2.8%	3.3%	3.7%	4.2%
20%		Hall Lane				0.0%	0.4%	0.8%	1.2%	1.6%	2.0%	2.3%	2.7%	3.1%	3.5%
20%		Knights Hill				0.0%	0.4%	0.8%	1.2%	1.6%	2.0%	2.3%	2.7%	3.1%	3.5%
20%		East of Lynn Rd				0.0%	0.4%	0.9%	1.3%	1.7%	2.2%	2.6%	3.0%	3.5%	3.9%
20%		Wisbech Fringe				0.0%	0.4%	0.9%	1.3%	1.7%	2.2%	2.6%	3.0%	3.5%	3.9%



North East and East - 10.4b Residual Value v Viability Threshold															
Affordable %		Alternative Use Value	Viability Threshold	Residual Value	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	
				£0											
		CIL													
20%		Large Greenfield	330,000	1,396,085	1,375,943	1,355,801	1,335,659	1,315,516	1,295,374	1,275,232	1,255,090	1,234,947	1,214,805	1,194,663	
20%		Medium Greenfield	330,000	1,056,589	1,036,721	1,016,853	996,985	977,117	957,249	937,381	917,514	897,646	877,778	857,910	
20%		Large Settlement Edge	330,000	1,157,099	1,140,338	1,123,577	1,106,816	1,090,055	1,073,294	1,056,533	1,039,772	1,023,011	1,006,250	989,489	
20%		Settlement Edge	360,000	1,264,267	1,242,430	1,220,593	1,198,756	1,176,919	1,155,082	1,133,245	1,111,408	1,089,571	1,067,734	1,045,897	
20%		Small Greenfield	360,000	1,251,762	1,232,469	1,213,186	1,193,903	1,174,620	1,155,337	1,136,054	1,116,771	1,097,488	1,078,205	1,058,922	
0%		Smaller Infill	300,000	490,747	471,438	452,129	432,821	413,512	394,203	374,895	355,586	336,278	316,969	297,660	
0%		Larger Urban	380,000	769,975	748,979	727,983	706,987	685,990	664,994	643,998	623,002	602,006	581,009	560,013	
20%		Urban Infill	380,000	656,411	636,752	617,093	597,434	577,774	558,115	538,456	518,797	499,137	479,478	459,819	
0%		Small Infill	380,000	414,997	392,979	370,960	348,942	326,923	304,904	282,886	260,867	238,849	216,830	194,811	
0%		Single Plot	200,000	2,010,000	1,982,131	1,954,262	1,926,393	1,898,523	1,870,654	1,842,785	1,814,916	1,787,047	1,759,177	1,731,308	
<b>North East and East - 10.5b CIL as % of Residual Value</b>															
				CIL as % RV											
		CIL													
20%		Large Greenfield		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	
20%		Medium Greenfield		0.0%	1.6%	3.2%	4.9%	6.7%	8.5%	10.3%	12.2%	14.2%	16.3%	18.4%	
20%		Large Settlement Edge		0.0%	2.0%	4.2%	6.4%	8.6%	11.0%	13.5%	16.1%	18.8%	21.7%	24.6%	
20%		Settlement Edge		0.0%	1.6%	3.2%	4.8%	6.5%	8.3%	10.1%	11.9%	13.9%	15.8%	17.9%	
20%		Small Greenfield		0.0%	1.8%	3.7%	5.7%	7.7%	9.8%	12.0%	14.3%	16.7%	19.2%	21.7%	
0%		Smaller Infill		0.0%	1.6%	3.3%	5.0%	6.7%	8.5%	10.4%	12.4%	14.4%	16.5%	18.7%	
20%		Larger Urban		0.0%	4.0%	8.4%	13.2%	18.4%	24.1%	30.4%	37.4%	45.2%	53.9%	63.8%	
20%		Urban Infill		0.0%	2.9%	6.0%	9.3%	12.8%	16.5%	20.5%	24.7%	29.2%	34.1%	39.3%	
0%		Small Infill		0.0%	3.1%	6.4%	9.9%	13.7%	17.7%	22.0%	26.7%	31.7%	37.1%	43.0%	
0%		Single Plot		0.0%	5.5%	11.7%	18.6%	26.5%	35.5%	46.0%	58.1%	72.6%	89.9%	111.2%	
				0.0%	1.4%	2.8%	4.2%	5.7%	7.2%	8.8%	10.4%	12.1%	13.8%	15.6%	
<b>North East and East - 10.6b CIL as % of GDV</b>															
				CIL as % GDV											
		CIL													
20%		Large Greenfield		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	
20%		Medium Greenfield		0.0%	0.3%	0.6%	1.0%	1.3%	1.6%	1.9%	2.2%	2.5%	2.9%	3.2%	
20%		Large Settlement Edge		0.0%	0.4%	0.7%	1.1%	1.4%	1.8%	2.1%	2.5%	2.8%	3.2%	3.5%	
20%		Settlement Edge		0.0%	0.3%	0.6%	1.0%	1.3%	1.6%	1.9%	2.3%	2.6%	2.9%	3.2%	
20%		Small Greenfield		0.0%	0.3%	0.6%	1.0%	1.4%	1.7%	2.1%	2.4%	2.7%	3.1%	3.4%	
0%		Smaller Infill		0.0%	0.3%	0.6%	1.0%	1.3%	1.6%	1.9%	2.3%	2.6%	2.9%	3.2%	
20%		Larger Urban		0.0%	0.4%	0.8%	1.3%	1.7%	2.1%	2.5%	2.9%	3.3%	3.8%	4.2%	
20%		Urban Infill		0.0%	0.4%	0.7%	1.1%	1.5%	1.8%	2.2%	2.5%	2.9%	3.3%	3.6%	
0%		Small Infill		0.0%	0.4%	0.7%	1.1%	1.4%	1.8%	2.1%	2.5%	2.8%	3.2%	3.6%	
0%		Single Plot		0.0%	0.4%	0.8%	1.2%	1.6%	2.0%	2.4%	2.9%	3.3%	3.7%	4.1%	
				0.0%	0.3%	0.7%	1.0%	1.3%	1.7%	2.0%	2.3%	2.7%	3.0%	3.3%	

West and South - 10.4c		Residual Value v Viability Threshold														
Affordable %				Alternative Use Value	Viability Threshold	Residual Value	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
		CIL														
20%	1	Large Greenfield	West & South	25,000	330,000	782,123	761,981	741,839	721,696	701,554	681,412	661,270	641,128	620,985	600,843	580,701
20%	2	Medium Greenfield	West & South	25,000	330,000	906,893	887,025	867,157	847,289	827,422	807,554	787,686	767,818	747,950	728,082	708,214
20%	3	Large Settlement Edge	West & South	25,000	330,000	714,286	703,293	686,373	669,453	652,533	635,613	618,694	601,774	584,854	567,934	551,014
20%	4	Settlement Edge	West & South	50,000	360,000	936,877	914,831	892,786	870,740	848,694	826,648	804,602	782,556	760,510	738,464	716,418
20%	5	Small Greenfield	West & South	50,000	360,000	764,575	744,915	725,256	705,597	685,938	666,278	646,619	626,960	607,301	587,641	567,982
0%	6	Smaller Infill	West & South	250,000	300,000	108,486	89,177	69,869	50,560	31,251	11,943	7,366	-26,675	-45,983	-65,292	-84,601
0%	7	Larger Urban	West & South	380,000	456,000	137,430	115,819	95,137	73,313	51,489	29,666	7,842	-13,981	-35,805	-57,629	-79,452
20%	8	Urban Infill	West & South	380,000	456,000	-223,221	-243,740	-264,260	-284,779	-305,299	-325,818	-346,338	-366,857	-387,377	-407,896	-428,416
0%	9	Small Infill	West & South	380,000	456,000	-238,870	-280,888	-282,907	-304,926	-326,945	-348,964	-370,983	-392,999	-415,019	-437,037	-459,054
0%	10	Single Plot	West & South	200,000	200,000	1,081,113	1,053,244	1,025,375	997,505	969,636	941,767	913,898	886,029	858,160	830,290	802,421
		<b>West and South - 10.5c CIL as % of Residual Value</b>														
						CIL as % RV										
		CIL														
20%	1	Large Greenfield	West & South				£0	£20	£30	£40	£50	£60	£70	£80	£90	£100
20%	2	Medium Greenfield	West & South				0.0%	5.9%	9.1%	12.5%	16.1%	19.9%	24.0%	28.3%	32.9%	37.8%
20%	3	Large Settlement Edge	West & South				0.0%	4.9%	7.5%	10.2%	13.1%	16.1%	19.3%	22.6%	26.1%	29.8%
20%	4	Settlement Edge	West & South				0.0%	5.2%	7.9%	10.9%	13.9%	17.2%	20.6%	24.2%	28.1%	32.1%
20%	5	Small Greenfield	West & South				0.0%	5.1%	7.8%	10.7%	13.8%	17.0%	20.3%	23.9%	27.7%	31.7%
0%	6	Smaller Infill	West & South				0.0%	5.4%	8.4%	11.5%	14.8%	18.3%	22.1%	26.0%	30.3%	34.8%
20%	7	Larger Urban	West & South				0.0%	21.3%	54.4%	112.7%	243.2%	795.5%	-1547.7%	-498.6%	-261.9%	-224.6%
20%	8	Urban Infill	West & South				0.0%	19.0%	46.2%	170.8%	370.5%	1681.8%	-1100.6%	-491.1%	-343.3%	-276.7%
0%	9	Small Infill	West & South				0.0%	-8.1%	-15.0%	-20.8%	-25.9%	-34.2%	-37.7%	-40.8%	-43.6%	-46.1%
0%	10	Single Plot	West & South				0.0%	-8.3%	-15.3%	-21.3%	-26.5%	-34.9%	-38.4%	-41.5%	-44.2%	-46.7%
							0.0%	5.3%	8.1%	11.1%	14.3%	17.7%	21.3%	25.2%	29.3%	33.6%
		<b>West and South - 10.6c CIL as % GDV</b>														
							CIL as % GDV									
		CIL														
20%	1	Large Greenfield	West & South				£0	£20	£30	£40	£50	£60	£70	£80	£90	£100
20%	2	Medium Greenfield	West & South				0.0%	0.7%	1.1%	1.5%	1.9%	2.2%	2.6%	3.0%	3.3%	3.7%
20%	3	Large Settlement Edge	West & South				0.0%	0.7%	1.1%	1.5%	1.8%	2.2%	2.6%	2.9%	3.3%	3.7%
20%	4	Settlement Edge	West & South				0.0%	0.7%	1.1%	1.5%	1.9%	2.2%	2.6%	3.0%	3.3%	3.7%
20%	5	Small Greenfield	West & South				0.0%	0.7%	1.1%	1.5%	1.9%	2.2%	2.6%	3.0%	3.4%	3.7%
0%	6	Smaller Infill	West & South				0.0%	1.0%	1.4%	1.9%	2.4%	2.9%	3.3%	3.8%	4.3%	4.8%
20%	7	Larger Urban	West & South				0.0%	0.9%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%
20%	8	Urban Infill	West & South				0.0%	0.9%	1.4%	1.9%	2.3%	2.8%	3.3%	3.7%	4.2%	4.7%
0%	9	Small Infill	West & South				0.0%	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	4.5%	5.0%
0%	10	Single Plot	West & South				0.0%	0.8%	1.2%	1.6%	2.0%	2.4%	2.8%	3.2%	3.6%	4.0%

Kings Lynn Area - 10.4d Residual Value v Viability Threshold														
Affordable %		Alternative Use Value	Viability Threshold	Residual Value	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
		CIL		£0										
15%	1	Large Greenfield	330,000	589,046	567,645	546,244	524,843	503,441	482,040	460,639	439,238	417,837	396,436	375,035
15%	2	Medium Greenfield	330,000	645,228	630,034	608,724	587,415	566,105	544,795	523,485	502,176	480,866	459,556	438,247
15%	3	Large Settlement Edge	330,000	749,806	731,988	714,286	702,981	685,004	667,027	649,049	631,072	613,094	595,117	577,140
15%	4	Settlement Edge	360,000	982,220	958,796	935,372	911,948	888,524	865,101	841,677	818,253	794,829	771,405	747,982
0%	5	Small Greenfield	360,000	779,441	754,867	730,293	705,719	681,144	656,570	631,996	607,422	582,848	558,274	533,700
0%	6	Smaller Infill	300,000	44,776	25,467	6,158	-13,150	-32,459	-51,767	-71,076	-90,385	-109,693	-129,002	-148,311
15%	7	Larger Urban	380,000	85,254	62,066	38,879	15,691	-7,497	-30,684	-53,872	-77,059	-100,247	-123,435	-146,622
0%	8	Urban Infill	380,000	-145,175	-169,992	-194,808	-219,624	-245,062	-270,712	-296,361	-322,011	-347,660	-373,309	-398,959
0%	9	Small Infill	380,000	-386,389	-409,148	-431,906	-454,664	-477,423	-500,181	-522,939	-545,698	-568,456	-591,214	-613,973
0%	10	Single Plot	200,000	1,545,557	1,517,687	1,489,818	1,461,949	1,434,080	1,406,211	1,378,341	1,350,472	1,322,603	1,294,734	1,266,865
<b>Kings Lynn Area - 10.5d CIL as % of Residual Value</b>														
				CIL as % RV										
		CIL		0.0%										
15%	1	Large Greenfield		0.0%	£0	£20	£30	£40	£50	£60	£70	£80	£90	£100
15%	2	Medium Greenfield		0.0%	4.1%	8.5%	13.3%	18.5%	24.2%	30.4%	37.2%	44.6%	52.9%	62.2%
15%	3	Large Settlement Edge		0.0%	3.6%	7.4%	11.5%	15.9%	20.6%	25.7%	31.3%	37.3%	44.0%	51.2%
15%	4	Settlement Edge		0.0%	2.6%	5.3%	8.0%	11.0%	14.1%	17.4%	20.9%	24.6%	28.5%	32.6%
0%	5	Small Greenfield		0.0%	2.5%	5.2%	7.9%	10.9%	14.0%	17.2%	20.7%	24.3%	28.2%	32.3%
0%	6	Smaller Infill		0.0%	3.3%	6.8%	10.5%	14.5%	18.8%	23.4%	28.5%	33.9%	39.8%	46.3%
15%	7	Larger Urban		0.0%	74.6%	617.0%	-433.5%	-234.1%	-183.5%	-160.4%	-147.1%	-138.6%	-132.6%	-128.1%
0%	8	Urban Infill		0.0%	37.6%	120.1%	446.5%	-1246.2%	-380.6%	-280.1%	-212.2%	-186.4%	-170.3%	-159.3%
0%	9	Small Infill		0.0%	-14.5%	-25.4%	-33.7%	-40.3%	-45.6%	-50.0%	-53.7%	-56.8%	-59.5%	-61.9%
0%	10	Single Plot		0.0%	-5.3%	-10.0%	-14.3%	-18.2%	-21.7%	-24.9%	-27.8%	-30.5%	-33.0%	-35.3%
				0.0%	1.8%	3.6%	5.5%	7.5%	9.6%	11.8%	14.0%	16.3%	18.8%	21.3%
<b>Kings Lynn Area - 10.6d CIL as % of GDV</b>														
				CIL as % GDV										
		CIL		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
15%	1	Large Greenfield		0.0%	0.4%	0.8%	1.2%	1.6%	2.1%	2.5%	2.9%	3.3%	3.7%	4.1%
15%	2	Medium Greenfield		0.0%	0.4%	0.8%	1.2%	1.7%	2.1%	2.5%	2.9%	3.3%	3.7%	4.1%
15%	3	Large Settlement Edge		0.0%	0.4%	0.8%	1.2%	1.5%	1.9%	2.3%	2.7%	3.1%	3.5%	3.9%
15%	4	Settlement Edge		0.0%	0.4%	0.8%	1.2%	1.6%	1.9%	2.3%	2.7%	3.1%	3.5%	3.9%
0%	5	Small Greenfield		0.0%	0.4%	0.9%	1.3%	1.7%	2.2%	2.6%	3.0%	3.5%	3.9%	4.3%
0%	6	Smaller Infill		0.0%	0.5%	1.0%	1.5%	2.0%	2.4%	2.9%	3.4%	3.9%	4.4%	4.9%
15%	7	Larger Urban		0.0%	0.5%	0.9%	1.4%	1.9%	2.3%	2.8%	3.3%	3.7%	4.2%	4.6%
0%	8	Urban Infill		0.0%	0.5%	1.1%	1.6%	2.1%	2.6%	3.2%	3.7%	4.2%	4.7%	5.3%
0%	9	Small Infill		0.0%	0.5%	1.1%	1.6%	2.1%	2.6%	3.2%	3.7%	4.2%	4.7%	5.3%
0%	10	Single Plot		0.0%	0.4%	0.7%	1.1%	1.5%	1.8%	2.2%	2.5%	2.9%	3.3%	3.6%

## ITEM 8

<b>Draft Charging Schedule</b>	Provide definitions for types of retail development in Draft Charging Schedule
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As set out in Chapter 12 of the Site Specific Allocations and Policies DPD and Community Infrastructure Levy Viability Study (November 2013) HDH recommend that the Charging Authority adopts the definitions set out by Geoff Salter in his report following his examination of the Wycombe DC CIL Charging Schedule (September 2012). These are:

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

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