

(Based on calculations using the current policy for affordable housing requirements of 15% in King's Lynn (in the un-parished area) and 20% elsewhere and that it will be delivered as 70% Affordable Rent and 30% intermediate housing – on sites of 10 and over in King's Lynn, Downham Market and Hunstanton and sites of 5 or more elsewhere).

Residential Development	CIL rate
North East and East areas of the Borough (East of the Great Ouse and north of A1122/A134)	£60/m <sup>2</sup>
South and West of the Borough (West of the Great Ouse and south of A1122/A134, including Downham Market)	£40/m <sup>2</sup>
King's Lynn unparished area	£0/m <sup>2</sup>
Sheltered / Retirement Housing (C3) - All areas	£0/m <sup>2</sup>
Strategic sites <sup>(1)</sup> at: <ul style="list-style-type: none"> <li>○ Boal Quay, King's Lynn</li> <li>○ South of Parkway, King's Lynn</li> <li>○ Bankside – West Lynn,</li> <li>○ West Winch, strategic growth area</li> <li>○ East of Lynn Rd, Downham Market</li> <li>○ Wisbech Fringe, Walsoken</li> </ul> (all others should have the rate that applies to the area in which they lie)	£0/m <sup>2</sup>
Retail Development	CIL rate
Supermarkets (including discount supermarkets)	£100/m <sup>2</sup>
Retail warehouses	£100/m <sup>2</sup>
All other retail development	£0/m <sup>2</sup>
All other Development	CIL rate
All other Development	£0/m <sup>2</sup>

(1) Strategic sites are considered to be those of 150+ units

Note reference the commercial development types required by Examiner: (EM3)

**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.