Table 6.1 Sensitivity matrix and results

Action		Sensitivity	results								
Action		Worst	Proposed								
		case	case								
BCIS build costs to match date		case	case								
range of sales values	Agree	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
New-build sales values using Q4											
2014 to latest available	Agree	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Affordable housing transfer values											
to refelct rent review	Agree	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Sales costs applied only to market											
housing Gross Development Value	Agree	У	У	У	У	У	У	У	У	У	У
Updated infrastructure/s106 on											
strategic sites	Agree	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Υ
Land purchase costs / fees: SDLT at	_										
latest HMRC rate	Agree	У	У	У	У	У	У	У	У	У	У
New central brownfield flatted											
typology of 30 units	Disagree	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Υ
Apply contingency to external											
works costs	Disagree	Υ		Υ							
Apply contingency and PFs to	D	.,			.,						
external works costs	Disagree	Υ			Υ						
Professional fees costs: 12%	Disagree	у				У					
Finance costs: 7%	Disagree	у					У				
Land purchase costs / fees: legal	Disagras	.,						,,			
fees @ 0.8%	Disagree	У						У			
Increase Opening-up costs to £17k	Dicagroo								Υ		
on Central UE/GLH/LMA	Disagree								Y		
Increase Opening-up costs to £20k	Dicagroo									Υ	
on Central UE/GLH/LMA	Disagree									T	
Increase Opening-up costs to £23k	Disagree	Υ									Υ
on Central UE/GLH/LMA	Disagree	'									'
	Sept'15	Worst	Proposed								
Resulting headroom	headroom	case	case								
West village/town (1)	£106	-£185	-£127	-£134	-£149	-£156	-£132	-£127	-£127	-£127	-£127
East village/town (1)	£200		-£10	-£17	-£31	-£39	-£16	-£10	-£10	-£10	-£10
Central village/town (1)	£458	£303	£364	£357	£342	£335	£357	£363	£364	£364	£364
Central village/town (1) West village/town (3)	£458 £85	£303 £109	£364 £158	£357 £152	£342 £140	£335 £134	£357 £153	£363 £158	£364 £158	£364 £158	£364 £158
Central village/town (1) West village/town (3) East village/town (3)	£458 £85 £84	£303 £109 £176	£364 £158 £225	£357 £152 £219	£342 £140 £207	£335 £134 £202	£357 £153 £219	£363 £158 £225	£364 £158 £225	£364 £158 £225	£364 £158 £225
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3)	£458 £85 £84 £320	£303 £109 £176 £527	£364 £158 £225 £576	£357 £152 £219 £571	£342 £140 £207 £559	£335 £134 £202 £553	£357 £153 £219 £569	£363 £158 £225 £576	£364 £158 £225 £576	£364 £158 £225 £576	£364 £158 £225 £576
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5)	£458 £85 £84 £320 £31	£303 £109 £176 £527 £96	£364 £158 £225 £576 £145	£357 £152 £219 £571 £139	£342 £140 £207 £559 £127	£335 £134 £202 £553 £122	£357 £153 £219 £569 £140	£363 £158 £225 £576 £145	£364 £158 £225 £576 £145	£364 £158 £225 £576 £145	£364 £158 £225 £576 £145
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7)	£458 £85 £84 £320 £31 £372	£303 £109 £176 £527 £96	£364 £158 £225 £576 £145 £617	£357 £152 £219 £571 £139 £611	£342 £140 £207 £559 £127 £600	£335 £134 £202 £553 £122 £594	£357 £153 £219 £569 £140 £610	£363 £158 £225 £576 £145 £617	£364 £158 £225 £576 £145 £617	£364 £158 £225 £576 £145 £617	£364 £158 £225 £576 £145 £617
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7)	£458 £85 £84 £320 £31 £372 £202	£303 £109 £176 £527 £96 £568 £248	£364 £158 £225 £576 £145 £617 £296	£357 £152 £219 £571 £139 £611	£342 £140 £207 £559 £127 £600 £279	£335 £134 £202 £553 £122 £594 £273	£357 £153 £219 £569 £140 £610 £290	£363 £158 £225 £576 £145 £617 £295	£364 £158 £225 £576 £145 £617 £296	£364 £158 £225 £576 £145 £617 £296	£364 £158 £225 £576 £145 £617 £296
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10)	£458 £85 £84 £320 £31 £372 £202	£303 £109 £176 £527 £96 £568 £248 £254	£364 £158 £225 £576 £145 £617 £296	£357 £152 £219 £571 £139 £611 £290	£342 £140 £207 £559 £127 £600 £279 £285	£335 £134 £202 £553 £122 £594 £273 £279	£357 £153 £219 £569 £140 £610 £290 £296	£363 £158 £225 £576 £145 £617 £295 £302	£364 £158 £225 £576 £145 £617 £296 £302	£364 £158 £225 £576 £145 £617 £296 £302	£364 £158 £225 £576 £145 £617 £296 £302
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10)	£458 £85 £84 £320 £31 £372 £202 £169 £40	£303 £109 £176 £527 £96 £568 £248 £254 £123	£364 £158 £225 £576 £145 £617 £296 £302 £170	£357 £152 £219 £571 £139 £611 £290 £296	£342 £140 £207 £559 £127 £600 £279 £285 £153	£335 £134 £202 £553 £122 £594 £273 £279 £147	£357 £153 £219 £569 £140 £610 £290 £296 £165	£363 £158 £225 £576 £145 £617 £295 £302 £170	£364 £158 £225 £576 £145 £617 £296 £302 £170	£364 £158 £225 £576 £145 £617 £296 £302 £170	£364 £158 £225 £576 £145 £617 £296 £302 £170
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20)	£458 £85 £84 £320 £31 £372 £202 £169 £40 £679	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669	£357 £153 £219 £569 £140 £610 £296 £165 £688	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25)	£458 £85 £84 £320 £31 £372 £202 £169 £40 £679	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669	£357 £153 £219 £569 £140 £610 £290 £165 £688 -£15	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50)	£458 £85 £84 £320 £31 £372 £202 £169 £40 £679 £13	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15	£342 £140 £207 £559 £127 £600 £279 £285 £153 £656	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37	£357 £153 £219 £569 £140 £610 £290 £165 £688 -£15	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30)	£458 £85 £84 £320 £31 £372 £202 £169 £40 £679 £13 £122	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £28	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15 £80	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 <b>-£37</b> £59	£357 £153 £219 £569 £140 £610 £290 £165 £688 -£15 £80 £317	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £87 £325	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £28 £266	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15 £80 £318	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304 £304	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £599 £148	£357 £153 £219 £569 £140 £610 £290 £165 £688 -£15 £80 £317 £167	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £325 £175	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £28 £266 £116	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15 £80 £318 £168	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304 £154	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148	£357 £153 £219 £140 £140 £290 £296 £165 £688 -£15 £80 £317 £167	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £325 £175 £100	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £28 £266 £116	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15 £80 £318 £168 £93	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 -£304 £154 £79 £708	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148 £72	£357 £153 £219 £140 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £325 £175 £100 £728	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138 £636	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £266 £116 £41 £667	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15 £80 £318 £168 £93 £722	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 -£304 £154 £79 £708	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £148 £72 £701 £271	£357 £153 £219 £140 £610 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £325 £175 £100 £728 £298	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £116 £41 £667 £239 £551	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613	£357 £152 £219 £571 £139 £611 £290 £296 £164 £690 -£15 £80 £318 £168 £93 £722 £291	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304 £154 £79 £708	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £148 £72 £701 £271	£357 £153 £219 £140 £610 £290 £296 £165 £688 <b>-£15</b> £80 £317 £167 £93 £718	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 £87 £325 £175 £100 £728 £298 £613	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500)	£458 £85 £84 £320 £311 £372 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £116 £41 £667 £239 £551	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304 £154 £79 £798 £278	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £148 £72 £701 £271 £87	£357 £153 £219 £140 £290 £296 £165 £688 <b>-£15</b> £80 £317 £167 £93 £718 £289 £599 £102	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 £87 £325 £175 £100 £728 £298 £613 £112	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000)	£458 £85 £84 £320 £311 £372 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194 £433	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £116 £41 £667 £239 £551 £53	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304 £154 £79 £798 £278 £278	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £148 £72 £701 £271 £587 £86	£357 £153 £219 £140 £290 £296 £165 £688 <b>-£15</b> £80 £317 £167 £93 £718 £289 £102 £427	£363 £158 £225 £576 £145 £697 £302 £170 £697 £87 £325 £175 £100 £728 £298 £613 £112 £445	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £368
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000)	£458 £85 £84 £320 £311 £372 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194 £433 £176	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £116 £41 £667 £239 £551 £53 £306 £267	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 £304 £154 £79 £798 £278 £278 £393 £428 £301	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £148 £72 £701 £271 £587 £86 £422 £96	£357 £153 £219 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718 £289 £599 £102 £427 £305	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 £87 £325 £175 £100 £728 £298 £613 £112 £445 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £368 £316
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194 £433 £176	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £116 £41 £667 £239 £551 £306 £267	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 -£30 £154 £79 £798 £278 £278 £393 £428 £301 £157	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148 £721 £721 £587 £86 £422 £296	£357 £153 £219 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £170	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £325 £175 £100 £728 £298 £613 £112 £445 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461 £316	£364 £158 £225 £576 £145 £697 £290 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £368 £316 £89
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS) Long Marston Airfield	£458 £85 £84 £320 £311 £372 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194 £433 £176	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 -£67 £28 £266 £116 £41 £667 £239 £551 £306 £267	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316	£357 £152 £219 £571 £139 £611 £290 £164 £660 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311 £170	£342 £140 £207 £559 £127 £600 £279 £285 £153 £666 £304 £154 £79 £278 £593 £428 £301 £428 £301 £428	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148 £721 £271 £587 £86 £422 £296	£357 £153 £219 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £170 -£15	£363 £158 £225 £576 £145 £302 £170 £697 -£9 £87 £325 £175 £100 £728 £298 £613 £112 £445 £316 £176	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £368 £316 £316
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (10) West Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS) Long Marston Airfield Central Brownfield flats (30)	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194 £433 £176	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 £116 £41 £667 £239 £551 £306 £267	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311	£342 £140 £207 £559 £127 £600 £279 £285 £153 £676 -£30 £154 £79 £798 £278 £278 £393 £428 £301 £157	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148 £721 £721 £587 £86 £422 £296	£357 £153 £219 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £170	£363 £158 £225 £576 £145 £617 £295 £302 £170 £697 -£9 £325 £175 £100 £728 £298 £613 £112 £445 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461 £316	£364 £158 £225 £576 £145 £697 £290 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £368 £316 £89
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (7) East Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS) Long Marston Airfield Central Brownfield flats (30) Gaydon-Lighthorne Heath (with	£458 £85 £84 £320 £311 £372 £202 £169 £40 £679 £13 £122 £363 £286 £138 £636 £421 £597 £194 £433 £176	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 -£67 £28 £266 £116 £41 £667 £239 £551 £306 £267	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316	£357 £152 £219 £571 £139 £611 £290 £164 £660 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311 £170	£342 £140 £207 £559 £127 £600 £279 £285 £153 £666 £304 £154 £79 £278 £593 £428 £301 £428 £301 £428	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148 £721 £271 £587 £86 £422 £296	£357 £153 £219 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £170 -£15	£363 £158 £225 £576 £145 £302 £170 £697 -£9 £87 £325 £175 £100 £728 £298 £613 £112 £445 £316 £176	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £368 £316 £316
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (10) West Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (50) East Brownfield (50) East Brownfield (75) West Brownfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS) Long Marston Airfield Central Brownfield flats (30) Gaydon-Lighthorne Heath (with house value = £3,050; Flats =	£458 £85 £84 £320 £311 £372 £102 £169 £40 £679 £13 £122 £363 £286 £138 £421 £597 £194 £433 £176	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 -£67 £28 £266 £116 £41 £667 £239 £551 £336 £267 £347 -£509	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316 £316	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311 £170 -£9	£342 £140 £207 £559 £127 £600 £279 £285 £153 £666 £304 £154 £79 £278 £278 £301 £428 £301 £428 £301 £428	£335 £134 £202 £553 £122 £594 £273 £147 £669 -£37 £59 £297 £148 £721 £271 £587 £422 £296 £442 £296 £445	£357 £153 £219 £569 £140 £290 £296 £165 £88 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £427 £305 £445	£363 £158 £225 £576 £145 £302 £170 £697 -£9 £87 £325 £175 £100 £728 £298 £613 £112 £445 £316 £176 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £461 £316 £316 £316 £316 £316 £316 £316 £3	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316 £316 £316 £316 £325 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £368 £316 £316 £393 -£441
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (10) West Brownfield infill (10) West Brownfield (20) West Brownfield (20) West Brownfield (25) West Brownfield (50) East Brownfield (30) East Greenfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS) Long Marston Airfield Central Brownfield flats (30) Gaydon-Lighthorne Heath (with house value = £3,050; Flats = £2,300)	£458 £85 £84 £320 £311 £372 £102 £169 £40 £679 £13 £122 £363 £286 £138 £421 £597 £194 £433 £176 £183	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 -£67 £28 £266 £116 £41 £667 £239 £551 £306 £267	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316	£357 £152 £219 £571 £139 £611 £290 £164 £660 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311 £170	£342 £140 £207 £559 £127 £600 £279 £285 £153 £666 £304 £154 £79 £278 £593 £428 £301 £428 £301 £428	£335 £134 £202 £553 £122 £594 £273 £279 £147 £669 -£37 £59 £297 £148 £721 £271 £587 £86 £422 £296	£357 £153 £219 £140 £290 £296 £165 £688 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £170 -£15	£363 £158 £225 £576 £145 £302 £170 £697 -£9 £87 £325 £175 £100 £728 £298 £613 £112 £445 £316 £176	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £461 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £368 £316 £316
Central village/town (1) West village/town (3) East village/town (3) Central village/town (3) West Brownfield infill (5) Central Small Brownfield (7) East Greenfield infill (10) West Brownfield infill (10) West Brownfield (10) Central Greenfield (20) West Brownfield (50) East Brownfield (50) East Brownfield (75) West Brownfield (75) West Brownfield (100) Central Large Brownfield (120) East Urban extension (200) Central Urban extension (500) East Urban extension (500) Central Urban extension (2000) CQ Areas 1 & 2 Gaydon-Lighthorne Heath (SS) Long Marston Airfield Central Brownfield flats (30) Gaydon-Lighthorne Heath (with house value = £3,050; Flats =	£458 £85 £84 £320 £311 £372 £102 £169 £40 £679 £13 £122 £363 £286 £138 £421 £597 £194 £433 £176 £183	£303 £109 £176 £527 £96 £568 £248 £254 £123 £636 -£67 £28 £266 £116 £41 £667 £239 £551 £336 £267 £347 -£509	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £446 £316 £316	£357 £152 £219 £571 £139 £611 £290 £164 £690 -£15 £80 £318 £168 £93 £722 £291 £607 £106 £440 £311 £170 -£9	£342 £140 £207 £559 £127 £600 £279 £285 £153 £666 £304 £154 £79 £278 £278 £301 £428 £301 £428 £301 £428	£335 £134 £202 £553 £122 £594 £273 £147 £669 -£37 £59 £297 £148 £721 £271 £587 £422 £296 £442 £296 £445	£357 £153 £219 £569 £140 £290 £296 £165 £88 -£15 £80 £317 £167 £93 £718 £289 £102 £427 £305 £427 £305 £445	£363 £158 £225 £576 £145 £302 £170 £697 -£9 £87 £325 £175 £100 £728 £298 £613 £112 £445 £316 £176 £316 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £461 £316 £316 £316 £316 £316 £316 £316 £3	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £325 £175 £100 £728 £298 £613 £113 £415 £316 £316 £316 £316 £325 £316	£364 £158 £225 £576 £145 £617 £296 £302 £170 £697 -£8 £87 £325 £175 £100 £728 £298 £613 £113 £368 £316 £316 £393 -£441

Table 7.1 Headroom and recommended CIL rates for Stratford District

	CIL liab	le headroom	Recommended CIL rate		
Charging zone/type	Sept'15	The Council's proposed case	Sept'15	The Council's proposed case	
Sites of 10 dwellings and under	£188	£247	£75 £	75	
Sites of 11 to 199 dwellings	£319	£301	£150 £	150	
Sites of 200 plus dwellings	£411	£367	£150 £	150	
Canal Quarter	£176	£316	£85 £	85	
Gaydon Lighthorne Heath	£183	£176	£110 £	110	
Long Marston Airfield	£125	-£4	£75 £	0	